

MID CENTURY INVESTORS, LLC

P.O. BOX 388

SNELLVILLE, GA 30078



January 9, 2016

Mr. Jason Thompson

Department of Planning & Development

Snellville City Center

2342 Oak Road

Snellville, GA 30078

RE: Letter of Intent for the Application for Variances

Properties: Tax Parcel 5025-001

Dear Mr. Thompson:

The undersigned (the applicant) is representing Brenda Butler (the owner), who are seeking variances to record an exemption plat on the subject property. Presently, the property contains an uninhabitable 2 story 1000 SF house which was built in 1952. The property also contains two sheds and some unsightly junk that will be removed should these variances be approved.

The City regulations allow an exemption plat with a maximum of 5 residential lots and 2 more with Planning Director approval for a total of 7 lots. Three to four lots could possibly be recorded without the requested variances. However, each lot would have direct access to Oak Road which adds turning conflicts. Alternatively, we are proposing one curb cut onto Oak Road that would access the 7 lots via a private driveway. The private driveway and common area would be maintained by the HOA. Gwinnett County DOT maintains Oak Road. Exemption plats do not require a decel lane as the traffic generated from the 7 lots would be minimal.

The current zoning is RS-180 which allows 1-4 units per acre. Acquiring variances will bring the total density to 2.59 units/acre well inside the low-density threshold. We are able to maintain the low density due to the small lots sizes, flood plain and open space/common area of over 50 percent. If we did not provide open/common space, each lot would average 16,802 SF which is also low density residential lot sizes.

From an environmental standpoint, the 3-4 lots the owner could currently build would allow septic tank use. Our proposal would eliminate this environmental issue by allowing sewer lots. The exemption plat does not require a retention pond and fortunately the flood plain provides some benefits in terms of water quality and quantity. There is also a shed currently located in the flood plain

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and within the 75' impervious setback as it was located prior to these regulations being in place. If the variances are approved, this shed (and all the other eyesores) will be removed.

The site is relatively small and access for emergency services should not be an issue. A fire hydrant is across the street and the furthest away lot is well within the 400' minimum distance for a hose lay area. However, we will agree to a hold harmless agreement and have attached an example that Gwinnett County Board of Appeals typically uses when they approve of similar requests.

Currently, the owner could build houses with all vinyl siding and sell very inexpensive homes which would not be conducive to property values. As a condition of variance approvals, we will agree that vinyl siding shall be prohibited. Additionally, all exterior materials shall be constructed out of brick, stone, (cedar shake if Craftsman Style) or masonry siding. A homeowner's association will be established that shall provide ground maintenance for the common areas in the neighborhood. We will also consider other conditions recommended by staff and the Board of Appeals. We anticipate the new home price points (as proposed with variances) to range between \$300,000-\$400,000.

The Oak Road park directly abuts our proposal and is a natural connection and amenity for the future residents. Clearly, this exemption plat is a revitalization catalyst and infill development for the area. We feel that the proposed development is much better planning than currently allowed with no variances and will be a great asset to the community. Please do not hesitate to contact me should you have any questions, comments, or concerns.

Sincerely,



Jeff Timler

Partner, Mid Century Investors, LLC.

**EXHIBIT "A"**

Variance request is from the following sections:

Zoning Ordinance 9.3 (4)

- (1) Reduce minimum lot area from 30,000 SF to 4,800.
- (2) Minimum lot width from 100 feet at building line to 45 feet
- (4) Minimum front yard, 50 feet from right-of-way line to 20 feet
- (5) Minimum rear yard from 40 feet to 20 feet.
- (6) Minimum side yard from 10 feet to 0 feet, 10 feet between buildings.
- (8) Maximum Ground Coverage, including accessory structures from 35 percent to 80 percent

Zoning Ordinance 4.7 Street Frontage Requirements, from 25 feet to 0'.

Development Regulations Section 3.4.3

- (a). Each proposed lot complies with all requirements of the Zoning Ordinance and is limited to single family detached residential use.
- (b). Each proposed lot abuts upon an existing public street.

Owner Addresses:

Brenda Butler 1000 Lakeview Road, Grayson, GA 30017