

**VARIANCE RECOMMENDATIONS ONLY**

**CASE: #RZ 18-02**

**CHANGE IN ZONING CONDITIONS AND REQUEST FOR VARIANCES**

**PH1330, LLC and Pinehurst, LLC – 11.61± Acres at Pinehurst Road and Sycamore Drive, Snellville**

<b>Department of Planning and Development Variances Recommended for APPROVAL</b>	<b>Planning Commission Variances Recommended for Approval Regular Meeting Date: 3-27-2018</b>
1. Reduction in lot size from 15,000 sq. ft. to 7,800 sq. ft.	1. SAME.
2. Reduction in minimum lot width at building line from 80 feet to 55 feet.	2. SAME.
3. Reduction in front yard building setback from 40 feet from right-of-way line to 20 feet.	3. SAME.
4. Reduction in the rear yard building setback from 40 feet to 25 feet.	4. SAME.
5. Reduction in the side yard building setback from 10 feet to 5 feet, with a minimum of 10 feet separation between structures.	5. SAME.
6. Increase in the maximum ground coverage including accessory buildings from 25 percent to 65 percent.	6. SAME.
7. Exemption from the public improvement requirements of the Snellville Development Regulations relating to a paved roadway, curb and gutter, and sidewalks for the properties (Lots 27-29) which abut Sycamore Drive.	7. SAME.
<b>Department of Planning and Development Variances Recommended for DENIAL</b>	<b>Planning Commission Variances Recommended for Denial Regular Meeting Date: 3-27-2018</b>
None.	None.