

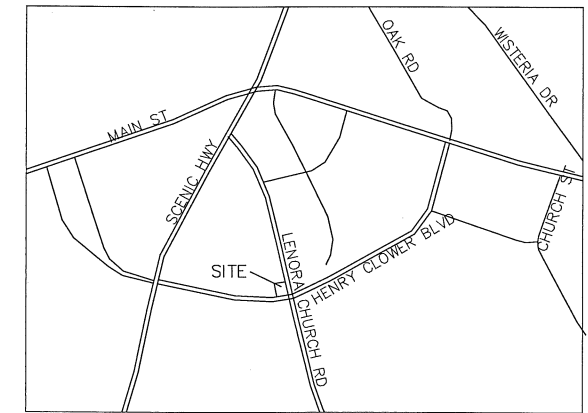
EXISTING TREE DENSITY (OUTSIDE BUFFER AREA)			
SIZE	#	UNITS	TTL UNITS
6"	1	0.9	0.9
8"	4	1.1	4.4
10"	2	1.3	2.6
16"	2	2.8	5.6
17"	1	3.2	3.2
18"	2	3.6	7.2
20"	1	4.4	4.4
42"	1	19.2	19.2
TTL UNITS 47.5			
TTL EXISTING UNITS (OUTSIDE BUFFER)=47.5			
REQUIRED TREE DENSITY			
DENSITY UNITS REQUIRED = 16 X 0.359 ACRES = 5.7			
TTL UNITS ON SITE = 47.5			

**VARIANCE # 1:**  
ALLOW FOR VARIANCE FROM SNELLVILLE DEVELOPMENT REGULATIONS SECTION 6.13.3(b) REQUIRING A 6 FOOT SIDEWALK. EXISTING SIDEWALK IS 4 FOOT.

**VARIANCE # 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.

**VARIANCE # 3:**  
ALLOW FOR VARIANCE FROM SNELLVILLE BUFFER, LANDSCAPE, AND TREE 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. AMOUNT OF ENCROACHMENT IS 10.0' AND SHOWN ON PLANS.

**VARIANCE # 4:**  
ALLOW A GENERAL VARIANCE FOR THE SITE TO BE APPROVED IN ITS CURRENT CONDITION EXCEPT FOR THE ADDITIONAL ITEMS REQUESTED ON THIS VARIANCE PLAN.



