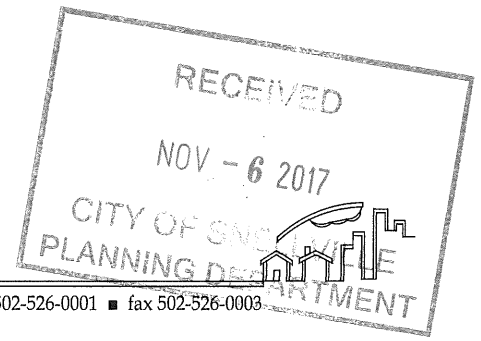


RENZO Construction, LLC
119 S. Sherrin Ave., Suite 230
Louisville, Kentucky 40207
Phone: 502-526-0001
Fax: 502-526-0003



ORACLE
DESIGN GROUP, INC.

Development Services 1221 South Fourth Street Suite 1 ■ Louisville, Kentucky 40203 ■ 502-526-0001 ■ fax 502-526-0003

November 5, 2017

Jason Thompson
Director, Planning and Development
City of Snellville
2342 Oak Road
Snellville, GA 30078

Project: Park West Apartments
2961 Lenora Church Road
Snellville, GA 30078

Re: Variance Request from 2-2.5 parking spaces per unit to 1.5 spaces per unit and a reduction of covered parking to 20% (16) per unit

Mr. Thompson,

Oracle-Snellville 2017, owners of the subject property, respectfully request a variance of the Zoning code to reduce the parking requirement to 1.5 spaces per unit and a variance to reduce the number of single car garages to 16.

We believe from our experience and the current best planning practices to reduce impervious surface for parking, the parking requirement of the Zoning Ordinance (2.0 spaces per dwelling unit) and the Development Regulations (2.5 spaces per dwelling unit) are disproportionate to the number of units. Parking demand for multi-family apartment developments is typically 1.5 spaces per dwelling unit with the typical covered parking offered at just over 20% of the unit numbers. Reduction in the number of parking spaces benefits the community by reducing the impervious surface thus reducing run-off from the asphalt, reduces heat gain in the area and on the buildings and increases green space on the site.

Regards,


Mark T. Wright AIA, Ph.D., NCARB
Oracle Snellville, LP