



WOODRUFF
Design Associates

Civil Engineers



Date: January 29, 2022

To: City of Snellville
Planning & Zoning Dept

Subject: 3005 Lenora Church Road
Snellville, Georgia
Gwinnett County

To Whom it May Concern,

We are providing this letter of intent to request a variance to UDO Section 206-4.1.H: Front/Side/Rear Setbacks for the site located at 3005 Lenora Church Road in Snellville, Georgia. The site is developed with an existing structure and infrastructure to support CI Zoning Uses.

This property is under contract with a church congregation that plans to use the existing building as its place of worship and study. The congregation is made up of approximately 125-150 members of the community. The members gather on Sundays for worship typically between the hours of 9am and 1pm and again meets on Tuesday evenings and Wednesday evenings between the hours of 6pm and 8:30pm for worship and study.

The current CI zoning allows this use, however, the site is non-conforming with the Current UDO front, side and rear setbacks that were adopted subsequent to the construction of this structure. In addition, since the construction of this building, Lenora Church Road has been widened by Gwinnett County Department of Transportation. This widening required additional right-of-way from the owner, thereby reducing the effective front setback based on the new right-of-way line thereby making this structure non-conforming.

The use and character of the surrounding area supports the proposed use of the property as proposed under this request and, if granted, will have no adverse effects to the surrounding area.

We appreciate your consideration of our request.

Please contact me anytime with questions or thoughts you may have and thank you.

Sincerely,



Amanda Kathleen Woodruff, P.E.