



COPY

SHIRLEY CLARK FRANKLIN
MAYOR

CITY OF ATLANTA
63 MITCHELL ST. SW. ATLANTA, GEORGIA 30335-0324
SUITE 4700, CITY HALL - SOUTH
(404) 330-6240
FAX (404) 658-7352
email: publicworks@atlanta.org

DEPARTMENT OF
WATERSHED MANAGEMENT
Jack Ravan, Commissioner

STREAM BANK BUFFER
REQUEST FOR VARIANCE

DWM/SBB Log # _____

PART I TO BE COMPLETED BY APPLICANT

Applicant Name Allen Ross

Mailing Address 383 Spring St. Suite B

Telephone Atlanta GA 30309 404-875-1517

Site Location 2070 Cheshire Bridge Rd.

Street Address, W. 4th District 17' Fulton Co.

Land Lot, District _____

Building Permit Log # _____

Intended Use of Property Mixed-use residential town homes and live-work.

Description of Request } Please see attached description/

Applicants Comments } Justification Sheet.

Applicant Signature / W. Allen Ross

Date 06.28.07

JUSTIFICATION FOR STREAM BUFFER VARIANCE - 2070 Cheshire Bridge Road

The site at 2070 Cheshire Bridge Road is zoned MRC-1-C for the Cheshire Bridge Corridor Overlay District. This project proposes 9 - Live Work Units and 22 Town House units on 1.79 acres.

The MRC-1-C zoning encourages mixed-use developments of reasonably high density consistent with the proposed design for this project. Based on the irregular shape of the site - the buildings at the rear encroach 10 ft. into the 75 ft. C.O.A. Stream Buffer.

Forrester's Flowers is the current occupant of the site and has sold the property to Cheshire Bridge Townhomes, LLC for development. The current use included two large greenhouses and asphalt paving that provide **3,630 sq. ft. of impervious surface existing within the 75 ft. buffer.**

The proposed use includes **1,743 sq. ft. of building footprint and impervious surface within the 75 ft. buffer** and 1,720 sq. ft. of pervious pavement for sidewalks and a small community plaza within the stream buffer.

This provides for a **1,887 sq. ft. reduction in the amount of impervious surface in the stream buffer.** Including the pervious paved sidewalks in the total encroachment - the net reduction is still 167 sq. ft.

We feel that the net reduction in stream buffer encroachment is reasonable and should justify a variance to allow the encroachment. Additionally, the current site sheet drains surface water into Peachtree Creek. With the development of this project - the surface water runoff will be managed by detention on site - minimizing any surface runoff into the creek.

Finally, the project when completed will provide and maintain a heavy landscape buffer around the perimeter - including a substantial landscape greenspace and buffer at the rear of the property between the development and the creek. This will further improve and mitigate storm water impact on Peachtree Creek and preserve the intent of the Stream Buffer requirement.



SHIRLEY FRANKLIN
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CITY OF ATLANTA

55 TRINITY AVENUE SW, SUITE 5400, SOUTH BLDG.
ATLANTA, GEORGIA 30335-0310
OFFICE 404-330-6249
FAX 404-658-6995

DEPARTMENT OF
WATERSHED MANAGEMENT
ROBERT J. HUNTER
COMMISSIONER

STREAM BANK BUFFER REQUEST FOR VARIANCE DWM/SBB Log # 2007-32

(PART 2) To Be Completed By Review Committee

Date of Review August 7, 2007

Reviewers Name(s) Stream Buffer Review Committee

Address 2070 Cheshire Bridge Road - 1st Review

Incomplete submittal - Plan must show:

- Show 25' & 75' Buffers and 100-year Flood Elevation and Contour on proposed Site Plan
- Overlay proposed development over existing use. Calculate difference of encroachment.

(Note: Stormwater Management System may not be located in the buffer.)

It appears that a design modification could eliminate the need for a buffer encroachment.

Findings:

	Variance Granted (Submit copies of this form with building permit application)
	Variance Denied
X	Returned for Modifications Date: August 7, 2007
	Granted with Conditions (Submit copies of this form with building permit application)
	Approval Pending (Certification of Public Notice per City Code Section 74-312)

Committee Representative Authorized Signature

Lawell Chabers

Date: 8-8-07

XC: Howard Shook, Chairman of Utility Committee