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10-10-18

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

CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

Re: Stream Buffer Variance Letter  
3353 Newton's Crest Circle, Newton's Crest, Lot 69A

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 50' Buffer and 75' Impervious Buffer for 3353 Newton's Crest Circle, Snellville, GA 30078.

The property is owned by Adams Homes AEC, LLC located in Gulf Breeze, FL., but is being permitted and built through a branch of Adams Homes AEC, LLC located in Cummings, GA. The property covers 6,558 square feet (0.151 acres). The property was previously developed and was part of an existing subdivision that is currently being prepared for a single-family residential house. There are no existing structures. This property is relatively flat until you reach the rear of the lot where it slopes down to existing creek. The site covers Cfs soils series, involving Chewacla silt loam consisting of 0 to 2 percent slopes and floods frequently. The 25' State Waters Buffer, 50' Buffer and 75' Impervious Buffer protrude into the property and dramatically affect the buildable area.

Given the platted setbacks, 50' Buffer and 75' Impervious Buffer, it is all but impossible to design and build a marketable house with reasonable square footage and outdoor living space outside the 50' Buffer and 75' Impervious Buffer. Should an encroachment into the buffers be denied, this lot will sit vacant and undeveloped, presenting an eye sore 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 buffers, 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 50' and 75' Buffers. The lot size and platted 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 39% lot coverage with approximately 982 square feet of impervious coverage inside the 75' Impervious Buffer and 583 square feet of impervious coverage inside the 50' Buffer.

To mitigate the impacts to the buffer, we propose to install permanent vegetation, mainly planting sod, on all sides of the house to aid in removing pollutants and impurities from any storm water leaving the site. Also, we propose installing a proprietary underground water quality device for roof drains to connect to.

Thank you for your time and consideration

Sincerely,

Daniel Blitch

Adams Homes