



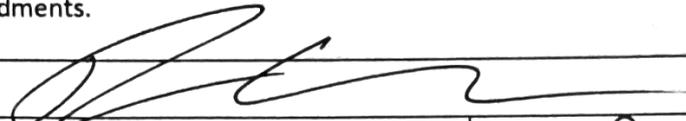
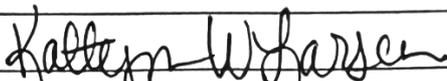
Variance Application

<b>Type</b>	Type of Request: <input type="checkbox"/> Zoning/Special Exception <input type="checkbox"/> Sign <input checked="" type="checkbox"/> Stream Buffer <input type="checkbox"/> Other <input type="checkbox"/> Administrative (Zoning/Special Exception or Stream Buffer)			
	Applicable Zoning/Sign Code Section: <b>14-153(a)(2)</b>			
	Nature of Request:	Required:	Proposed:	Minimum Setback Requirements
	<input type="checkbox"/> Setback	(See Chart to the Right)		Front
	<input type="checkbox"/> Sign			Side
<input type="checkbox"/> # Parking Spaces			Rear	
<input type="checkbox"/> Other			Other	
<b>Project</b>	Name of Project/Subdivision: <b>2741 TRITON PORCH ADDITION</b>		Present Zoning: <b>R5-85</b>	
	Property Address/Location: <b>2741 TRITON PL, BROOKHAVEN, GA 30319</b>			
	District: <b>18</b>	Land Lot: <b>242</b>	Block: <b>10</b>	Property ID: <b>18-242-10-027</b>
	Is this development and/or request seeking any incentives or tax abatement through the City of Brookhaven or any entity that can grant such waivers, incentives, and/or abatements? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>Owner Information</b>	Name: <b>ROBERT &amp; KATHLEEN LARSEN</b>			
	Address: <b>2741 TRITON PL, BROOKHAVEN, GA 30319</b>			
	Phone:	Fax:		
	Cell: <b>404-520-0259</b>	Email: <b>rlars7@gmail.com</b>		
<b>Applicant</b>	Name: <b>DARRON KUSMAN ON BEHALF OF ROB &amp; KATE LARSEN</b>			
	Address: <b>PO BOX 80372, CHAMBLEE GA 30366</b>			
	Phone:	Fax:		
	Cell: <b>520-241-8473</b>	Email: <b>darron@roma-ventures.com</b>		
<b>Affidavit</b>	<i>To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Brookhaven Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Brookhaven Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included</i>			
	Applicant's Name: <b>DARRON KUSMAN</b>			
	Applicant's Signature:			Date: <b>8/27/2020</b>
<b>Notary</b>	Sworn to and subscribed before me this		Day of	20
	Notary Public:			
	Signature:			
	Date:			
<b>Office Use</b>	Application Received By:		Project Title:	Project Number:
	<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee (\$135 per 500 feet per frontage) <input type="checkbox"/> Legal Fee (\$20)			
	Fee: \$	Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC		Date:
	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			Date:



### Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this variance application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for variance(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

<b>Property Owner</b>	Signature: 		Date: 8/31/2020
	Address: 2741 Tryon Pl NE		City, State: Brookhaven, GA
	Phone: 404-520-0259		
	Sworn to and subscribed before me this _____ day of _____, 20____		
Notary Public:			
<b>Property Owner (If Applicable)</b>	Signature: 		Date: 8/31/2020
	Address: 2741 Tryon Pl NE		City, State: Brookhaven, GA
	Phone: 404 403 8003		
	Sworn to and subscribed before me this _____ day of _____, 20____		
Notary Public:			
<b>Property Owner (If Applicable)</b>	Signature:		Date:
	Address:		City, State:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20____		
Notary Public:			





Loan No.: 190842334  
Borrower(s): Robert M. Larsen

Date  
Loa  
T

PZ 09-01-20

LOAN # 190842334  
MPL 199975-200035175-3

WAIVER OF BORROWER'S RIGHTS RIDER

EXHIBIT "A"

