

**VARIANCE RECOMMENDATIONS ONLY**

**CASE: #RZ 17-07**

**REZONING AND REQUEST FOR VARIANCES**

**Arts-Oriented International Exchange Center – 3005 Lenora Church Road, Bldg. A, Snellville**

<b>Department of Planning and Development Variances Recommended for APPROVAL</b>		<b>Planning Commission Variances Recommended for Approval Regular Meeting Date: 5-23-2017</b>	
a.	Section 19-73, Landscape Strips of Article III, Landscape Ordinance requiring a five (5) foot wide landscape strip along internal property lines.	1.	SAME.
b.	Section 19-74, Parking Areas of Article III, Landscape Ordinance requiring terminus landscape islands be 200 sq. ft. minimum. Specifically, the terminus island on the north end of the 90-degree parking lot shall be allowed to be less than 200 sq. ft.	2.	SAME.
c.	Section 11.3, Parking and Loading Requirements of Article XI of the Zoning Ordinance requiring that the minimum parking requirements for ‘clubs and organization halls’ be 3.3 parking spaces per 1,000 sq. ft. of gross floor area. The existing building is 16,161 sq. ft.; 53 spaces being needed while there are 52 existing spaces.	3.	SAME.
d.	A variance for the site to be approved in its current condition with exception to the items requested on the plan and application.	4.	SAME.
<b>Department of Planning and Development Variances Recommended for DENIAL</b>		<b>Planning Commission Variances Recommended for Denial Regular Meeting Date: 5-23-2017</b>	
NONE.		NONE.	