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CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

Letter of Intent
In Support of Request for Variance
3020 Country Farms Dr, Snellville, GA 30039

This letter of Intent is in support of my request for a variance to the setback requirement for the built back yard deck on property. The intention is to keep the already built back deck to the 2-story frame with basement home. The proposed new deck is top and bottom with both measuring 38 ft 6in length. Top deck measures 12ft in width and bottom deck measures 22 ft. Property is located on Lot 3 Block "A" UNIT ONE in the Country Farms Subdivision Land lot 4 5th District. The new rear porch and deck encroaches into both the 50-ft undisturbed stream buffer and the 75ft imperious surface setback. The setback for the built deck requirement for my non-complying lot of record is greater than the specified amount of 50ft and 75ft setback, measurements on property boundary survey. However, in effort to provide greater potential to the property, I am requesting approval on the new proposed plan.

The current deck setback calls for 75ft from the stream buffer and although the new build does not meet those requirements. The newly built decks are not affecting the flood zone and do not affect neighbors' land or natural vegetation. Setback on survey requires 75 ft setbacks, in effort to keep the new construction, I would like to point out that the home is built on a downhill slope with no other usable land for backyard gatherings. In the backyard there is rock erosion and a flood zone where we are not able to build on. Photographs have been provided for additional consideration along with the survey. If proposal, is not approved, I can modify the deck by removing 3 feet in width size.

What is perhaps most relevant here, and what I would ask the board to consider, is (1) the fact that as requested the new footprint, even with the variance, would actually be an increase to the potential of the property from what currently exists;(2) the fact that the southern side setback thus created no undue burden on any neighboring residence;(3) the proposed style and structure of the decks proposed project would be an improvement to the neighborhood and result in an overall increase in property value and tax secreted improvement.

Thank you for your consideration,

Respectfully,

A handwritten signature in black ink, appearing to read 'Odilia', written in a cursive style.

Odilia Correa-Villalobos