

## REQUEST FOR STREAM BUFFER VARIANCE

1234 Newbridge Trace  
Brookhaven, GA 30319



### Letter of Intent for Stream Buffer Variance

This variance application is to build a rear deck with roof over a section of the deck.

1. Due to the topography of the property and the stream buffer located at the rear of the entire property and the existing home on the property currently encroaches into the 75' stream buffer. As a result, and due to the size and shape of the lot, the location of the home Theron and topographic conditions outside of my control, any Porch would have to encroach on the buffer at the rear of the property, therefore, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district.
2. The requested variance is the minimum necessary to afford relief to the homeowner because due to the placement of the home on the property, the placing of the deck and porch at the rear of the house would provide the best are to create the least amount of impact on neighboring properties or view from the street.
3. Granting this variance is not detrimental to the neighborhood nor would it negatively impact the surrounding properties values. It is an enhancement to the property.
4. Literal enforcement of the stream buffer requirement and denial of the variance would create an undue and unnecessary hardship. The project has been designed to be consistent with similarly situated properties. The house, as presently constructed encroaches into the 75' buffer zone making any improvements without a variance impossible.
5. The requested variance would be consistent with the spirit and purpose of the chapter and the City of Brookhaven Comprehensive Plan text. It is keeping with the design of the neighborhood.