



MEMORANDUM

TO: Mayor and City Council

FROM: Alice Wakefield, Community Development Director

DATE: July 14, 2014

SUBJECT: Variance Request to Septic System Setback Pursuant to Sections 12.2.8. (B) & (C) and Section 12.2.9. (C) of the Unified Development Code – 1726 Cox Road and 1736 Cox Road

Request:

Brumbelow-Reese & Associates, Inc on behalf of Mr. Robert Howard is requesting a variance to reduce the required 150 feet setback for a septic system from a perennial stream or a flowing stream to 75 feet.

The City Attorney advised that relief may be pursued by petitioning Mayor and City Council to vary the requirements.

Background:

In 2008, Mr. Howard had a division plat approved by the City of Roswell. The division plat creating the two lots was recorded in Fulton County and septic tank permits were issued for both lots. Also, the City issued land disturbance permits to install the driveway/culvert for lot 1 and clearing for lot 2. Attached are the approved plans. Thereafter, Mr. Howard did not pursue the construction of the homes on the two lots and the permits expired. At this time, he would like to move forward with developing the lots, but because of the stream running across the property, the septic system setback requirement is triggered. As shown on the attached site plan titled "Variance Request Exhibit", Mr. Howard needs setback variances for both lots from 150' to 75 for the proposed septic systems.

Staff Comments:

Community Development/Planning and Zoning:

Support the request as submitted.

Community Development/City Engineer:

The City Engineer support the request as presented in the request letter and site plan received on June 27, 2014 to reduce the setback for septic tank and fields for 1726 Cox Road and 1736 Cox Road.

Environmental and Public Works:

The Environmental/Public Works Department had not provided comments on the request at the time of this report.

Recommendation:

Staff recommends that the request as presented on the site plan, titled "Variance Request Exhibit", received June 27, 2014 to reduce the septic buffer setback of 150 feet pursuant to Sections 12.2.8. (B) & (C) and Section 12.2.9. (C) of the Unified Development Code to 75 feet be approved.

Attachments: 9