



ZONING BOARD OF APPEALS AGENDA

**JUNE 20, 2018
7:00 PM
CITY HALL**

A. Roll Call

B. Approval of Minutes: September 20, 2017

C. Approval of Agenda

D. Old Business: (None)

E. New Business:

V2018-004 Lara and Craig McKay. Request to vary from Zoning Code Section 1001.5.b to permit a recreational vehicle to be parked in the side yard of a single-family property located at 3772 Summertree Court in District 6, Land Lot 300, Peachtree Corners, GA

F. City Business Items: (None)

G. Comments by Board Members.

H. Adjournment.



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CITY OF PEACHTREE CORNERS
ZONING BOARD OF APPEALS MINUTES
September 20, 2017
7:00PM

The City of Peachtree Corners held a Zoning Board of Appeals meeting. The meeting was held at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

Zoning Board of Appeals: Wayne Knox, Post B
Marcia Brandes, Post A - Absent
Amreeta Regmi, Post C - Absent
Matthew Gries, Post D
James Blum, Post E

Staff: Diana Wheeler, Com. Dev. Director
Jeff Conkle, Planning & Zoning Admin.
Rocio Monterrosa, Deputy City Clerk

AGENDA: Approval of the September 20, 2017 agenda.

MOTION TO APPROVE THE SEPTEMBER 20, 2017 AGENDA.

By: James Blum

Seconded: Matthew Gries

Vote: (3-0) (Blum, Gries, Knox)

MINUTES: Approval of June 21, 2017 Minutes.

MOTION TO APPROVE THE JUNE 21, 2017

By: James Blum

Seconded: Matthew Gries

Vote: (3-0) (Blum, Gries, Knox)

NEW BUSINESS:

V2017-006 ACV II, LLC. Request to encroach into the required 25' impervious setback area landward of the required 50' stream buffer in order to allow a patio and grilling area for a multifamily property located at 3325 Holcomb Bridge Road in Dist. 6, Land Lot 274, Peachtree Corners, GA

Diana Wheeler, Community Development Director, provided background information regarding the applicant's request. The applicant would like to retain a community patio and grilling area that was recently constructed along the rear of the property, partially within the impervious setback area that extends 75' from the creek. The site had formerly been home to two tennis courts which had fallen into disrepair and had been grown over by vegetation. The property in question is a large multifamily parcel on the south side of Holcomb Bridge Road between Peachtree Parkway and Jimmy Carter Boulevard. The property abuts a branch of Crooked Creek at the rear. The buildings were constructed in 1972. During the time of construction in the 1970s, the stream buffer regulations were not in place, allowing the development, including the tennis courts, to proceed with approvals from Gwinnett County. Today's regulations require a 50' undisturbed natural vegetative buffer plus an additional 25' impervious setback (totaling 75' from the creek). The patio and grilling areas extend approximately 20' into the impervious setback. The apartment complex and its amenity areas were constructed prior to adoption of the current stream buffer regulations. The tennis courts, which were permitted at the time, were not maintained in later years and they deteriorated. Eventually, the tennis courts became an eyesore, lying under several inches of dirt and plant growth. Recently, the property owner cleaned up the debris of the old tennis courts and repurposed the place where they were located into a new amenity consisting of a patio and grilling area. This effort not only improved the property, but it created a much-needed amenity for the apartment residents. In addition, the new patio area also reduced the impervious area within the impervious setback from 2,394 square feet (tennis courts) to 599 square feet (patio and grilling area). After reviewing the applicant's proposal and the variance criteria, staff finds that the buffer encroachment request can be justified, as there are extraordinary conditions unique to the property that are not the result of any action of the current property owner. The property owner's actions did not increase the extent of the legal non-conformity established by the original tennis courts. And removing the patio and grill area improvements now, would eliminate a valuable amenity, thereby creating an unnecessary hardship for the apartment residents. If approval of the stream buffer variance is considered, the following condition is recommended:

- The applicant shall not create any additional impervious area within the impervious setback beyond the 599 square feet already constructed.

Board members asked about when and how was the patio discovered, the distance of structure from driveway

It reduces the amount of impervious surface area within the 75ft setback line, and eliminates within the 50ft stream buffer

The applicant's representative, Mr. Shane Lanham, was present at the meeting. Mr. Lanham stated what the property looked like prior to building the new patio structure and reason why the distance from drive-way

Chairman Knox opened the floor to anyone wanting to speak in favor or opposition to the application. There were no comments.

A motion was made after discussion

BASED ON A THOROUGH REVIEW OF THE ENTIRE RECORD AND THE HEARING BEFORE THIS BODY, I MOVE THAT THE ZONING BOARD OF APPEALS MAKE THE FOLLOWING FINDINGS AND CONCLUSIONS AND APPROVE THE VARIANCE ON THE BASES THAT (1) THERE ARE EXTRAORDINARY AND EXCEPTIONAL CONDITIONS PERTAINING TO THIS PARTICULAR PROPERTY IN QUESTION BECAUSE OF ITS SIZE, SHAPE AND TOPOGRAPHY; AND, (2) THE REQUIREMENTS ON THIS PARTICULAR PIECE OF PROPERTY WOULD CREATE UNNECESSARY HARDSHIP; AND, (3) SUCH CONDITIONS ARE PARTICULAR PIECE OF PROPERTY INVOLVED; AND, (4) SUCH CONDITIONS ARE NOT THE RESULT OF ANY ACTIONS OF THE PROPERTY OWNER; AND, (5) RELIEF, WOULD NOT CAUSE SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD AND IMPAIR THE PURPOSES OR INTENT OF THE RESOLUTION.

I WOULD ALSO LIKE TO ADD THE FOLLOWING STAFF CONDITION BE PART OF THE VARIANCE: THE APPLICANT SHALL NOT CREATE ANY ADDITIONAL IMPERVIOUS AREA WITHIN THE IMPERVIOUS SETBACK BEYOND THE 599 SQUARE FEET ALREADY CONSTRUCTED.

