

Dear Honorable Members of the Board of Appeals,

With this letter we kindly request approval of the following variances for our property located at 1086 Masters Lane, Snellville, GA, 30078.

Pursuant to Sec. 201 – 1.6 B:

- Shed (140 sq. ft.)
Required setback: 10 feet
Requesting variance to 4-foot rear setback & 3.9-foot side setback
- 24-foot Pool (452 sq. ft.)
Required setback: 15 feet
Requesting variance to 5-foot rear setback & 13-foot side setback

Pursuant to Sec. 201 – 1.5 B7:

- Deck
Ordinance permits encroachment of up to 8 feet into the required 40-foot rear building setback, allowing a minimum setback of 32 feet from the rear property line.
The proposed deck has an actual setback of 13.5 feet from the rear property line.
We are seeking a variance to allow an encroachment of 18.5 feet into the 40-foot rear building setback.

The storage shed on our property was constructed over six years ago and will be fully enclosed with a six-foot privacy fence in our yard. We have been homeowners at this residence for 20 years and have long been proud residents of the City of Snellville.

We are law-abiding residents and have never had any issues or violations with the City or with the law enforcement. In fact, my husband has served the community as a Firefighter for the past 15 years, which reflects our commitment to community safety and responsibility.

Our property has a unique layout that presents some real challenges. Because the lot is in a cul-de-sac and the property lines run diagonally, the back yard is significantly reduced and unusually shaped. Unlike neighboring homes with more traditional, rectangular lot configurations, the diagonal property line greatly limits the usability of our yard area and leaves us with very limited functional outdoor space.

Additionally, following the development of **Cooper Springs** subdivision four years ago, our sense of safety on our own property has been significantly impacted. The corner lot of that subdivision diagonally connects to the rear corner of our property. Since the subdivision was

built, individuals from **Cooper Springs** routinely cross our private property without permission – walking through our side yard and front yard at all hours of the day and night.

This pattern of trespassing did not exist prior to the development of **Cooper Springs** and represents a material change in the conditions affecting our property. As a result, our family no longer feels safe allowing our children or our elderly parents whom we care for and reside in our home (ages 76 & 79) to use the front or side areas of our yard.

In response, over the past years we have invested considerable personal and financial resources to improve and secure our backyard so that our family can enjoy a private outdoor space where we feel safe. All improvements made to our property have been intended to enhance safety, privacy and quality of life for our family while remaining respectful of surrounding land and community standards. Please note, there are no residential properties directly behind our lot. The adjacent parcel behind our backyard is an undeveloped, wooded lot. Our variance requests do not impact our neighboring properties, as we respect our neighbors and would not want to negatively impact their quality of life.

We respectfully ask that the City consider the unique circumstances of our property, our long-standing residency, and the safety challenges we are experiencing when reviewing our request.

Sincerely,

Jesus & Sulaka Polidura