

LETTER OF INTENT VARIANCE APPLICATION
CITY OF BROOKHAVEN
2765 Tryon Place



October 5, 2017

I am the owner Michael Smith requests a variance to the required front and side yard setback for remodel and addition of a residence on approximately 10,309 sf of land located at 2765 Tryon Place (The Property).

The property is in the R-85 zoning district which requires a front average setback of 52.05' and side setback of 8.51'. However, the existing home is built at 46.75' of front setback. The side carport and storage exists at 1.46'. However, it is next to a 20' power line easement and does not encroach neighbor's property.

The owner wishes to renovate the existing home with enlargement of two bedrooms (which would be 7.91' from the left-side setback by the power lines), cover the existing area from the carport to the entrance of the house as new foyer and convert the carport to a single car garage. This modification keeps the integrity of the existing home and uses the same foundation footprint at the front, right and rear side of the house.

Because of the specific shape of this lot being next to the power lines approving this variance would allow the owner to update the house that would be consistent with the character of the neighborhood and improve the overall appearance in the same footprint of the existing house which eliminates a tear down and rebuilt. Furthermore, the proposed impervious area is at 32.3% of the lot which is under the allowable building lot coverage.


Michael C Smith



Shamoy S. Crabb
NOTARY PUBLIC
Fulton County, GA
My Comm. Expires
3/23/2021