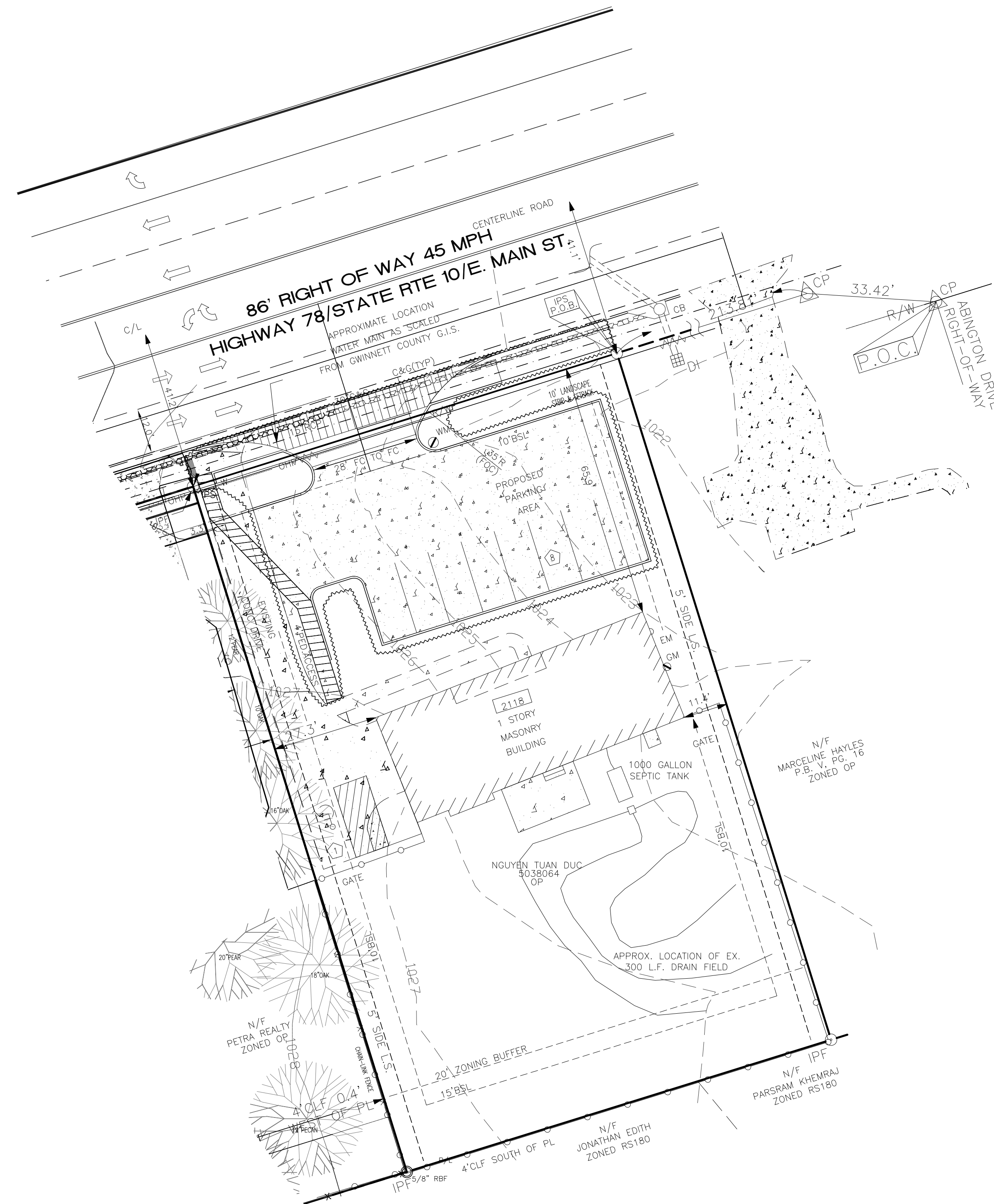


**CITY OF SNELLVILLE NOTES:**

1. CITY OF SNELLVILLE ACCEPTS NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. THE CITY OF SNELLVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.
2. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
3. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
4. MAXIMUM CUT OR FILL SLOPES IS 2H:1V.

