

493

VARIANCE APPLICATION



41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

Project #: ZBA 16-083 Date Received: 6-2-16

*** Type:**

Type of Request: Chapter 16-Streams Chapter 16-Other Chapter 20-Signs Chapter 27-Zoning
 Code section from which variance is sought: 16-79 / 27-58
 Nature of Request: Encroachment into the 75 foot stream buffer and 40 foot rear yard setback for a new deck addition

*** Project:**

Name of Project / Subdivision: Dunwoody West Subdivision Zoning: R-100
 Property Address / Location: 5027 Old Branch Court; Dunwoody, GA 30338
 District: 18th Land Lot: 7 Block: D Property ID: 18-365-01-249

*** Owner Information:**

Owner's Name: Kelley and Van Brandenburg
 Owner's Address: 5027 Old Branch Court; Dunwoody, GA 30338
 Phone: 404-309-0044 Fax: _____ Email: van.brandenburg@gmail.com

*** Applicant Information:** Check here if same as Property Owner Kelley.brandenburg@gmail.com

Contact Name: _____
 Address: _____
 Phone: _____ Fax: _____ Email: _____

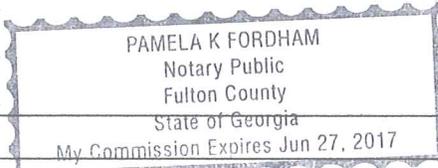
*** Terms & Conditions:**

I hereby certify that to the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Dunwoody Zoning Ordinance) will result in the rejection of this application.

Applicant's Name: Van Brandenburg
 Applicant's Signature: [Signature] Date: 6/2/16

*** Notary:**

Sworn to and subscribed before me this 2 Day of June, 2016
 Notary Public: [Signature]
 Signature: Pamela K Fordham
 My Commission Expires: 6/27/17



*** Office Use:**

Application Fee Paid Sign Fee Paid (\$135 x number of signs required) Fee: \$ 435.00
 Payment: Cash Check CC Date: 6/2/16
 Approved Approved w/ Conditions Denied Date: _____

Property Owner(s) Notarized Certification



41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

The owner and petitioner acknowledge that this application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for variance(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

* Property Owner (If Applicable):

Owner Name: Kelley Brandenburg
Signature: *Kelley Brandenburg* Date: 6-2-2016
Address: 5027 Old Branch Court; Dunwoody, GA 30338
Phone: 404-309-0044 Fax: _____ Email: kelley.brandenburg@gmail.com
Sworn to and subscribed before me this 2 Day of June, 2016
Notary Public:
Pamela K Fordham

* Property Owner (If Applicable):

Owner Name: Van Brandenburg
Signature: *Van Brandenburg* Date: 6/2/16
Address: 5027 Old Branch Court; Dunwoody, GA 30338
Phone: 404-234-1617 Fax: _____ Email: van.brandenburg@gmail.com
Sworn to and subscribed before me this 2 Day of June, 2016
Notary Public:
Pamela K Fordham

* Property Owner (If Applicable):

Owner Name: _____
Signature: _____ Date: _____
Address: _____
Phone: _____ Fax: _____ Email: _____
Sworn to and subscribed before me this _____ Day of _____, 20____
Notary Public:

24 HOUR EMERGENCY CONTACT: VAN BRANDENBURG 404-234-1517

Site Notes:

