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CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT  
299 South Main Street, Snellville, Georgia 30009

770.225.4730

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Dear City of Snellville Planning Staff,

I am writing to formally request variances for specific sections of the Snellville Unified Development Ordinance (UDO) in relation to the updated site plan for the development project under Case RZ24-02. These variances are necessary to accommodate the unique conditions of the site and ensure the successful implementation of the updated plan. The new site plan and rendering were submitted to Planning and Development on August 23, 2024.

1. Variance Request for Sec. 401-3.4.B.1.d: Stub streets on an abutting property must be extended into a proposed development and incorporated into its street design. This requirement may be modified by the Director when a serious topographical hardship or dissimilar zoning exists which would create unacceptable land use conflicts between the two developments. This modification may be conditioned on the provision of easements necessary for the extension of public utilities, the provision of a cul-de-sac or other permanent turnaround on the stub street, or the removal of the stub street back to its nearest intersection.

2. Variance Request for Sec. 401-3.4.F.1: Where a dead end street (other than a cul-de-sac) serves more than three lots, the developer must provide a temporary vehicular turnaround within the right-of-way. This requirement may be waived if an extension of the dead end street is approved and under construction before its inclusion in a final plat.

3. Variance Request for Sec. 401-3.4.F.2: Where a street dead ends at the property boundary and the street exceeds 1,000 feet in length, a permanent cul-de-sac is required. In this situation, right-of-way to the property boundary is required, but the pavement may not extend to the property boundary beyond the edge of the paved cul-de-sac turnaround. In no case may a dead end street exceed 2,000 feet in length unless approved by the Director due to unusual topographic conditions or property configurations.

4. Variance Request for Sec. 202-6.6 (Dimensional Standards): A structure, including a dumpster enclosure as it relates to this request, is required to be located outside the 40-foot site setback.

We believe these variances are essential for addressing the challenges posed by the site's topography and layout, and will contribute positively to the overall development and its integration into the proximity of the existing adjacent neighborhood. We are committed to working closely with the Planning Department and City Council to ensure that all necessary conditions and considerations are met.

Thank you for your attention to this matter. Please let us know if any additional information is required, or if a meeting is necessary to discuss these requests in further detail. We look forward to your favorable consideration.

Sincerely,

Tyler Lasser  
LJA Engineering