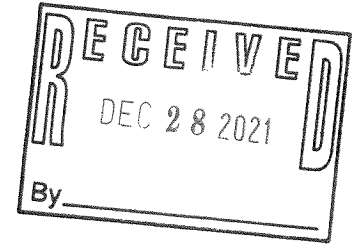


CONCEPT ENGINEERING SERVICES, LLC

3850 Holcomb Bridge Rd Blvd Suite 260

Peachtree Corners, Georgia 30092

Tel: 678-691-7628



December 27, 2021
City of Snellville, Planning & Development Department
2342 Oak Rd, 2nd floor
Snellville, GA 30078

Statement of Intent

The owner, Arzine 16 LLC, is seeking variance at 2329 Scenic Hwy, Snellville, GA 30078 (to be referred as the "subject property") for the development of parking in the front of the building. The intent of this application is to apply for a zoning variance for the "subject property" to accommodate parking situated in the front and side of the building. The request appeals to code sec 9.7.(3), which prohibits parking in this area. The development will provide up to 11 parking spaces with 4 of them existing and remaining 7 are new.


The "subject property" proposed use is OBGYN & is very helpful to have the parking, near to the entrance of the existing building to have easy access. As the building is existing, proposing the parking in the rear will create a hardship to the patients, especially given the nature of the business, to walk all the way to the front of the building.

The applicant has given special attention to ensure the layout and design of the site allows for cohesiveness, efficient ingress & egress to the subject property, as well as pedestrian traffic & landscaping across the site. The applicant looks forward to discussions with the neighbors, county officials and other interested parties to ensure a successful variance approval through the city.

Thank you for your thoughtful attention to the foregoing request in regard to our zoning variance. We look forward to working with you on this important matter.

Please call us if you have any questions.

Regards,



Emmanuel Abua, CEO
Concept Engineering Services, LLC