- THE SITE CONTAINS: 0.348 ACRES / 15,141 SF
TOTAL DISTURBED ACREAGE: 0.XX ACRES / XX SF
- ADDRESS: 5027 OLD BRANCH COURT, DUNWOODY, GA TAX PARCEL ID NUMBER: 18 365 01 249
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY EARTH PRO DATED 8-9-13
- THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0005 J DATED MAY 16, 2013 FOR INCORPORATED DEKALB COUNTY, GEORGIA.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNERS CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- THERE ARE NO EXISTING EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS OR FLOODPLAIN BUFFER THAT APPLY TO THIS PROPERTY OR ARE WITHIN 200 FT.
- THIS PROJECT IS COMPLIANT WITH GRADE SEPARATION AND POSITIVE DRAINAGE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE R401.3, R403.1.7.3 AND R404.1.6.
- DRIVEWAY APRON TO MEET DEKALB STANDARD 709.
- TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.
- THE EXISTING WATER LINE AND SEWER LATERAL FOR THE SUBJECT PROPERTY IS TO BE USED FOR THE NEW CONSTRUCTION. EXACT LOCATION OF THE UTILITIES IS TO BE DETERMINED IN THE FIELD (NOT SHOWN ON SURVEY)

Front Yard Paving Calculations:

THERE IS NO CHANGE TO THE EXISTING FRONT STRUCTURE OF THE HOUSE.

Pre-construction Impervious Surface Ratios:

IMPERVIOUS AREA	
Existing Impervious Area	SF
Existing House	2201
Existing Driveway	935
Existing Deck and Stairs	449
Existing Front Stoop and Steps	51
Existing Walkway	129
Existing Walls	70
Existing Impervious Area - TOTAL	3835
Lot Coverage	25.33%

Post-Construction Impervious Surface Ratios:

Proposed Impervious Area	
Existing House	2201
Existing Driveway	935
Existing Front Stoop and Steps	51
Existing Walkway	129
Existing Walls	70
PROPOSED COVERED PORCH	518
PROPOSED DECK AND STAIRS	540
Proposed Impervious Area - TOTAL	4444
Lot Coverage	29.35%

Tree Calculations:

TREE DENSITY FACTOR			
Acres	x	Factor	Units
0.348	x	20	6.96

Remaining Density Factor:

REMAINING DENSITY FACTOR (RTF)					
DBH	HARDWOOD	UNITS	x	QUANTITY	UNITS
6	HARDWOOD	0.30	x	1	0.3
7	HARDWOOD	0.30	x	1	0.3
8	HARDWOOD	0.50	x	1	0.5
10	HARDWOOD	0.60	x	2	1.2
12	PINE	0.80	x	1	0.8
13	PINE	0.90	x	1	0.9
15	PINE	1.20	x	1	1.2
18	PINE	1.80	x	1	1.8
24	PINE	3.10	x	1	3.1
26	PINE	3.70	x	1	3.7
36	HARDWOOD	7.10	x	1	7.1
					RTF
					20.9

Lost Trees

LOST TREES					
DBH	TYPE	UNITS	x	QUANTITY	UNITS
12	HARDWOOD	0.80	x	1	0.8
TOTAL TREES					1.00
TOTAL INCHES					12.00

Required Replacement Density Factor:

TDF	-	RTF	=
6.96	-	22.1	0
RTF < TDF REQUIREMENT MET THROUGH EXISTING TREES			

NO OUTDOOR LIGHTING IS PLANNED FOR THIS HOME

Contextual Setback Range

THERE IS NO CHANGE TO THE EXISTING FRONT STRUCTURE OF THE HOUSE.

Water Quality Calculations:

SEE SHEET C-2

ES&PC Notes:

