



October 17, 2023

John Dennis, Zoning Administrator
City of Snellville
2342 Oak Road 2nd Floor
Snellville, GA 30078

RE: Letter of Intent - 2035 Main Street

Dear Mr. Dennis:

The purpose of this letter is to request the City of Snellville Board of Appeals grant several variances for the property located at 2035 Main Street, being Tax Parcels R5059 233 & R5059 491, in the City of Snellville, Gwinnett County, Georgia.

The subject property was originally developed in 1990 and operated as a restaurant until 2003, then the building was used as an antiquing and gift shop until late 2020. Since that time the building has been empty and is currently under contract by Platinum Donuts, LLC, who intends to purchase the property and redevelop the site as a Dunkin'. The redevelopment will demolish the existing structure and construct a $\pm 2,000$ s.f. Dunkin' restaurant while utilizing as much of the existing parking and infrastructure as possible.

The site has a shared access drive with the adjacent automotive repair shop to the east and contains a cell tower with multiple carries along the north property line. The new owner must maintain the access to the cell tower and adjacent commercial property while redeveloping the site to provide vehicular access, utilities, landscaping, storm water management, and other minor site improvements to serve the new building.

Variance Request #1

UDO Section 207-3.2.A.5 - Inter-parcel access driveways and alleys are allowed in all landscape strips but may not exceed 24 feet in width and must be placed generally perpendicular to the yard.

The request is to allow the use of the existing drive at its approximately 29-foot width.

Variance Request #2

UDO Section 207-3.2.A.2 - Landscape strips must be provided as follows: Front: 10 ft. depth min.

The request is to allow the use of the existing parking to be utilized where it is located with the current encroachment in to the front landscape strip.

Variance Request #3

UDO Section 207-3.2.A.2 - Landscape strips must be provided as follows: Side (interior): 5 ft. depth min.

The request is to allow the use of the parking along the eastern property line where it is located with the current encroachment and allow the replacement of the existing parking on the western property line with the existing encroachment.

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If granted, these variances will not cause any detriment to the public good or impair the purpose and intent of the ordinance. If the literal interpretation of this code section is applied to this property it will deprive the current and future owner of the highest and best use of the property as enjoyed by other landowners with similar commercial zoning.

The application for variance is attached for your review, along with the letter of intent, responses to the Appendix A questions, Site Plans, proof of payment of the property taxes, a warranty deed, a tax map identifying the subject and surrounding properties, nine (9) copies of the documents, a digital copy on flash drive, and a check for payment of the application fee and public notification fees.

Thank you for consideration of this request and please do not hesitate to contact our office at (678)432-5720, if you require additional information or have any questions.

Sincerely,

Brent H. Moye, P.E.
President
Land Engineering And Development