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JUL 13 2023

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

Letter of Intent

OWNER: STEPHEN ROCA
DATE: JULY 12, 2023
REQUEST: ZONING RELIEF TO ENCROACH INTO STREAMLINE BUFFER
PREPARED BY: JENNIFER WOLFE

RE: ZBA
STEPHEN ROCA
2478 ELLIS COURT
SNELLVILLE, GA 30078

The subject property (residential home) was built in 1984, its shape, topography or other existing physical condition exists which prevents the land development as proposed without the granting of said zoning relief.

The applicant is seeking permission to allow the installation of a room addition where 3% or less is impeding into the streamline buffer. The runoff water from roof will be diverted to a drywell as proposed in the attached site plan drawing.

No trees will be removed. Only grass exists where the proposed improvement area is located.

The strict adherence to the stream buffer requirements without zoning relief would create an extreme hardship that would not allow the rights commonly enjoyed by other property owners in the same zoning district.

We are seeking variance approval for the encroachment into the stream buffer to allow the proposed room addition.

Kindly,

Jennifer Wolfe
Variance Consultant/Representative