



P&Z STAFF REPORT
Board of Appeals Hearing: November 12, 2015

Case: **V15-0034; 6935 Brandon Mill Road**
Staff Contact: Cecilia Leal (cleal@sandyspringsga.gov)
Report Date: October 28, 2015

REQUEST

The applicant is seeking two (2) primary variances:

1. One (1) primary variance from §109-225(a) of the development regulations to allow the rebuilding of an existing wood deck encroaching 10' into the 50' stream buffer and 25' into the 25' additional impervious surface setback (existing conditions), and to allow the expansion of the existing wood deck to encroach an additional 15 sq. ft. into the 50' stream buffer and an additional 135 sq. ft. into the 25' impervious surface setback (proposed condition);
2. One (1) primary variance from §109-225(a) of the development regulations to bring the existing single family residence into compliance, which encroaches 10' into the 50' stream buffer and 25' into the 25' additional impervious surface setback.

APPLICANT

Property Owner Don Montgomery and Denise Jennings	Petitioner: Don Montgomery and Denise Jennings	Representative: None
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RECOMMENDATION

Department of Community Development

Variance 1: To allow rebuilding and expansion of the wooden porch encroaching 25' into the 75' impervious surface setback and 10' into the 50' City stream buffer, staff recommends **approval subject to staff conditions.**

Variance 2: To bring into compliance the existing structure, encroaching 25' into the 25' impervious surface setback and 10' into the 50' stream buffer, staff recommends **approval.**

PROPERTY INFORMATION

Location:	6935 Brandon Mill Road Land Lot 86, 17th District 17 008600060237
Council District:	3 – Graham McDonald
Road frontage:	Approximately 122 feet on Brandon Mill Road

Acreage:	Approximately 0.753 acres
Existing Zoning:	CUP (Community Unit Plan) 1979Z-0080
Existing Land Use:	Developed with a single family home
Overlay District:	N/A
Special Planning Area:	N/A
Future Land Use Designation:	R 1-2 (Residential, one to two units per acre)

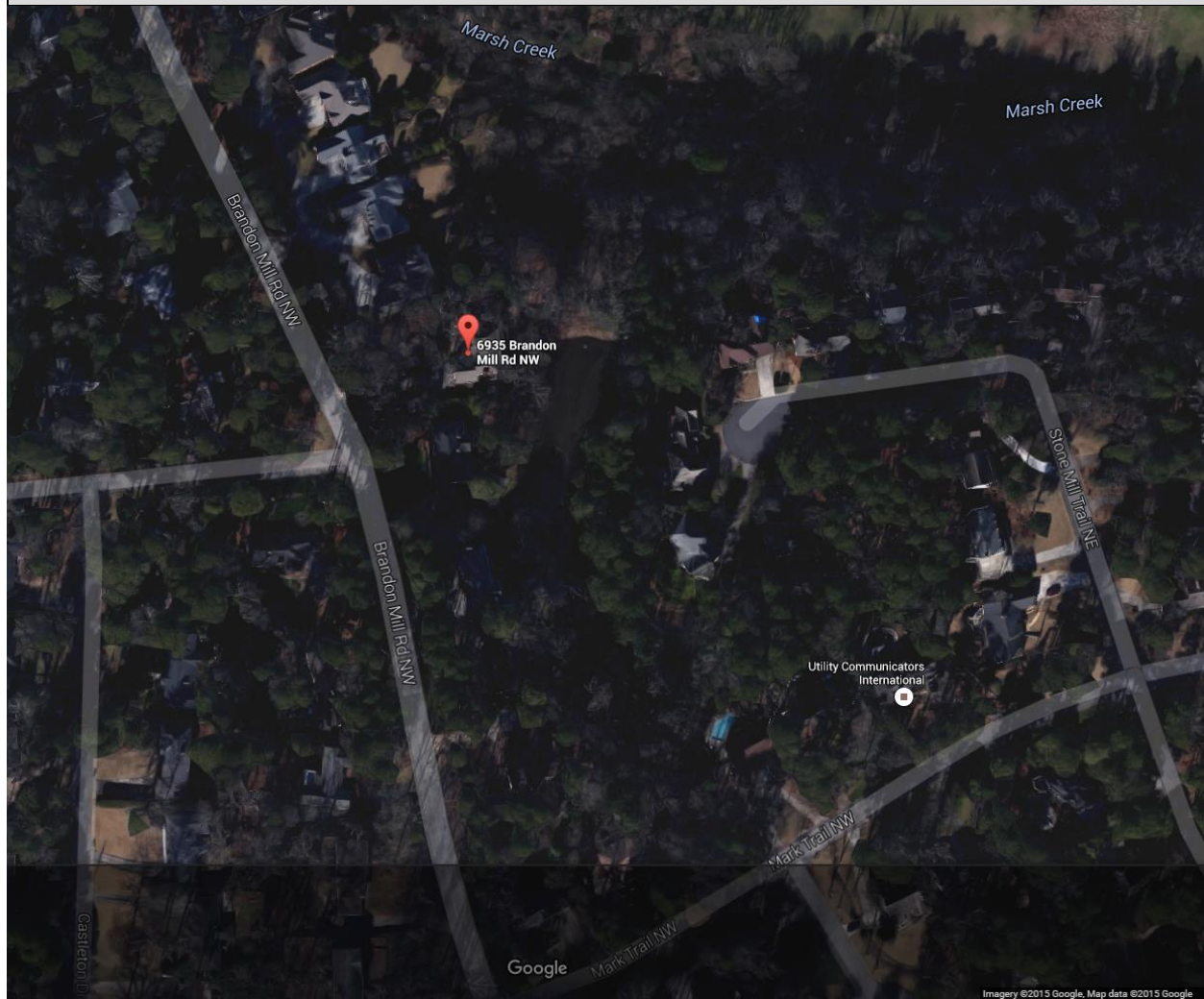
SUMMARY

The subject parcel is currently developed with a legal nonconforming single family residence. The current home, built prior to the incorporation of the City of Sandy Springs and adoption of the City's 50' stream buffer and 25' impervious surface setback, encroaches 25' into the 25' impervious surface setback and 10' into the 50' stream buffer. The existing home is situated on the lot in this manner due to the topography of the site, the existence of the pond in the rear of the site, and the construction of the home before the adoption of the stream buffer and setback.

