



December 4, 2012
Mr. Brad Townsend
Director, City of Roswell Planning & Zoning Department
38 Hill Street, Suite G-30
Roswell, GA 30075

Re: RZ07-04 Site plan modification – Letter of Intent

Dear Mr. Townsend:

We are pleased to submit for your approval the enclosed site plan modification to RZ07-04. This modification request is an improvement compared to the current approved plan for many reasons. First, our homes will be connected with an arbor which will provide a detached appearance. Secondly, we are reducing the numbers of homes from 94 to 81.

Since this site is already developed, we will need a front setback variance of ten (10) feet with a minimum of fifteen feet to the face of the garage. Additionally, we are requesting no sidewalks within the community to reduce the impervious area and provide a more aesthetic appearance to the community streetscape.

Thank you for your consideration of this site plan modification.

Sincerely,

A handwritten signature in cursive script that reads 'Jim Jacobi'.

Jim Jacobi





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Mr. Brad Townsend
Director, City of Roswell Planning & Zoning Department
38 Hill Street, Suite G-30
Roswell, GA 30075

Re: Concurrent Variance Justification for Savannah Walk/ Old Alabama Townhomes Townhomes

Dear Mr. Townsend:

We have requested a site plan amendment for zoning case RZ07-04 and concurrently request the following variances that we believe are critical to the community design and feasibility.

1. Front Setbacks

We have requested the front setback to be ten (10) feet with a minimum of fifteen feet to the face of the garage. We need this variance because this project is already fully developed with the intention of using different townhome plans. Therefore, this variance is necessary to retrofit the site to accommodate our home designs.

2. Sidewalks

We have requested no sidewalks along the streets within this community in an effort to reduce the amount of impervious surface and provide a much softer appearance to the community. Additionally, this community has been intentionally designed around a centralized amenity facility with interconnecting access.

Thank you for your consideration of these variances.

Sincerely,

A handwritten signature in black ink that reads 'Jim Jacobi'.
Jim Jacobi

