



# Primary and Secondary Application

(Page 1 of 2)

## Property Owner/Applicant Information

**Property Owner:** Matthew Koshy Phone: 678-779-3805  
Address: 6903 Downs Avenue, Johns Creek, GA 30097

Email: mjkoshy@gmail.com

**Applicant:** Merck & Associates, General Contractor Phone: 770-554-2544  
Address: 3512 Elliott Family Parkway, Dawsonville, GA 30534

Email: info@merckandassociates.com

**Contact Person:** Thomas Merck Phone: 678-618-8705  
Email: thomas@merckandassociates.com

## Briefly Describe Variance Request

Demolish existing 10x12 rear deck and construct a new one in its place. The City of Johns Creek 75-foot Stream Buffer encroaches into the existing house and deck. The proposed new deck would encroach approximately 166 SF into the stream buffer. We request the BZA to approve a variance for this encroachment. We are proposing 2 small trees for stream buffer mitigation.

## Parcel Information

Assessor's Parcel Identification Number (PIN): 11 113004190508  
Land Lot & District: Land Lot 419 1st District 1st Section  
Site Address: 6903 Downs Avenue, Johns Creek, GA 30097  
Subdivision Name (if applicable): Gates at Johns Creek  
Parcel Size: 0.362 Acres

## Zoning and Land Use

Existing Zoning Designation and Case Number: Z-04-089-CUP  
Zoning of Surrounding Properties: (N) CUP (S) CUP (E) CUP (W) CUP

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(Page 2 of 2)

## Notarized Certification

To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Johns Creek Zoning Ordinance.

Owner Signature: [Signature] Date: 01/26/26

Applicant Signature: [Signature] Date: 1-20-26

Sworn to and subscribed before me this 01 Day of 20th 2026

NOTARY PUBLIC:

Signature: [Signature]

Email: Arti.Bhansali@wellyargo.com

Phone Number: 770-497-4121

