

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

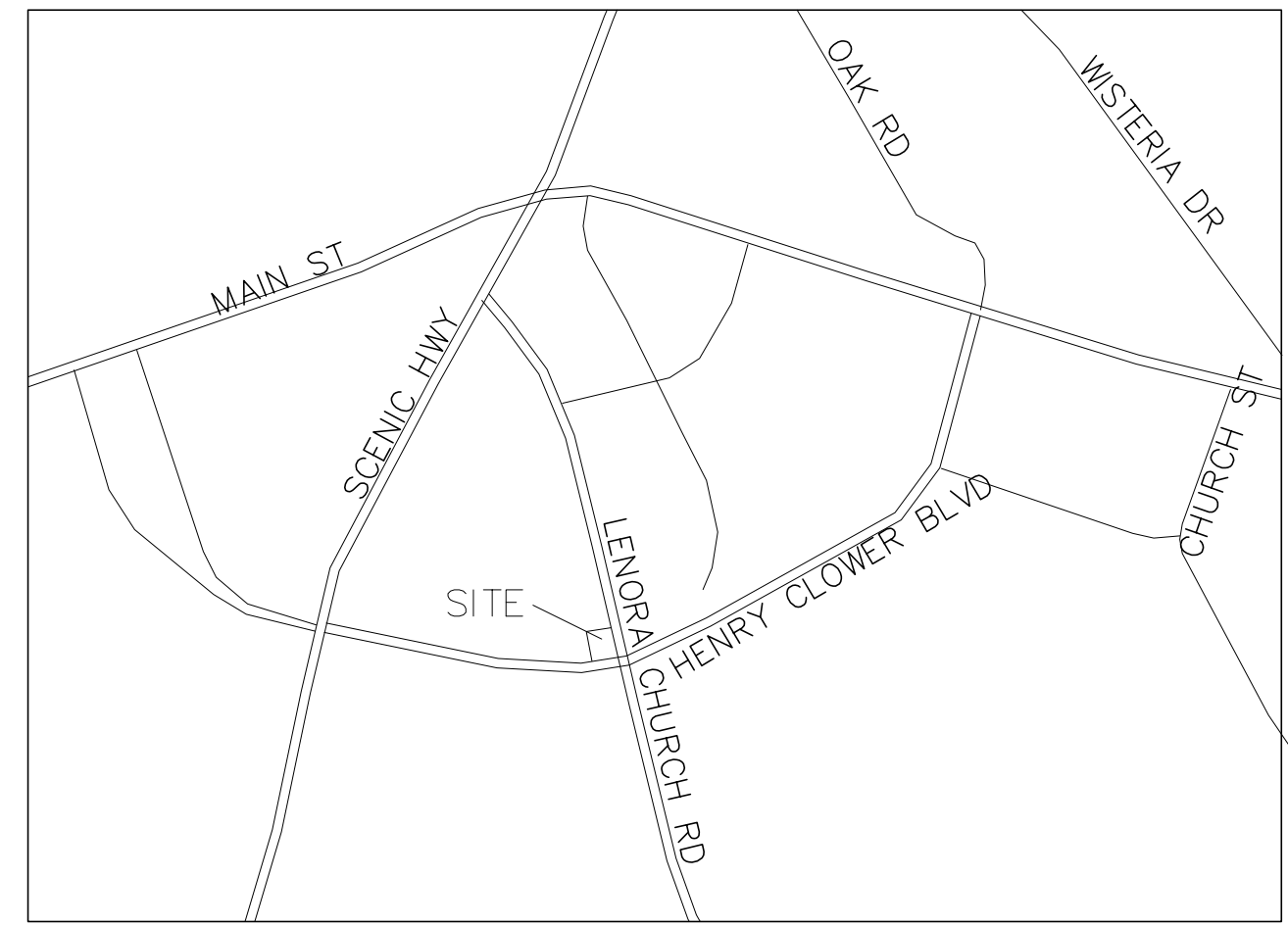
REQUIRED TREE DENSITY
DENSITY UNITS REQUIRED - 16 X 0.359 ACRES = 5.7
TTL. UNITS ON SITE = 47.5

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.SEC19.74 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.SEC19.73.(c)(1) RELATING TO LANDSCAPE STRIP RESTRICTIONS. TO ALLOW FOR ENCROACHMENT BY EXISTING PARKING LOT ALONG SOUTHEASTERN PROPERTY LINE. AMOUNT OF ENCROACHMENT IS 9.6' AND SHOWN ON PLANS.

