

RECEIVED

January 15<sup>th</sup> ,2022

JAN 17 2023

CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

Re: 2484 Main Street Snellville GA 30078

City Of Snellville

Gwinnett County

City of Snellville, Department of Planning and Development

2342 Oak Rd 2<sup>nd</sup> Floor

Snellville, GA 30078

#### LETTER OF INTENT ADDENDUM

To whom it may concern...

Please accept this Addendum to the Letter of Intent submitted on October 11<sup>th</sup> 2022 to request a Special Use Permit for allowing use of the drive-thru for the proposed restaurant/bakery (name changed into Banh Mi Bubble Tea & Deli instead of New Bubble Tea + Restaurant previously submitted).

The project team revised the proposed building renovation plans and the landscape plan option provided to best meet City code and design standards.

According to the Snellville Unified Development Ordinance the proposed project still cannot meet the standard requirements from sections as listed.

- Sec. 103-11.4 (Nonconforming Buildings and Structures)
- Sec. 201-4 (Enhanced Architectural Standards)
- Sec. 205-1 (Towne Center Overlay)
- Sec. 207-1 (Parking and Loading)
- Sec. 207-2.2 (Screening)
- Sec. 207-3 (Landscaping)

In this situation, the project team made a decision to submit specific variance requests in order to be in compliance with the City regulations and will apply for the approvals below;

- Variance for the building height (proposed 17 feet, min 24 feet required )
- " for painting the existing brick
- " for the sign size at the front ( 7% - 5% allowed)
- " for restricted materials allowed ( 62% stucco/front elevation, 30% allowed)
- " for landscape strip along Civic Drive (10 foot strip required, the extra landscape area will be added with other landscape strips and parking islands)

Again, the ABN Investments Group, LLC is willing to work closely with the City to best meet compliance with the City standard regulations and make the existing location presentable and a landmark spot within the City of Snellville.

Respectfully,

Maya Radovic (applicant's representative)

Radovic Permits, LLC.

404-717-4795

*Maya (May) Radovic*  
*1/15/2023*