The applicant requests a variance to rebuild the entire wood porch located at the rear of the house. Currently, this porch encroaches 10' into the 50' stream buffer and 25' into the 25' impervious surface setback (the house itself encroaches 23' into the 25' impervious surface setback; see plan attached). The applicant's proposal will demolish the current wooden porch and build a new wooden porch in its place. The new porch will be slightly larger at the northeastern end, extending an additional six feet towards the rear (east) and an additional three feet from the north side of the house. The applicant intends to enclose and screen portions of the new wooden porch; a roof will cover approximately 653 sq. ft. of the porch, under which the applicant intends to build a sunroom and screened-in porch. The remainder will be reconstructed as an open wooden porch. The rebuilt porch will add 150 sq. ft. of impervious surface in the stream buffer and setback (15 sq. ft. in the 50' stream buffer and 135 sq. ft. in the 25' impervious surface setback).

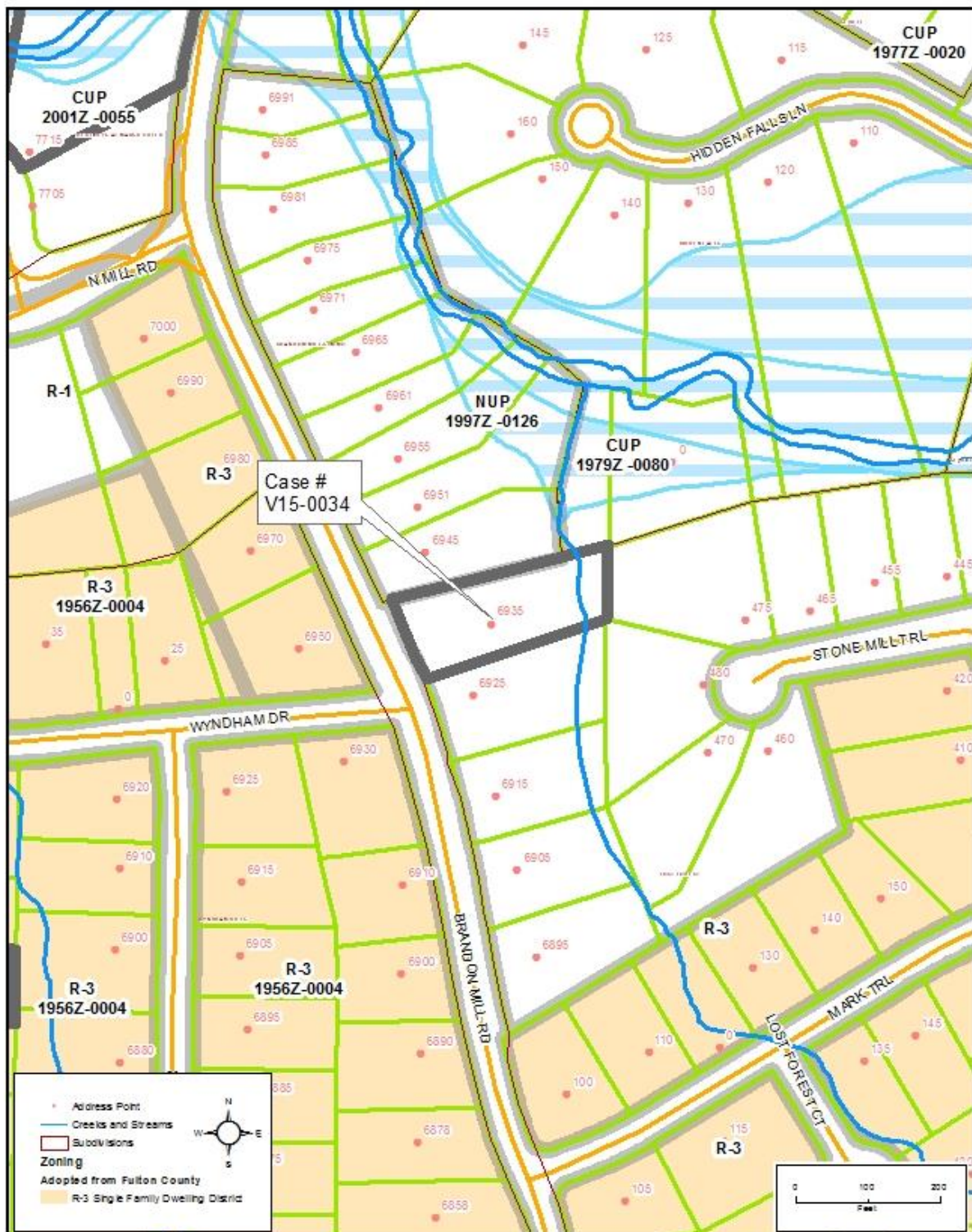
It is in the opinion of staff that the topography, location of pond on the site, and the current construction represent difficulty in additional home improvements for homeowner. Due to these features, any alteration of the home, constructed in 1985, will require a variance from the City. The additional proposed impervious surface in the stream buffer and impervious surface setback is minimal, both in absolute terms and relative to the footprint of the existing home and its encroachment in the stream buffer and setback (see Table 1 and Impervious Surface Chart on plan and further discussion below). Furthermore, the applicant has proposed mitigation of the proposed encroachment into the stream buffer and setback through a stormwater management system (see further discussion below). Staff believes that the overall impact on the pond of the proposed additional impervious surface, measured by runoff reduction volume, as mitigated by the proposed mitigation plan per staff's recommended conditions, will be negligible, if any.

