

Approved

Lot 1 5961 Pocahontas Drive 1.4 on lake with lake views and dock
Lot 2 5967 Nachoochee Trail .90 acres on lake with lake views
Lot 3 5963 Nachoochee Trail .90 acres on lake with lake views
Lot 4 5957 Nachoochee Trail .90 acre on lake with lake views
Lot 5 5953 Nachoochee Trail .90 acre on lake with lake views
Flowery Branch, Ga. 30542

Narrative

We have a final plat for 5 residential lots with the following setbacks. Front setback is 55 feet from the center line of the street or 30 feet from the property line, whichever one is deepest. Back set back is 50 feet, and the sides are 10 feet. Lot 5 has a 100-foot set back from the middle of the powerlines to the side of the new house.

We are requesting to “Amend Conditions” of the originally approved 5 lots above to remove condition number 4 regarding the 20-foot planted buffer. Record number HZCU24-00_.

Explanation

We are requesting to remove the planted buffer from lots 1-4 as they are not necessary to screen the powerlines or to add privacy to benefit any neighbor. These lots are lake lots and the added planted buffer would impede the lake views.

We are requesting to remove the planted buffer on lot 5 but add the “natural” 20-foot buffer that is already there.

There is approximately 175 feet or more of land & buffer between Lot 5 and the neighbor's house. We want to leave as many tree's/buffers to hide the power lines for the value of the homes we are building on all the lots. With the neighbor of lot 5 having 175+ feet between our homes is the largest separation of any house on the entire street.