

K&H Homes, Inc.  
1599 Tryon Road  
Brookhaven, GA 30319

August 30<sup>th</sup>, 2020

### **Letter Of Intent**

We are requesting a variance for the reduction of the stream buffer on the rear of the lot at 1780 Duke Rd from 75 feet to 35.5 feet for the construction of a new home. There is currently an older home on this lot that exists in the buffer by this same distance.

The lot is a typical shaped rectangular lot with dimensions of 65' wide by 183' deep and a total of 10,596 sq. ft. The stream runs left to right, at an angle, through the middle of the backyard and runs behind a number of homes on that same side of Duke Rd. There is a typical downhill slope toward the stream from both directions and the current vegetation in the buffer is a combination of grass, trees, and shrubbery.

We would like to construct a new home that has a very similar footprint to the existing home. The architect kept this in mind while designing the new house and tried to keep the footprint of the home to a reasonable minimum. As you can see from the site plan the proposed new home is no more intrusive into the buffer than the existing home. In fact there is currently a wood deck inside the 25' state buffer that we will remove by hand and not replace.

Without this variance the buildable area between the buffer and the front setback would be much too small to build any type of home. The new home will be 2800 heated square feet which is much smaller than the average new home in Brookhaven.

The water quality impact of this new home would be an improvement over the existing conditions. The existing home does not currently have any type of water quality features capturing the run-off from the roof and gutters of the house. As required we would capture all of this water from our roof into the designed water quality features thus reducing the amount of run-off that is currently going into the stream. We will also be able to correct some existing erosion in the backyard through new landscaping.

Thank you for your time and consideration into this matter,

Houston H. Feaster II  
K&H Homes, Inc.