



Technical Panel

Chapter 74 Article VII
Riparian Buffer Requirements

Technical Review Report

Atlanta City Code Section 74-309

Modified Application

Application No: 2020-02

4407 Jett Rd

October 21, 2020

1. Background and legislative context

The purpose of this report is to document the technical review required to be conducted by the Technical Panel (“Panel”) pursuant to section 74-309 of the Atlanta City Code (“Code”).

2. Project description

The project seeks approval to construct install a swimming pool and outdoor kitchen at 4407 Jett Road and this application seeks an authorized encroachment for the purpose of that project. The requested encroachment comprises 3,565 sq ft of disturbance in the 75’ buffer (as stated on plan), North of the house as shown on the first page of the submitted plan with a revision date of 9-8-2020. Proposed improvements include a pool with spa, retaining wall, pool deck, outdoor kitchen and stormwater management.

3. Project modifications

The following project modifications have been made and the application being considered by the Panel is for the project as amended by the following modifications. The Panel may or may not request further modifications to the application.

Modification #	Date	Description
1 (2 nd Review)	9-8-2020	Additional stormwater storage and treatment

4. Assessment and evaluation

The Panel has reviewed the application, including any information, plans, and reports prepared by the applicant as well as other information on the City file.

In accordance with section 74-309 of the Code, the Panel has evaluated the following the matters:

Table 1: Compliance with section 74-309

Subsection	Comment
(a) Whether the application meets the requirements of section 74-308 and provides sufficient information to proceed with review	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Subsection	Comment
(b) Whether the application contains a disqualifying characteristic that makes the applicant ineligible for an authorized encroachment	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
(c) Whether the proposed encroachment is on a wetland, 100-year floodplain, or other location that is inappropriate for development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> The plan notes that the parcel is partially in a flood hazard area but research indicates it is a zone X .02% only.
(d) Whether the property owner has demonstrated a hardship or an extreme hardship	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Determined on initial review
(e) Whether, in light of the showings by the applicant required by section 74-308, the applicant has demonstrated that the location and extent of the proposed buffer encroachment has been minimized	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reconfiguration of the pool, decking, and outdoor kitchen area could yield less encroachment. As noted on previous review.
(f) Whether alternative designs are possible which require less intrusion or no intrusion	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
(g) Whether, in light of the mitigation proposed by the applicant in accordance with section 74-306(d), the post-development conditions will be at least as protective of water quality as pre-development conditions	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 1.5x water quality treatment is proposed
(h) Whether the proposed development meets all other requirements of this ordinance	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See Table 2.
(i) Whether the property to be affected by the authorized encroachment has no reasonable use given, but not limited to, the current zoning if the authorized encroachment is denied	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

In accordance with section 74-309(h) of the Code, the Panel has evaluated the following the matters and has determined compliance as follows:

Table 2: Compliance with section 74-309(h)

Section	Comment
74-304. - Stream crossing requirements	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Stream is not crossed

Section	Comment
74-306(a) – Existing lots of record	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Confirmed on first review
74-306(a) – New lots of record	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
74-306(c) – All lots of record	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
74-306(d) – Mitigation	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 1.5x water quality

5. Other Comments or Conditions

Previous review comments suggested moving the pool to the NE corner and using pervious pavers for the decking. Neither suggestions were applied.

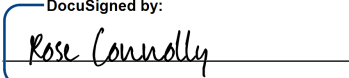
6. Determination

The Panel, having completed the technical review in accordance with section 74-309 of the Code, determines to request the following modifications:

- Reconfigure the pool and outdoor kitchen layout and location to minimize buffer encroachment.
- Consider scaling down the proposed improvements and endeavor to not encroach in 50 ft buffer.
- Use pervious surfaces where possible by integrating stormwater management with proposed impervious; relocate stormwater management to outside of buffer.
- Indicate access routes to proposed work areas to better show buffer impact.
- Verify / reconcile existing and proposed encroachment area square footages shown on plan.
- Include invasive species removal (such as bamboo) with mitigation as well plantings from COA buffer revegetation guidance document (<https://www.atlantawatershed.org/forms/>).
- Building permit plan set will require that CRZ and SRP as well as control measures for tree protection be shown for proximal trees.

Authorized Signature:

Name: R. Connolly

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