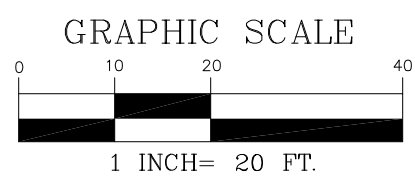
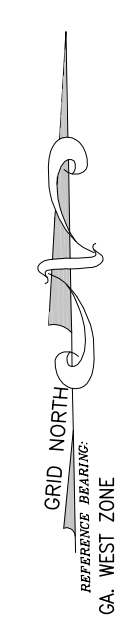
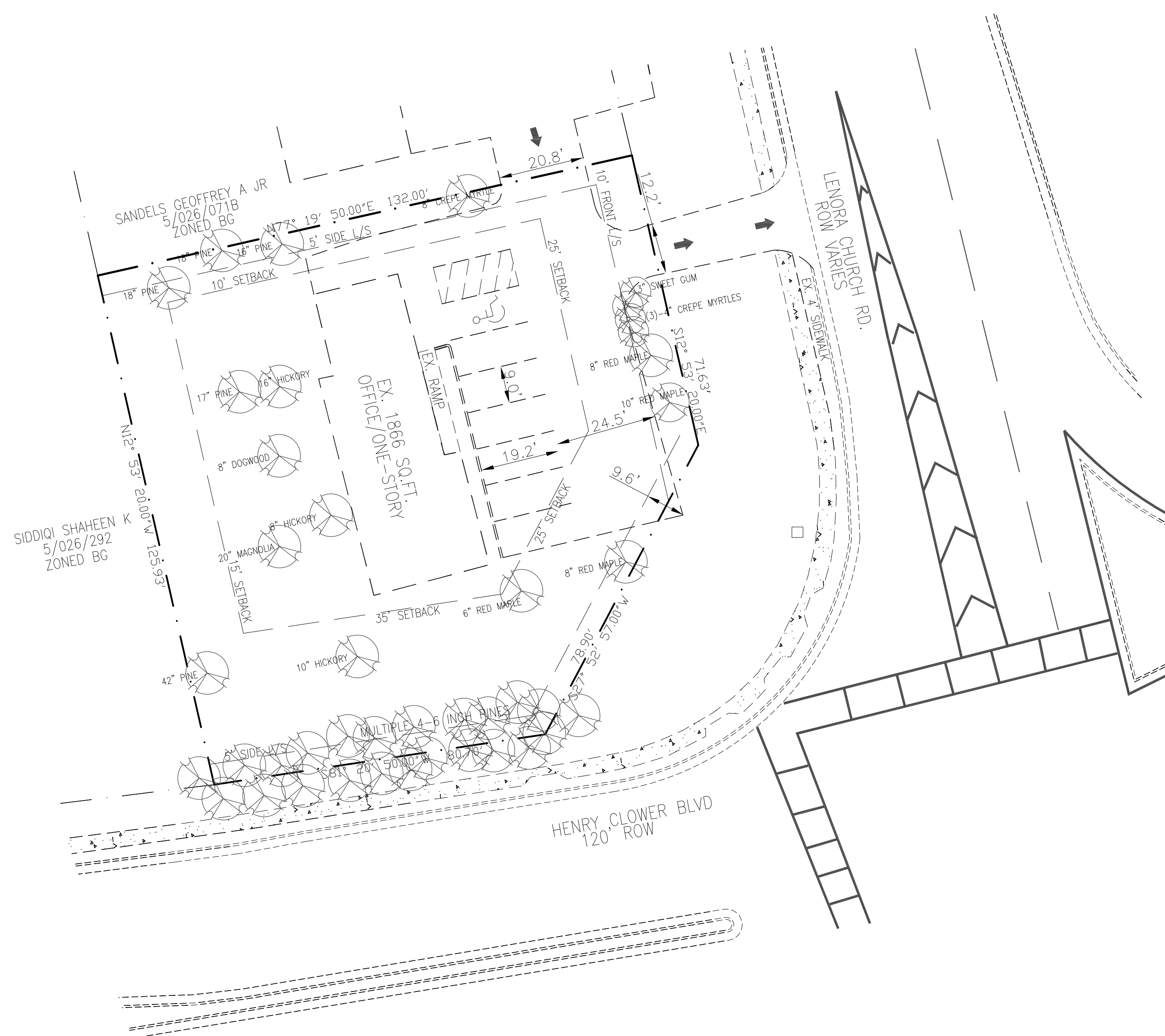
VARIANCE # 4:
ALLOW A GENERAL VARIANCE FOR THE SITE TO BE APPROVED IN ITS CURRENT CONDITION EXCEPT FOR THE ADDITIONAL ITEMS REQUESTED ON THIS VARIANCE PLAN.



LOCATION MAP

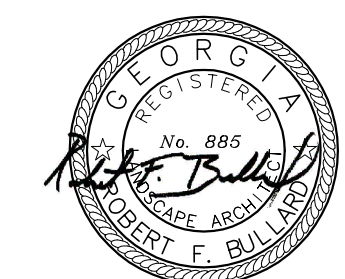
SITE INFORMATION

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)



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