



Engineering Land Planning Construction Management

September 2, 2020

City of Brookhaven
Department of Community Development
City Hall
4362 Peachtree Road, NE
Brookhaven, GA 30319

Re: 1197 Lynmoor Drive

Dear Sirs,

The owner of the reference site, Ilya Yakubov, hereby requests a special exception to Section 27-67, Table 2 of the City of Brookhaven Code of Ordinances which requires that all accessory uses, including swimming pools, be within the rear yard of any lot. Mr. Yabukov's intent is to install a swimming pool and gazebo as shown on the accompanying site plan

As is shown on the accompanying site plan, this lot has a very unique shape and as such has no typical rear yard. The lot is bounded on three sides by existing streets. The only possible position for the pool and gazebo addition will be within the side yard. The pool will be within all required setbacks and is will not violate the intent of the zoning ordinances.

The accompanying photographs show that the entire side yard is screened by an existing six-foot high decorative brick wall and heavy landscaping along Lynmoor Drive. Therefore, there will be no adverse visual impact due to the installation of the swimming pool and gazebo. The side yard is currently a grassed courtyard with no existing trees.

This exception will allow Mr. Yakubov the amenities for his home that are typical for other residents of the City of Brookhaven who reside on lots of similar size.

Thanks for your assistance consideration.

Sincerely,

E. Darrell Vaughn, PE
President

Eph. 2:20