AERIAL IMAGE



ZONING MAP

6935 Brandon Mill Road



VARIANCE CONSIDERATIONS

Section 109-225(b) of the City's Development Regulations includes one or more criteria which must be met before a stream buffer variance can be approved by the Board of Appeals:

Section 109-225(b) Variance procedures. Variances from subsection (a) of this section may be granted in accordance with the following [relevant] provisions:

(1) Where a parcel was platted prior to the effective date of the ordinance from which this article is derived, and its shape, topography or other existing physical condition prevents land development consistent with this article, and the city finds and determines that the requirements of this article prohibit the otherwise lawful use of the property by the owner, the city council may grant a variance from subsection (a) of this section, provided such variance requires mitigation measures to offset the effects of any proposed land development on the parcel. Once established by the city council, the board of appeals may grant a variance from subsection (a) of this section, provided such variance require mitigation measures to offset the effects of any proposed land development on the parcel.

[...]

(3) Variances will be considered only in the following cases:

- a. When a property's shape, topography or other physical conditions existing at the time of the adoption of the ordinance from which this article is derived prevents land development unless a buffer variance is granted.*
- b. Unusual circumstances when strict adherence to the minimal buffer requirements in this article would create an extreme hardship.*

Variances will not be considered when, following adoption of the ordinance from which this article is derived, actions of any property owner of a given property have created conditions of a hardship on that property.

Finding:

The residence on this property was constructed in 1985, twenty years before the adoption of §109-225 of the Land Development Regulations. The topography of the property and location of the current residence in relation to the pond limit possibilities of development on the site. The residence sits atop a hill that slopes in the rear, leading to a pond which occupies the southeastern portion of the site. The residence cannot be altered without a variance due to the site's topography and its location in the stream buffer (see §109-225(b)1 and 109-225(b)(3)a).

The applicant requests two variances: to rebuild and expand an existing wood porch, and to bring the existing structure into compliance. The current porch encroaches 25' into the 50' stream buffer and 10' into the 25' impervious surface setback (see Table 1). The rebuilt porch will be 150 sq. ft. larger than the existing. The proposed porch will add an additional 135 sq. ft. of impervious surface in the 25' impervious surface setback and an additional 15 sq. ft. of impervious surface in the City's 50' stream buffer. The applicant intends to add a roof of approximately 653 sq. ft. over a portion of the porch, enclosing a sunroom and a screened-in porch. The remainder of the porch will be open.

Table 1: Existing, Proposed, and Total Impervious Surface

[-----Encroachments-----]				
Buffer Dimensions	Total Buffer Area	Existing Impervious	Additional Proposed Impervious	Total (Proposed + Existing)
0'-25' (State stream buffer)	2,803 sq. ft.	228 sq. ft.	0 sq. ft.	228 sq. ft.
25'-50' (City stream buffer)	3,948 sq. ft.	868 sq. ft.	15 sq. ft.	883 sq. ft.
50'-75' (25' impervious surface setback)	5,137 sq. ft.	1,313 sq. ft.	135 sq. ft.	1,448 sq. ft.
Total (0'-75')	11,888 sq. ft.	2,409 sq. ft.	150 sq. ft.	2,559 sq. ft.

Section 22-3-1 of the City's Zoning Ordinance includes one or more criteria which must be met before a variance can be approved by the Board of Appeals:

Section 22-3-1. Variance Considerations.

A. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance; or,

Finding:

The intent of the Zoning Ordinance can be found in §2-1: *...promoting desirable living conditions, protecting property against blight and depreciation, and encouraging the most appropriate use of land...* The request to encroach into the stream buffer in order to tear down and rebuild a wood porch, slightly expanded and partially enclosed, is in harmony with the promotion of desirable living conditions and protection of property against blight and depreciation.

B. The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or,

Finding:

While the rebuilding and expansion of a porch does not constitute a hardship, the applicant will be unable to make any modifications to this portion of the residence without a variance (see Finding under §109-225 above).

Proposed Mitigation:

The applicant has offered to mitigate the additional stream buffer encroachment and its consequent runoff impacts. Following a meeting with representatives for the Watershed

Alliance of Sandy Springs, the applicant proposed a mitigation strategy which will consist of a shed roof design and a rain garden system. The runoff reduction volume provided by the mitigation system shall offset the runoff produced by the proposed roof. A plan of the green stormwater management system (roof and rain garden) shall demonstrate this runoff reduction and shall be included with the building permit application and subject to City environmental compliance and engineer review and approval.

Based on these considerations, staff is of the opinion that while the variance request does not meet the letter of conditions required for variance, the minimal impact and proposed mitigation meet the intent of the stream buffer regulation (§109-225) and the zoning ordinance (§22-3-1(a)). Staff believes that the overall impact on the pond of the proposed additional impervious surface, as measured through runoff reduction volume and mitigated by the conditioned mitigation plan, will be negligible, if any.

