



# STREAM BUFFER VARIANCE APPLICATION

*This page must be completed by the Applicant.*

## APPLICANT

\_\_William Reed\_\_\_\_\_

Name

\_\_Outdoor Makeover & Living Spaces\_\_\_\_\_

Company

\_\_2852 Piedmont Rd. NE.\_\_\_\_\_Atlanta, GA\_\_\_\_\_30305\_\_\_\_\_

Mailing Address

City, State

Zip Code

\_\_(470)791-5267\_\_\_\_\_william@outdoormakeover.net\_\_\_\_\_  
Primary Phone # Alternate Phone # E-mail

## PROJECT SUMMARY

Name of the Project: \_\_Sommerfeld Project\_\_\_\_\_

Project Street Address: \_\_3443 Keswick Court\_\_\_\_\_

Total # of Properties: \_\_1\_\_\_\_\_ Total Project Acreage \_\_0.39\_\_\_\_\_ Total # of Buildings \_\_1\_\_\_\_\_

Detailed Project Description (*Include Proposed Use(s) and Square Footage of Floor Area for each use*):

\_\_Installed 195 sf of modular block retaining wall that maxes at 10' tall, 50 sf of steps, 192 sf sunken patio built with modular blocks, 76 sf of walkway comprised of 2x2 stones, 404 sf of artificial turf, 3 NDS Flo-Well, 62 lf of modified french drain, install 10 3 gal. Illicum Floridanum in 25' stream buffer.

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\_\_\_\_\_  
\_\_\_\_\_

Variances requested from UDO Sections: \_\_\_\_\_Section 310-20.b.11\_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_

Pre-application Form signed and dated by the Development Director attached to this form for this project.



**WRITTEN ANALYSIS FOR A STREAM BUFFER APPLICATION**

The Mayor and City Council shall authorize variances to the City of Chamblee Stream Buffer standards found in Chapter 310, Article 2 of the UDO only upon consideration of the following factors. Please provide an explanation below for each factor as it applies to your property. Attach additional pages as needed.

1. The shape, size, topography, slope, soils, vegetation, and other physical characteristics of the property;  
\_\_\_The property is 65' wide at the street and goes back 255' from the street. The creek is 75' from the rear property line. The stream buffer makes up 60.35% of the property and ends 4' from the back corner of the house. The 2' contour lines are generally 5'-6' apart and slopes downwards towards the stream. \_\_\_

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2. The locations of all streams on the property, including along property boundaries;  
\_\_\_There is one creek on the property. It is in the back yard. It runs north to southeast through both of the side setbacks of the property. On the north side the bank of the creek is 69' from the rear property line. On the South side it is 38' from the rear property line. \_\_\_\_\_

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3. The location and extent of the proposed buffer or setback intrusion;  
\_ We propose intruding 1,168 sf out of the 1,803 sf in the 75' undisturbed buffer as well as 26 sf of the 1,887sf of the 50' stream buffer. \_\_\_\_\_

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4. Whether alternative designs are possible which require less intrusion or no intrusion;  
\_An alternative design would be possible but it would not help provide the any of the area needed to accomplish the goal of making the backyard a usable space. \_\_\_\_\_

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Written Analysis for Stream Buffer Variance Application, Page 2

5. The long-term and construction water-quality impacts of the proposed variance; and  
\_With the use of a modified French drain, dry well and planting native vegetation in the buffer zone we  
should be able to reduce the soil runoff that the stream is experiencing currently.

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6. Whether issuance of the variance is at least as protective of natural resources and the environment.  
\_\_Yes we are protecting the natural resources by adding permanent vegetation to the stream buffer as  
well as reducing water runoff through the use of modified french drains as well as 3 Flo-Wells\_\_

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~~X~~ I hereby certify that all information provided herein and in the accompanying Application is true and correct.

*William Reed*

Date: 8 / 23 / 24

Applicant Signature

**OFFICIAL USE:** Fee: \$ \_\_\_\_\_ Cash Check # \_\_\_\_\_ CC - Visa/ MC Date: \_\_\_ / \_\_\_ / \_\_\_

I hereby certify that this application is complete and hence has been accepted and filed as of the following date of certification.

\_\_\_\_\_ Official Application Submittal Date: \_\_\_ / \_\_\_ / \_\_\_

Signature \_ City Manager or \_ his/her Designee (print name) \_\_\_\_\_

If Applicable, the Applicant has been notified that this application is to be reviewed at the next available  
**Architectural Design Review Board meeting** scheduled for:

Date: \_\_\_ / \_\_\_ / \_\_\_\_\_ at Time: \_\_\_\_\_ PM / AM at the following location: \_\_\_\_\_.

The Applicant has been notified that this application is to be heard at the next available **Mayor and City Council hearing** scheduled for:

Date: \_\_\_ / \_\_\_ / \_\_\_\_\_ at Time: \_\_\_\_\_ PM / AM at the following location: \_\_\_\_\_.