**By: James Blum
Seconded: Matthew Gries
Vote: (3-0) (Blum, Gries, Knox)**

V2017-007 30 Tech Park, LLC. Request to allow a second ground sign at an office property located at 30 Technology Parkway South in Dist. 6, Land Lot 285, Peachtree Corners, GA

Diana Wheeler, Community Development Director, provided background information regarding the applicant's request. The applicant would like to add a second ground sign along the Technology Parkway South frontage of this property. One sign currently exists at the southern driveway. If approved, a second sign would be added at the northern driveway. The property in question is a large commercial parcel on the east side of Technology Parkway South between Technology Parkway and Peachtree Industrial Boulevard within Technology Park. The front of the property is long and it curves as Technology Parkway South bends to tie into Technology Parkway. In addition, this property abuts a portion of the City's planned multi-use trail.

The property was developed in 1997 and includes two points of access along Technology Parkway South: A southern driveway, where an existing ground sign is located, and a northern driveway, where no signage currently exists. The distance between the two driveways is overly long, measuring approximately 385'. Additionally, the curve and small hill in the road make visibility challenging. The sign ordinance requires frontage on at least two public rights-of-way to qualify for two ground signs. The right-of-way can include pedestrian easements such as the planned multi-use trail. However, while the sign ordinance could permit a second ground sign after the dedication of land to create the multi-use trail, the property owner does not want to wait for that process and chose to apply for this variance.

The curving and sloping nature of Technology Parkway South, combined with the large distance between driveways, causes difficulty for drivers navigating to the site from the north, where the ground sign is not visible. The roadway topography and the site's lengthy frontage along a curve in that roadway create a hardship for the property and for drivers accessing the site.

After reviewing the applicant's proposal and the variance criteria, staff finds that the variance request can be justified, as there are extraordinary conditions unique to the property that are not the result of any action of the property owner. If a variance is considered, the following condition is recommended:

- The sign shall be constructed in conformance with the drawing by A1 Signs, dated 7-31-17 and submitted with this application

The applicant, Shane Lanham, stated that the Trail will be going through the property and will give them two entrances, although this will not happen until a future date, they will need the variance approved now so they can construct the sign once the trail is complete. He also stated that due to the topography of the building the additional signage is necessary to provide motorist ample time to identify the property.

Board members asked about the location in relation to the trail, advertising and any existing rules in place that would dictate how and where the sign would be placed.

Chairman Knox opened the floor to anyone wanting to speak in favor or opposition to the application. There were no comments.

A motion was made after discussion

BASED ON A THOROUGH REVIEW OF THE ENTIRE RECORD AND THE HEARING BEFORE THIS BODY, I MOVE THAT THE ZONING BOARD OF APPEALS MAKE THE FOLLOWING FINDINGS AND CONCLUSIONS AND APPROVE THE VARIANCE ON THE BASES THAT (1) THERE ARE EXTRAORDINARY AND EXCEPTIONAL CONDITIONS PERTAINING TO THIS PARTICULAR PROPERTY IN QUESTION BECAUSE OF ITS SIZE, SHAPE AND TOPOGRAPHY; AND, (2) THE REQUIREMENTS ON THIS

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PARTICULAR PIECE OF PROPERTY WOULD CREATE UNNECESSARY HARDSHIP; AND, (3) SUCH CONDITIONS ARE PARTICULAR PIECE OF PROPERTY INVOLVED; AND, (4) SUCH CONDITIONS ARE NOT THE RESULT OF ANY ACTIONS OF THE PROPERTY OWNER; AND, (5) RELIEF, WOULD NOT CAUSE SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD AND IMPAIR THE PURPOSES OR INTENT OF THE RESOLUTION.

I WOULD ALSO LIKE TO REJECT STAFF CONDITIONS.

**By: James Blum
Seconded: Matthew Gries
Vote: (3-0) (Blum, Gries, Knox)**

CITY BUSINESS ITEMS:

None.

COMMENTS BY BOARD MEMBERS:

None.

The Zoning Board of Appeals meeting concluded at 8:17 PM.

Approved,

Attest:

Wayne Knox, Chairman

Rocio Monterrosa, Deputy City Clerk

V2018-004
3772 Summertree Ct.

**City of Peachtree Corners
Zoning Board of Appeals
June 20, 2018**

CASE NUMBER:	V2018-004
PROPERTY LOCATION:	3772 Summertree Court 6th District, Land Lot 300, Parcel 064
CURRENT ZONING:	R-100
PARCEL SIZE:	0.40 acres
PROPERTY OWNER:	Craig & Lara McKay
APPLICANT:	Craig & Lara McKay

REQUEST

The applicants would like to park a recreational vehicle (“RV”) in the side yard of this property. Zoning Ordinance Sec. 1001.5.b permits the parking of an RV in the side yard only if within a garage or carport, otherwise it must be parked in the rear yard. If approved, the applicants would keep the RV parked on the existing driveway in the side yard.

LOCATION AND BACKGROUND

The property in question is a single-family parcel at the cul-de-sac of Summertree Court, in the Summertree subdivision on the south side of Bush Road east of Medlock Bridge Road. The front of the property is long and it curves as it abuts the cul-de-sac.

The property was developed in 1980; the driveway and side yard in question are on the left side of the home, accessed from the curve of the cul-de-sac.

VARIANCE REQUIREMENTS

Sec. 1605.3 identifies specific findings that must be made in order for a variance to be granted. These findings are as follows:

- A. There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography, and
- B. the requirements on this particular piece of property would create an unnecessary hardship, and
- C. such conditions are peculiar to the particular piece of property involved, and
- D. such conditions are not the result of any actions of the property owner, and
- E. relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this Resolution.

ANALYSIS

The zoning ordinance requires RVs to be parked within carports or garages if located in the side yard. Such vehicles may be parked in the rear yard without the need for a carport or garage if located 15' from adjacent property lines. The property owner does not want to alter the rear yard to create an RV parking area and chose to apply for this variance.

