

Statement of Hardship

6042 SPOUT SPRINGS RD, FLOWERY BRANCH, GA 30542

PARCEL ID 15046 000026

To Whom it May Concern:

My name is Bradley Cox, and I am the owner of the property located along Spout Springs Road. My wife and I plan to make this parcel our primary residence and build a new home for our family. I am respectfully requesting approval of a variance to reduce the required front yard setback from 40 feet to 15 feet.

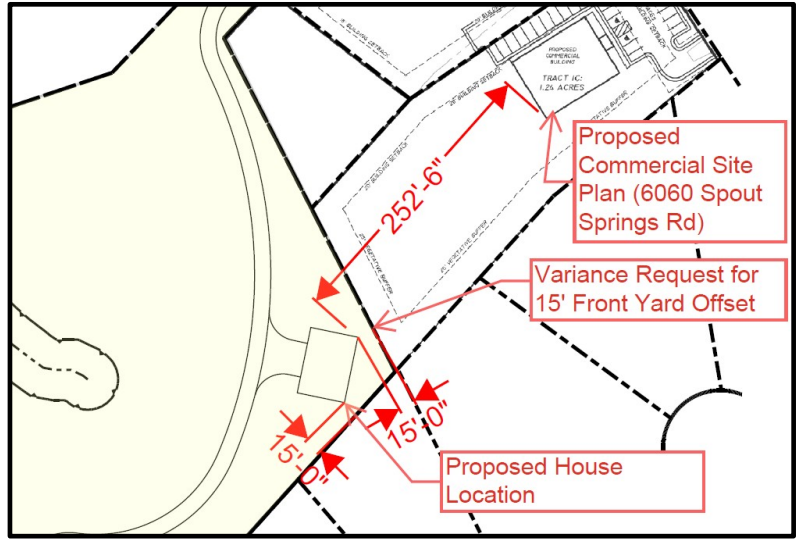
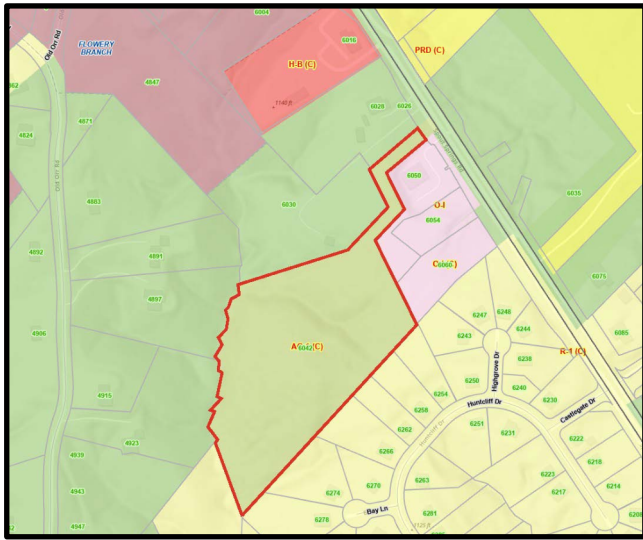
As a passionate citizen, engineer, and father, I strive to improve my community and make a positive impact on my neighbors. This variance would allow us to first build a smaller footprint home for our family to live in while planning for a second home on the property. This first home would eventually become an aging mother-in-law's primary residence.

The property presents significant topographical challenges that severely limit feasible building locations. There is more than 120 feet of elevation change across the site, including a ravine exceeding 40 feet in depth that runs through the center of the parcel. In addition, a stream traverses the property and runs along the southern boundary, with 75-foot stream buffers further constraining the usable area.

A Level 3 soil survey was conducted and there are limited locations suitable for an approved septic system. Shallow rock conditions throughout the site further restrict septic placement and building locations. The proposed building areas shown on the site plan represent feasible locations that would avoid extensive rock removal and regrading. Such work would be cost-prohibitive for a residential project and could potentially require blasting.

Granting this variance would allow the home to be constructed in the northeast corner of the property while preserving sufficient adjacent area for the septic system. Given the limited area in this corner, compliance with the existing 40-foot setback would prevent the reasonable placement of both the home and septic system within the buildable area.

It is also important to note that the front yard property boundary subject to this variance is located more than 400 feet from Spout Springs Road and will not be visible from the roadway. The property also adjoins a commercial parcel (Tax Parcel 15046 000114, 6060 Spout Springs Road) that was recently rezoned with conditions requiring development in accordance with the site plan dated December 13, 2024. That site plan places the commercial building near the front of its parcel (see below) along Spout Springs Road. Even with approval of the requested variance, more than 250 feet of natural buffer would remain between the proposed residence and the commercial structure.



For these reasons, I respectfully request approval of this front yard setback variance. Thank you for your time and consideration.

Sincerely,

Bradley Cox