

**Letter of Intent for 4006 Brookhaven Drive
Variance, Brookhaven, GA 30319**



This variance application is for the conversion of an existing part of the house from a porch to a sunroom. The lot is non-conforming and the conversion will require a reduction of the average front yard setback from 75.9' to 67' and the side yard setback from 10' to 4.9'. This is the minimum required to allow the porch to become a sunroom. There will be no change in the house footprint and no trees will be impacted by the construction.

The lot is an unusual shape in that it is pie shaped. The width in the front exceeds the zoning requirements but narrows to 47.69' in the rear; this reduces the buildable area on the sides and rear. Because the lot narrows toward the rear, the setbacks impact the buildable area of the lot and that impacts the porch. This creates a hardship on the owner not of their making. Should the homeowners wish to build a sunroom of a similar size and shape, they would have to build a structure at the rear of the house, which would be a greater impact and an unnecessary use of resources.

This variance does not ask for more than the minimum reduction of the setback in order to include the existing porch to complete the sunroom construction. The homeowners are asking for nothing more than necessary to convert the porch to a sunroom. The existing footprint of the house will remain the same.

Granting this variance is not detrimental to the neighborhood nor would it negatively impact the surrounding properties' values. It is an enhancement to the neighborhood.

The literal interpretation of the zoning setbacks will create a hardship for the homeowner. Should they wish to create a sunroom it would require additional resources to build it elsewhere on the house, creating unnecessary land disturbance and possible tree impact. Utilizing the existing porch is the most economical use of space.

This requested variance is consistent with the spirit and purpose of the zoning laws and the City of Brookhaven Comprehensive Plan. It is in keeping with the design of the neighborhood.