In his letter of intent, the applicants state that if they have to relocate the RV behind the house, they will be required to remove several existing trees, shrubs, and other landscaping that add value to their property and the neighborhood. If they were to build an enclosure to screen the RV, it would negatively affect the aesthetics of the home and, by extension, its value. Surrounding neighbors were consulted and all have signed letters indicating their preference to keep the RV as it is currently situated.

CONCLUSION

After reviewing the applicant's request and the variance criteria, Staff finds that maintaining the RV in its current location can be justified. However, it may be possible to install a narrow canopy, similar to a carport, over the RV to enclose it and minimize its appearance to neighboring properties.

City of Peachtree Corners

Sec. 1001.5 (B) Variance Request

Lara + Craig McKay
3772 Summertree Ct.
Peachtree Corners, GA 30096
(678) 542-0296

Table of Contents

- I. Application Form
- II. Signed & Notarized Certification Page
- III. Site Plan
- IV. Letter of Intent
- V. Adjacent Owner(s) Written Support
- VI. Additional Documentation (Exhibits A-F)



Case Number: EEN18-0327 Received Date: February 26, 2018 Hearing Date: June 20, 2018

Variance Application from the Zoning Resolution

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>Lara McKay</u>	Name <u>Lara McKay</u>
Address (all correspondence will be mailed to this address): <u>3772 Summertree Ct.</u>	Address <u>3772 Summertree Ct.</u>
City <u>Peachtree Corners</u>	City <u>Peachtree Corners</u>
State <u>GA</u> Zip <u>30096</u>	State <u>GA</u> Zip <u>30096</u>
Phone <u>(678) 542-0296</u>	Phone <u>(678) 542-0296</u>
Contact Person Name: <u>Lara McKay</u> Phone: <u>(678) 542-0296</u>	
Email Address: <u>laramckay@gmail.com</u>	
Applicant is the (please check or circle one of the following): <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 3772 Summertree Ct., Peachtree Corners, GA 30096

Subdivision or Project Name Summertree Lot & Block 3000; 6

District, Land Lot, & Parcel (MRN) R6300 064

Proposed Development _____

Permit Number (if construction has begun) N/A

Variance Requested 1001.5 (B) - Parking of recreational vehicle in front yard without encumbrance of carport or enclosed structure.

A complete application includes the following:

- Application Form
- Site Plan and/or Boundary Survey
- Letter of Intent (with variances listed)
- Application Fee
- Signed & notarized Certification page
- Additional Documentation as needed



Applicant Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for a variance denied by the Board of Zoning Appeals may not be made earlier than 12 months from the date of original application (Article XVI, Section 1608).

[Handwritten Signature]

5/1/18
Date

Signature of Applicant

Lara McKay

Typed or Printed Name & Title

[Handwritten Signature]

1 May 18
Date

Signature of Notary Public
DeKalb County, Georgia
My Comm. Expires 06/24/2019

Notary Seal

Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for a variance denied by the Board of Zoning Appeals may not be made earlier than 12 months from the date of original application (Article XVI, Section 1608). I, as the property owner, authorize the above noted applicant to represent me with regards to this application.

[Handwritten Signature]

5/1/18
Date

Signature of Property Owner

Lara McKay

Typed or Printed Name & Title

[Handwritten Signature]

1 May 18
Date

Signature of Notary Public
Notary Public
DeKalb County, Georgia
My Comm. Expires 06/24/2019

Notary Seal

Community Development Use Below Only

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Variance Description: _____



Application Requirements

The following items are necessary to process a variance application:

1. **Application Form**

Please complete all portions of the form. The application must be signed and the signature notarized by both the applicant and the property owner. Incomplete applications cannot be processed.

2. **Application Fee**

Please make checks payable to the **City of Peachtree Corners**. The application fee is non-refundable. Fees are as follows:

a. Hearing involving:

- Single-Family Residential \$100.00 (Owner occupied only)
- Single-Family Residential \$400.00
- Multi-Family Residential \$500.00
- Commercial \$750.00

b. Requests after work has begun Application fee will be doubled

3. **Site Plan and/or Boundary Survey**

One (1) 8½" by 11" reduction in addition to one (1) full size plan drawn to scale. A survey showing details of the variance request may be required for some applications.

4. **Additional Plans**

Submit additional plans as necessary to support the application. Example: if the request concerns a sign, complete details of the sign showing size, height, placement on site, location on wall, etc., is required. Provide one 8½" by 11" reductions in addition to one (1) full size plan.

5. **Letter of Intent**

The Letter of Intent should explain, at a minimum, what is proposed and the justification or hardship for this variance (Article XVI, Section 1605). Address the following:

- (1) Any extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography.
- (2) How the application of the Zoning Code standards would create an unnecessary hardship.
- (3) How such conditions are unique to the property involved.
- (4) How such conditions are not the result of any actions of the property owner.
- (5) Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code?

6. **Additional Documentation**

Please submit any information related to the application that may be helpful to make a decision.



CITY OF
**Peachtree
CORNERS**
Innovative & Remarkable

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT**

147 Technology Parkway, Suite 200, Peachtree Corners, GA 30092
Tel: 678.691.1200 | www.peachtreecornersga.gov

**If you have any questions regarding these requirements, please contact the Community
Development Department at 678.691.1200.**

May 1, 2018

Ms. Diana Wheeler
Community Development Director
Zoning Board of Appeals
City of Peachtree Corners
310 Technology Parkway NW
Peachtree Corners, GA 30092

RE: Letter of Intent: Variance from Sec. 1001.5 (B)
Site Address: 3772 Summertree Ct., Peachtree Corners, GA 30096
Parcel ID: R6300 064
Case ID: EEN18-0327

Dear Ms. Wheeler and Members of the Zoning Board of Appeals:

This letter serves as a request for a variance from Sec. 1001.5 (B), Off-Street Parking (Yard Parking), which requires our recreational vehicle to be parked in a carport, enclosed structure or in the rear yard on a paved surface (or approved porous or grassed paving system). This variance would allow us to continue to park our recreational vehicle in its current location.

