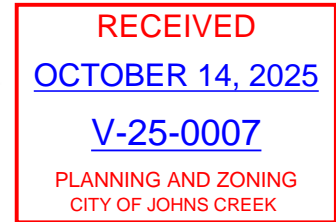


SCS, Inc
General Contractors
404.444.7902



City of Johns Creek
Board of Zoning Appeals
11360 Lakefield Drive
Johns Creek, GA 30097

09/30/2025

RE: Stream Buffer Variance Request / Hardship Letter of Appeal
Joshua Gertz
5745 Lake Heights Circle
Johns Creek, GA 30022.

Members of the BZA,

We request a stream buffer variance for the above referenced property on behalf of Mr. Gertz. We have been contracted to remove and replace the existing rear deck which is need of replacement due to normal wear and aging. The existing deck and stair, that fits into a 9.8125' x 7.844' cut out in the western corner, which currently encroaches approximately 60% into the 75' stream buffer. Due to slope, vegetation and erosion of the stream banks, most of this backyard area is unusable.

Our request regards removal of the staircase from the rebuild, which currently extends 27 SF into the buffer, and square off the western corner of the deck which will then have 70 SF of encroachment, but at a 9' elevation instead of running all the way to the ground as the stairs do. This would be a net increase in intrusion into the 75' stream buffer of approximately 43 SF.

Per the "Buffer Revegetaion/Mitigation Standards", 5 new shrubs will be planted in the mulched areas next to the landscape steps leading from the driveway into the backyard as is noted on the "Modified plan attached. This plan also shows silt fence installed to protect from erosion during construction.

Sincerely,

J. Tracy Stevenson

SCS, Inc

myconstructionguy@comcast.net

cc: David Balzer Barefoot Decks