

**LETTER OF INTENT**

**Variance request for 2007 Tanglewood Drive Snellville, GA 30078**

Garage Roof alteration  
(change in roof height from 14' to 20')

RECEIVED  
JUN 15 2023  
CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

My name is Ed Brannen and I purchased this house in 2017. Though not currently residing there, I bought this home with plans to move there when the time comes to downsize from our current Lilburn home. The majority of my activities (church, shopping and eating out) are in Snellville and I take pride in the city of Snellville and this house just as I do my current residence.

The driving reason for the new roof design is to be able to create an attic room for storage above the main floor of the existing free standing garage. This design is to free up the garage floor for the creation for my workshop that I am currently moving from my son's house. It is not for producing anything for sale, but purely my hobby work and passion. The existing cinder block smaller attached shed is built into the earth bank (has water intrusion in heavy rainfall) and is not suitable for storage other than yard tools, mowers, etc.)

First of all, I apologize for not being aware of the latest City of Snellville zoning codes. That is my error completely as they are readily available and very clear in their description. It was not my intent at all to not address them with my permit submittal. I have tried to revise my permit submittal accordingly.

Additionally, as I stated with Jason Thompson and subsequently with John Dennis, I have no plans or intent to utilize this garage for an Accessory Dwelling Unit (ADU). The only utility to it is power for the workshop. I completely understand and agree with the City of Snellville zoning parameters on ADUs.

Of more importance, I was also unaware of a previous variance for a relief in setback that was granted in 2016 to the previous owner when the free standing garage was built.

Upon being informed of the previous setback variance on this garage, I have set out to create a roof change design that I hope will be of minimal visual change to the adjacent lot, creates no change to the garage footprint and will only create 160 sq. ft. of *unconditioned* floored/walkable floor area to stay within the bounds of the cumulative 750 sq. ft. area allowed for the property. The siding added will be the same cement siding to match existing, architectural shingles to be the same as the house and exterior paint to match the house.

Following are my explanations for the request for the grant of a variance on the two items from the previous building permit application dated 5/15/2023 (please see attachment "1").