

City of Snellville Board of Appeals
Planning & Development Department

RE: Request for Rear Setback Variance

Property: 1880 Glenhurst Drive, Snellville, GA 30078

Applicant/Property Owner: Mathew Koshy

Dear Members of the Board of Appeals:

I respectfully submit this letter in support of our request for a variance from the property's required 36-foot rear building setback to allow a rear setback of 27 feet 8 inches for the proposed replacement and expansion of the existing sunroom and associated kitchen addition at 1880 Glenhurst Drive.

We purchased our home in 2012 with the existing sunroom already in place. Until submitting plans for our current renovation, we were unaware that the sunroom had apparently been constructed without the required City permit or that it encroached into the applicable rear setback. We did not construct the existing sunroom or create the existing nonconforming condition.

Through the City's review process, we also learned that an administrative variance had previously been granted for this property in 2000, reducing the rear building setback by four feet and establishing the current 36-foot rear setback.

Rather than continuing to maintain the existing sunroom without addressing its permitting status, our goal is to renovate the home responsibly and work through the City's required approval and permitting process.

Under our proposed plans, the existing sunroom would be demolished and replaced with a new sunroom. The existing sunroom extends approximately 9 feet 9 inches from the rear of the home. The proposed sunroom would extend approximately 12 feet, representing an additional projection of approximately 2 feet 3 inches. The renovation also includes an extension of the existing kitchen so that its rear wall aligns with the proposed sunroom. At its closest point, the proposed construction would remain approximately 27 feet 8 inches from the rear property line.

The purpose of this request is to allow a functional renovation of our existing home while properly addressing a condition that has existed since before our ownership. The project will remain residential in nature and will not change the use of the property. We are not seeking to construct a detached structure or introduce a new use into the rear yard; the proposed work is an improvement and modest expansion of the existing home's rear living area.

We have made this request in good faith after learning of the existing permitting and setback issues through the City's review. Our intention is to obtain the necessary approvals and permits

and ensure that the proposed construction is reviewed and completed in accordance with applicable City requirements.

We respectfully ask the Board to consider the pre-existing conditions of the property, the fact that the existing sunroom and its setback condition predate our ownership, the property's previously approved rear setback variance, and the limited additional projection associated with the proposed renovation.

We believe the requested variance will allow a reasonable improvement to the existing residence without adversely affecting the residential character of the property or surrounding neighborhood.

For these reasons, we respectfully request approval of a variance reducing the required rear building setback from 36 feet to 27 feet 8 inches for the proposed replacement and expansion of the sunroom and associated kitchen addition.

Thank you for your time and consideration.

Sincerely,

Mathew Koshy

Property Owner

1880 Glenhurst Drive

Snellville, GA 30078