COMMENTS FROM OTHER PARTIES

Environmental Compliance: Provide a method to dissipate the collected stormwater from the additional impervious surface.

Public Works: No comment.

Building and Land Development: No comment.

Arborist: No comment.

Fire: No comment.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

1. One (1) primary variance from §109-225(a) of the development regulations to allow the rebuilding of an existing wood deck encroaching 25' into the 25' impervious surface setback and 10' into the 50' stream buffer (existing conditions), and to allow the expansion of the existing wood deck to encroach an additional 135 sq. ft. in the 25' impervious surface setback and an additional 15 sq. ft. in the City's 50' stream buffer (proposed condition).

Staff Recommendation: **Approval subject to the following conditions:**

- a) To the proposed expansion and roof as shown on the site plan received by the Department of Community Development on August 27, 2015;
 - b) To the proposed mitigation consisting of the following green stormwater management system:
 - a. The new roof constructed over the rebuilt and expanded porch shall be of a shed roof design, sloping downward from the house towards the rear yard and pond;
 - b. The new roof shall be of metal material;
 - c. The new roof shall not include any gutter or downspout system;
 - d. A rain garden capable of reducing the runoff volume from the new roof shall be installed along the northeast corner of the residence (adjacent to the rebuilt and expanded porch);
 - e. A rain garden shall be installed according to regional best practices;
 - c) Plans for the rain garden system shall be submitted with building permit application and approved by the City Environmental Compliance Officer and City Engineer.
2. One (1) primary variance from §109-225(a) of the development regulations to bring the existing single family residence into compliance, which encroaches 25' into the 75' impervious surface setback and 10' into the 50' stream buffer.

Staff Recommendation: **Approval**



P&Z STAFF REPORT

Board of Appeals Hearing; November 12, 2015

Case: **V15-0035 – 4505 Highgrove Pointe**

Staff Contact: Kristin Byars (kbyars@sandyspringsga.gov)

Report Date: October 27, 2015

REQUEST

The applicant requests a variance from 6.6.3.D of the Zoning Ordinance to encroach eight (8) feet into the twenty-five (25) foot required minimum rear yard to partially enclose the existing porch and expand the existing single family dwelling for a sunroom.

APPLICANT

Property Owner: Kent Mitchell	Petitioner: -	Representative: David Ogram
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PROPERTY INFORMATION

Location:	4505 Highgrove Pointe, Parcel ID 17 001300070119
Council District:	5; Tibby DeJulio
Road frontage:	92.3 feet of frontage along Highgrove Pointe
Acreage:	0.21 acres
Existing Zoning:	R-4 per 1988Z-0047
Existing Land Use:	Single Family Dwelling
Overlay District:	N/A
Special Planning Area:	-
Future Land Use Designation:	R2-3 (2 to 3 units per acre)

SUMMARY

The existing single family dwelling currently encroaches 0.9 feet into the required minimum side yard of seven (7) feet. The applicant was granted an administrative minor variance on October 30, 2015 for an encroachment of 0.9 feet into the required minimum side yard of seven (7) feet to bring the existing dwelling into legal conformity. The proposal seeks to expand the existing single family dwelling to construct a sun room which would replace a portion of the existing porch.

According to the Fulton County Tax Assessors website, the existing single family dwelling was constructed in 1990 and has a total improvement area of 3,263 square feet over the 0.21 acre property. For comparison, the neighboring property located at 4515 Highgrove Pointe has a total improvement

area of 2,942 sf on 0.2017 acres. The property located at 4495 Highgrove Pointe has a total improvement area of 3,846 sf on 0.2137 acres.

The survey of existing conditions indicate that the dwelling covers 2,510 sf of the 9,000 sf lot, or 27.8% of the lot. The existing deck covers approximately 400 sf, or 4.4% of the lot. With the 12'-6" by 17' proposed addition, the house would cover 2,703 sf, or 30% of the lot and the deck would cover 350 sf, or 3.88% of the lot. The proposed addition would increase the total lot coverage from 44.33% to 45.9%.

