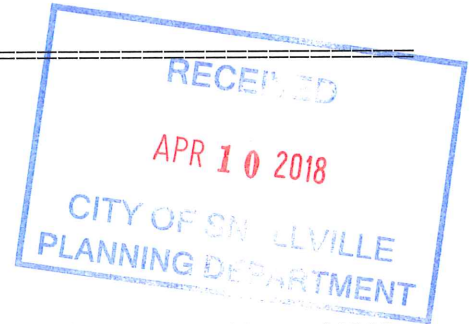




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April 9, 2018

Letter of Intent



To Whom It Concerns:

The letter serves as our official request for the following zoning variances/CUP at the property address of 2305 Scenic Highway per Corridor Overlay District Section 9.15:

1. Providing for inter parcel vehicle access to contiguous properties.
2. To allow the underground tanks within 30' of the property line.
3. To postpone the installation of Shrubs in a row until after DOT roadway completion in area.
4. Allow for variance from requiring all underground utilities.
5. Providing for street lights along all rights of way utilizing decorative light fixtures.
6. Providing sidewalk lights.
7. Utilizing the existing 4' sidewalks instead of 6' sidewalks. Section 6.13.3b
8. Locating building close to and oriented towards public right of way with majority of parking to the sides and rear.
9. Providing pitched roofs on buildings under 7,500sf.
10. Providing bicycle racks, benches and trash receptacles
11. Allow a general variance for the site to be approved in its current condition except for the items requested on the variance plan and application.
12. Variance from article 7.7 allowable building materials.
13. Variance from Section 9.15.B2 to not have street trees.
14. Variance from 19.73 and 19.74 landscape trees and parking island.

The site has been developed in the past as a gasoline convenience store. The existing dispensers, canopy, and building remains. The building has sat vacant for many years. We believe the property under its current state is an eye sore to the surrounding area. We will utilize the existing building.

We are not proposing any new building square footage or land disturbing activities. We understand the building will be subject to the Corridor Overlay District Standards.

It is also believed that the current zoning regulations creates a hardship by not allowing the property to be reopened without the granted variances.

The site is currently zoned BG. It has a 25' front setback, 10' & 10' side yard and a 15' rear setback.

Sincerely,

Tony L. Dawson, P.E.  
Senior Engineer