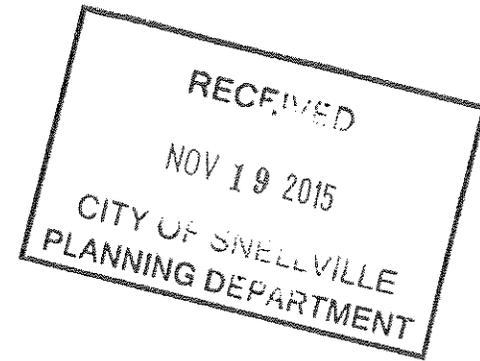




2189 Scenic Hwy, Suite B, Snellville, GA.30078



Attn: City of Snellville  
Planning and Development Dept.  
2342 Oak Rd. 2<sup>nd</sup> Floor  
Snellville Ga.30078

**RE: Letter of Intent  
for Rezoning & Variances  
Subject Parcel 5038 018  
2358 East Main St.  
November 10<sup>th</sup> 2015**

To whom it may concern,  
Enclosed is an application for rezoning and variances for the above reference subject property. This property is zoned **BN** (neighborhood business) and we are requesting a change to **BG** (general business) which will be compatible with other retail and commercial development along highway 78.

This property was originally built and operated as a Huddle House restaurant for many years but has been vacant for over three years.  
PJ'S Tropical Foods LLC dba Golden krust Caribbean Bakery & Grill of 2189 Scenic Hwy. in Snellville has an agreement to purchase the subject parcel. This will give us more visibility, parking and dining area which we yearn to have. We intend to transfer our restaurant to this location and hire more staff to meet the needs of our growing franchise. As we anticipate more growth, we plan to add southern style entrees to our menus.

To bring this plan to fruition we will upgrade the landscape with the installation of island, curbs, and trees as listed on the site plan and repair, restripe and reseal the parking lot to meet the intent of landscape ordinance and current city codes. We will also require the consideration of certain variances due to existing features of the site that would require hardship to comply.

Listed below are the variances we are requesting:

1. We request to keep the already painted bricks and stucco of the building exterior.
2. We seek to have a variance for decorative benches and trash receptacles.
3. Request to be relieved from all buffers required from section 19.32(5) and section 19.33.
4. Allowance to expand the existing 10feet outdoor walk-in freezer to 14 feet with all roof top hvac screened.
5. Finally a general variance for the site to be approved in its current condition except for the items requested in this letter.

We appreciate your consideration in this project and I look forward to a favorable decision soon.

Yours truly,

Patrick Stewart



General Manager

PJ'S Tropical Foods LLC  
Dba. Golden Krust  
Caribbean Bakery & Grill  
2189 Scenic Hwy N  
Suite B Snellville Ga. 30078  
Bus. (770) 736-6336  
Cell. (203) 394-7455