



Monday, January 22, 2018

Mr. Mahmoud Ghonim  
Ms. Peggy Ghonim Guillory  
Atlanta, Georgia

**RE: V-18-001- Request to construct a new single-family house within the 75-foot impervious surface setback and the 50-foot undisturbed stream buffer.**

Dear Mr. & Ms. Ghonim,

This letter is to inform you that on January 16, 2018, the City of Johns Creek Board of Zoning Appeals approved the variance request, V-18-001, for the property located at 1425 Spyglass Hill Drive, Johns Creek, Georgia 30097 with the following conditions:

1. The Applicant shall be permitted to construct a new 4,000 square foot single-family residence with 3-car attached garage and rear deck and will be permitted to disturb approximately 3,287 square feet (+/-10%) into the City's 75-foot impervious surface buffer with approximately 2,875 square feet (+/-10%) of impervious surface area and disturb approximately 3,659 square feet (+/-10%) of the City's 50-foot undisturbed stream buffer with approximately 2,955 square feet (+/-10%) permanently cleared and approximately 1,563 square feet (+/-10%) of additional impervious surface area. The total impervious surface area is 4,438 square feet (+/-10%) and the total disturb area is approximately 6,242 (+/-10%);
2. The Applicant is required, prior to issuance of a certificate of completion, to replant vegetation on the subject property to offset adverse impacts associated with the additional disturbance and impervious surfaces proposed. Replanting of vegetation shall be consistent with the City's mitigation study, as approved by the City Arborist; and
3. The Applicant shall obtain all required permits, including but not limited to: land disturbance, retaining wall, building, and deck permits from the City of Johns Creek

---

**\*22.13.14. TIME LIMITATION ON APPEALS TO SUPERIOR COURT.** The decision of the Board of Zoning Appeals is a final decision; therefore, any appeal of such a decision shall be pursued by an application for writ of certiorari filed with the Superior Court of Fulton County within 30 days of the date of the decision. The applicant's petition, application for writ of certiorari, the writ of certiorari and any other initial filings with the Superior Court shall be served upon the named defendants/respondents in accordance with O.C.G.A. Section 9-11-4.

**\*\* 22.13.15. EXPIRATION OF VARIANCE.** If not used, a variance shall be valid only for a period of 36 months from the date it is granted.

---

## Community Development

Community Development Department prior to commencement of the construction of the house.

The decision of the Board of Zoning Appeals is final\*. A complete copy of the hearing minutes may be provided by request of public records through the City of Johns Creek Clerk's office.

Sincerely,



Jennifer Glenn, PLA  
Planning and Zoning Manager

Cc: Ms. Sharon Ebert, Director of Community Development  
Ms. Kimberly Craig, Chief Building Official  
File Z-91-057

---

## Community Development