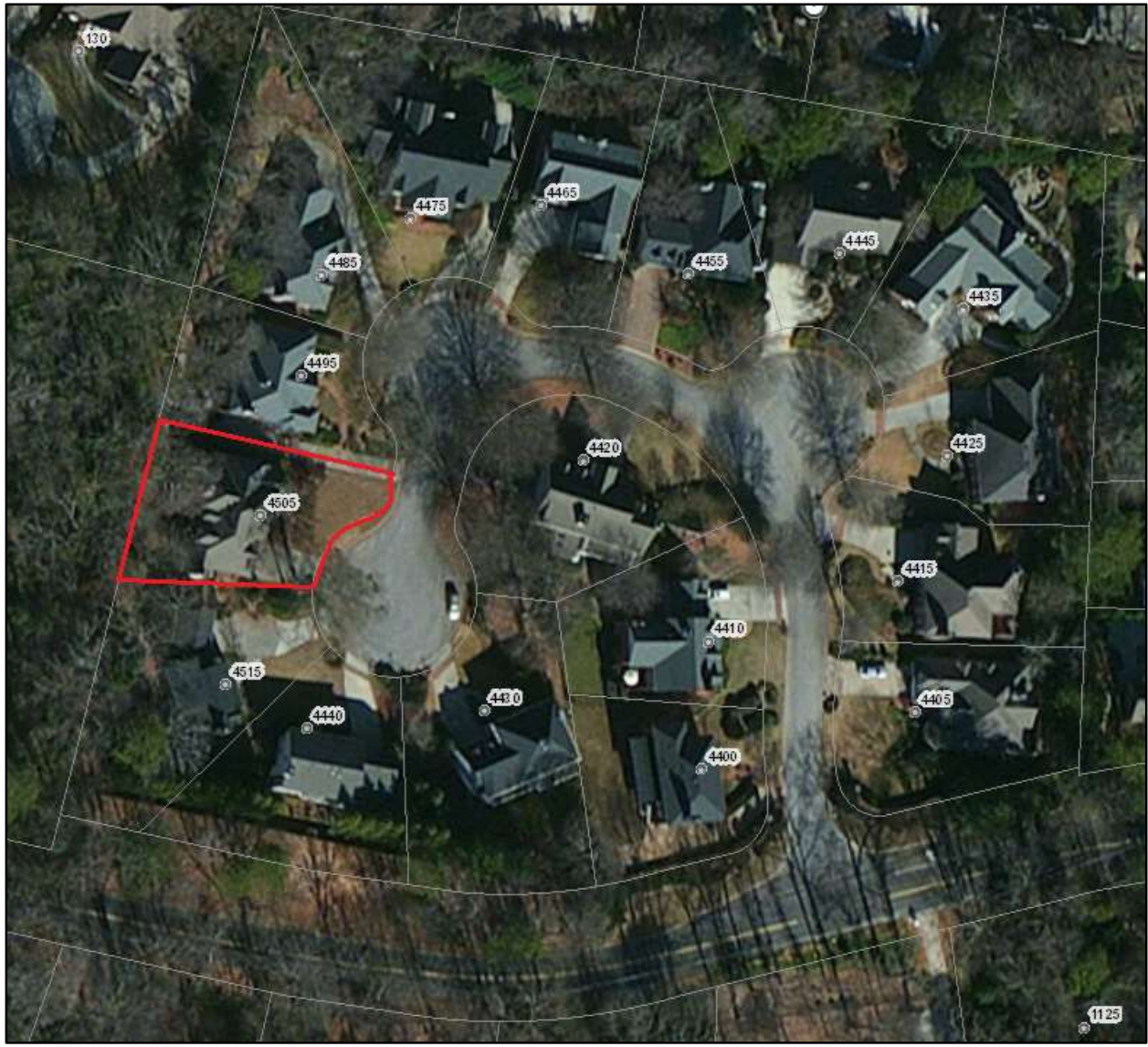
	Square Feet	Lot Coverage %
Existing Deck	400	4.4
Proposed Deck	350	3.88
Existing Dwelling	2,510	27.8
Proposed Dwelling	2,703	30
Existing Total Lot Coverage	3,990	44.33
Proposed Total Lot Coverage	4,133	45.9

RECOMMENDATION

Department of Community Development

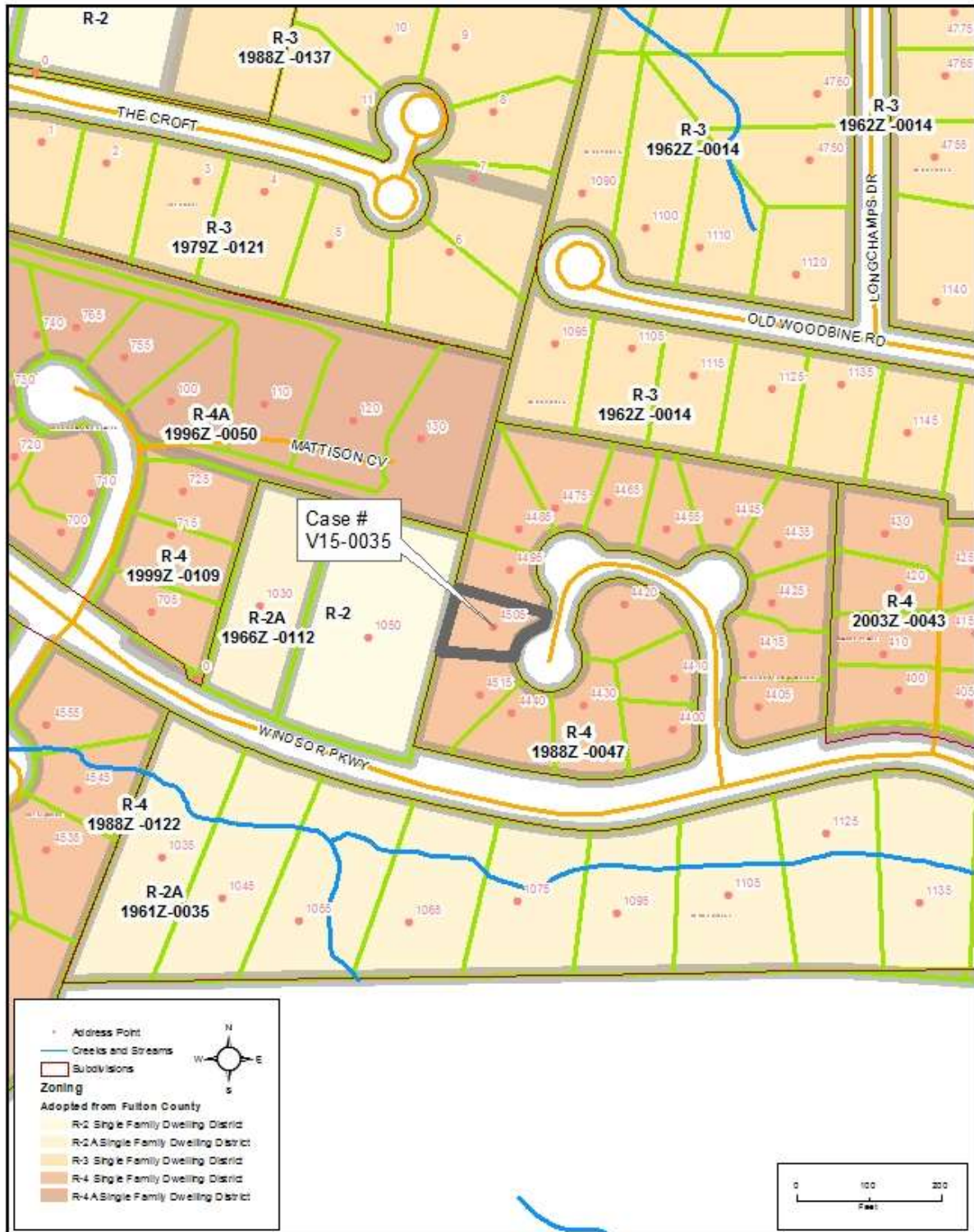
DENIAL of the variance request to encroach eight (8) feet into the twenty-five (25) foot minimum rear yard to partially enclose porch and expand the single family dwelling.