- THE CONSTRUCTION STAGING AREA WILL BE THE EXISTING DRIVEWAY AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT ANY POTENTIAL TRACKING OF MUD ONTO PUBLIC STREETS.
- SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
- SILT FENCE FABRIC SHALL BE COMPRISED OF GA. DOT QUALIFIED PRODUCTS LIST 36, FOR SILT FENCE FABRIC.
- ALL GRASSING SHALL BE IN ACCORDANCE WITH CHAPTER 6, SECTION III "VEGETATIVE PRACTICES" OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
- ALL OTHER WORK SHALL BE PERFORMED IN ACCORDANCE WITH THIS SAME MANUAL.
- THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SILT FENCING AND REMOVE THE FENCING FROM THE SITE ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
- EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RE-TOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
- ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS. THE EROSION CONTROL MEASURE CAN BE DESIGNED BY A LEVEL 1B (BLUE CARD) GASWCC CERTIFIED CONTRACTOR, UNLESS THE BMP HAS A HYDRAULIC COMPONENT. FOR ALL BMP DESIGN WITH A HYDRAULIC COMPONENT, THE BMP MUST BE DESIGNED BY A LEVEL 2 (GOLD CARD) GASWCC CERTIFIED DESIGNER. A CONSTRUCTION EXIT IS NOT PROPOSED DUE TO THE SMALL SIZE OF THE PROJECT AND THE LEVEL 1B CONTRACTOR MUST PROVIDE ALL MEASURES TO PREVENT ANY SILT FROM LEAVING THE SITE.
SILT FENCE PROVIDED = 122 LINEAR FEET
SEDIMENT STORAGE REQUIRED = 0.042 x 67 = 2.81 CU YD
SEDIMENT STORAGE PROVIDED = 75 x 0.05 = 6.1 CU YD

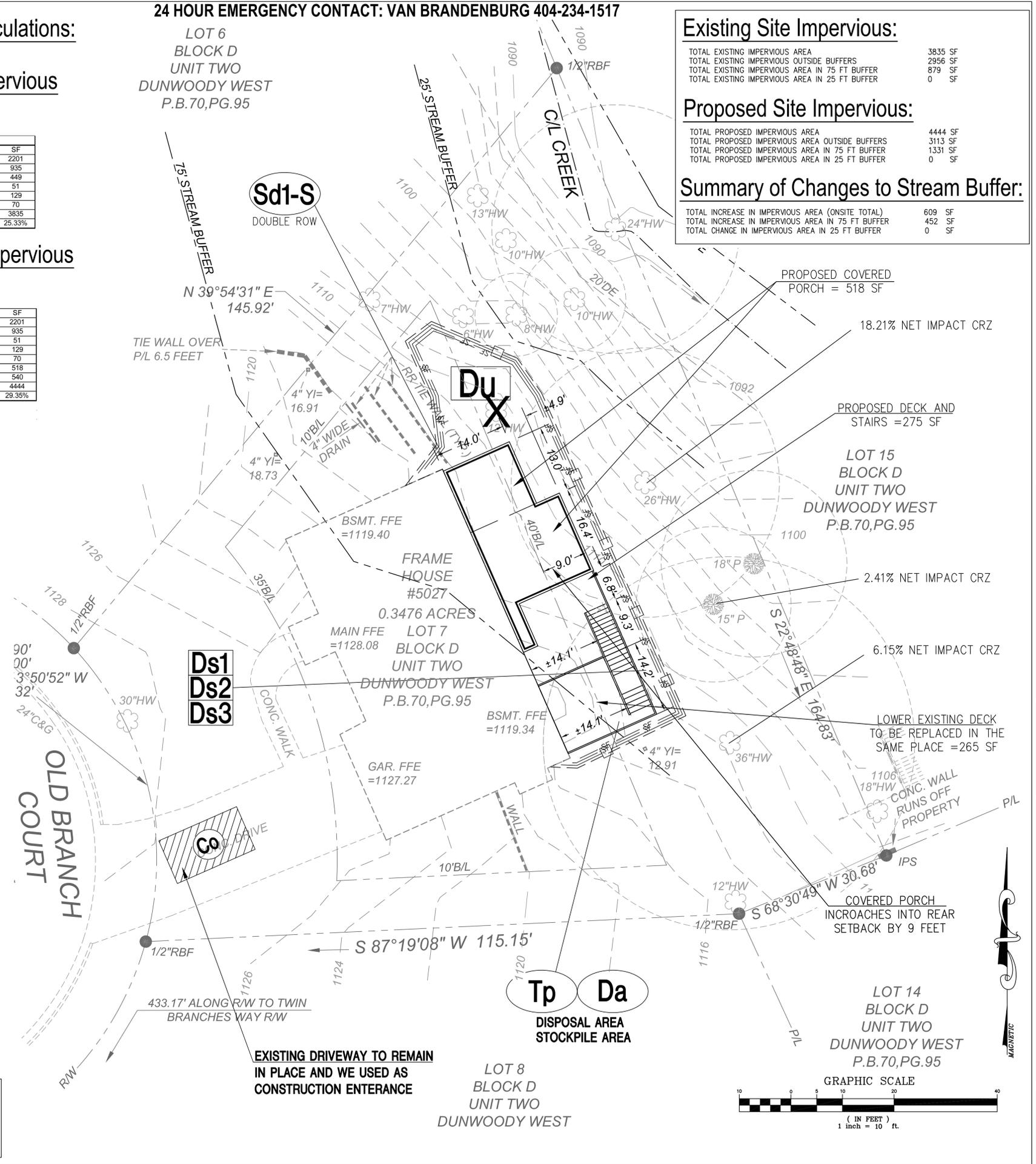
Retaining Walls:

