



Technical Panel

Chapter 74 Article VII
Riparian Buffer Requirements

Determination Report

Atlanta City Code Section 74-311

Application No: 2020-08

3120 Marne Drive

October 14, 2020

1. Background and legislative context

The purpose of this report is to document the determination made by the Technical Panel (“Panel”) pursuant to section 74-311 of the Atlanta City Code (“Code”) following the public notice and comment period required by section 74-310 of the Code.

2. Project description

The project seeks approval to add 170 sf of impervious driveway material inside of 75-ft stream buffer for a new motor court, and to remodel the existing front porch at 3120 Marne Drive for a minor reduction of existing encroachment.

3. Certification of completion of public notice

The Panel has reviewed the certification dated June 15, 2020 as provided by the applicant as required by section 74-310(d) of the Code.

The Panel determines, in accordance with section 74-311(a) of the Code, that the public notice required section 74-310 of the Code has been completed.

4. Consideration of public comments

Annexure A to this report contains the Panel’s consideration of public comments made with respect to the application, as required by section 74-311(b) of the Code.

5. Findings

The Panel makes the following findings of fact and conclusions:

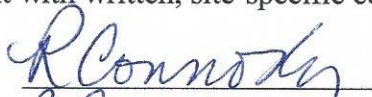
- The consideration of the public comments is as noted in Annexure A to this report.
- The Technical Panel recognizes the location of the existing house in relationship to the stream buffer as a hardship.
- The Technical Panel previously considered alternative locations for the proposed improvements, and the current proposal was determined to be the most reasonable balance of impact and benefit.

6. Determination

The Panel determines in accordance with section 74-311 of the Code, having considered the public comments (if any) and having made findings of fact and conclusions in this report, to issue the authorized encroachment with written, site-specific conditions as set out in Annexure B.

Authorized Signature:

Name:


R CONNOLLY

Annexure B

Conditions

Section 74-311(b)(2)

The following conditions are imposed on the authorized encroachment:

- 150% of standard permanent stormwater retention (1.5 inches) will be required for mitigation.
- Stormwater management details will be reviewed and enforced at the time of Building Permit review.