

April 9, 2013

Mayor and Council  
38 Hill Street  
Roswell, GA 30075

Dear Mayor and Council,

This letter is being submitted on behalf of Lehigh Homes in regards to the zoning variance application for Webb Street. We are asking for three different variances on Parcels 7 & 8, Parcel 11, and Parcel 5 & 6 on the attached survey.

Parcels 7 & 8 will be combined and then re-divided with the intent of building two fee simple townhome buildings. The two townhouse buildings will lay out facing Camp Avenue and facing the green space to the east of Parcel 8. They will share a common alley at the rear of the two buildings for garage access. Since we are turning the buildings to face away from Webb Street the location of the originally designed set backs will change. To do this we will need a 10' setback from Camp Avenue, and a 0' setback from Webb Street. There are two large hardwood trees (42" and 34" diameter) that sit to the north of these parcels. Our intention is to save these trees, but to do so we need the building to sit closer to Webb Street. By moving the building closer to the street it will create a great visual backdrop as you turn down Webb Street.

Parcel 11 will be used to create a pocket neighborhood of 4 cottage homes. This parcel will be incorporated into the condo plat of Canton Street Walk. We will need a 0' setback to the north and east of these parcel where it borders the Canton Street Walk development. Once again there are some is a large hardwood (diameter 26") that we have designed these homes around. In order to save these trees we need to move these homes closer to the Canton Street Walk development. We will also need a 10' front set back from Webb Street.

Parcel 5 and 6 will be combined and then re-divided for 2 single detached homes and 1 fee simple townhomes with 3 units. The two single family lots need a variance for the front set back of 5' and for the side setback of 5'. By pulling these homes closer to the street it will create more of the front porch living and interaction with the street, which you see in similar urban districts.

If you have any questions please feel free to contact me, my information in below. We would like to thank you for your time and consideration and look forward to making Roswell the most desirable place to live in Georgia.

Thanks  
Brendan Walsh  
General Manager  
Lehigh Homes