NOTE ANY PROPOSED RETAINING OR WING WALLS OVER 4' REQUIRE A SEPARATE PERMIT FOR APPROVAL. THERE ARE NO PROPOSED WALLS AS APART OF THIS PROJECT

TOTAL SITE ACRES = 0.348 ACRES
TOTAL DISTURBED AREA = 0.042 ACRES

Zoning Conformance:

SITE ZONING: R-100 (DETACHED SINGLE-DWELLING RESIDENTIAL)
MINIMUM LOT SIZE: 15,000 SQUARE FEET
MINIMUM LOT FRONTAGE: 100 SQUARE FEET
STREET, FRONT AND SIDE SETBACK: 35 FEET
SIDE SETBACK (INTERIOR): 10 FEET
SIDE SETBACK (INTERIOR ACCESSORY BUILDINGS/STRUCTURES): 10 FEET
REAR SETBACK: 40 FEET
REAR SETBACK (ACCESSORY BUILDINGS/STRUCTURES): 10 FEET
LOT COVERAGE: SHALL NOT EXCEED 40% (PER CODE SECTION 27-58)
BUILDING HEIGHT: NO MORE THAN 35 FEET



Existing Site Impervious:

TOTAL EXISTING IMPERVIOUS AREA	3835 SF
TOTAL EXISTING IMPERVIOUS OUTSIDE BUFFERS	2956 SF
TOTAL EXISTING IMPERVIOUS AREA IN 75 FT BUFFER	879 SF
TOTAL EXISTING IMPERVIOUS AREA IN 25 FT BUFFER	0 SF

Proposed Site Impervious:

TOTAL PROPOSED IMPERVIOUS AREA	4444 SF
TOTAL PROPOSED IMPERVIOUS AREA OUTSIDE BUFFERS	3113 SF
TOTAL PROPOSED IMPERVIOUS AREA IN 75 FT BUFFER	1331 SF
TOTAL PROPOSED IMPERVIOUS AREA IN 25 FT BUFFER	0 SF

Summary of Changes to Stream Buffer:

TOTAL INCREASE IN IMPERVIOUS AREA (ONSITE TOTAL)	609 SF
TOTAL INCREASE IN IMPERVIOUS AREA IN 75 FT BUFFER	452 SF
TOTAL CHANGE IN IMPERVIOUS AREA IN 25 FT BUFFER	0 SF

Prepared By:
CRESCENT VIEW ENGINEERING, LLC.
1003 Kenmill Drive
Marietta, Georgia 30060
404-234-8410
www.crescentvieweng.com

Prepared For
Van Brandenburg
5027 OLD BRANCH COURT
DUNWOODY, GA
404-234-1617

Site Plan

DATE	SCALE	AS SHOWN	PZ	GHB
6-1-16	AS SHOWN			

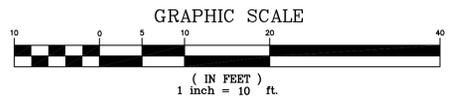


Stream Buffer Variance Plan for:
5027 Old Branch Court
Land Lot 365, 18th District
City of Dunwoody, DeKalb County, Georgia

