

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

Letter of Intent for Zoning Variance For:

Olufunmilola and Erin Owoade
1055 Westbrooke Way
Brookhaven, Georgia 30319

ZONING: RSA-8 PARCEL ID#: 18 328 03 037
Letter of Intent for Zoning Variances/Special Exception

Dear Planning & Zoning Members,

We are requesting a variance for the above address to seek relief of the required rear yard setback, for the reasons detailed below, the proposed reduction of the rear yard setback would allow the property owner to replace their current deck and screen porch that would be in character with the surrounding homes along Westbrooke Way.

1. Due to the shape and narrowness of this lot combined with the required rear setback of 30 FT. The strict application of the requirements of this applicable zoning chapter would deprive the existing property owner of rights and privileges currently enjoyed on this site and by other property owners in the same zoning district.
We are requesting a reduction in the required rear setback to 20 Ft. for the screen porch and 10 Ft. for the deck and steps from the zoning code requirement of 30 Ft.. The deck and screen porch footprint to remain as is currently.
2. Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.
3. The granting of the variance would have no effect on any adjoining properties. This zoning relief requested will not cause any detriment to the common good, as the literal interpretation and strict application of the applicable zoning requirements of this chapter would cause substantial undue and unnecessary hardship to the current property owner not just a casual/discretionary inconvenience to the property owner.

4. The requested variance would be consistent with the spirit and purpose of this Chapter and the city of Brookhaven's Comprehensive Plan text as the new porch being built will blend with the new homes in the neighborhood and will be well within the spirit of the street and community.

Thank you for your consideration,

Sincerely,

Olufunmilola and Erin Owoade

Property owner

Prepared and Presented by:
J and D Custom Builders Inc
Contractor for Owoade Residence