

Pritchard Building Group, LLC
25 Serendipity Way
Sandy Springs, Ga. 30350

City of Roswell
Community Development
38 Hill Street
Suite G-30
Roswell Ga. 30075

Request for Variance
Addition of Sunroom and Deck
1140 Grace Hill Road

Dear Mayor and Council Members,

I represent Dale and Judy Bredahl. At their request, I am applying for a variance to the 60 foot buffer on the rear of their lot.

We wish to build an 18 foot deep by 18 foot 8 inch wide Sunroom with an 18 foot deep by 9 foot 6 inch wide deck as shown on the attached drawings and survey.

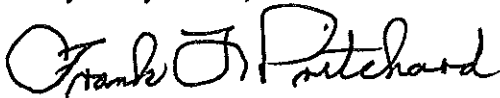
The design of the home and access to the common living areas only allows for the addition of a Sunroom on the left rear corner of the home. The existing deck already encroaches into the buffer approximately 3 feet.

The new Sunroom as designed will encroach approximately 5 feet into the Buffer and the new deck corner would encroach approximately 8 feet. While several homes in the Subdivision have had Sunrooms added, there are only two homes that are impacted by the 60 foot buffer, thus preventing the addition of a Sunroom. Therefore, there are conditions and practical difficulties pertaining to this particular piece of property that are not applicable to other structures in the same Subdivision. By this request we are requesting approval of encroachment to 52 feet.

In addition the granting of the 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.

The proposed construction has already been approved by the neighborhood Homeowners Association.

Very Truly Yours,



Frank L. Pritchard
President
Pritchard Building Group, LLC
For
Dale and Judy Bredahl