CVE PI # 16-035

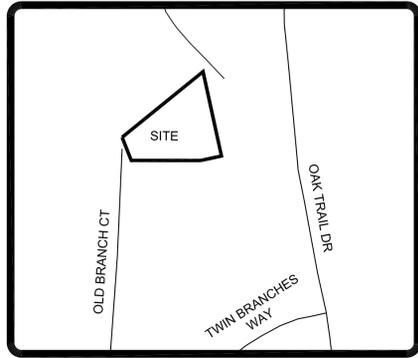
Sheet No.

C-1



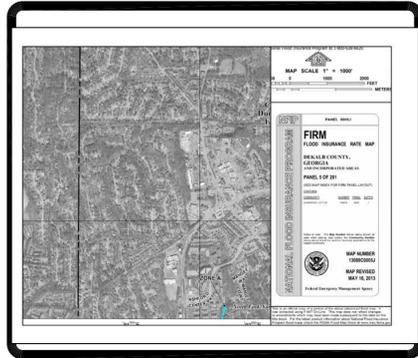
24 HOUR EMERGENCY CONTACT: VAN BRANDENBURG 404-234-1517

LOT 6
BLOCK D
UNIT TWO
DUNWOODY WEST
P.B.70,PG.95



Location Map

N.T.S.



FEMA Firm Map

N.T.S.

General Demolition Scope:

BE ADVISED THIS IS NOT AN EXHAUSTIVE LIST OF DEMOLITION ITEMS. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND THE COMPLETE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS. ANY QUESTIONS, CONCERNS, OR IDEAS CONCERNING THE INTENT OR EXECUTION OF THE DESIGN DOCUMENTS MUST BE BROUGHT TO THE OWNER BEFORE PERFORMING ANY CONSTRUCTION ACTIVITY.

- ① REMOVE PORTION OF EXISTING DECK IN PREPARATION FOR NEW ADDITION, LOWER DECK SECTION SECTION TO BE REPLACED IN THE SAME FOOTPRINT
- ② REMOVE PORTION OF EXISTING WALL IN PREPARATION FOR NEW ADDITION

Demolition Notes:

