

VARIANCE REQUEST EXHIBIT

- 1) Applicant requests a variance pertaining to the interior drives between storage buildings E,F,G, and H. Article XI Section 11.2 (A)(2) requires that interior driveways be a minimum of 24' feet in width. The Applicant respectfully requests a variance allowing for the 22' drives shown on the site plan submitted herewith, instead of 24' as currently required. The applicant feels that this 22' interior drive width would be adequate considering the very minimal traffic associated with the proposed self-storage facilities.
- 2) The applicant requests a variance related to requirements of the Buffer, Landscape, and Tree Ordinance Sec.19-32.(4) related to providing a 5 foot permanent berm in the 1st 20 feet of 60 foot buffer strip required by Sec19-33 between HSB zoning and RS180 zoning. Applicant would like to provide the 5 foot berm in the 40 to 60 foot area from the transitional property line with the RS180 parcel. This is due to the fact that there are multiple mature conifers and hardwoods (60-80 feet in height) in the 20 foot area adjacent to the property line in question which would have to be removed in order to construct a 5 foot berm. Also, applicant would like to request a change in conditions variance related to RZ04-09 which called for an undisturbed 80 foot buffer where this parcel abuts residential parcels. Change in conditions would allow a 5 foot berm and evergreen screen to be placed in the 40 to 60 foot area of buffer. Placement of the berm and screen in the 60 to 80 foot area of buffer is restricted due to an existing drainage swale that conveys stormwater from the adjacent Fountain Drive development. Location of the proposed berm and evergreen screen is shown on the attached Rezone and CUP plan by Bullard Land Planning.
- 3) The applicant requests a variance from City of Snellville Zoning Ordinance Section 7.7 Table 1 related to building materials. HSB zoning prohibits the use of metal panels. For Buildings E, F, G, & H between each overhead door, the applicant would like to be able to use metal panels painted with a textured paint finish to simulate a stucco finish. The textured metal panel finish would comprise 45% of each exterior face containing overhead doors. Refer to elevation drawings provided by Spalding Designs.
- 4) The applicant requests a variance related to requirements of allowing for outdoor vehicle storage parking. Parking area will be covered and open on all 4 sides. The supporting structure will be painted to match the trim of the adjacent storage units. Parking will be shielded by trees / berm as shown on the site plan. Refer to elevation drawings provided by Spalding Designs.
- 5) The applicant requests a variance from City of Snellville Zoning Ordinance, Section 7.7, Table 1 related to requirements of using not more than 25% stucco on the front face of a building HSB zoning restricts the use of stucco to 25% on the front face of a building.

The applicant would like to use 50% stucco on the front face of the climate control building. The front of the climate control building that will be facing the existing office condos will be screened with a landscape strip. Face will have a 5' wainscot of brick with stucco above which will match the color of the stucco on the adjacent office condos. Refer to elevation drawings provided by Spalding Designs.

- 6) The applicant requests a variance from City of Snellville Zoning Ordinance Article III, Section 3.7 related to requirements for each zoning parcel to have an exclusive, unobstructed, permanent access to a public street. Variance would allow access from a shared ingress/egress easement with the adjacent parcel as shown on attached Rezone and CUP plan by Bullard Land Planning.