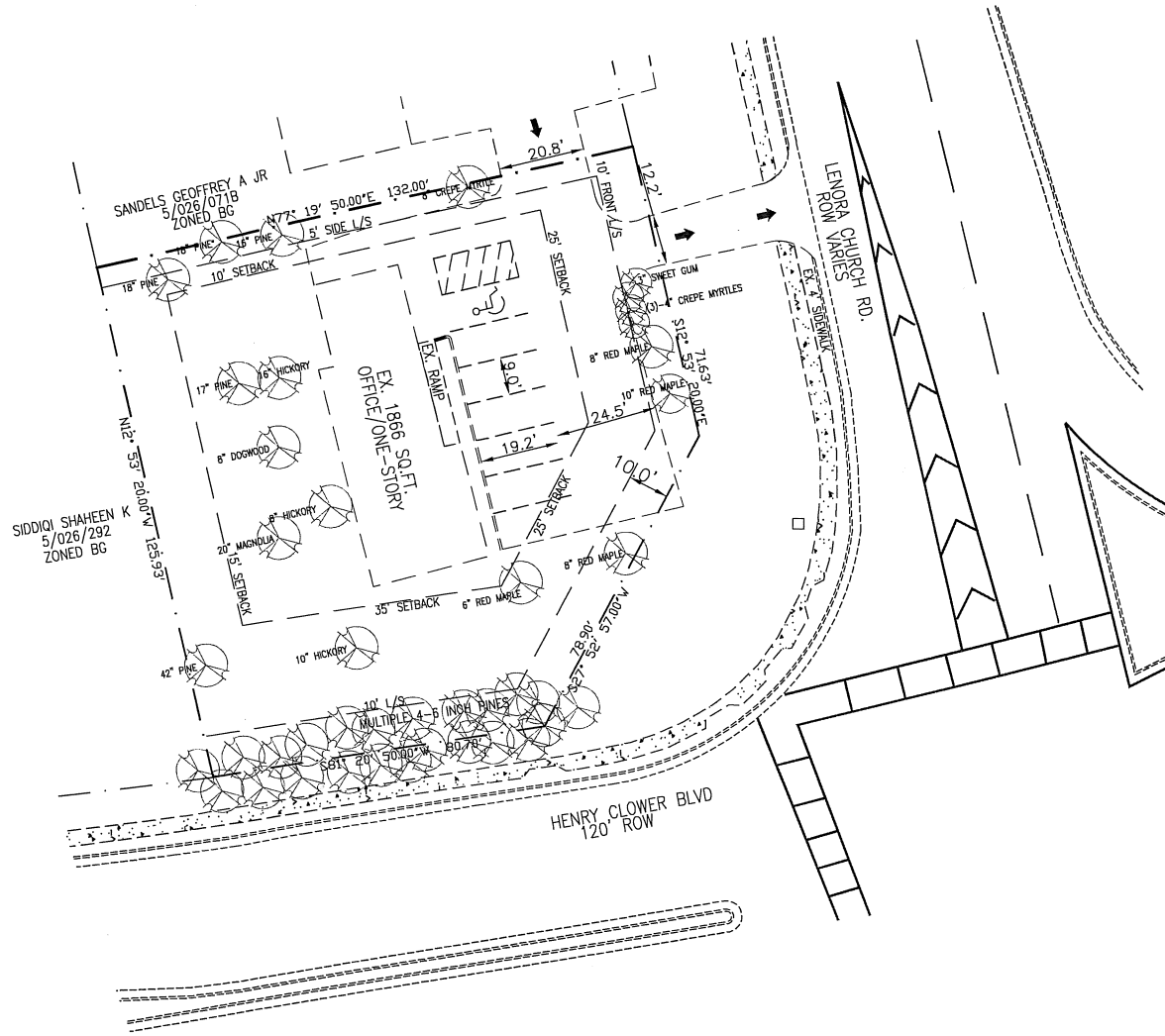
LOCATION MAP

SITE INFORMATION

EXISTING ZONING: BG  
TOTAL AREA: 0.359 ACRES  
PARCEL (5-026-298)

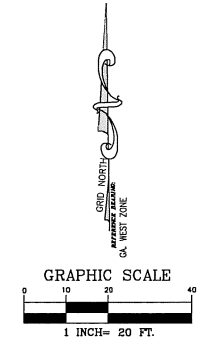
BG ZONING SETBACKS:  
FRONT = 25'  
SIDE = 10', 35' ON STREET OF CORNER LOT  
REAR = 15'

PARKING AND LOT COVERAGE REQUIREMENTS  
PARKING REQUIREMENTS-GENERAL OFFICE  
MIN:1/PER 300 SQ.FT. = 1866/300 = 6.2 OR 6 SPACES  
MAX:1/PER 275 SQ.FT. = 1866/275 = 6.8 OR 7 SPACES  
PARKING PROVIDED = 7 (INCLUDING ONE HANDICAP SPACE)



RECEIVED  
SEP 29 2017  
CITY OF SNELLVILLE  
PLANNING DEPARTMENT

VARIANCE PLAN FOR:  
**AIKEN'S OFFICE**  
5TH DISTRICT, LAND LOT 026, PARCEL 298  
2417 LENORA CHURCH RD  
SNELLVILLE, GA 30039  
GWINNETT COUNTY  
CITY OF SNELLVILLE, GEORGIA  
OWNER:  
WESLEY & SUSAN AIKENS  
2417 LENORA CHURCH RD  
SNELLVILLE, GA 30039  
CONTACT PERSON: WESLEY AIKENS  
PHONE: 678-990-5573



DESIGNER:  
BULLARD LAND PLANNING, INC  
3790 CANNONWOLDE DR  
SNELLVILLE, GA 30039  
CONTACT PERSON: BOBBY BULLARD  
678-344-1293 blpbobby@bellsouth.net



-DATE: 08/30/2017  
-BLP JOB# 17-1897