



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__

Primary Phone #

____Alternate Phone #____

william@outdoormakeover.net__

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.

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. ___

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. ___


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. ___

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. ___

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.

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_

 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: _____.