The layout of our property presents unique characteristics, as the standard driveway is eighteen (18) to twenty (20) feet long – whereas ours is eighty-seven (87) feet long. The longer driveway allows for placement of the recreational vehicle at the end of the driveway, furthest away from the street on the side of our house, with minimal impact on the aesthetic appeal of the neighborhood, as shown in **Exhibit A**.

As indicated in **Exhibit B**, a carport or enclosed structure large enough to comfortably accommodate a thirty-one (31) foot long by twelve (12) foot wide recreational vehicle would significantly inhibit our ability to park our two automobiles in the garage.

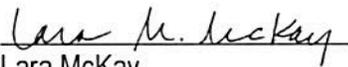
Additionally, as shown in **Exhibit C**, the eight (8) foot gate providing entry into the rear yard is not wide enough to allow access of the recreational vehicle and would need to be altered. Reconfiguration would require the expansion of the current opening from eight (8) to eighteen (18) feet and the removal of the pine tree, shrubbery and rose bushes as shown in **Exhibit D**. Upon resolution of the fencing issue, relocation of the recreational vehicle to the rear yard would require the construction of a paved surface, forcing removal of existing shrubbery – see **Exhibit E**. Finally, this relocation to the rear yard would not only cause undue hardship, but would also prove a large visual obstruction and impede neighbors' views of the natural vista they currently enjoy, as shown in **Exhibit F**.

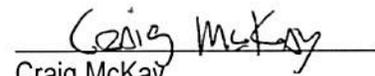
Consensus from the neighbors, who are impacted by the location of the recreational vehicle, is that the construction of a carport, enclosed structure or the relocation of the recreational vehicle to the rear yard would significantly diminish the aesthetic appeal of the neighborhood, as well as cause consequential visual obstruction from various vantage points – please reference **Adjacent Owner(s) Written Support**.

We respectfully ask that you consider the unique conditions of our property, which as the property owners, we did not create, and the undue hardship of complying with the ordinance, and grant a variance, allowing us to continue to park our recreational vehicle in its current location. We, as well as our neighbors, feel that with this variance, the recreational vehicle will remain in the least obtrusive location on our property. It is preferential for the recreational vehicle to remain as-is, without the addition of a carport, enclosed structure or relocation to a paved surface in the rear yard, as it does not currently cause substantial detriment to the public good. Conversely, although each of these solutions follow the letter of the law, we do not believe they will improve the aesthetics of our neighborhood, but instead be a detriment and reduce the natural beauty that we enjoy at Summertree.

Thank you in advance for your time and favorable consideration of this variance.

Sincerely,


Lara McKay


Craig McKay

3762 Summertree

April 20, 2018

Dear City of Peachtree Corners,

I am contacting you in support of Lara and Craig McKay's request for a variance to the following ordinance:

SEC1001.5 (B) IN ANY RESIDENTIAL DISTRICT, THE PARKING OF ANY MOTOR VEHICLE EXCEPT ON A HARD-SURFACED DRIVEWAY OR IN A CARPORT OR GARAGE IS PROHIBITED. ANY RECREATIONAL VEHICLE OR ANY NON-MOTOR VEHICLE MAY ONLY BE PARKED IN A CARPORT, ENCLOSED STRUCTURE, OR IN THE REAR YARD ON A PAVED SURFACE (OR APPROVED) POROUS OR GRASSED PAVING SYSTEM). ANY VEHICLES ARKED IN THE REAR YARD NOT IN A CARPORT OR AN ENCLOSED STRUCTURE MUST BE PARKED AT LEAST FIFTEEN (15) FEET FROM THE PROPERTY LINE. VEHICLES OR EQUIPMENT USED FOR AGRICULTURAL PURPOSES ON RA-200 OR RA-100 ZONED PROPERTY WITHIN 5 OR MORE ACRES ARE EXDMPT FROM HARD SURFACE PARKING REQUIREMENTS IF PARKED OUTSIDE THE REQUIRED FRONT YARD SETBACK.

MAXIMUM ALLOWABLE PAVED PARKING OR HARD SURFACE AREA IN FRONT YARDS. (EXCLUDING WALKWAYS AND REQUIRED SIDEWALKS).

My property is directly to the left of the McKay's property – 3762 Summertree Ct., Peachtree Corners, GA 30096. Our neighborhood is notable for views of the vista and natural scenery, of which my property is directly adjacent to. The location of my property allows for magnificent views of the natural scenery and wildlife that inhabits it – all of which add significant value and appeal to the property. Although relocation of the recreational vehicle to the rear yard on a paved surface would not entirely block those views, it would prove a large distraction; as would the addition of a carport. My home, the McKay's driveway and the greenery along the property line are situated in a way that substantially conceals the current placement of the recreational vehicle. Thus, the current placement is preferential over the relocation to the rear yard, as it does not impose any inconveniences or visual obstructions.

I support the McKay's request for a variance to continue to park their recreational vehicle in their driveway without the addition of a carport structure, as I feel this would significantly diminish the current aesthetic appeal of the neighborhood.