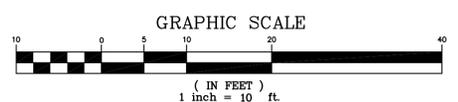
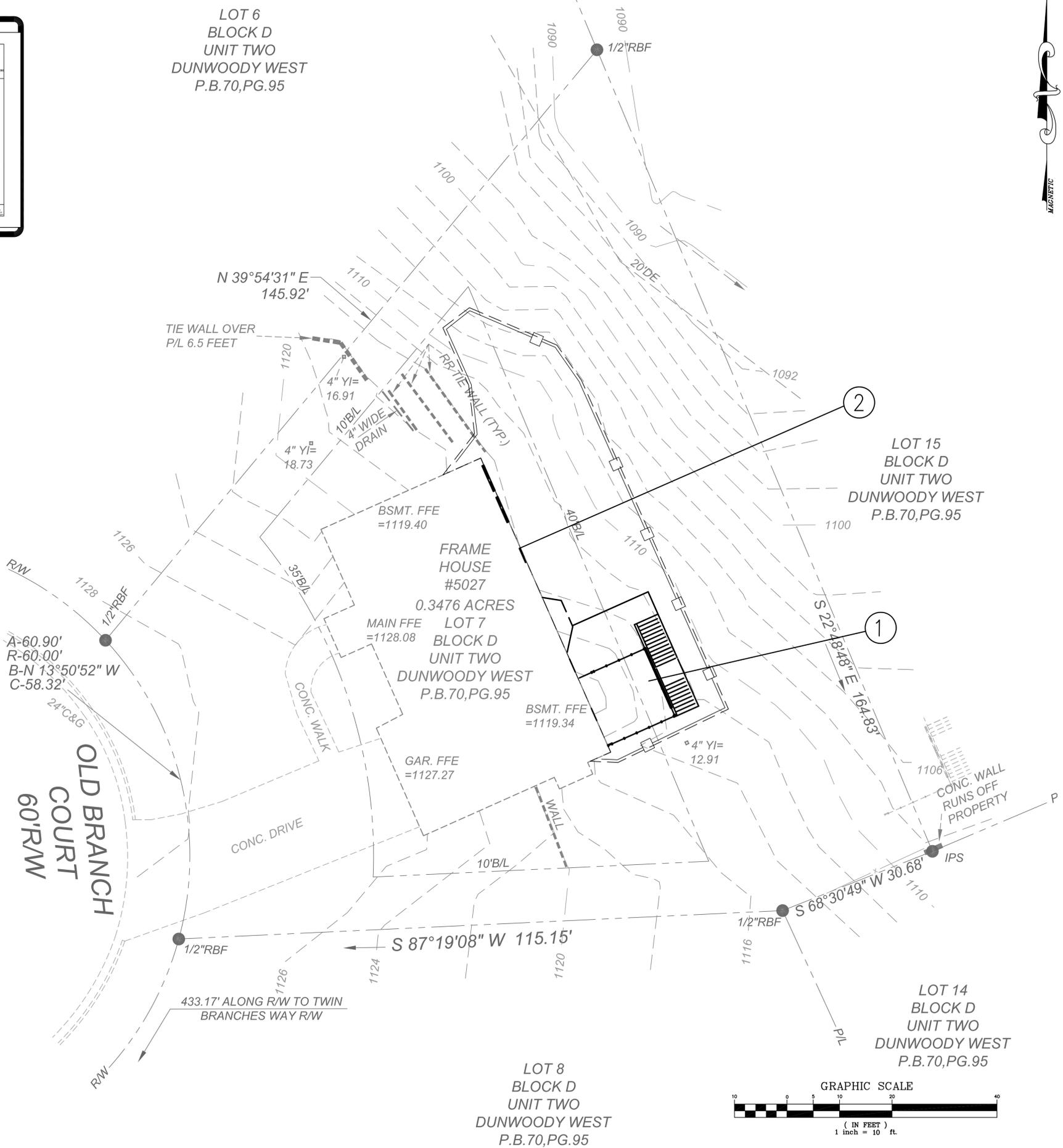
- 1. ALL LAND DISTURBANCE TO BE STABILIZED UPON COMPLETION OF DEMOLITION
- 2. ALL TREES SHOWN AS TO REMAIN TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE
- 3. ALL DEMOLITION DEBRIS TO BE HAULLED OFF SITE.
- 4. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
- 5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- 6. CALL FOR FINAL INSPECTION AT 678-382-6804
- 7. THERE ARE NO EXISTING EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS OR FLOODPLAIN BUFFER THAT APPLY TO THIS PROPERTY PER THE SURVEY.

ES&PC Notes:

- 1. THE CONSTRUCTION STAGING AREA WILL BE THE EXISTING DRIVEWAY AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT ANY POTENTIAL TRACKING OF MUD ONTO PUBLIC STREETS.
- 2. SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
- 3. SILT FENCE FABRIC SHALL BE COMPRISED OF GA. DOT QUALIFIED PRODUCTS LIST 36, FOR SILT FENCE FABRIC.
- 4. ALL GRASSING SHALL BE IN ACCORDANCE WITH CHAPTER 6, SECTION III "VEGETATIVE PRACTICES" OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
- 5. ALL OTHER WORK SHALL BE PERFORMED IN ACCORDANCE WITH THIS SAME MANUAL.
- 6. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SILT FENCING AND REMOVE THE FENCING FROM THE SITE ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
- 7. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RE-TOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
- 8. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.

