

VARIANCE RECOMMENDATIONS ONLY

CASE: #CUP 17-05

CONDITIONAL USE PERMIT AND REQUEST FOR VARIANCES

Zotung Christian Church – 2158 Dogwood Road, Snellville

| Department of Planning and Development Variances Recommended for APPROVAL | Planning Commission Variances Recommended for Approval Regular Meeting Date: 11-28-2017 |
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| 1. Variance from the Snellville Buffer, Landscape and Tree Ordinance Article III, Section 19.73(f) regarding side and rear landscape strip requirements to let it remain as undisturbed tree stands as shown on the proposed site plan. | 1. SAME. |
| 2. Variance from Snellville Zoning Ordinance Article VII, Section 8.18 regarding curb and gutter requirements to allow site to remain as shown on the proposed site plan. | 2. SAME. |
| 3. Variance from the Buffer, Landscape and Tree Ordinance Article III, Section 19.74 relating to parking island requirement to allow parking lot and islands to remain as shown on the proposed site plan. | 3. SAME. |
| 4. Variance from Snellville Development Regulations Section 6.5.5.2 to allow the existing site building exterior and site outdoor lighting. | 4. SAME. |
| 5. Variance from Snellville Ordinance Article XI, Section A.11.2(2), which states “one-way interior driveways shall be a minimum of 10 feet in width.” The existing drive ranges from 9.2’ to 30.6’ in width. | 5. SAME. |
| 6. Variance from Snellville Ordinance Article III, Section 19.73(c)(1) regarding landscape strip restrictions to allow for encroachment by existing parking lot along southeastern property line. Amount of encroachment is 5 feet near front property line and gets smaller as property line extends toward rear as shown on the proposed site plan. | 6. SAME. |
| 7. Variance from Snellville Buffer, Landscape and Tree Ordinance Article II, Section 19.32 relating to buffer strip requirements to allow the northwestern property line area to remain as-is with existing fence and vegetation from fence area to the back property line and | 7. SAME. |

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| planted near adjacent residence, as shown on the proposed site plan. | |
| 8. Allow a general variance for the site to be approved in its current condition except for the additional items requested on the proposed site plan. | 8. SAME. |
| Department of Planning and Development Variances Recommended for DENIAL | |
| Planning Commission Variances Recommended for Denial Regular Meeting Date: 11-28-2017 | |
| 1. NONE. | 1. NONE. |