



City of Chamblee
City Council Agenda Item

Department: City Council
Prepared By: Andrew Russell
Initiator: Andrew Russell

ZONING (ID # 2919)

SUBJECT: PZ2021-728: 3504 SEXTON WOODS DRIVE - STREAM BUFFER VARIANCE

Meeting Date: March 16, 2021, 7:30 PM

REQUESTED ACTION:

APPROVAL of one (1) variance, with staff recommendations and conditions

REQUEST SUMMARY:

A summary of the project is as follows:

- The applicant requests a stream buffer variance from the 75-foot “no impervious surface” stream buffer to add a 185 square foot addition to the second story of the home. The project will also include interior renovations to the existing house. The overall percentage of impervious surface area on the property will increase slightly from 18.12% to 18.79%. No impervious surfaces or disturbance is proposed in the 50-foot undisturbed buffer. The applicant intends to meet all of the zoning requirements of the UDO for the addition and interior renovation.

The applicant requests approval of a variance from the following regulation of Title 3 of the UDO:

1. Variance from Sec. 310-19 to the installation of impervious surfaces in the 75-foot no impervious surfaces buffer.

STAFF RECOMMENDATION:

Based on the analysis of this application, using the standards and criteria found in Chapter 310 of the UDO, Staff recommends the following action and conditions of approval on the variance request, in case PZ2021-728:

Staff recommends **APPROVAL** of the following variance request:

1. Variance from Sec. 310-19 to the installation of impervious surfaces in the 75-foot no impervious surfaces buffer.

Staff recommends the following exhibits and conditions:

1. The development shall be constructed in substantial conformity with Exhibit A: Site Plan dated “Received February 23, 2021” with revisions required by conditions of approval as reviewed and approved by the Planning & Development Director.

2. The applicant and their design professional will coordinate with the City Engineer to design a BMP in accordance with the guidelines established in the Georgia Stormwater Management Manual (GSMM). The design of this BMP shall be included in the building permit application and will be inspected by city personnel during construction and prior to final sign-off by the city. Ongoing maintenance shall be the responsibility of the homeowner.

Attachment List:

Staff Report - 3504 Sexton Woods Drive (DOCX)

1 - Exhibit A Site Plan 02.23.2021 (PDF)

2 - Application (PDF)

3 - Maps (PDF)

Review:

Andrew Russell	Completed	03/03/2021 6:48 PM
Jon Walker	Completed	03/04/2021 4:26 PM
City Council	Completed	03/11/2021 6:00 PM