

September 6, 2017

City of Brookhaven
Community Development Department
4362 Peachtree Rd
Brookhaven, GA 30319



Dear City of Brookhaven,

We are petitioning the City of Brookhaven for a variance and special exception to *Section 27-149 Lot Coverage of Code of the City of Brookhaven* to build a pool pavilion on our property. The proposed pavilion structure is a 12x14, four posted, metal roofed with deck flooring. An example picture of the proposed construction is enclosed with our application. The construction will match our existing house.

Based on property survey prepared 8/7/2017, our existing property exceed the maximum 35% impervious requirement by 2.75%. The existing property structures reflect the property as purchased in September 2016. The proposed pool pavilion increases the impervious space by 1.07% to 38.82%.

We have provided all our neighbors within the Hunters Brook cul –de-sac a description of our proposed pavilion and copy of the property survey and have received no negative feedback regarding this project.

Kathy Couper met with Drew Murray on August 10th for the pre-application meeting. Included in our application is a Completed Application, Survey Plat, Signed and Notarized Affidavit, Signed Campaign Disclosure statement, written legal description of property and relevant site photos.

The Couper family would greatly appreciate the approval of this variance exemption request. Building the pool pavilion will provide additional enjoyment of our pool and backyard by providing an escape from the sun. The pavilion will also increase the value of our property for resale.

Respectfully yours,

Glenn and Kathy Couper
1088 Hunters Brook Court NE
Brookhaven, GA 30319

LETTER OF INTENT FOR 1088 HUNTERS BROOK COURT NE
VARIANCE, BROOKHAVEN, GA 30319
Land Lot 274 of the 18th District DeKalb County, Georgia as being Lot 10, Plat Book 105 Page 76



This variance application is to build a 12'x14', four-post, metal roofed pavilion with wood decking next to the pool on our property. An example picture for the pavilion is attached. The area of concern, and reason for the variance request, is that the resulting impervious ground coverage is 38.82% of total lot area. The current impervious coverage percent is 37.75%. Brookhaven's desired impervious ground coverage is 35%.

Rationale for the exemption request:

- Our lot is at end of cul-de-sac. As can be seen in attached lot schematic, this location results in a somewhat wedge shaped where lot meets street. This shape naturally reduces front yard square footage vs. a "normal" street lot which denies the property owner of rights and privileges enjoyed by other property owners in the same zoning district.
- The current calculation of impervious percentage includes the pool as "impervious". The pool itself is able to absorb several inches of rain – preventing run-off. If the pool was not included in the impervious lot percentage the resulting statistic would be 35.71% with the proposed pavilion structure (34.64 without the proposed structure).
- The current owners bought this home in September 2016 and inherited the current impervious coverage of 37.75%.
- Building structure will enhance the outdoor living space and pool environment. It allows covered area protected from the sun in close proximity to pool. Other houses in the Historic Brookhaven neighborhood with pool have a similar structures. This is a common property amenity accompanying pools. This request does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.
- The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located. We proactively discussed the proposed structure with Hunters Brook and Brookhaven Lane neighbors and have received no negative comments that the proposed pool pavilion would be detrimental to our community.
- The requested variance is consistent with the spirit and purpose of City of Brookhaven's vision for single-family homes and enhances the use of the property.

For the foregoing reasons, the undersigned Applicant respectfully request approval of the Variance as set forth above.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Glenn Couper".

Glenn Couper

Applicant/Property Owner