

**Courtney and Chad Brooks**  
**1109 Victoria Street NE**  
**Brookhaven, GA 30319**



November 8, 2016

Re: Courtney Brooks: Hardship letter to request a variance to move our setbacks and for an impervious lot coverage

City of Brookhaven, GA

To Whom It May Concern:

I am submitting a hardship letter to request a variance approval to move our setback area to 14' feet and for an impervious lot coverage variance located at 1109 Victoria Street NE. Our request is to accommodate the addition of a screen porch to our existing home.

We purchased and moved in to our home in the Summer of 2013. We were familiar with the Brookhaven area and fell in love with our neighborhood, Lynwood Park. We purchased our home with the intent to reside long term to raise a family in this home and assist in building and sustaining the sense of community in the Lynwood Park/ Brookhaven area.

When we purchased our home, it was disclosed by the sellers that there was a water issue and that it had been repaired. After one year of owning this home we were surprised and disappointed by the water that entered the bottom level of our home through the backside of the house. We hired a company to come out and assess the situation and "fix" the water issue. One year later, in 2014, we were again disappointed to see that our "repair" did not resolve the water issue and we had water enter our home again after a heavy storm. We decided at this point to look into other options and ways to fix the repair and add additional value and enjoyment to our home due to the money that we had already thrown at the "repair" the first time around which included the addition of two drains in our backyard to assist with water flow.

We began researching porches and structures that would help with water flow and add provide additional coverage over the backside of our house where the water was coming in. Through this process we researched many options and decided that building a porch comparable over the area in which water was entering our home would be a great solution. It would be a solution that would fix our water problem and add significant enjoyment and value to our home. As the prices of the homes in our neighborhood continue to rise we feel the addition of a custom porch will allow us to add value to our older home and make our home more marketable in the future.

Therefore, we formally request the approval of a variance to increase our setbacks from 14' feet from the house and for an impervious lot variance.

Furthermore, we believe:

- 1) The addition of our porch would only be right and just as we are all property owners in a great community where every homeowner is looking for ways to create continued and long term value in their home
- 2) The variance requests do not require a special privilege and our not outside of typical requests in our Brookhaven neighborhood

- 3) The grant of the variances will not be detrimental to the public welfare or injurious to the property at 1109 Victoria Street NE
- 4) The approval of these variances would be consistent with the spirit and purpose of those similar to Lynnwood Park and the City of Brookhaven
- 5) The requested variances are not excessive and are what we feel the minimum variance necessary to allow us to enjoy the rights commonly enjoyed by other similarly situated
- 6) Granting the variance would not impede or interfere with roads or highways or otherwise interfere with the safety or movement of traffic.

It should be dually noted, that the variance requests:

- 1) Does not change or require a change that takes away from our current yard or greenspace. The current deck and rock patio already exist, and so the addition of the deck is merely covering what is currently in place
- 2) As a good faith offer, we are also prepared to assist with the installation of additional flow wells, if necessary, to help with the impervious lot coverage.

In summary, this approval of this request will also allow us to enjoy our home and space for many years to come. We have selected an industry leading contractor to assist with the custom build of the porch and to clean up and remodel our water damaged bottom floor. Our ability to develop a porch on our home is consistent with the expectations of the Brookhaven community, regarding value and style. As previously mentioned, the porch will be a backside addition to our home and does not impact the street view or street appearance of our home.

We thank you for your time and appreciate your consideration.

Sincerely,



Courtney Brooks

