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June 10, 2019

Mr. Jason Thompson
City of Snellville Planning and Development Director
Snellville City Hall
2342 Oak Road
Snellville, Georgia 30078



Re: Pet Paradise
2338 Scenic Highway
Parcel No. 5026 074
Re-Zoning Request Letter of Intent

Dear Jason,

The purpose of this letter is to request a Change of Zoning Conditions and variances for the proposed Pet Paradise project at 2338 Scenic Highway (corner of Scenic Highway and Henry Clower Boulevard). The site was rezoned per zoning case RZ 07-19 on January 28, 2008, to be specific to a site plan entitled "The Boulevards" dated January 23, 2008. On behalf of American Pet Resorts, I respectfully request that the existing zoning conditions be amended to allow the development of a Pet Paradise dog kennel/boarding facility in accordance with the site plan dated May 29, 2019, prepared by Haines, Gipson & Associates, Inc. We will comply with all other zoning conditions included in the original re-zoning.

Article XI, Section 11.3 of the Snellville Code of Ordinances does not specifically state parking requirements for a dog kennel/boarding facility. Based on operations of other existing Pet Paradise sites, the minimum parking spaces needed for normal operations is 18 total spaces.

Additionally, we request the following variances from the Zoning Ordinance of Snellville, Section 7.7 (Architectural Design Standards), Table 1 (Allowable Building Materials):

1. Front Elevation only: variance for the board and batten siding at gable main entry. We are within the 25% allowance on the building sides and rear which is acceptable.
2. Side Elevations: variance for painted smooth faced CMU up to 6'-0" aff. This material will be completely screened from view by the outdoor dog runs. CMU on rear elevation is acceptable.
3. Side/Rear Elevations: variance for the thin brick veneer from 6'-0" aff to top of wall/roof bearing. The thin brick will be identically matched to the full brick veneer proposed at other elevations.
4. Day Camp Building at All Elevations: variance for board and batten siding.

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Thank you for your consideration of this request. Please contact me at (770) 491-7550 or bmccann@hainesgipson.com if you have any questions or need any other information

Very truly yours,
HAINES, GIPSON & ASSOCIATES, INC.



Robert A. McCann, P.E.
Principal