

**2001 E. Main St.**

Snellville, Ga. 30078

RECEIVED

JAN 14 2020

CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

City of Snellville  
Planning and Development Department  
2342 Oak Road, 2<sup>nd</sup> Floor  
Snellville, Georgia 30078  
770/985-3514 Of  
770/985-3551 Fax

RE: Conditional Use Permit Letter of Intent  
Subject Parcel **5/059/016**  
2001 E. Main St.  
Jan. 13th, 2020

To Whom It May Concern,

Enclosed is an application for a conditional use permit to operate an auto repair shop in a proposed building on a property located at 2001 E. Main St in the City of Snellville. The subject property is currently zoned BG. The property owner is concurrently requesting a change to HSB zoning which would allow them to operate a floral shop in the existing building on the property and operate an auto repair business in a proposed building shown on the rezone and CUP plan included with this CUP application package. The adjacent properties to the east and west are zoned BG and the properties adjacent to the back property line are zoned R100.

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

1. Allow variance from section 19.73(c) relating to landscape strips, to allow encroachment by entrance drive of 5.2 feet into the front landscape strip as shown on the Rezone and CUP plan included with this application.
2. Allow variance from overlay corridor district requirements relating to providing decorative light fixtures/poles throughout parking area. Allow variance to not use decorative light fixtures/poles behind the existing building.
3. Allow variance from overlay corridor district requirements, section 9.15(A)(1) related to providing interparcel access. Allow variance to not provide access to adjacent parcel to the west as access drive would go through and eliminate 4 to 5 of their existing parking spaces.
4. Allow variance from overlay corridor district requirements, section 9.15(A)(5) related to providing street lights. Allow variance to not provide a street light as one is existing 6 feet to the west of property line and lot frontage is only 124 feet.
5. Allow variance from overlay corridor district requirements, section 9.15(C)(3) related to requirement of no more than 20% of parking in front of building to allow for parking in front of existing building to be used by existing building as parking in rear will be used for proposed building.
6. Allow variance from Zoning Ordinance, section 7.7, table 1 related to restriction of no concrete block or split face concrete block building materials in HSB zoning. Variance requested to allow CMU-split face masonry block to be used on the sides and rear for proposed building.
7. Allow a general variance for the site to be approved in its current condition except for the items requested on this rezoning application.

Sincerely,

**Tony Aziri**

Property owner & applicant

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Snellville, Ga. 30078

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Snellville, Georgia 30078  
770/985-3514 Of  
770/985-3551 Fax

RE: Rezoning Letter of Intent  
Subject Parcel **5/059/016**  
2001 E. Main St.  
Dec. 1st, 2019

To Whom It May Concern,

Enclosed is an application for a rezoning of a property located at 2001 E. Main St in the City of Snellville. The subject property is currently zoned BG. The property owner would like to request a change to HSB zoning which would allow them to operate a floral shop in the existing building on the property and operate a auto repair business in a proposed building shown on the rezone plan included with this rezoning application package. The adjacent properties to the east and west are zoned BG and the properties adjacent to the back property line are zoned R100.

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

1. Allow variance from section 19.73(c) relating to landscape strips, to allow encroachment by entrance drive of 5.2 feet into the front landscape strip as shown on the Rezone and CUP plan included with this application.
2. Allow variance from overlay corridor district requirements relating to providing decorative light fixtures/poles throughout parking area. Allow variance to not use decorative light fixtures/poles behind the existing building.
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6. Allow variance from Zoning Ordinance, section 7.7, table 1 related to restriction of no concrete block or split face concrete block building materials in HSB zoning. Variance requested to allow CMU-split face masonry block to be used on the sides and rear for proposed building.
7. Allow a general variance for the site to be approved in its current condition except for the items requested on this rezoning application.

Sincerely,

**Tony Aziri**

Property owner & applicant