

April 10, 2021

City of Snellville  
Planning and Development Department  
2342 Oak Road 2<sup>nd</sup> Floor  
Snellville GA 30078

Re: Setback at 2176 Benchmark Drive, Snellville GA 30078

To Whom it may concern:

This letter is to inform you that I am requesting a variance because I would like to build a cover over an existing stone patio. Currently, the setback is 20 feet and I like to be considered for a 10-foot setback which would allow me to construct a 10 foot by 15-foot patio cover.

The variance will in no way cause any changes for surrounding neighbors. The current patio will be constructed so that there not be a clear view of the neighbor's yard because of the existing privacy fence.

The purpose of the setback is solely for the proposed project. The proposed patio will not need any trees cut down or structures moved. If approved the patio will be constructed in a way that will compliment the existing structure, as well as meets all requirements set the city of Snellville and the HOA.

By adding the patio, it makes the area just big enough to fit furniture and would allow the 95-year-old resident a place to sit and enjoy the outdoors. It will only be utilized during the hot summer months.

The homeowner already discussed the covering of the patio with neighbors at the back and side of he property. Jane and Bod Stone of 2166 Benchmark Drive and Ron Jackson of 2155 Hickory Station Circle have no problems with the homeowner covering the patio

Sincerely

Innocent Nwachukwu

April 10, 2021

City of Snellville  
Planning and development Department  
2342 Oak Road 2<sup>nd</sup> Floor  
Snellville GA 30078

Re: 2176 Benchmark Drive, Snellville Ga 30078

To whom it may concern:

Analysis of Impact

Minimal impact since it cannot be seen in its entirety from the street because of the fence and no property value will be impacted by addition of this structure.

Sincerely,

Innocent Nwachuwku

April 10, 2021

City of Snellville  
Planning and Development Department  
2342 Oak Road 2<sup>nd</sup> Floor  
Snellville, GA 30078

Re: 2176 Benchmark Drive, Snellville GA 30078

To Whom it may concern:

Pat Roberts who resides at 2285 Hickory Station Circle was gracious enough to show the homeowner her sunroom which was built within the last 4 years.

Ron Johnson 2155 Hickory Station Circle and Jane and Bob Sone 2166 Benchmark Drive have no issues with the construction of patio cover.

Sincerely,

Innocent Nwachukwu