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11/7/2016

Snellville Planning & Development Department
2342 Oak Road
Snellville, Georgia 30078

Re: **Stream Buffer Variance Letter**
**Tree Lane @# New Hampton Drive- ShadowBrook Crossing Lot 46**
Planners and Engineers Collaborative, Inc. Project No. 03028.05A

Dear Board Members,

Please accept this Letter of Intent as a request for a Stream Buffer Variance for a new single family house that is proposed to encroach into the 75' Impervious Buffer for 1589 Benham Drive, Snellville, Georgia 30078. The rectilinear lot measures 74.65' along Benham Drive on the northeast boundary, 130.98' along the southeast boundary, 74.70' along the southwest boundary, and 117.94' and 8.46' along the northwest boundaries.

The property is rectangular covers 9,600 square feet (0.22 acres). The property was previously developed and was part of an existing subdivision that is currently being redeveloped. There are no existing structures. This property slopes downwards to the northeast, towards the stream. It covers two soil series regions: GgB2 (K=0.28) and GeC2 (K=0.20). Permanent grassing has been planted as part of the overall subdivision site development. The 25' State Buffer, the 50' City Buffer, and 75' Impervious Buffer all protrude into the property and dramatically affect the buildable area.

Given the setback and 75' Impervious Buffer, it is all but impossible to design and build a marketable house with reasonable square footage and outdoor living spaces outside the 75' Impervious Buffer. Should the buffer be maintained, this lot will sit vacant and undeveloped, presenting an eye store to nearby residents, affecting the taxable potential of the property, and negatively impacting values of nearby properties as the subdivision develops. We have spent considerable time and effort to design a home that minimizes the encroachment and impact to the 75' Impervious Buffer yet still maintains a character and quality of comparable homes in the development.

There is no alternate site configuration that does not encroach upon the 75' impervious buffer. The lot size and setbacks will not permit any modification of the location of the proposed structure such that the buffer will not be affected. The post-developed impervious surface calculation yields 30% lot coverage with approximately 124 square feet of impervious coverage inside the 75' Impervious Buffer.

To mitigate the impacts to the buffer, we propose installing a proprietary underground water quality device for roof drains to connect to. The lot will also feature permanent vegetation on all sides to aid in removing pollutants and impurities from any storm water leaving the site.

Thank you for your time and consideration.

Sincerely,

Matthew E. Kaczenski, P.E. LEED AP
For the Firm

MEK/LS

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