

## **Bullard Land Planning, Inc.**

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1080 Cooper Rd  
RE: Letter of Intent  
Subject Parcel **6/051/018**  
March 27, 2019

To Whom It May Concern,

Enclosed is an application for the request of variances related to the above referenced subject property. The subject property is currently zoned OP. The property has been residential in nature but the current owner would like to use the existing home now for office use. The site improvements would include the removal of existing driveway, addition of 12 parking spaces, compliance with Snellville buffer, tree, and landscape ordinance requirements, and the addition of sidewalk along Scenic Drive.

Below are the variances that are being requested to bring this property up to current Snellville municipal codes.

1. Allow variances from corridor overlay district requirements, Section 9.15 of Zoning Ordinance relating to:
  1. Providing a 2 foot by 8 foot pad every 300 linear feet on sidewalk for decorative benches, bicycle racks, and trash receptacles. Please see Scenic Drive Master Plan for placement of these amenities.
  2. Providing decorative light fixtures/poles throughout parking area. The property width is only 73.5 feet from the right-of-way to the front of the existing structure and with existing porch lights and proposed lighting fixture along Scenic Drive, this will provide sufficient lighting.
  3. Allow a variance in relation to exceeding 20% parking in front of building and exceeding 20% parking on the side of building. Existing septic field in the rear of property prevents parking behind building.
2. Allow a variance from Article XI Section 11.3 of Zoning Ordinance to allow 12 total parking spaces, 4 more than maximum.
3. Allow a variance from Article IX Section 9.8(4)6 of Zoning Ordinance to allow an encroachment of 0.6 feet into the required 10 foot side setback by the existing building on the north side of the property.
4. Allow a general variance for the site to be approved in its current condition except for the items requested on this rezoning application.

Sincerely,

*Bobby Bullard*

Bullard Land Planning/Concept Plan Design Firm