AERIAL IMAGE



ZONING MAP

4505 Highgrove Point



VARIANCE CONSIDERATION

Per article 22.3.1. Variance Considerations of the Zoning Ordinance, primary variances and concurrent variances shall only be granted upon showing that:

A. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance; or,

B. The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

Request No.1: (6.6.3.D) Request to encroach eight (8) feet into the required minimum rear yard of twenty-five (25) feet to partially enclose an existing porch to expand an existing single family dwelling.

Finding: The general purpose and intent of the zoning ordinance seeks promote desirable living conditions, protect property against blight and depreciation, and encourage the most appropriate use of land throughout the City. The proposed addition to the home is not necessary to promote desirable living conditions, and the property faces no significant blight or depreciation without the addition. The property owner faces no hardship due to the size, shape, or topography of the property.

Staff recommends **Denial**

COMMENTS FROM OTHER PARTIES

No comments received

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Staff recommends **DENIAL** of the variance request to encroach eight (8) feet into the twenty-five (25) foot minimum rear yard to partially enclose porch and expand the single family dwelling.



P&Z STAFF REPORT

Board of Appeals Hearing: November 12, 2015

Case: **V15-0036; 6655 Peachtree-Dunwoody Road**
Staff Contact: Cecilia Leal (cleal@sandyspringsga.gov)
Report Date: October 29, 2015

REQUEST

The applicant is seeking one (1) primary variances:

1. One (1) primary variance from §109-225(a) of the development regulations to allow 924 sq. ft. encroachment into the 50' stream buffer and 1052 sq. ft. encroachment into the 25' impervious surface setback for construction of a patio and to bring existing structure into compliance.

APPLICANT

Property Owner: Newell Rubbermaid, Inc.	Petitioner: Alan Wieczynski, Breedlove Land Planning	Representative: Same
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PROPERTY INFORMATION

Location:	6655 Peachtree-Dunwoody Road Land Lot 20, 17th District 17 0020 LL0720
Council District:	4 – Gabriel Sterling
Road frontage:	Approximately 255 feet on Peachtree-Dunwoody Road
Acreage:	Approximately 2.33 acres
Existing Zoning:	O-I (Office and Institutional) 1993Z-0003
Existing Land Use:	Developed with an office building
Overlay District:	Fulton Perimeter Community Improvement District
Special Planning Area:	N/A
Future Land Use Designation:	OH (Office High Density)

RECOMMENDATION

Department of Community Development

One (1) primary variance from §109-225(a) of the development regulations to allow 924 sq. ft. encroachment into the 50' stream buffer and 1052 sq. ft. encroachment into the 25' impervious surface setback for construction of a patio and to bring existing structure into compliance: Staff recommends **approval subject to staff conditions.**

