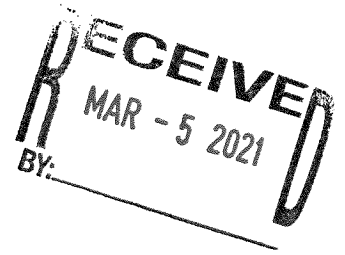


JBL Wisteria Shopping Center, LLC
c/o JBL Asset Management
2028 Harrison St., Suite 202
Hollywood, FL. 33020



March 8, 2021

City of Snellville
Planning & Development Department
2342 Oak Road, 2nd Floor
Snellville, GA. 30078

RE: Variance Request Letter of Intent

This Letter of Intent explains the Variance Request for the Wisteria Village Shopping Center located at 2420 Wisteria Drive, Snellville, GA. 30078 and specifically including Tax Parcel Numbers R5038 170, R5038 326, R5038 327 and R5038 001.

The Variance being requested is regarding UDO Section 207-6.6(B), Multiple Signs: "No business is allowed to install an additional conforming sign until it has removed any existing nonconforming signs. Provided, however, that on parcels with three (3+) or more businesses, at least two (2) of which are party to a lease or leases, any business that does not own or control the nonconforming sign may erect a wall sign."

We are requesting that:

1. Allow the existing non-conforming Pylon Sign on parcel R5038 327 (see "Improved Pylon Sign B" on attached site plan exhibit), along Main St. to remain, and be improved through maintenance, minor material changes and a new paint scheme to be complimentary of the shopping center and new signage.
2. Allow the existing non-conforming Pylon Sign on parcel R5038 170 (see "Improved Pylon Sign A" on attached site plan exhibit) to remain but be improved to be less non-conforming by the addition of a solid decorative brick base, up to the level of the lower sign cabinet, and be further improved through maintenance and a new paint scheme to be complimentary of the shopping center and new signage.
3. Both Variances will be necessary to allow for the construction of a new conforming Directional Sign on parcel R5038 001 (the main shopping center) and the construction of a new conforming Monument Sign on parcel R5038 326. (see "New Conforming Monument Sign C" and "New Conforming Directional Sign D" on attached site plan).

Thank you for your consideration.

William R. Miller, AIA
For JBL Wisteria Shopping Center, LLC

A handwritten signature in black ink, appearing to read "WR Miller", with a long horizontal flourish extending to the right.