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BROOKHAVEN

October 25, 2016

RE: The stream buffer variance at 2724 Green Meadows Lane NE Brookhaven, GA 30319

This is a rectangular parcel approximately 75'x149' (.257 acres) that is nearly flat with a gentle downhill slope from left to right that begins on other lots uphill & Southwest to the subject parcel and continues across the subject parcel to the low point at the edge of and just outside the subject parcel. The lot has existing, mature grasses, mulch and pinestraw beds, several trees and a few scattered shrubs. There is a ranch home with a basement, carport, covered deck, additional parking pad and driveway. There is 1 stream that lies primarily just outside the subject parcel on the Northwest with the wrested vegetation edge going inside and outside along the lot line from back to front with the stream entering the lot marginally at the back right corner, moving outside the lot line and just coming back onto the front right edge of the parcel before going under and across green meadows lane. The stream is 90% or more on the neighboring lot.

Our intent for this variance is to complete a functional renovation and expansion of the current home that is also in line with the character of its neighborhood. The addition to the home will be, in majority, built on what has been an impervious surface for many years predating our ownership. There is only a small portion of this addition (47 sq ft total) that will be built on currently pervious surface and encroach 4-5' beyond the 50' stream buffer. There is only 60 sq ft of the addition/impervious that will be added inside of the 75' stream buffer . The remaining square feet of the 280 sq ft total addition will be located on existing concrete pad/impervious surface.

The variance is being requested as it will allow the addition to properly tie into the existing covered deck and the back of the home, and will also allow us to further gutter and downspout the home correctly and into flo-wells for the best rain water flow and natural run off combination.

The alternate design would be to not build at all as the hardship we are facing is the entire lot and existing home, covered carport, covered deck, concrete pads and driveway are all within the 75' stream buffer.

The water quality impact with our proposed variance should be eliminated as that was and is the site planner's goal and design with the proposed flo-wells and the erosion control. He noted that the work is not impacting the area much to begin with, so if we installed the devices as requested, then our impact should be zero.

This addition, as proposed, will compensate for the lost buffer and setback functions and will maintain the intent and function of the required buffer and setback and provide at least, if not better protection of the water with the complete gutter, downspout and flo-well system versus if this were not completed and the subject parcel and home were left in its current condition.