



March 27, 2024

Mayor and City Council
City of Brookhaven
4362 Peachtree Rd.
Brookhaven, GA 30319

Re: Application of Toll Brothers Southeast LP Company Inc. for Variance to RSA-18 on Overlook at Lenox property at 1244 Park Vista; Letter of Intent

Dear Mayor and City Council:

The Applicant, Toll Brothers, is seeking approval for property setback variance to Lot 16 of the subject property. This letter shall serve as the Letter of Intent for this Application.

This application seeks a variance to reduce the property setback for Lot 16 from 30' to 22' (an 8' reduction) to permit the same building footprints as the rest of the townhome building (Units 16-21). The currently approved zoning includes a property set back line of 30' along the western boundary. All townhome units along the western boundary permit the same building depth except Lot 16, which encroaches the SW corner of the building as the property uniquely curves at this location. Without this variance, Lot 16 will require a smaller, architecturally challenged, and a less desirable home overall when compared to the rest of the townhomes planned for this project. The applicant, Toll Brothers, is a nationally recognized luxury townhome builder and the townhomes designed for this project are in keeping with their brand, reputation, and with the character of the surrounding communities.

The requested variance does not constitute a grant of special privilege given the design and curve of this property unique to it. The requested variance is consistent with the spirit and purpose of this zoning ordinance and the comprehensive plan to bring quality townhomes to this location.

We respectfully request that the Mayor and City Council approve this Application for a property setback reduction to 20' at Lot 16, as requested.

Very truly yours,

Eric White
Division President

Encl.

cc: Jake Meek
J.R. Crowe

Planning and Zoning Received 4-27-24

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