

February 5, 2018

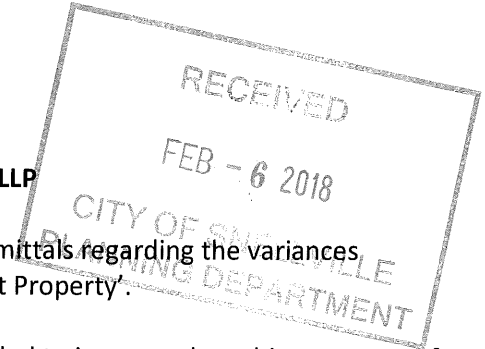
VIA HAND-DELIVERY

Planning and Development Department at Snellville City Hall
2342 Oak Road, Snellville, GA 30078

RE: LETTER OF INTENT FOR VARIANCES REQUEST FOR THE PICKRON FAMILY, LLLP

Dear Planning Commission Members and Staff:

Columbia Engineering is assisting The Pickron Family, LLLP, 'Applicant', with submittals regarding the variances application for **2376 Lenora Church Road**, Snellville, Georgia, 30078, the 'Subject Property'.



Variance Requests Overview: The Applicant requests approval of variances needed to improve the subject property for a return to commerce. The property was developed many years ago. Since that time City requirements have changed. Due to a lapse of occupancy, we want to make improvements that are acceptable to the City and applicable to existing site conditions. To that end, we are requesting the following variances be granted.

Variance Requests from Specific Code sections

Variance #1 Section 9.15.A.3. The code requires a 4' wide sidewalk connection to be provided from public rights-of-way to the entrance of the building. The configuration of the existing site does not facilitate a new pedestrian connection of this nature. We request access to the site remain in its current condition.

Variance #2 Section 9.15.A.5. The code requires "cobrahead" street lights along public rights of way utilizing decorative light poles, staggered, along both sides of the roadway. There is an existing streetlight across from this site on the Carlin Vision parcel, which serves to light the street along this street section. We propose no new "cobrahead" streetlights along Lenora Church Road.

Variance #3 Section 9.15.B.2 which requires all street trees to be placed 6 feet from the back of curb, subject to review by the Georgia DOT. Due to existing overhead powerlines along the frontage, proposed trees will be placed further back within the site and will not be placed on GDOT ROW or subject to their review.

Variance #4 Section 9.15.C.3 which states that a maximum of 20% of parking be permitted in front of the building. The existing site configuration does not allow for parking to be relocated elsewhere on site, and we request a variance from this condition to allow all parking in front of the building.

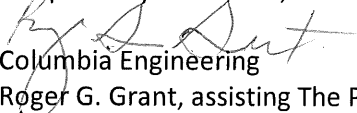
Variance #5 Section 9.15.D. Architectural Design standards in order to maintain the existing building, which pre-dates these standards.

Variance #6 Section 11.3, Minimum and Maximum off street parking to allow the existing 20 parking spaces to remain (building = +-5,007 sf: Max code: 11 parking spaces, existing parking to be re-striped = 21 spaces)

Variance #7 Section 19-73, Landscape strips for the southern 5' landscape strip. We request it remain in its original, existing condition.

Variance #8 Section 19-74 Parking areas. The existing configuration of the parking area does not include landscape islands at the terminus of each parking row. We request the configuration of the existing parking area to remain in its current condition.

Respectfully submitted,


Columbia Engineering

Roger G. Grant, assisting The Pickron Family, LLLP.