

2118 E. Main St.  
Snellville, Ga. 30078



City of Snellville  
Planning and Development Department  
2342 Oak Road, 2<sup>nd</sup> Floor  
Snellville, Georgia 30078  
770/985-3514 Of  
770/985-3551 Fax

RE: Letter of Intent  
Subject Parcel 5/038/064  
2118 E. Main St.  
Oct. 14th, 2017

To Whom It May Concern,

Enclosed is an application for a change in conditions related to zoning case RZ07-14 for the above referenced subject property. The subject property is currently zoned OP. This application requests a change in condition #7 from RZ07-14 which stated that property must utilize a sanitary sewer system rather than a septic system. The property owner would like to request a change to this condition which would allow them to use a septic system for the proposed general office use at this address. The adjacent properties to the east and west are also zoned OP and both are served by septic systems and not sanitary sewer.

Below also are the variances that are being requested to bring this property up to current Snellville municipal codes.

1. Allow one more parking space than required (Art.XI.A.11.3). See site plan information for parking requirements and total parking proposed for the property.
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.
3. Allow for variance from Snellville Ordinance Article III Section 19.73.(c)(1) relating to landscape strip requirements to allow for encroachment by existing driveway along western property line into the 5 foot side landscape strip by 3.3 feet.
4. Allow a general variance for the site to be approved in its current condition except for the items requested on this rezoning application.

Sincerely,

Tuan Nguyen

Property owner & applicant