

# VARIANCE RECOMMENDATIONS ONLY

CASE: #RZ 17-13

## CHANGE IN CONDITIONS AND REQUEST FOR VARIANCES

Tuan Nguyen – 2118 E. Main Street, Snellville

<b>Department of Planning and Development Variances Recommended for APPROVAL</b>	<b>Planning Commission Variances Recommended for Approval Regular Meeting Date: 11-28-2017</b>
1. Variance from Section 11.3 of Article XI of the Zoning Ordinance to allow one additional parking space than the maximum allowed for a 2,200 sq. ft. of office use.	1. SAME.
2. Variances from the Corridor Overlay District requirement relating to: (a) locating buildings close to and oriented toward public right of way; (b) providing street lights along the public right-of-way; (c) requiring the majority of the parking to be located to the sides and rear of the building; and (d) inter-parcel connectivity to adjacent properties.	2. SAME.
3. Allow a general variance for the site to be approved in its current condition except for the additional items shown on the rezoning and variance plan.	3. SAME.
4. See denial recommendation (2) below.	4. Variance from Section 19.73(c)(1) of the Landscape Ordinance regarding landscape strip requirements to allow for encroachment by the existing driveway along the western property line into the five (5) foot side landscape strip to avoid disturbance of the critical root zone of large specimen trees in the immediate vicinity.

**Department of Planning and Development  
Variances Recommended for DENIAL**

**Planning Commission  
Variances Recommended for Denial  
Regular Meeting Date:  
11-28-2017**

1. From the Corridor Overlay District requirements relating to: (a) providing a 2-foot by 8-foot pad every 300 linear feet on sidewalk for decorative benches, bicycle racks and trash receptacles; (b) providing decorative light fixtures/poles throughout parking area; (c) and providing pedestrian/sidewalk lighting.	1. SAME.
2. From Section 19.73(c)(1) of the Landscape Ordinance regarding landscape strip requirements to allow for encroachment by the existing driveway along the western property line into the five (5) foot side landscape strip.	2. See approval recommendation (4) above.