

1266 Minhinette Drive

LETTER OF REQUEST FOR APPROVAL OF SITE PLAN AND CONCURRENT VARIANCE

Mr. Brad Townsend, City of Roswell Planning and Zoning Director

The proposed site plan shows 3 separate lots. The southernmost lot owned by Betty Anne Nation exists and contains 1 house and the proposed plan does not alter this condition. The northernmost lot is owned by Minhinette Place LLC, and currently contains 1 house. The proposed site plan divides this single lot into 2 smaller lots, with the existing house occupying the north lot. The existing house will fall within the required setbacks as shown on the proposed site plan.

As zoned (R3-A), the assembly is approved for 5 single family houses with a new road providing access to each dwelling. Due to the current economic climate, the current approved plan is now obsolete in that the cost of the new road far outweighs the value of the entire tract. The owners wish to under-develop the property by proposing a new overall density of 3 single family houses, 2 of which already exist.

The requested variance involves the lot width at the building face. The Roswell Ordinance requires 80'. We request 57'. The approved site plan provides 80' but requires densification of the property to do so. Literalizing the code actually results in a loss of open green space. The proposed site plan maintains the greatest amount of green space possible, and maintains the street as the primary focus of a traditional neighborhood. While the required 80' could be maintained with a convoluted splaying of the common lot line, it is highly undesirable to the traditional neighborhood fabric, that is, single family houses fronting the street. It also serves to further erode the value of the lots. Much to our loss, much traditional neighborhood fabric Roswell has been compromised in this manner with modern legalistic zoning practice.

Due to the topography falling steeply from the front to the rear of the property, it is highly desirable that structures orient towards the street, away from lower ground, and intruding less on Sasha Lane townhouses to the rear. This will result in higher aesthetic results. This results that would result from complying with the code literally, will not yield more or less units, but will compromise the result.

Sidewalks will be installed per City standards at the time of individual lot build-outs.

