



5/15/2025

Re: **Letter of Intent**  
**Dorian Drive @ Lenora Church Road – Variance Application**  
PEC+ Project No. 21103.00D

Dear City of Snellville Zoning Board of Appeals,

This variance application is being submitted on behalf of the developer and applicant, and proposes two variance requests to facilitate a by-right townhome development:

- Relief from Section 201-3.3.E #5 that requires “Garages and driveways serving single-family (attached) dwellings must be rear-entry with access provided from an alley. Front entry garages and driveways facing a public or private street are prohibited. Garage doors must observe a minimum 22 feet setback from alley.”
- Relief from Table 207-1.2.B Vehicle Parking Requirements “Single-Family (attached) dwelling : 2 per garage + 1 per 4 units located in street and/or parking area”

#### **Proposed Development & Site Summary**

The proposed site is a landlocked, RM-zoned parcel in the City of Snellville near Dorian Drive and Lenora Church Road. The site is approximately 8.1 gross acres in size. The parcel has been looked at for development several times, but engineers have struggled to reconcile the strict application of the RM zoning code and the many constraints on the parcel that are not the result of actions taken by the applicant or developer.

The site is limited by the following constraints:

- 1.601 acres of the site area is floodplain
- 0.39 acres of the site is wetlands
- 0.69 acres of the site are located in unbuildable stream buffers
- 3.5 acres of the site have slopes that are at least 2:1
- The site has no direct frontage of its own and requires inter-parcel access for street access
- The shape of the site is harsh and triangular, limiting site planning options

In other words, nearly 30% of the site is unbuildable as it currently exists, without any applicant or developer intervention, and another 43% of the site has very harsh topography. Coupled with the limited access and the difficult shape, the site is severely limited in its constructability.

The proposed development consists of 40 new, by-right townhomes with a primary thoroughfare that would connect to the existing Dorian Drive along the northeast side of the site.

#### **Proposed Variances**

As noted, we are seeking the following variance to facilitate the by-right development: Relief from Section 201-3.3.E #5 that requires “Garages and driveways serving single-family (attached) dwellings must be rear-entry with access provided from an alley. Front entry garages and driveways facing a public or private street are prohibited. Garage doors must observe a minimum 22 feet setback from alley.”

#### **Front Entry Garages**

In the original LDP submittal, we proposed front entry garages and those site and grading plans are in Appendix B of the package for review. With the new code, we have provided an alternate plan (Appendix C) that shows a major loss in density to satisfy the rear load/alley condition (40 units -> 22 units). The drop in density with all the constraints on the site makes this too much of a challenge to develop for the density return.

*2 per garage + 1 per 4 units In Street and/or parking area*

The original LDP submittal proposed 3 total parking spaces (one being ADA) at the mail kiosk. With the development not having any other amenity features that are communal spaces, the 10 on street spaces required per updated code would cause further constructability/density issues for the project.

We appreciate the opportunity to bring forward this development for your consideration and look forward to meeting with you and/or discussing this further. Please do not hesitate to reach out with any questions.

Sincerely,

**Conrad Quinones**



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