

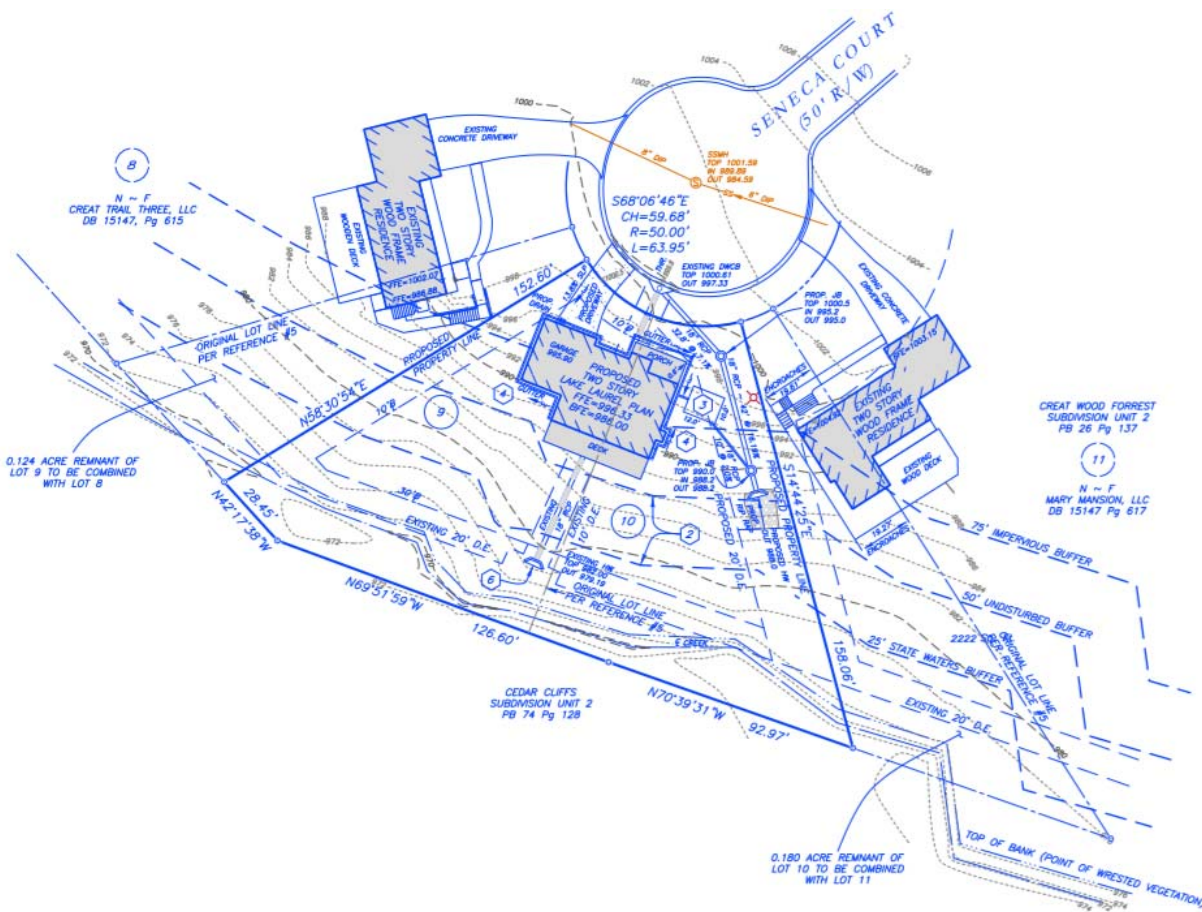
February 24, 2020

Property Owner
3459 Shawnee Trl SE
Smyrna, GA 30080

Dear Property Owner,

This letter is to inform you of my intentions to build a new home on the land that is behind your property in Creatwood Forest and the required variance requests I have submitted to the City of Smyrna for approval. I have owned these empty lots and surrounding houses since 2002 and 2003 and would like to put the land to good use for all of us by building a beautiful custom home.

Here is an image of the current Site Plan. Notice, I own the two houses on the outside and the house in the middle is what I intend to build. It's a perfect fit and the house will sit on a combined lot of .462 acres.



Variations Requested and Reasoning

- 1) The proposed front setback reduced from 40 feet to 10 feet

A setback of 40 feet is impractical for the development of this lot due to its slope as well as respecting the distance from the stream at the back of the property. The unique location of the house within the cul-de-sac lends itself nicely to the requested setback.

- 2) Proposed stream buffer variance; permission to build a driveway, house and deck within the 75 feet and 50 feet buffers.

The general lay of the lot requires that the driveway, house and deck be built within the 75 and 50 feet buffers. There are no other options. A house plan has been proactively selected to beautifully showcase the natural lines and location of the land and best accommodate the buffers in place.

The Site Plan includes approximate location of the dry well (3). All roof drains from the house will be directed into the dry well. Proposed drywell is 12' x 10' x 6' deep. Request is to place the dry well between the 50 and 75 feet buffers. Any area not flowing into the dry well will be grassed or sodded. Additionally, we propose that the existing headwall at the center of the proposed lot be moved to the east to redirect storm water from the cul-de-sac.

Please contact me if you have any questions. Thank you in advance for your support of a project that will add to the beauty of the community.

Warmest regards, your neighbor behind you,

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