P&Z 10-05-20

Brookhaven City Hall
4362 Peachtree Rd NE
Brookhaven, GA 30319

RE: Request to Reduce the Stream Buffer from 75' to 25' for 1464 Bates Ct

To Whom it May Concern:

We seek a variance to reduce the stream buffer from 75' to 25' and so that we can demolish our existing home and replace it with a newly constructed home. An alternative plan involving minimal intrusion is included for illustration purposes only, as the proposed footprint is ~1000 SF, still requires a significant stream buffer encroachment (to the 50' buffer), and would not make financial or practical sense for our family.

The usable property of our lot is almost entirely within the stream buffer area, including the existing home. There is unfortunately no way to build a reasonably sized new home on the property without significant relief from the stream buffer rules. In addition to the stream, which bi-sects the property, we have a 20' Sanitary Sewer Easement that precludes our ability to pull the house further towards the front.

Our neighbors overwhelmingly support the proposed variance plans. We are close friends with many of the families in the surrounding homes. Please see attached letters of support for reference.

We purchased our existing home in 2014. At the time, we applied for and received approval for a stream buffer variance, which allowed us to build a small addition to the home. We are very grateful for the Brookhaven staff and Zoning Board of Appeals for working with us then, as we are now. We have included the approved variance site plan and ZBA Action Form for reference.

The property slopes from front to back, down towards the stream. The stream bisects the property in the middle of the yard. We intend to protect the stream buffer area as much as possible with a double row of silt fence in order to minimize impact. The large majority of the trees on the property will be unaffected by the proposed construction. Most new home construction projects in the neighborhood involve significantly more reduction of trees than the proposed project. After meeting with Aronda Smith to discuss the proposal, we made significant revisions to the proposed home to allow a minimum of 5' between the deck and the stream buffer.

We take great pride in our home and living in Brookhaven. We want to raise our family here in Brookhaven and send them to the Brookhaven schools. With a growing family, we have outgrown our current structure and we need more space in order to stay here. After going through the many real estate options available we have chosen to build a modest home on our existing lot due to our great location in this wonderful city. We hope you will consider our variance requests so that we can build our forever home and keep our family here in Brookhaven for the foreseeable future.

John Morrison — Date: 10-2-2020

Denise Morrison — Date: 10/2/2020

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Current Front

Current Backyard

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Additional Backyard Photos