

Letter of Intent
10485 Woodstock Road
Roswell, GA 30075

April 1, 2013

City of Roswell
38 Hill Street, Suite G-10
Roswell, GA 30075

Subject: LOI for Rezoning, Conditional Use, and Concurrent Variances at 10485 Woodstock Road, Roswell

I have lived at the property mentioned above for over ten years, and wish to turn my house into a Bed and Breakfast which I will run and will continue to live in the house.

This application is being submitted to you for consideration of the following changes to my property:

- **A rezoning from R-1 to C-2**
- **A Conditional Use for a “ Bed and Breakfast”**
- **Two concurrent variances for:**
 - **Minimum 50’ setbacks when abutting R-1**
 - **Minimum 40’ natural buffer width**

Property Details

The property is .994 acres, is zoned R-1, and is a single story brick house of 5,033 square feet, with a walk-out basement and a two car garage. A concrete driveway abuts the entire east boundary of the property from the curb to the back of the house. A sliver of land (less than 50’) extends from the main portion of the property to the east, and is covered with natural vegetation, a specimen water oak, other trees, and a creek.

The house sits almost 92’ (or more) back from Woodstock Road and the front yard has many large trees in it including a stand of 25 Leyland Cypresses across the front of the property. There are currently a total of six parking spaces on the property, as follows: two in the garage, two at the top of the driveway, and a gravel parking pad that accommodates two vehicles (parallel-parked).

Abutting Properties

All the abutting properties as well as the two across the street are zoned R-1. The property to the north and east is the City of Roswell Park, with a large border of natural vegetation abutting my property along its entire length. The property to the south is a single story rental house. Across the street is a single home which is currently not being occupied, as well as the Oak Ridge Run subdivision. Woodstock Road runs along the western side of the property.

Requested Rezoning and Conditional Use

The application that I am submitting is a request to rezone the property from R-1 to C-2 with a Conditional Use as a Bed and Breakfast.

There will be no additional building on the property, nor do I plan to disturb the land in any way, or remove any trees for this venture. The creek on the property requires a 100' undisturbed buffer plus a 50' pervious surface – both of these requirements are met.

See the attached “Development Statistics Summary Chart” on page 4 for additional information.

Requested Concurrent Variances

I am asking for two concurrent variances, as follows:

1. **A variance from the minimum 50' setbacks when C-2 abuts R-1 zoning** (stated in Table 6.2 of the City of Roswell Zoning Ordinance). The north corner of the house is only 8.6' from the property line and the east side of the house is 26' from the property line, encroaching in the required 50' setbacks.
2. **The minimum width of natural buffer in a C-2 property when abutting R-1 zoning is 40'** (stated in Table 6.2 of the City of Roswell Zoning Ordinance). As stated above, the north corner of the house is only 8.6' from the property line and the east side of the house is 26' from the property line, encroaching in the required 40' natural buffer. In addition, the driveway runs along the southern boundary of the property, which is within the 40' natural buffer.

Written justification for the concurrent variances use the following two items on the “Concurrent Variance Justification” list of the Rezoning application:

- #4. “Any information that the requested variance will be in harmony with the purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare. “**
#6. “Any information that the variance request is the minimum variance that will make the proposed use of the land, building, or structure in the use district proposed.

1. **The 50' minimum setbacks.** #4 and #6 on the “Written Justification” list apply to this requested variance. The house and driveway already exist and it is not possible to move them, and unfortunately they encroach in the required 50' minimum set-back. However, three sides of the property are well shielded with trees or natural vegetation. No additional building, removal of trees or parking are required so the neighbors on the east boundary will not see any changes to what is currently there.

- 2. The 40' natural buffer.** #6 on the "Written Justification" list applies to this requested variance. The house and driveway already exist and it is not possible to move them, and unfortunately they encroach in the required 40' minimum natural buffer.

I look forward to working with the City of Roswell and hope for approval of this application.

Regards,

John Wilson

Development Statistics Summary Chart – Updated April 11, 2013

Statistic	Measurement	%
Max. and proposed height of any structure	10'	N/A
Max. and proposed gross square footage of building area	5,033 square feet	N/A
Max. and proposed number of dwelling units	1	N/A
Area of Site	.994 Acres	N/A
Max. and proposed lot coverage of building area	3,168 square feet	7.3 (Max. = 25)
Min. and proposed square footage of landscaped area	12,200 square feet	28% (Min. = 25)
Max. and proposed impervious surface	7,074 square feet	16.3
Existing and Proposed Parking Spaces	Exist. = 6 Required: 6 Prop. = 1 handicap & 5 Std.	N/A
Flood Plain	1,007 square feet	2.3
Undeveloped/Open Space	11,532 square feet	26.6 (Min. = 25)