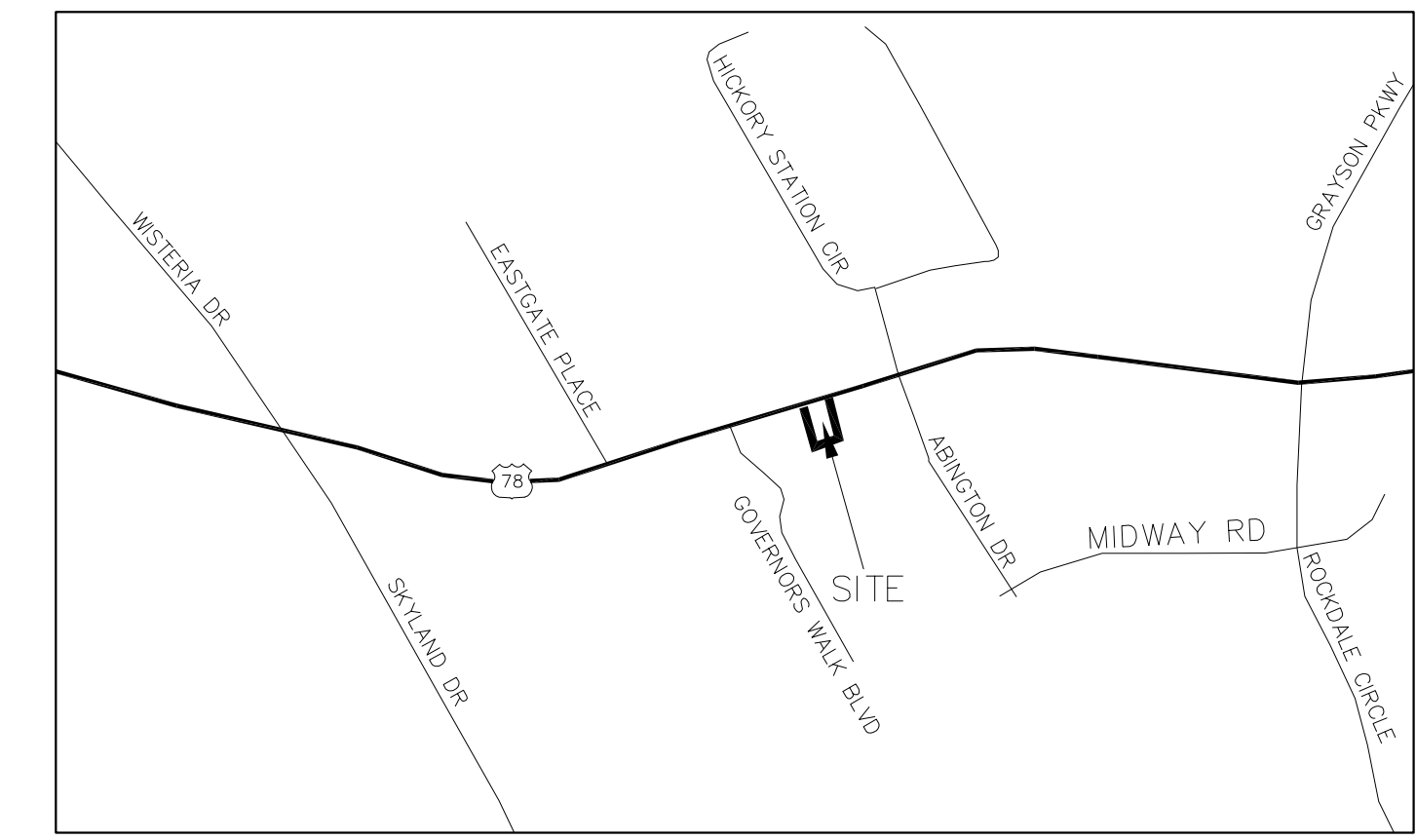


**SITE INFORMATION**

EXISTING ZONING: OP  
 CORRIDOR OVERLAY DISTRICT  
 TOTAL AREA: 0.491 ACRES  
 LIMITS OF DISTURBANCE: 6,093 SF  
 REQUIRED PARKING: 2200 SQ.FT.  
 MAX: 1/275 = 8 SPACES  
 MIN: 1/300 = 7 SPACES  
 PARKING PROVIDED: 9 SPACES  
 HC SPACES REQUIRED: 1 SPACE  
 HC SPACES PROVIDED: 1 SPACE

SETBACKS:  
 FRONT = 10 FEET  
 SIDE = 10 FEET  
 REAR = 15 FEET

BUFFERS:  
 REAR = 20 FEET PER REZONING



LOCATION MAP

**REZONING CHANGE OF CONDITION REQUEST:**  
 FROM RZ14-07, CONDITION #7 TO ALLOW SEPTIC SYSTEM USE

**VARIANCE # 1:**  
 ALLOW ONE MORE PARKING SPACE THAN REQUIRED (ART.XI.A.11.3) SEE SITE INFORMATION FOR PARKING REQUIREMENTS AND TOTAL PARKING EXISTING ON SITE.

