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PLANNING & ZONING



March 7th, 2022

To whom it may concern:

The homeowners (Kim & Sean Kindrick) at 1330 Vintage Club Drive, Duluth, GA 30097, are requesting to encroach into the 75-foot impervious setback and the 50-foot undisturbed buffer located on their property to bring the current house into compliance and to construct a patio with an outdoor fireplace.

The home is located along a creek that feeds into a pond along the St. Ives Golf Course. When the house was constructed in 1993, the 50' and 75' stream buffers were not enforced. The current 75' impervious buffer is located within the dwelling footprint, the enclosed sunroom and deck. The impervious encroachment of the existing dwelling and features is 10'-9". The house as-is currently does not conform with the City of Johns Creek Stream Buffer Ordinance.

The request to encroach into the 75-Foot Impervious Buffer and the 50-Foot undisturbed Buffer is to create an outdoor living space with an outdoor fireplace that is located further away from the stream than the existing water feature and pathway, both of which will be removed and replaced with grass in the proposed project. The 50-foot undisturbed buffer will be only encroached 5'-6" (85 total SF) to provide access for the crew members to construct the outdoor fireplace. The crew will only access the 50-foot undisturbed buffer by foot. No heavy machinery will access the 50' undisturbed buffer.

The existing patio below the sunroom/open deck will be extended an additional 340 SF. The total encroachment into the 75' impervious buffer will be 25 feet. This will extend the existing encroachment by 14'-6 inches, but this encroachment will largely be offset by the removal of the existing path and water feature.

The existing water feature and stone pathway are currently installed within the 50-foot Undisturbed Buffer and the 25-foot State Buffer. The water feature and pathway make up a total 200 SF of lot coverage within the two buffers. The water feature and path were installed years prior to the purchase of the property by Sean & Kim Kindrick. The water feature and pathway will be removed. This component will be removed by hand, hand graded and landscaped. No heavy machinery will be used during the removal and repair process.

In total, the lot coverage onsite will increase 140 SF. To offset this intrusion, a landscape revegetation plan has been provided. The revegetation plan includes additional plants beyond the city's recommendation. A total of (2) small trees, (21) shrubs and (33) groundcover/perennials will be installed from the City's Stream Buffer Revegetation/Mitigation standards list. An additional (5) shrubs outside of the list will also be installed.

Since the existing dwelling and its attached components are currently within the 75' impervious buffer, no other plan to improve and update the property is feasible to stay out of the 75-foot impervious buffer. This proposed project would remove impervious features from the 25 foot state buffer, reduce impact within the 50 foot buffer, improve drainage and vegetative systems, and improve the site's appearance and function.

If you have any questions or would like to discuss the plans in person, please do not hesitate to reach out to me.

Thank you for your consideration,

Alex Tidwell

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