SILT FENCE PROVIDED = 122 LINEAR FEET
 SEDIMENT STORAGE REQUIRED = 0.042 x 67 = 2.81 CU YD
 SEDIMENT STORAGE PROVIDED = 75 x 0.05 = 6.1 CU YD

TOTAL SITE ACRES = 0.346 ACRES
 TOTAL DISTURBED AREA = 0.039 ACRES



Prepared By:
**CRESCENT VIEW
 ENGINEERING, LLC:**
 1003 Kenmill Drive
 Marietta, Georgia 30060
 404-234-8410
 www.crescentvieweng.com

Prepared For
Van Brandenburg
 8027 OLD BRANCH COURT
 DUNWOODY, GA
 404-234-1817

Demolition Plan		REVISIONS	
DATE	6-1-16	AS SHOWN	
SCALE	AS SHOWN	PZ	
DRAWN		GH	
CHECKED		GH	



Stream Buffer Variance Plan for:
5027 Old Branch Court
 Land Lot 365, 18th District
 City of Dunwoody, DeKalb County, Georgia

CVE PI # 16-035

Sheet No.
D-1

SURVEYED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 365, OF THE 18TH LAND DISTRICT, CITY OF DUNWOODY, DEKALB COUNTY, GEORGIA, BEING LOT 7, BLOCK D, UNIT TWO, DUNWOODY WEST SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FROM THE INTERSECTION OF THE EAST R/W LINE OF TWIN BRANCHES WAY (60' R/W) WITH THE SOUTH R/W LINE OF OLD BRANCH COURT (60'R/W) THENCE ALONG THE SOUTH R/W LINE OF OLD BRANCH COURT 433.17' TO A 1/2" REBAR SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND ALONG THE R/W LINE OF OLD BRANCH COURT WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 60.90', WITH A RADIUS OF 60.00', WITH A CHORD BEARING OF N 13°50'52" W, WITH A CHORD LENGTH OF 58.32' TO A 1/2" REBAR; THENCE DEPARTING THE R/W LINE OF OLD BRANCH COURT N 39°54'31" E A DISTANCE OF 145.92' TO A 1/2" REBAR; THENCE S 22°48'48" E A DISTANCE OF 164.83' TO AN IRON PIN SET; THENCE S 68°30'49" W A DISTANCE OF 30.68' TO A 1/2" REBAR; THENCE S 87°19'08" W A DISTANCE OF 115.15' TO THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.3476 ACRES (BEING 15,141 SQUARE FEET), INCLUDING ALL EASEMENTS.

City of Dunwoody Community
Development June 1, 2016

Property owner and location:

Kelley and Van Brandenburg
5027 Old Branch Court
Parcel ID # 18 365 01249
Dunwoody, Georgia

Letter of Intent

1. We are hereby requesting a variance to encroach into the City of Dunwoody's Stream Buffer setback requirement per Chapter 16 Section 16-79 and an encroachment into the rear setback per section 27-58 to construct a deck addition that is approximately 1058 sf total at the rear of the existing dwelling. The construction will be a covered deck of 518 sf and an uncovered deck that is 540 sf. The lower level deck will replace the existing deck in the same location. The existing house is part of Dunwoody West Subdivision and was built in 1982. The house was built prior to the City of Dunwoody Stream buffer requirements as 879 square feet of the existing house is currently in the 75 foot undisturbed stream buffer. The existing dwelling and proposed addition would not be encroaching into the 25 foot state buffer requirement. The lot is a cul-de-sac lot with more buildable area in the rear, but the existing stream buffer locations render any reasonable back yard building area impossible.



Photo 1: Existing Stream as Seen from the Rear Deck

We have lived in this house since 2009. In that time we have had three children, who are currently 2, 5, and 7 years old. The rear yard is a steep slope with no room for small children to play or for our family to enjoy a back yard setting. This lack of usable outdoor space is the main reason for the deck expansion. The proposed expansion will serve our growing family and allow for existing area to be converted to additional usable space.

