

BRUMBELOW-REESE & ASSOCIATES, INC.

Land Surveyors, Land Planners, Development Consultants

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June 27, 2014

Alice Wakefield
City of Roswell
38 Hill Street, Suite G-30
Roswell, GA 30075

Re: 1726 & 1736 Cox Road Variance

Dear Ms. Wakefield:

Mr. Robert Howard, owner of 1726 Cox Road and 1736 Cox Road would like to request a variance to the 150' stream setback for placement of septic systems. Both lots are shown on a 2008 approved Division Plat as recorded in Plat Book 334 Pages 1-2 with a 25' stream buffer. A Health Department Plan was also done in conjunction with the Roswell Division Plat showing the septic field to be placed as far away as possible from the stream. Site plans were also done in 2008, but due to the economic downturn, these houses were never constructed. Below is a timeline of events for the property

- Aug 2004- Level 3 Soil Test by Sam Asady
- Aug 2005 - Percolation tests done by John Stanhope for both lots
- Aug 2007 - Fulton County Health Department Plan approved
- Sept 2007 – Wetlands were delineated by Robert Kendall and Corps of Engineers Permit for wetland disturbance/ stream crossing/ culvert installation was obtained (Piedmont Branch, Regulatory Division Project No. 200701172)
- Jan 2008 - Roswell Division Plat approved & recorded at Fulton County
- Feb 2008 - Septic tank permits issued by Fulton County for both lots
- April 2008 - Roswell permit issued for land disturbance to install the driveway/culvert of lot 1 and clear areas of lot 2 for its driveway and house
- May 2008 - Roswell permit issued for silt and tree save fencing
- Aug - Sept 2008
 - a. All fencing installed
 - b. Clearing done for lot 1 (up through the culvert only) and lot 2 driveway and the building area for lot 2
 - c. Dirt brought in (around 150 truckloads) and the culvert installed.

- d. Stumps and brush ground up and spread for mulching
- e. All cleared areas seeded and stabilized; rip - rap installed around the culvert headwalls.
- Sept 2008 - Contracted with Fulton County to have a water line bored under Cox Road to the lots, and to install water meter boxes for each lot

Mr. Robert Howard would like to request variances to Section 21.1.8 or Section 21.1.9 requirements for placement of the proposed septic systems for both lots from 125' to 75'.

Sincerely,
BRUMBELOW-REESE & ASSOCIATES, INC.



Rodney H. Reese
President

Attachments:

Variance Request Exhibit

Fulton County Approve Health Department Plan

Roswell Approved and Recorded Division Plat

Site Plan for Lot 1

Site Plan for Lot 2