

 Reply  Reply All  Forward



Tue 7/14/2020 11:41 AM

Harrison, Greg X <Greg.X.Harrison@delta.com>

Variance Request - Lost Mountain Lakes

To Tina Garver; Shauna Wilson-Edwards

Cc Al Thurman; liz@tolleycm.com; geharrison1@yahoo.com

I am writing today regarding participation in the July 27, 2020 Planning and Zoning Public Hearing. I would like to speak to the Variance Request submitted for Parcel ID: 19065500500; request to vary Article 6 (driveway requirements for residential property) and Table 2-2 (Dimensional Requirements for Residential Zoning Districts) of the Unified Development Code to accommodate an additional driveway.

In response to my neighbor's request for a variance to build a second driveway on her property at 2753 Lost Lake Drive; while I believe her cause is noble, I must pose multiple objections to her request.

1. The request is without precedent, as there are no secondary parking pads in the neighborhood. The seven secondary driveways that exist in the neighborhood, each access an overhead door entrance to the dwelling. The proposed "driveway" does not lead to an overhead door entrance where a vehicle may be parked out of view; therefore, it is nothing more than a parking pad.
 - a. Once you approve this parking pad, you open the floodgates to every home in the neighborhood, with basement access, to request a parking pad to access their basement space without having to utilize stairs.
 - b. What happens once professional services are required to provide care for her parents? Now, one car becomes two and traffic increases, at least twofold.
 - c. Once one car is allowed to park on the pad, what is to stop two, three, or four cars from being parked there regularly?
 - d. Where will guests/visitors park?
2. My neighbor's property is not the lowest of the ones surrounding it. My property immediately adjacent to her proposed parking pad is lower. The proposed parking pad will bring excessive runoff and potentially create standing water on my property.
 - a. My neighbor has a builder installed French drain that empties water from her backyard into her side yard, where this proposed parking pad will go. Once this space is covered in concrete, that water displaces to my yard, as it is the low point.
 - b. Standing water will create a health hazard and eyesore, not to mention the negative impact on my property value.
3. While I have no doubt my neighbor's intension is to be respectful of her neighbors and her parents lifestyle should not lead to frequent comings and goings; this parking pad will exist long after they have moved.
 - a. Once the current resident moves out, who is to say the next owner does not put his bass boat, work vehicle, or two or three extra cars on this parking pad? The visual of a front yard parking pad is not consistent with the aesthetics of this neighborhood. More to the point, I would NEVER have bought my home had I had any reason to believe I would

have a parking pad immediately adjacent to my property and well within my view, while sitting on my front porch.

- b. While the parking pad is completely to the side of the property requesting the variance, from a visual perspective it is essentially in my front yard, as our houses sit on a curve and are not truly side-by-side.
4. The request for Reasonable Accommodation under the American's with Disabilities Act is invalid, as pouring a parking pad is not the only means to accommodate the current resident's parents' needs. Reasonable accommodations can be made internal to the dwelling that do not infringe on the neighborhood aesthetic as a whole.

In closing, I absolutely appreciate what my neighbor is trying to do; provide a safe home for her parents; however, I cannot in, good conscience, allow this to move ahead without making you aware of my objections and the dangerous precedent set by approving this variance.

Sincerely,
Greg Harrison
2751 Lost Lakes Drive
Powder Springs, GA 30127
404-285-3381
geharrison1@yahoo.com