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April 3, 2017

**Letter of Intent**

To Whom It Concerns:

The letter serves as our official request for the following zoning variances at the property address of 3418 South Cobb Drive:

1. To reduce the rear yard setback from 30' to 0'.
2. To reduce the parking requirement of 17 parking spaces to 10.
3. To allow the existing canopy to remain in the 40' and 50' yard setbacks.
4. To allow the accessory structure dumpster to be located within the front yard setback.
5. To reduce the 40' front yard setback to 39' for the proposed building.

The site has been developed in the past as a gasoline service station. The existing pump canopy, carwash and existing under the canopy building remains. We believe the property under its current state is an eye sore to the surrounding area. We think a more modern building with the current building requirements, will make the current property more attractive in the neighborhood.

The site has an existing carwash building located within the rear setback. We would like to remove the existing structure and erect a new proposed 3,000 sf building to match the South Cobb Urban Design standard. The new C-store layouts do not lean towards an under the canopy building.

It is also believed that the current zoning regulations creates an hardship by not allowing the property to be fully redeveloped without the granted variances.

The site is currently zoned GC. It has a 50' front setback, 40' & 10' side yard and a 30' rear setback.

Sincerely,

Tony L. Dawson, P.E.  
Senior Engineer