19S-614

BY EXECUTION OF THIS PARAGRAPH, GRANTOR EXPRESSLY ACKNOWLEDGES THE RIGHT TO ACCELERATE THE DEBT AND THE POWER OF ATTORNEY IN WRITING TO SELL THE PREMISES BY NON-JUDICIAL FORECLOSURE UPON DEFAULT BY GRANTOR WITHOUT ANY JUDICIAL HEARING AND WITHOUT ANY NOTICE OTHER THAN SUCH NOTICE AS IS REQUIRED TO BE GIVEN UNDER THE PROVISIONS HEREOF. (2) WAIVES ANY AND ALL RIGHTS WHICH GRANTOR MAY HAVE UNDER THE FIFTH AND FOURTEENTH AMENDMENTS TO THE CONSTITUTION OF THE UNITED STATES, THE VARIOUS PROVISIONS OF THE CONSTITUTION FOR THE SEVERAL STATES, OR BY REASON OF ANY OTHER APPLICABLE LAW TO NOTICE AND TO A JUDICIAL HEARING PRIOR TO THE EXERCISE BY LENDER OF ANY RIGHT OR REMEDY HEREIN PROVIDED TO LENDER, EXCEPT SUCH NOTICE AS IS SPECIFICALLY REQUIRED TO BE PROVIDED HEREOF. (3) ACKNOWLEDGES THAT GRANTOR

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 242 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING LOT 4, BLOCK H, ASHFORD PARK SUBDIVISION, PLAT 15, AS PER PLAT RECORDED IN PLAT BOOK 27, PAGE 38, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND BY THIS REFERENCE MADE A PART HEREOF.

READ AND AGREED BY GRANTOR:

ROBERT M. LARSEN \_\_\_\_\_ (Print) DATE \_\_\_\_\_

KATHRYN W. LARSEN \_\_\_\_\_ (Print) DATE \_\_\_\_\_

PZ 09-01-20



PZ 09-01-20



PZ 09-01-20



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# 2741 Tryon PI NE, Brookhaven, GA 30319



Low Risk

Current Flood Zone:	X	
*Probability of Flooding: (30-Year Period)	Not Available	Not Available
Base Flood Elevation:	Not Available	Not Available
Lowest Adj Grade:	Not Available	Not Available
Preliminary Flood Zone:	Not Available	Not Available
Flood Zone Change Type:	Not Available	Not Available

### Location Information

Panel:	13089C0052K
Watershed:	Upper Chattahoochee
County:	DEKALB
Community ID:	13089C
Map Status:	EFFECTIVE

\* Flood Depths shown on this report are derived from FEMA RiskMAP products and are rounded to the nearest tenth of a foot. These depths are calculated from HEC-RAS modeling and represent the best available data. Only areas within a RiskMAP studied watershed will have this data available. Please check back if your area is not currently available. For more information, please visit the FEMA Map Service Center at <https://msc.fema.gov/portal/resources/faq>

### Nature Doesn't Read Flood Maps

Many people don't understand just how risky the floodplain can be. There is a greater than 26% chance that a non-elevated home in the SFHA will be flooded during a 30-year mortgage period.

The chance that a major fire will occur during the same period is less than 10%!

FOR MORE INFORMATION VISIT, PLEASE VISIT:



#### Legend with Flood Zone Designations

Flood Control Structures	1% Flood - Floodway (High Risk)	1% Flood - Zone VE (HighRisk)	Floodway Decrease
Base Flood Elevations	1% Flood - Zone AE (High Risk)	Area Not Included	Floodway Increase
Cross Sections	1% Flood - Zone A, AH, or AO (HighRisk)	Letters of Map Revision	100-Year Flood Zone Decrease
Coastal Transects	0.2% Flood - X-Shaded (Moderate Risk)	Coastal Barrier Resource Area	100-Year Flood Zone Increase
FIRM Panel Index	Area of Undertermined Flood Hazard	Limit of Moderate Wave Action	Zone Change

Disclaimer: This data is not to be used to determine any base flood elevations or flood zone designations for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance and regulation purposes, please refer to the published effective FIRM (Flood Rate Insurance Map) for your area of concern. Values displayed for Current Flood Zone, Preliminary Flood Zone, Flood Zone Change Type, and Probability of Flooding over a 30-year period based on center of dot location, not extent of structure(s).



