

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

Letter of Intent for Zoning Change For:

Christopher and Julia Robinson

3519 Sunderland Way NE

Brookhaven, Georgia 30319

ZONING: PARCEL at 1930 Johnson Ferry Rd. Brookhaven, GA 30319

Letter of Intent for Zoning Change

Dear Planning & Zoning Members,

We are requesting to re-zone our property at 1930 Johnson Ferry Rd. Brookhaven, GA 30319 of .15 acres from RM-14 (multi-family) to RS-100 (single-family residential) to conform with our existing lot (3519 Sunderland Way NE) and more appropriate zoning conditions for our residential neighborhood. Concurrently we are requesting that the transitional buffer of 50 feet be adjusted to 22 feet. This small parcel of our land is on our side of the fence that the Ashford Apartments installed and is level with our existing lot. There is roughly a 20 foot elevation difference from our lot and the newly developed pool house on the Ashford side of the fence. This parcel is vacant, undisturbed and unmaintained – it is just a continuation of our side yard. It will by no means adversely affect the existing use or usability of adjacent or nearby property – as stated above, the Ashford property is at a completely different elevation from our parcel which we are proposing to rezone. It does not impact any of Brookhaven’s zoning map amendments.

Thank you for your consideration,

Sincerely,

Property Owners

Christopher and Julia Robinson

1. Conformance to the Comprehensive Plan:

- a. The proposal consists of rezoning subject property from RM-14 to RS-100 with a concurrent variance to reduce transitional buffer from 50 ft to 22ft from The Ashford. The site is not in a flood plan and conditions are normal.
- b. Adjacent properties consist of single family residence which we own (3519 Sunderland Way) and multi family behind that is owned by The Ashford
- c. No impact to streams or stream buffers
- d. Survey Attached
- e. N/A

2. Environmental Impacts of The Proposed Project

- a. Wetlands
 - The proposal has no impact on wetlands
- b. Floodplain
 - The proposal has no impact on floodplains
- c. Streams/stream buffers

The proposal has no impact on streams or stream buffers
- d. Slopes exceeding 25 percent over a 10-foot rise in elevation

Devoid of slopes
- e. Vegetation

The proposal has no impact on vegetation
- f. Wildlife Species (including fish)

The proposal has no impact on wildlife species
- g. Archeological/Historical Sites
This proposal will have no impact on archeological/historical sites

3. Project Implementation Measures

- a. No impact on environmentally sensitive areas, not in a floodplain and do not have slopes exceeding 25%
- b. The property has natural sloping that flows downhill
- c. There will be no negative impacts on existing infrastructure
- d. There will be no negative impacts on archeological/historically significant areas
- e. There will be no negative impacts on environmentally stressed communities
- f. This proposal will support preservation and creation of green space
- g. This proposal will protect citizens from the negative impacts of noise and lighting
- h. This proposal will not impact wildlife habitats