

Snellville Board of Appeals

Letter of Intent

Re: 2240 Pinehurst Road

Applicant: John R. Howard

This Letter of Intent is for consideration and request for Relief from Zoning requirements. The property is located at 2240 and I have owned this property since 2004. I have made a number of improvements to this property in the past 6 years and my hope is to continue to improve going forward. I intend to add an additional roofed structure in the rear of the property of a 12x20 accessory structure which I will refer to as a "She Shed". I have attached various support documents including a signed letter of support from my neighbors here in the community along with pictures and other requested information. I would also like to THANK the Board for its consideration of **these requests.**

***SECTION 7.1 ACCESSORY USES OR STRUCTURES.*** Accessory uses or structures shall be permitted only in rear yards except as otherwise provided in this Ordinance.

1). All such accessory structures shall meet the following requirements: a) Located no closer than five-feet (5') from any property line(s); b) Located within the rear yard; c) No higher than two (2) stories; d) No more than two (2) roofed accessory structures may be constructed on any one (1) lot; e) The combined sum of roofed accessory structures shall not exceed seven hundred fifty (750) square feet; f) The facade shall be constructed of the following exterior-grade materials: wood; vinyl; brick; stone; stucco, and/or hardiplank siding; g) Roofing materials shall be limited to asphalt shingles or manufactured prepainted metal roof sheeting; and h) Paints, stains, etc. applied on the exterior of the structure shall match the primary structure on the lot.

Relief from following:

D). 4 existing enclosed structures totaling 589 sqft. are located on subject property constructed during the last 6 years and are used in various ways, i.e. house yard tractor and associated yard equipment, supplies (i.e. pine straw, etc), Cover Hot Tub, Deck and Dog House.

E) The NEW enclosed structure is (12x20 = 240sqft) and will exceed the allowable limit of 750 sqft by 79 sqft. Roughly 10.5% over the allowed limit. I believe this is a reasonable request.

It has never been my intent to cause any harm by the upgrades and modifications to my property, only to continue to make a home I can be PROUD of here in Snellville. Thank you again for your time and consideration of our request.

In addition to this Letter of Intent, please find attached all requested information and supporting documents for the City of Snellville Board of Appeals consideration of the application as well as a check for \$310.00 for the Application, Adjoining Property Owner Notification Letters and Public Notice Sign. I appreciate the willingness of the Planning Department to work with me during this process and look forward to continued work to a favorable outcome. If I have failed to provide any necessary information required by the Board or Planning Department. Please do not hesitate to contact me.

Thanks,

Bobby Howard

404-583-1099

Owned By John R. Howard

Property ID Number:-----2240 Pinehurst Rd. 5040A-044