

**2417 Lenora Church Rd.**

Aiken's Office  
2417 Lenora Church Rd.  
Snellville, Georgia 30078



City of Snellville  
Planning and Development Department  
2342 Oak Road, 2<sup>nd</sup> Floor  
Snellville, Georgia 30078  
770/985-3514 Of  
770/985-3551 Fax

RE: Letter of Intent  
Subject Parcel **5/026/298**  
2417 Lenora Church Rd.  
August 31, 2017

To Whom It May Concern,

Enclosed is an application for variances for the above referenced subject property. The subject property is zoned BG. Properties to all sides of the subject property are also zoned BG.

Our parcel, **5/026/298** is zoned BG. The property was originally a residential home but has been rezoned and renovated for use as an office. It has been vacant for over two years which requires an updated variance submittal per City of Snellville regulations. It has one structure, existing parking, and a driveway that connects through interparcel access to the adjacent property 2407 Lenora Church Rd.

The applicant wishes to update this property and use for a business office. We will require the consideration of certain variances due to existing features of the site that would require hardships to comply. Without the approval of the below listed variances, significant changes would have to be made to the site that would create a physical and economic hardship that this property just cannot afford. The variances are needed because some of the existing conditions are not in compliance with various requirements set forth in the City's current development and zoning ordinances.

Listed below are the variances we are requesting as enumerated on the attached variance plan:

1. Allow for variance from Snellville development regulations section 6.13.3(b) requiring a six (6) foot sidewalk. Existing sidewalk is four (4) feet.

2. Allow for variance from Snellville Buffer, Landscape, and Tree ordinance Article III.sec.19.74 relating to parking islands to allow the parking lot and islands to remain as shown on the attached variance plan.
3. Allow for variance from Snellville Ordinance Article III.sec.19.73(c)(1) relating to landscape strip restrictions. To allow for encroachment by existing parking lot along southeastern property line into landscape strip. Encroachment is 10.0 feet at its furthest point as shown on plans.
4. Allow for general variance for the site to be approved in its current condition except for the additional items requested on this variance plan.

We appreciate your consideration in this matter. Please contact me if you have any questions or concerns. I look forward to a favorable decision from you soon.

Sincerely,

Wesley Aikens

Applicant