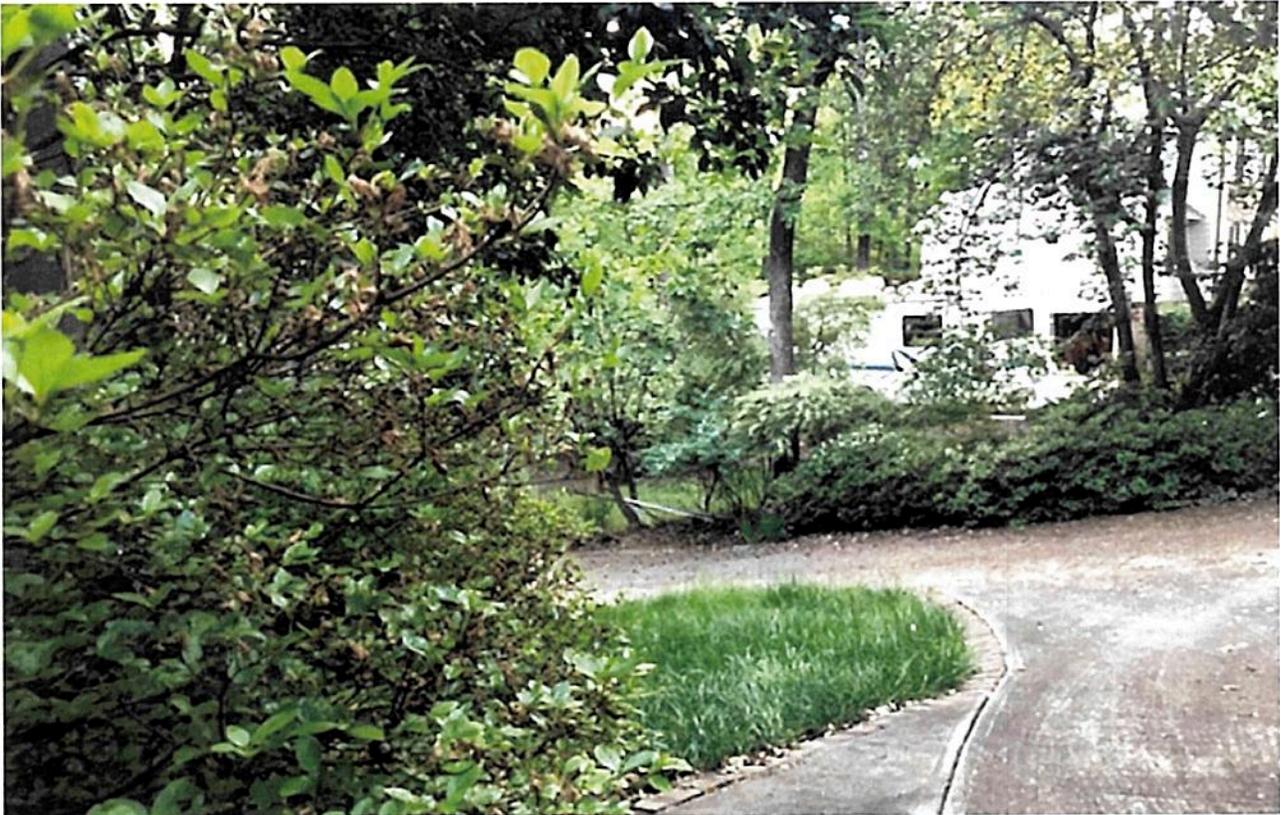
Please see photo evidence to support.

Thank you,

A handwritten signature in black ink, appearing to read "Eric Frandsen", written over a horizontal line.

Eric Frandsen

3762 Summertree



3762 Summertree



3763 Summertree

April 18, 2018

Dear City of Peachtree Corners,

We are contacting you in support of Lara and Craig McKay's request for a variance to the following ordinance:

SEC1001.5 (B) IN ANY RESIDENTIAL DISTRICT, THE PARKING OF ANY MOTOR VEHICLE EXCEPT ON A HARD-SURFACED DRIVEWAY OR IN A CARPORT OR GARAGE IS PROHIBITED. ANY RECREATIONAL VEHICLE OR ANY NON-MOTOR VEHICLE MAY ONLY BE PARKED IN A CARPORT, ENCLOSED STRUCTURE, OR IN THE REAR YARD ON A PAVED SURFACE (OR APPROVED) POROUS OR GRASSED PAVING SYSTEM). ANY VEHICLES ARKED IN THE REAR YARD NOT IN A CARPORT OR AN ENCLOSED STRUCTURE MUST BE PARKED AT LEAST FIFTEEN (15) FEET FROM THE PROPERTY LINE. VEHICLES OR EQUIPMENT USED FOR AGRICULTURAL PURPOSES ON RA-200 OR RA-100 ZONED PROPERTY WITHIN 5 OR MORE ACRES ARE EXDMPT FROM HARD SURFACE PARKING REQUIREMENTS IF PARKED OUTSIDE THE REQUIRED FRONT YARD SETBACK.

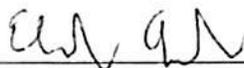
MAXIMUM ALLOWABLE PAVED PARKING OR HARD SURFACE AREA IN FRONT YARDS. (EXCLUDING WALKWAYS AND REQUIRED SIDEWALKS).

The McKay's property is located directly across the street from ours – 3763 Summertree Ct., Peachtree Corners, GA 30096. With an unusually long and concealed driveway, their property offers a covert area to park their recreational vehicle, eliminating the need for a carport, enclosed structure, etc. Due to this, we are unbothered by the current placement, as the rear of the vehicle is the only portion that is visible from our property. Relocation to the rear yard on a paved surface would be virtually immaterial to us, as our view of the vehicle would remain constant and unchanged.

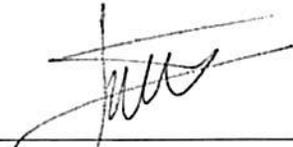
We support the McKay's request for a variance, allowing them to continue to park their recreational vehicle in their driveway without the addition of a carport or enclosed structure, as we do not feel either of these options would be aesthetically pleasing.

Please see photo evidence to support.

Thank you,



Edward Assad



Denisse Assad

3763 Summertree



3773 Summertree

April 18, 2018

Dear City of Peachtree Corners,

I am contacting you in support of Lara and Craig McKay's request for a variance to the following ordinance:

SEC1001.5 (B) IN ANY RESIDENTIAL DISTRICT, THE PARKING OF ANY MOTOR VEHICLE EXCEPT ON A HARD-SURFACED DRIVEWAY OR IN A CARPORT OR GARAGE IS PROHIBITED. **ANY RECREATIONAL VEHICLE OR ANY NON-MOTOR VEHICLE MAY ONLY BE PARKED IN A CARPORT, ENCLOSED STRUCTURE, OR IN THE REAR YARD ON A PAVED SURFACE (OR APPROVED) POROUS OR GRASSED PAVING SYSTEM).** ANY VEHICLES PARKED IN THE REAR YARD NOT IN A CARPORT OR AN ENCLOSED STRUCTURE MUST BE PARKED AT LEAST FIFTEEN (15) FEET FROM THE PROPERTY LINE. VEHICLES OR EQUIPMENT USED FOR AGRICULTURAL PURPOSES ON RA-200 OR RA-100 ZONED PROPERTY WITHIN 5 OR MORE ACRES ARE EXEMPT FROM HARD SURFACE PARKING REQUIREMENTS IF PARKED OUTSIDE THE REQUIRED FRONT YARD SETBACK.