August 31, 2020

To whom it may concern,

My wife and I own the property at 2741 Tryon Place and have enjoyed living in Brookhaven since 2008. We have been in our current house since 2015.

We are proposing to build a screened porch on the south side of our property and wish to request a stream buffer variance in order to build in the best/only spot.

We love our house and our neighborhood. The kids play outside and there are many young families that we have befriended over the years. With our growing family of four children, we are hoping to add a screened porch to accommodate more outdoor enjoyment.

Due to the challenging shape of our lot, we believe that our proposed location is the best/only spot for the porch.

One of the things we love about our home is the backyard. Our kids love to play kickball, tag, catch, and other outdoor games. Kate and I are able to be in our kitchen or living room and have a clear view of the backyard so that we can watch the kids. Should the alternate plan be approved, we would lose the ability to keep an eye on the children, lose backyard space for the kids to play, and we would have to apply for a setback in order to respect the rear setback. In addition, the alternate site would essentially cut our lot in half - rendering the backyard useless.

For these reasons, we respectfully request that the stream buffer variance be reviewed and approved so that our growing family can continue to use and love this amazing piece of property.

Respectfully,  
 and Kate Larsen

To whom it may concern, PZ 09-01-20

We are the property owners of 2740 Tryon PL  
(Marsh Green) and are writing in support of  
Rob & Kate Lassen's Stream Buffer Variance. (2741 Tryon  
PL)

We are aware of the proposed structure and  
support the Lassen's plan.

We look forward to seeing the Lassen's family  
continue to grow and enjoy their new additions.

Thanks!

Marsh G. Green  
Jrk Dave

**PZ 09-01-20**Fwd: Letter

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From: Rob Larsen (rlars7@gmail.com)

To: darron@roma-ventures.com

Date: Monday, August 31, 2020, 08:35 PM EDT

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Darron,  
Below, please find letter of support from Clint Rooker (Ashburn LN neighbor). Thanks!

Rob

Sent from my iPhone

Begin forwarded message:

**From:** Clint Rooker <crooker@impulsetech.us>  
**Date:** August 31, 2020 at 4:36:56 PM EDT  
**To:** rlars7@gmail.com  
**Subject:** Letter

To whom it may concern;  
My name is Clint Rooker and I am the property owner of 2746 Ashburn LN. I have been the backyard neighbor of Rob and Kate Larsen for over 5 years.

Rob and Kate have shared their plan to build a screened porch and made it clear that they propose to position the porch on the opposite side of the property from my home.

I am writing in support of this plan and the stream buffer variance necessary to complete.

Rob and Kate have shared two alternate site plans with the porch on the rear of the home. This would impact my privacy significantly and either be an odd shape or go beyond the required setbacks negatively impacting me and my property. I ask that you please approve the plan with the buffer variance that all the impacted neighbors support instead of the plan which would harm me and still would need a variance.

Regards,  
Clint

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Quality IT Lifecycle Management Solutions

CLINT ROOKER | Strategic IT Advisor

- 6590 Shiloh Road East | Suite D | Alpharetta, GA 30005
- Direct: 678-341-7736 | Fax: 678-341-4404 | Mobile: 770-853-7527
- Trillian : clintimpulsetech
- [crooker@impulsetech.us](mailto:crooker@impulsetech.us)
- [www.impulsetech.us](http://www.impulsetech.us)