2. The proposed work would include replacing the existing open air wood deck on the right side of the rear of the house and constructing a new two rear open air deck addition on the left side of the rear of the house. This addition would allow us to have outdoor living area in lieu of the back yard of our home. The current back yard is steep and drains down to the stream, which makes any usable area very difficult and unsafe. The proposed addition would not project past the line of the existing wood deck (which will be replaced as part of this project) and the addition would utilize geo piers that will allow for the construction to be stable on a steep slope to minimize any disturbance to the existing grade. A 511 sf exist deck will be removed and a 1058 sf total deck will be added back. The total net increase in impervious area to the stream buffer is 452 sf. All land disturbances will take place in the 75 foot stream buffer as 879 sf of the house is currently in the stream buffer.



Existing Left Rear Wall of House Where the Proposed Covered Deck will be Built.

3. The granting of this variance will not be materially detrimental to this property or adjoining properties. We will not be encroaching or disturbing the existing tree line. There is one small 12" tree that will be removed as part of this project. The site will still be in compliance with the City tree ordinance. The existing topography in the back yard is a large slope and will remain unchanged. We will be complying with all the BMP's outlined by the GSWCC Manual for Erosion and Sediment Control in Georgia and the City of Dunwoody including:
 - a. Double row of silt fence to trap sediment in surface runoff
 - b. Straw bale ground cover during construction for soil stabilization
 - c. Install a stormwater infiltration trench to contain roof runoff from the new addition. (subject to city staff approval)
 - d. Permanent sodding at the completion of construction for soil stabilization
 - e. Minimizing the limits of disturbance to keep the existing plant life in place after construction.
 - f. Staying at least 30 feet away from the stream bank to allow for minimal disturbance to any terrestrial habitat that would be in and around the stream.
 - g. This lot is not in a FEMA floodplain and the house basement sits over 25 feet vertically higher than the stream, so there is no threat for flooding of the structure.
 - h. This project is for a replacement / expansion of an existing deck for a single family home, so there will be no increased noise or need for visual buffers as part of this project.

There is currently no onsite mitigating for water quality other than the existing stream buffers. The proposed plan shows that the new roof runoff will be discharged into an infiltration trench that will allow for groundwater recharging and filtering before water reaches the stream. This will increase the onsite and downstream water quality of the stream. The foundation system will be designed utilizing geo piers (there will be no change to the existing topography) to minimize any disturbance to the existing soil and stabilize the deck because of the existing slope.

4. This 75 foot stream buffer requirement prevents any expansion to our existing home in the rear, all other zoning requirements (R-100) lot coverage, side and rear yard setbacks, building height etc. will be in compliance.
5. We will ensure compliance with all the "Best Management Practices" and Stream Protection Criteria. In addition, all construction material would be stored on the existing driveway and upon completion of construction any disturbed areas will be re- sodded. We will require the Contractor to be "level IB – Blue Card" certified. No cleaning of paint brushes, concrete washing, or other practices that may affect the stream water quality will be permitted in rear yard. Any machine storage required will be in the front yard area and the contractor will monitor for any potential fuel leaks.



Ross Piper
Architect Inc.

1708 Peachtree Street
Suite 110
Atlanta, GA. 30309
404-579-5353

BRANDENBURG RESIDENCE

5021 OLD BRANCH CT, ATLANTA, GA. 30338



1 NEW REAR ELEVATION
A3 SCALE: 1/4" = 1'-0"

THESE DRAWINGS ARE THE PROPERTY OF ROSS PIPER ARCHITECT INC. THEY MAY BE REPRODUCED, MODIFIED OR REVISED WITHOUT THE WRITTEN PERMISSION OF ROSS PIPER ARCHITECT INC.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS, DETAILS, ETC. AND REPORT ALL DISCREPANCIES TO ROSS PIPER ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SCALE: 1/4" = 1'-0"

DRAWN BY: J.C.

CHECKED: R.P.

DATE: 05-17-2016

PROJECT NO:

SHEET NO:

A-3



RELEASE FOR CONSTRUCTION