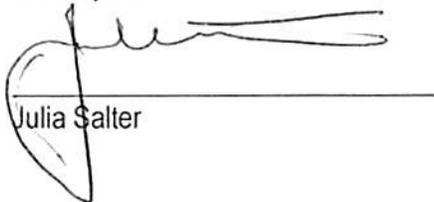
MAXIMUM ALLOWABLE PAVED PARKING OR HARD SURFACE AREA IN FRONT YARDS. (EXCLUDING WALKWAYS AND REQUIRED SIDEWALKS).

The McKay's property is located almost directly across the street from mine – 3773 Summertree Ct., Peachtree Corners, GA 30096. With an unusually long and concealed driveway, their property offers a covert area to park their recreational vehicle, eliminating the need for a carport, enclosed structure, etc. Due to this, I am unbothered by the current placement, as the rear of the vehicle is the only portion that is visible from my property. Relocation to the rear yard on a paved surface would be virtually immaterial to us, as my view of the vehicle would remain constant and unchanged.

I support the McKay's request for a variance, allowing them to continue to park their recreational vehicle in their driveway without the addition of a carport, as it would diminish the quaintness and beauty of our neighborhood in its current state.

Please see photo evidence to support.

Thank you,



Julia Salter

3773 Summertree



3782 Summertree

April 20, 2018

Dear City of Peachtree Corners,

I am contacting you in support of Lara and Craig McKay's request for a variance to the following ordinance:

SEC1001.5 (B) IN ANY RESIDENTIAL DISTRICT, THE PARKING OF ANY MOTOR VEHICLE EXCEPT ON A HARD-SURFACED DRIVEWAY OR IN A CARPORT OR GARAGE IS PROHIBITED. **ANY RECREATIONAL VEHICLE OR ANY NON-MOTOR VEHICLE MAY ONLY BE PARKED IN A CARPORT, ENCLOSED STRUCTURE, OR IN THE REAR YARD ON A PAVED SURFACE (OR APPROVED) POROUS OR GRASSED PAVING SYSTEM).** ANY VEHICLES PARKED IN THE REAR YARD NOT IN A CARPORT OR AN ENCLOSED STRUCTURE MUST BE PARKED AT LEAST FIFTEEN (15) FEET FROM THE PROPERTY LINE. VEHICLES OR EQUIPMENT USED FOR AGRICULTURAL PURPOSES ON RA-200 OR RA-100 ZONED PROPERTY WITHIN 5 OR MORE ACRES ARE EXEMPT FROM HARD SURFACE PARKING REQUIREMENTS IF PARKED OUTSIDE THE REQUIRED FRONT YARD SETBACK.

MAXIMUM ALLOWABLE PAVED PARKING OR HARD SURFACE AREA IN FRONT YARDS. (EXCLUDING WALKWAYS AND REQUIRED SIDEWALKS).

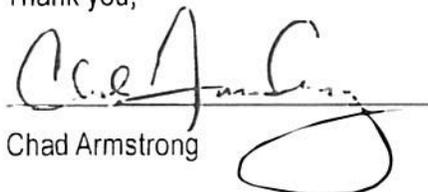
Our property is located directly to the right of the McKay's property – 3782 Summertree Ct., Peachtree Corners, GA 30092. We are unbothered by the current placement of the recreational vehicle, as it is not visible from our property, and thus does not impose any inconveniences or visual obstructions to us.

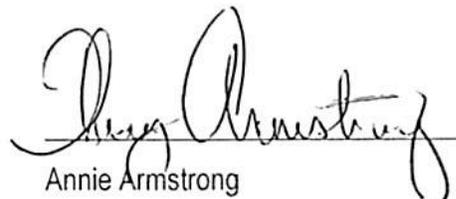
Our neighborhood is notable for its natural scenery and beautiful wooded views. The McKays have mature trees, shrubbery and flowers in their backyard, enhancing the beauty of the natural vista – all of which is visible from our yard. If the vehicle were to be relocated to their backyard on a paved surface, our view of the natural vista would be almost entirely obstructed. We very much value our current views, and thus are opposed to a relocation of the recreational vehicle to the McKay's backyard.

Additionally, although it would not be directly visible from our property, we feel the addition of a carport would take away from the overall aesthetic appeal of the neighborhood. For these reasons, we support the McKay's request for a variance.

Please see photo evidence to support.

Thank you,


Chad Armstrong


Annie Armstrong

3782 Summertree



April 20, 2018

Dear City of Peachtree Corners,

We are contacting you in support of Lara and Craig McKay's request for a variance to the following ordinance:

SEC1001.5 (B) IN ANY RESIDENTIAL DISTRICT, THE PARKING OF ANY MOTOR VEHICLE EXCEPT ON A HARD-SURFACED DRIVEWAY OR IN A CARPORT OR GARAGE IS PROHIBITED. **ANY RECREATIONAL VEHICLE OR ANY NON-MOTOR VEHICLE MAY ONLY BE PARKED IN A CARPORT, ENCLOSED STRUCTURE, OR IN THE REAR YARD ON A PAVED SURFACE (OR APPROVED) POROUS OR GRASSED PAVING SYSTEM).** ANY VEHICLES PARKED IN THE REAR YARD NOT IN A CARPORT OR AN ENCLOSED STRUCTURE MUST BE PARKED AT LEAST FIFTEEN (15) FEET FROM THE PROPERTY LINE. VEHICLES OR EQUIPMENT USED FOR AGRICULTURAL PURPOSES ON RA-200 OR RA-100 ZONED PROPERTY WITHIN 5 OR MORE ACRES ARE EXEMPT FROM HARD SURFACE PARKING REQUIREMENTS IF PARKED OUTSIDE THE REQUIRED FRONT YARD SETBACK.

