

City of Johns Creek
11360 Lakefield Dr.
Johns Creek, GA 30097

Faysal Kapadia
1610 Girvan Ridge Dr.
Johns Creek, GA 30097

RE: 1425 Spyglass Hill Dr., Johns Creek, GA; Request for City
of Johns Creek buffer variance

Dear Johns Creek,

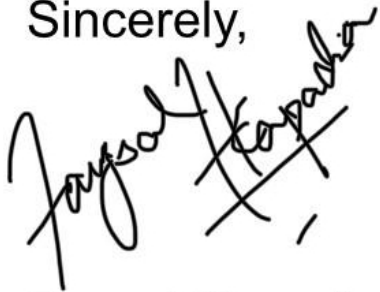
Faysal Kapadia is requesting a variance from the city waters stream buffer and the city no impervious requirement for Lot A119 located at 1425 Spyglass Hill Dr., Johns Creek in St. Ives Country Club for new home construction. I am not requesting any variance from the State Stream Buffer Requirement. Without the buffer variance, the hardship is that the lot is not buildable to meet the minimum 4,000 sq. ft. 2 car-garage with an additional 100 sq. ft. of storage as stated in the covenants and Architectural Guidelines of the St. Ives Country Club Homeowners Association requirements. There is only room for an oversize garage as shown in Site Plan A and I cannot meet the community requirement for a side entry or courtyard entry garage. Our requested site plan is shown on Site Plan B. An additional hardship is the topography. There is an average 24.5 degrees slope (45.6%) starting at the street and sloping down to the creek. The slope will present site engineering challenges. Attached are several site pictures. Attached is a section cut to delineate the above information.

This lot was subdivided in 1988. At that time the approved ARC credits on the recorded plat met the setback requirements and allowed a home meeting all of the St. Ives Homeowners Association requirements to be constructed on this lot. When Johns Creek was incorporated and the additional stream buffer and no impervious setbacks were not in place. The new restrictions render the lot unbuildable without a stream buffer variance approval.

I bought the property as is and I have not done any work on the site that would create any additional hardship. It appears a previous owner did some additional clearing on the lot after the developer installed the street. I agree to mitigate the over cleared area by coordinating with the Johns Creek staff to re-vegetate with approved plant material, quantities, species and size. I hired a licensed Landscape Architect to prepare the plan I submitted.

Thank you for your consideration on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Faysal Kapadia', written over a set of horizontal lines.

Faysal Kapadia