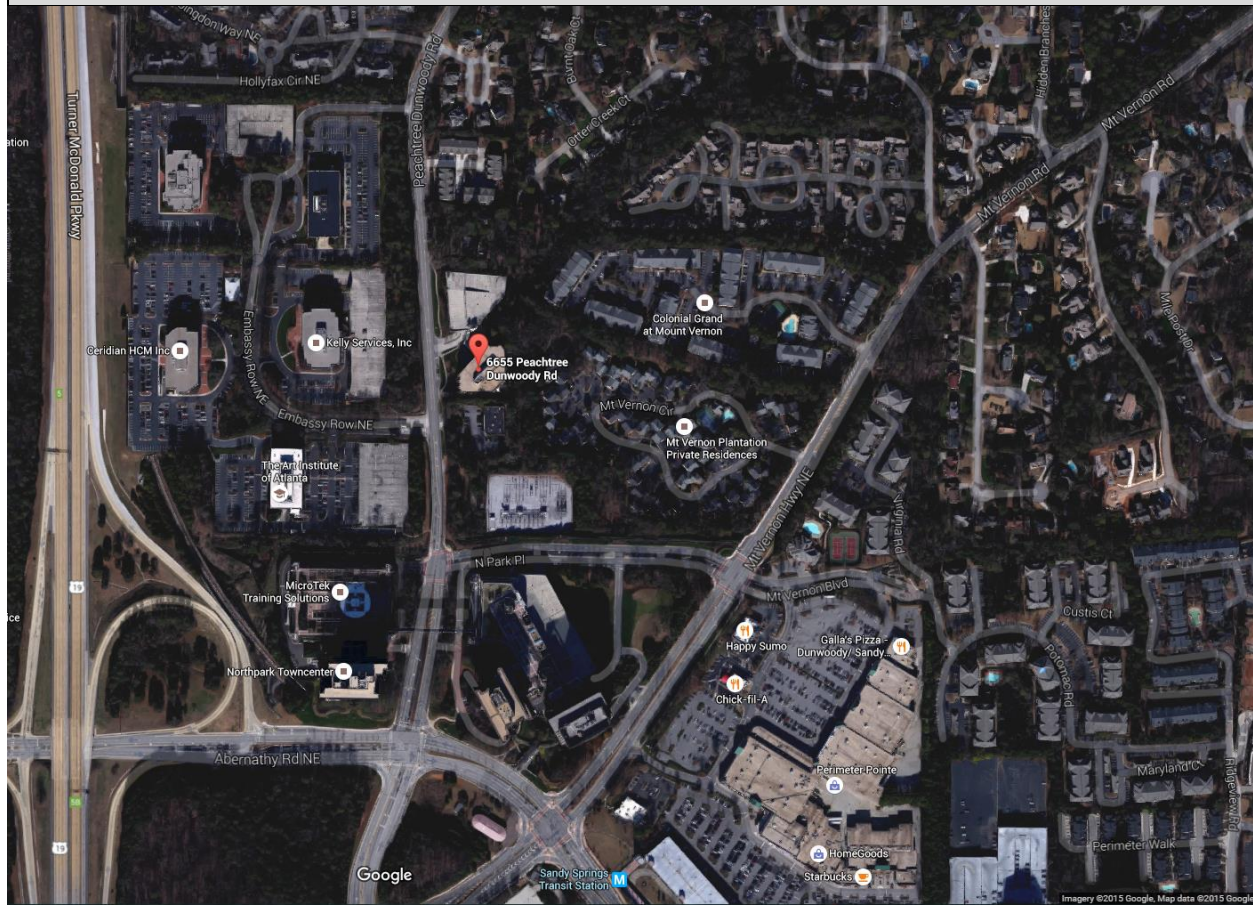
SUMMARY

The subject parcel is currently developed with a five-story office building, constructed in 2000. The property's corporate owner is renovating the building to house the national headquarters for the Fortune 500 company. Part of this major renovation includes the construction of an outdoor dining terrace at the northeast side of the building. A stream runs along the northeast edge of the parcel, parallel to the property line which divides the parking garage and the office building. The applicant requests a variance to construct this outdoor dining terrace which will encroach 25' (1052 sq. ft.) into the 25' impervious surface setback and 20' (924 sq. ft.) into the City's 50' stream buffer.

The office building at 6655 Peachtree-Dunwoody Road currently encroaches 25' into the 25' impervious surface setback and 12' into the 50' stream buffer. The topography, location of stream on site, and orientation of the current building, combined with the setbacks and buffers established in rezoning case 1993Z-003, prevent any further development of the site without some type of variance; any external or structural alteration of this building will require a variance from the City.

The applicant has proposed mitigation of the proposed encroachment into the stream buffer and setback through a stormwater collection and management system: the conversion of the existing office building's roof into a green roof (see further discussion below). Staff believes that the proposed terrace and mitigation strategy (green roof and other conditions) will improve the overall environmental impact and aesthetic quality of this site.

AERIAL IMAGE



ZONING MAP

6655 Peachtree Dunwoody



VARIANCE CONSIDERATIONS

Section 109-225(b) of the City's Development Regulations includes one or more criteria which must be met before a stream buffer variance can be approved by the Board of Appeals:

Section 109-225(b) Variance procedures. Variances from subsection (a) of this section may be granted in accordance with the following relevant provisions:

(1) Where a parcel was platted prior to the effective date of the ordinance from which this article is derived, and its shape, topography or other existing physical condition prevents land development consistent with this article, and the city finds and determines that the requirements of this article prohibit the otherwise lawful use of the property by the owner, the city council may grant a variance from subsection (a) of this section, provided such variance requires mitigation measures to offset the effects of any proposed land development on the parcel. Once established by the city council, the board of appeals may grant a variance from subsection (a) of this section, provided such variance require mitigation measures to offset the effects of any proposed land development on the parcel.

[...]

(3) Variances will be considered only in the following cases:

- a. When a property's shape, topography or other physical conditions existing at the time of the adoption of the ordinance from which this article is derived prevents land development unless a buffer variance is granted.*
- b. Unusual circumstances when strict adherence to the minimal buffer requirements in this article would create an extreme hardship.*

Variances will not be considered when, following adoption of the ordinance from which this article is derived, actions of any property owner of a given property have created conditions of a hardship on that property.

Finding:

The building on this site was constructed in 2000, five years before the adoption of §109-225 of the Land Development Regulations. The topography of the site, the location of the existing building in relation to the stream, and the setbacks and buffers imposed by Fulton County rezoning case 1993Z-0003 limit possibilities of any alteration of the existing building. The structure cannot be altered without a variance due to these conditions (see §109-225(b)1 and §109-225(b)(3)a).

The applicant requests a variance to encroach 25' (1052 sq. ft.) into the 25' impervious surface setback and 20' (924 sq. ft.) into the 50' stream buffer in order to build an outdoor dining terrace. The applicant wishes to construct this terrace as part of a major renovation of the office building to accommodate the national headquarters of its owner. The renovation will improve the overall quality, aesthetics, and ecological footprint of the building in an effort to modernize the existing structure.