MAXIMUM ALLOWABLE PAVED PARKING OR HARD SURFACE AREA IN FRONT YARDS. (EXCLUDING WALKWAYS AND REQUIRED SIDEWALKS).

The McKay's property is located directly behind ours – 4988 Old Ivy Rd., Peachtree Corners, GA 30096. We are unbothered by the current placement of their recreational vehicle, as the front of the vehicle is the only portion that is visible from our property.

Our neighborhood is notable for its natural views and scenery. The McKay's have mature trees, shrubbery and flowers in their backyard, enhancing the beauty of the natural vista – all of which is visible from our rear yard and second floor windows. Although relocation of the vehicle to the rear yard on a paved surface would not entirely block the views of the natural vista from our property, it would prove a large distraction and visual obstruction. Thus, current placement is preferential over relocation to the rear yard, as it does not impose any inconveniences or visual obstructions.

Although it would only be slightly visible from our property, the addition of a carport would take away from the aesthetic appeal of the overall neighborhood. For the aforementioned reasons, we are in full support of the McKay's request for a variance, allowing their recreational vehicle to remain parked in the driveway without the encumbrance of a carport.

Please see photo evidence to support.

Thank you,



Don Squirek



Nils Schoof



EXHIBIT A



EXHIBIT B



EXHIBIT C



EXHIBIT D

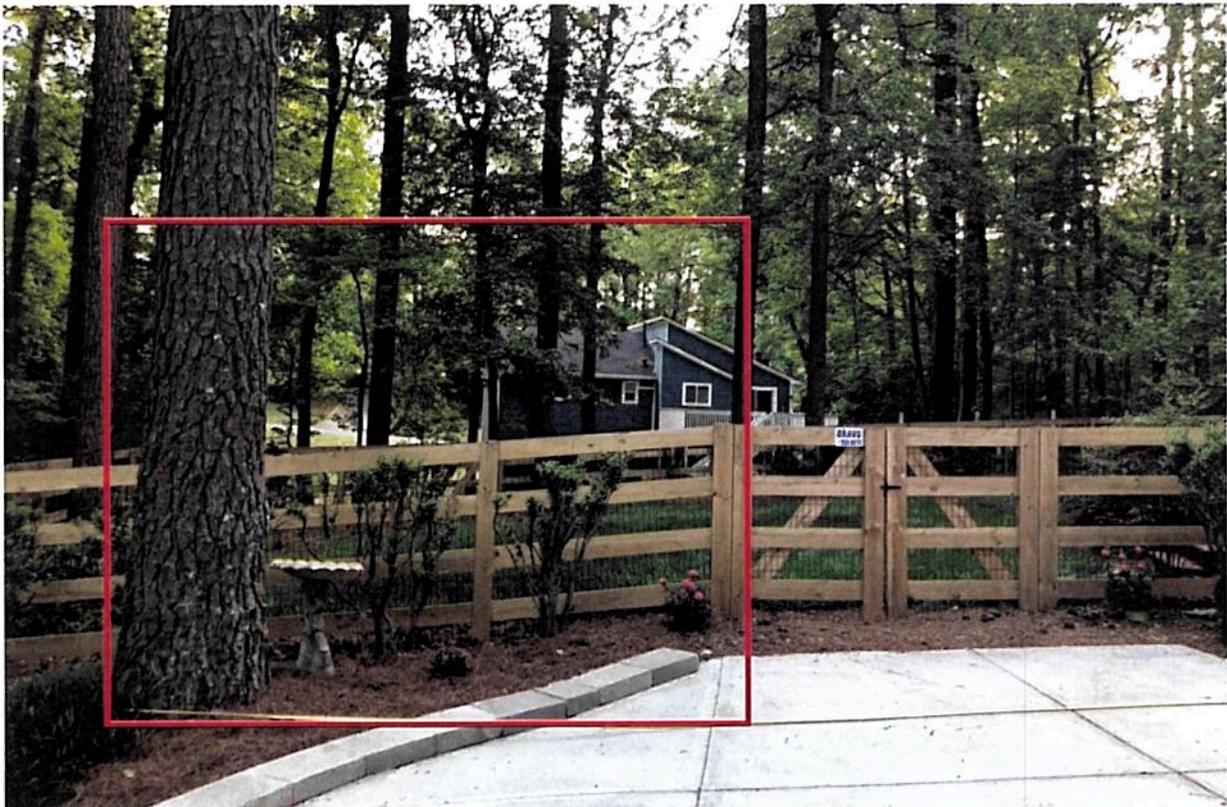


EXHIBIT E

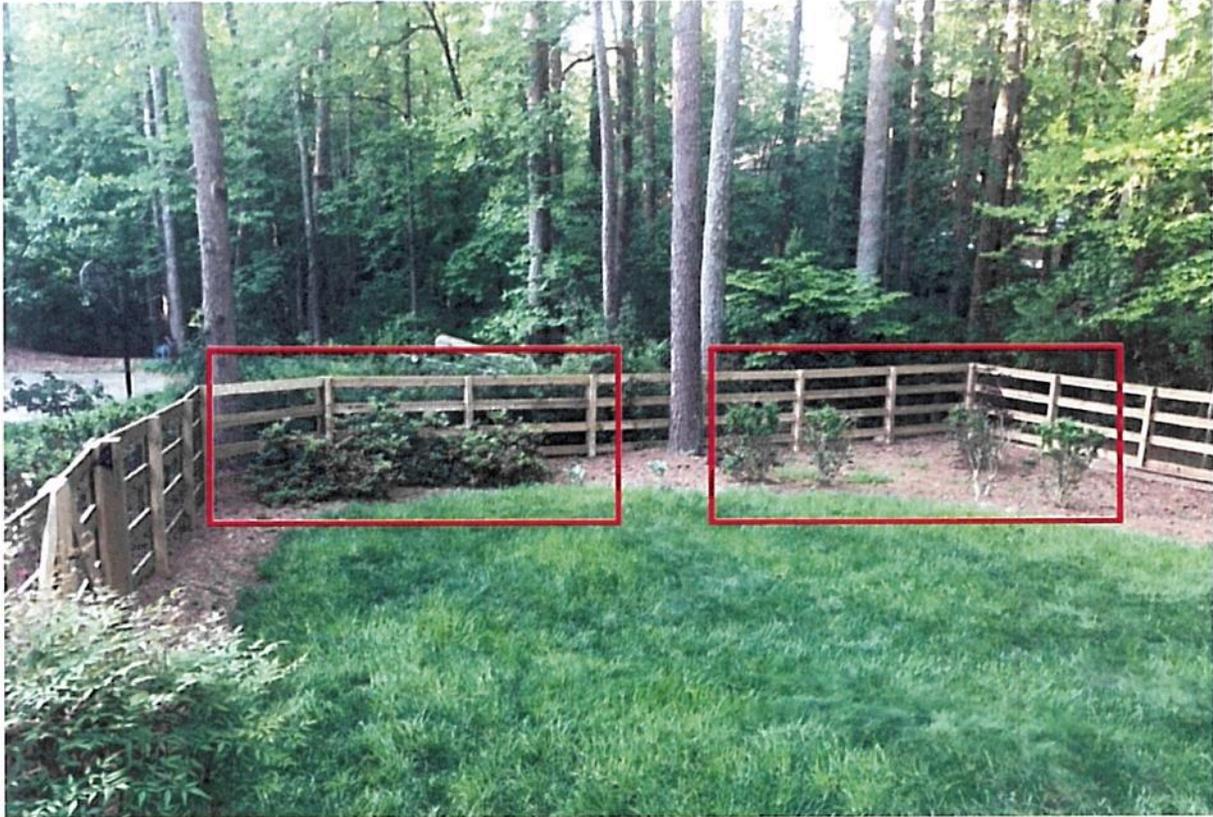


EXHIBIT F-1



EXHIBIT F-2

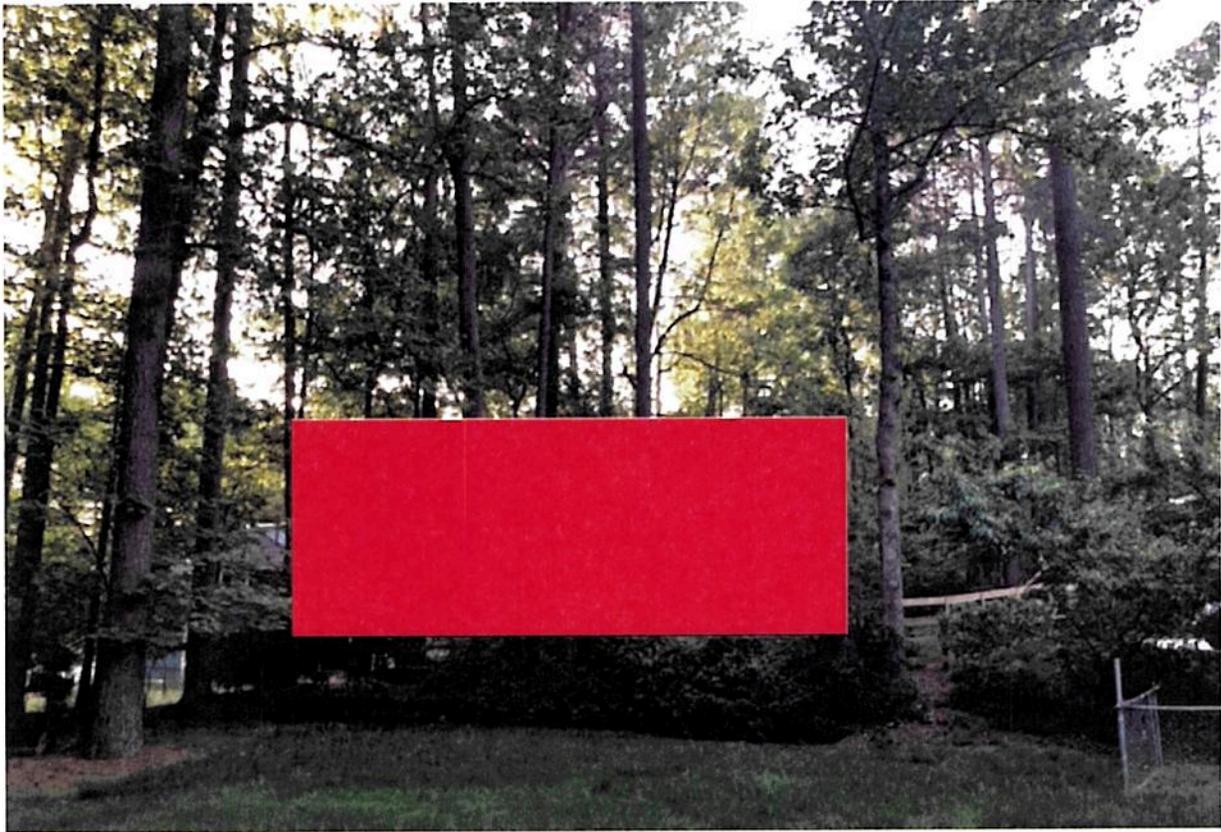


EXHIBIT F-3



EXHIBIT F-4



EXHIBIT F-5



EXHIBIT F-6



PROPERTY LOCATION MAP

3772 Summertree Court



CASE NUMBER	V2018-004
HEARING DATE	JUNE 20, 2018
PROPERTY ADDRESS	3772 SUMMERTREE COURT