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**LETTER OF INTENT FOR  
VARIANCE APPLICATIONS OF TIKO TREASURE, LLC**

Mahaffey Pickens Tucker, LLP, submits the attached variance applications (together the “Applications”) on behalf of the owner and Applicant, Tiko Treasure, LLC for the purpose of requesting variances to the requirements of the Snellville Zoning Ordinance of 2001 (the “Zoning Ordinance”) and the Snellville City Code (the “City Code”). The variances are related to the proposed occupation and commercial use of an approximately 0.69 acre tract located at 2508 Main Street (aka US Highway 78) at the intersection of Main Street and Pate Street (the “Property”). The Property is currently zoned BG and contains a single +/-1,900 square foot, one-story, stone structure originally constructed circa 1948 as a single-family residence. However, the property has been utilized for commercial uses for years including a lamp shop, home repair business, office location for a steel company, and a plumbing service company.

In order to permit the occupation and use of the Property as-is, the Applicant is requesting the following variances from the following sections:

- Zoning Ordinance, Section 9.15(a)-(h), Corridor Overlay District
- Zoning Ordinance, Section 11.2 – 11.3, Parking and Loading Requirements
- City Code, Chapter 19, Article II, Buffer and Screening Regulations
- City Code, Chapter 19, Article III, Landscape Ordinance

The Property has been in commercial use for several years and the continued commercial occupation of the Property would not cause a detriment to the public welfare. The Property contains several large oak trees which are considered specimen trees under the City of Snellville Tree Preservation Ordinance. Land disturbance required to bring the Property into conformity with the requirements of the City Code and Zoning Ordinance could jeopardize the health of these trees which are some of the last remaining specimen trees located along the Highway 78 corridor.

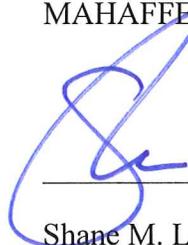
The requested variances are the minimum necessary to afford the Applicant relief so that the property may be utilized in accordance with the intent of the site plan which is submitted with the Applications included herewith.

The Applicant and its representatives welcome the opportunity to meet with the staff of the City of Snellville Planning and Development Department to answer any questions or to address any concerns related hereto. The Applicant respectfully requests your approval of these Applications.

This 5th day of December, 2016

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham

*Attorneys for Applicant*