The location of an outdoor terrace is complicated by the current orientation of the existing building relative to Peachtree-Dunwoody Road and the stream, as well as the

existing setbacks and buffers imposed by Fulton County rezoning case 1993Z-0003. The proposed placement of the terrace will cause encroachments of 924 sq. ft. and 1052 sq. ft. into the 25' impervious surface setback and the 50' stream buffer, respectively (see Table 1 below).

<u>Table 1: Existing, Proposed, and Total Impervious Surface</u>				
		[-----Encroachments-----]		
Buffer Dimensions	Total Buffer Area	Existing Impervious	Additional Proposed Impervious	Total (Proposed + Existing)
0'-25' (State stream buffer)	9814 sq. ft.	270 sq. ft.	0 sq. ft.	270 sq. ft.
25'-50' (City stream buffer)	9837 sq. ft.	4985 sq. ft.	924 sq. ft.	5909 sq. ft.
50'-75' (25' impervious surface setback)	9727 sq. ft.	7063 sq. ft.	1052 sq. ft.	8115 sq. ft.

The applicant has offered an alternate placement of the outdoor dining terrace: along the western edge of the existing building. This alternate proposal would not encroach into the stream buffer, but it would also require a variance, as it would encroach into the conditioned 40' landscape strip along Peachtree-Dunwoody Road. Staff believes that the applicant's proposal to locate the outdoor terrace along the northeastern edge of the building, combined with the proposed mitigation and conditions, is preferable to placing it along the western edge of the building adjacent to Peachtree-Dunwoody Road.

Section 22-3-1 of the City's Zoning Ordinance includes one or more criteria which must be met before a variance can be approved by the Board of Appeals:

Section 22-3-1. Variance Considerations.

A. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance; or,

Finding:

The intent of the Zoning Ordinance can be found in §2-1: ... *protecting property against blight and depreciation, and encouraging the most appropriate use of land...* The request to encroach into the stream buffer in order to construct an outdoor dining terrace and the proposed mitigation plan including installment of a green roof is in harmony with the promotion of desirable conditions and protection of property against blight and depreciation.

B. The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or,

Finding:

While the construction of an outdoor dining terrace does not constitute a hardship, the applicant will be unable to make any modifications to this portion of the building without a variance (see Finding under §109-225 above).

Proposed Mitigation:

As part of the variance petition, the applicant has proposed to mitigate the 1,976 sq. ft. encroachment into the stream buffer and setback by constructing a green roof to offset the additional impervious surface and consequent stormwater runoff. The applicant has offered two mitigation proposals: (1) a proposal to construct a green roof covering approximately 3,000 sq. ft., or (2) a proposal to construct a green roof over the entirety of the roof, or approximately 13,800 sq. ft.

The runoff reduction volume provided by the green roof system will offset the runoff produced by the additional impervious surface (1,976 sq. ft.) in the stream buffer and setback. A plan of the green roof system shall demonstrate this runoff reduction volume calculated by regional standards, and shall be included with the building permit application and subject to City environmental compliance and engineer review and approval.

Additionally, following meetings with representatives from the Watershed Alliance of Sandy Springs, the applicant has agreed to further conditions amenable to both parties. Staff has reviewed these conditions and included those applicable to a variance petition in the recommended conditions below. Based on these considerations, staff is of the opinion that the plan for an outdoor terrace and mitigation through green roof, along with other conditions, as proposed, will in fact improve the environmental impact of this site.

COMMENTS FROM OTHER PARTIES

Environmental Compliance: The applicant's willingness to incorporate innovative techniques to mitigate storm water runoff and replanting the buffer with riparian vegetation should be a strong consideration in approving the variance. If there is opposition and the variance is not approved it could jeopardize further attempts to use innovative technique on future projects.

The green roof system shall offset the runoff produced by the additional impervious surface in the stream buffer and setback. A plan of the green roof system shall demonstrate this runoff reduction volume and shall be included with the building permit application.

Public Works: No comment.

Building and Land Development: No comment.

Fire: No comment.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

One (1) primary variance from §109-225(a) of the development regulations to allow 924 sq. ft. encroachment into the 50' City stream buffer and 1052 sq. ft. encroachment into the 25' impervious surface setback for construction of a patio and to bring existing structure into compliance.

Staff Recommendation: **Approval subject to the following conditions:**

- a. To the proposed terrace as shown on Site Plan, C000, received by the Department of Community Development on August 31, 2015 from Breedlove Land Planning;
- b. Stream buffer and setback encroachment shall be mitigated by a green roof component such as that shown on Site Plan Mitigation A, C002, received by the Department of Community Development on October 2, 2015 from Breedlove Land Planning;
- c. The green roof will cover a minimum of 3,000 sq. ft.;
- d. Green roof system shall demonstrate runoff reduction volume to offset the runoff due to the additional impervious surface in the stream buffer and setback and shall be included with the building permit application to the Department of Community Development;
- e. Green roof system shall incorporate water quality treatment system to be approved by City Engineer;
- f. Green roof system shall be constructed and installed according to best practices;
- g. Outdoor terrace shall be constructed of slats, not interlocking planks;
- h. Pavers shall be on a sand and aggregate setting bed with sand joints for porosity;
- i. Clearing and grubbing in watershed area shall be done by hand;
- j. Replanting within stream buffer and impervious surface setback (75' from stream) shall be native or native adaptive species.