

Primary and Secondary Application

(Page 1 of 2)

RECEIVED
FEBRUARY 27, 2026
V-26-0004
PLANNING AND ZONING
CITY OF JOHNS CREEK

Property Owner/Applicant Information

Property Owner: TRIAGO FUGIWARA CASRAL Phone: 770-731-3933
Address: 535 ASHVALE OVERLOOK JOHNS CREEK
GA-30005
Email: JAPA.388@GMAIL.COM

Applicant: TRIAGO F. CASRAL Phone: 770-731-3933
Address: 535 ASHVALE OVERLOOK JOHNS CREEK
GA-30005
Email: JAPA.388@GMAIL.COM

Contact Person: TRIAGO F. CASRAL Phone: 770-731-3933
Email: JAPA.388@GMAIL.COM

Briefly Describe Variance Request

160 sf encroachment into the 75' impervious stream buffer setback for construction of a deck

Parcel Information

Assessor's Parcel Identification Number (PIN): 11-076103130180

Land Lot & District: Land Lot 313 1st District

Site Address: 535 Ashvale Overlook

Subdivision Name (if applicable): Ashland

Parcel Size: 14,723 sf (0.34 ac)

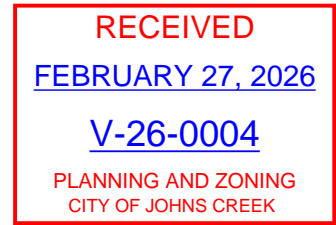
Zoning and Land Use

Existing Zoning Designation and Case Number: R-4

Zoning of Surrounding Properties: (N) R-4 (S) R-4 (E) R-4 (W) R-4

Primary and Secondary Application

(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: 02/04/26

Applicant Signature: [Signature] Date: 02/04/26

Sworn to and subscribed before me this 04 Day of FEB. 2026

NOTARY PUBLIC:

Signature: [Signature]

Email: STORE4242@GMAIL.COM

Phone Number: 7706627980