**VARIANCE # 2:**  
 ALLOW VARIANCES FROM OVERLAY CORRIDOR DISTRICT REQUIREMENTS RELATING TO:  
 1) PROVIDING A 2 FOOT BY 8 FOOT PAD EVERY 300 LINEAR FEET ON SIDEWALK FOR DECORATIVE BENCHES, BICYCLE RACKS, AND TRASH RECEPTACLES.  
 2) PROVIDING DECORATIVE LIGHT FIXTURES/POLES THROUGHOUT PARKING AREA  
 3) PROVIDING SIDEWALK LIGHTS  
 4) LOCATING BUILDINGS CLOSE TO AND ORIENTED TOWARD PUBLIC RIGHT OF WAY WITH THE MAJORITY OF PARKING TO THE SIDES AND REAR

**VARIANCE # 3:**  
 ALLOW FOR VARIANCE FROM SNELLVILLE ORDINANCE ARTICLE III, SEC 19.73.(c)(1) RELATING TO LANDSCAPE STRIP RESTRICTIONS. TO ALLOW FOR ENCROACHMENT BY EXISTING DRIVEWAY ALONG WESTERN PROPERTY LINE INTO THE 5' SIDE LANDSCAPE STRIP BY 3.3 FEET.

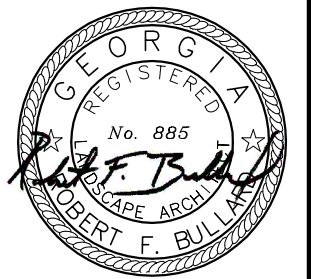
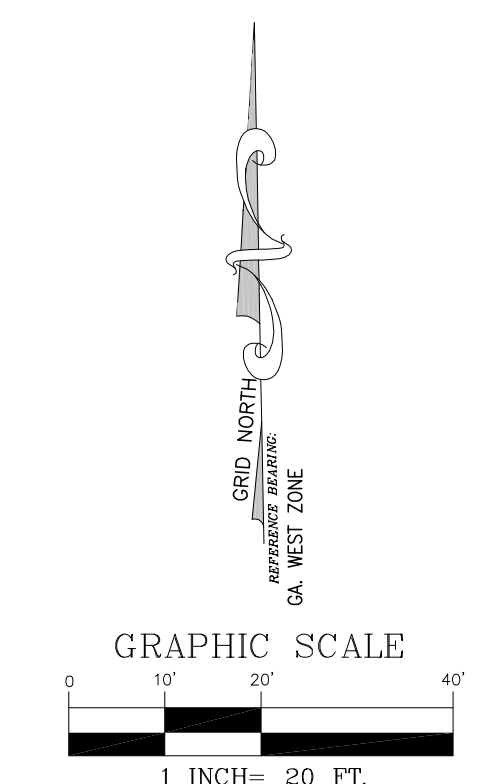
**VARIANCE # 4:**  
 ALLOW A GENERAL VARIANCE FOR THE SITE TO BE APPROVED IN ITS CURRENT CONDITION EXCEPT FOR THE ADDITIONAL ITEMS REQUESTED ON THIS REZONING AND VARIANCE PLAN.

**ZONING CHANGE OF CONDITION AND REQUEST FOR VARIANCES FOR:**

**NGUYEN OFFICE**  
 5TH DISTRICT, LAND LOT 38, PARCEL 064  
 2118 EAST MAIN STREET  
 SNELLVILLE, GA 30078  
 GWINNETT COUNTY  
 CITY OF SNELLVILLE, GEORGIA

**OWNERS:**  
 TUAN NGUYEN & THUY LE  
 2118 E. MAIN ST.  
 SNELLVILLE, GA 30078  
**CONTACT PERSON: TUAN NGUYEN**  
 PHONE: 404-867-9596

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



-DATE: 10/17/2017  
 -BLP JOB# 17-1906