

Letter of Intent/Appeal

Johns Creek Community Development
11360 Lakefield Drive
Johns Creek, GA 30097

Tony & Lisa McNary
295 St Devon Xing
Johns Creek, GA 30097

RE: 295 ST Devon Xing

To Whom it May Concern,

We are proud Johns Creek residents who moved into our home in the Shakerag subdivision in 2016. Our 7-year old son Hunter, is a rising 2nd grader at Shakerag Elementary. Our oldest son Rhyen, is a 21-year old soon-to-be college graduate and we have a 13-year old Lab named Tex.

We absolutely love the community, our neighbors and our home. We would enjoy our home even more if we were able to utilize the backyard. Currently, our backyard has a significant downward slope, and one side can't even grow any grass. Since it is unlevel, we're unable to use that side of the yard at all. We can't play with our 7-year-old in that area, can't place furniture out there, can't entertain guests. Our only option for that side of the yard has been to place pine straw to cover up the dirt. (see photos attached). That brings me to the reason for this letter.

We are applying for a hardship variance to encroach into the City's 75' impervious buffer and the 50' undisturbed buffer to level a portion of our backyard and extend our existing patio with pavers. The area to be developed does not contain any trees or shrubs. We will not encroach into the State's 25' stream buffer and we will implement a vegetative mitigation plan as part of the project.

Our house was built in the 90's prior to incorporation of Johns Creek and the institution of the City's stream buffer. It currently sits well within the 75' impervious buffer. The application of these stream buffer restrictions on our home creates a hardship, adversely affecting our use and the value of our property.

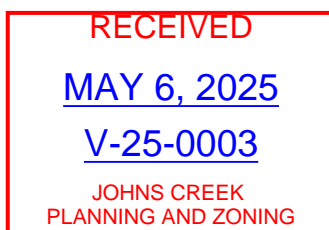
We are a family who enjoys spending time outdoors and look forward to many more years in our home. Having the extended backyard patio will greatly improve the use and enjoyment of our home. We'd love to spend time in our backyard with family and friends and this project will allow us to do that without causing any negative impact on our neighbors or the community.

Thank you for your time and consideration.

Respectfully,

Tony & Lisa McNary

May 5, 2025



Ruchi Agarwal

From: Akbar, Abdul <Abdul.Akbar@fultoncountyga.gov>
Sent: Monday, May 12, 2025 11:44 AM
To: Ruchi Agarwal
Cc: Alan Guerra; Marie Janvier; Shynae Howard; Anthony Failla
Subject: 295 Saint Devon Crossing, paver encroachment
Attachments: DevonHall-II_SS_sht1.TIF; 295 Saint Devon Crossing, LL 440, Dist. 1-1.pdf; MCNARY_SITE PLAN_REV.5.7.2025.pdf; Sanitary sewer easement detail (Ful. Co. detail 704).pdf

Dear Ruchi Agarwal (678.512.3293),

I have received a proposed construction plan to install pavers at 295 Saint Devon Crossing within the Fulton County Government sanitary sewer easement. This construction proposal was sent to our office by Mr. Anthony Failla (Office (770) 888-9880 or Cell (678) 595-0994) of the Accurate Surveying and Planning, Inc.

When reviewing this plan, it is the determination of our office that these pavers are removeable. In this case, this project should not adversely impact the ability of the Department of Public Works of Fulton County Government to maintain and repair the existing sanitary sewer line (See the attached sanitary sewer as built plans for Devonhall subdivision, phase 2.).

Please contact Mr. Anthony Failla that Fulton County Government will allow the pavers to be installed within the existing Fulton County Government 20 foot wide sanitary sewer easement within the property boundaries of 295 Saint Devon Crossing in the City of Johns Creek. Please inform Mr. Anthony Failla of any other permitting requirements that the City of Johns Creek will have for this proposed construction. Please contact me if you have any questions. Have a good day.

Yours truly,

Abdul Akbar
Staff Engineer
Water Services Division
Department of Public Works
Fulton County Government
404-612-7518
141 Pryor Street, Suite 6001
Atlanta, Georgia 30303

