

**City of Snellville
Planning and Development Department
2342 Oak Road 2nd Floor
Snellville GA 30078**

10th September 2026

**RE: Variance Request for Existing Oversized Accessory Building
Property Address: 1851 Rockdale Circle, Snellville, GA 30078**

The property owner is seeking approval to retain the existing oversized accessory building for continued use by the family for social gatherings and to preserve the family's heritage and connection to the property.

According to the City of Snellville Code of Ordinances, Section 206-8.26, Roofed Accessory Structures, the applicable use and dimensional standards include the following:

- **B.1.c. Lots over 1 acre:** Accessory structures may contain an amount of floor area equal to 50% of the floor area of the principal structure, up to a maximum of 2,000 square feet, excluding any accessory dwelling unit.
- **B.4.d.:** The height of an accessory structure may not exceed 20 feet in a residential district.

The existing accessory/social building contains approximately **1,300 square feet of heated floor area** and **875 square feet of covered, unheated porch area**, for a total covered area of approximately **2,175 square feet**. The existing structure has a height of approximately **20 feet 3 inches**.

In addition to the unpermitted social building that will be the subject of this variance request, there are two other unpermitted structures on the site:

1. **Pavilion** – Unheated, approximately **1,130 SF gross area**
2. **Bath/Storage Building**
 - Heated restroom/storage area: **206 SF**
 - Covered, unheated porch: **172 SF**
 - **Gross total area: 378 SF**

The requested variance is necessary to allow the property owner to retain the existing structure in its current configuration rather than requiring modifications to an existing building that has already been established on the property.

The property owner, **Mr. Carlos Britez**, is willing to work closely with the Planning and Development Department to achieve as much compliance as possible with all applicable regulations and requirements and to address any reasonable conditions associated with the variance approval.

Please feel free to contact the property owner's representative, **Maya Radovic**, with any questions or if additional information is needed at radovicpermits@gmail.com or 404-717-4795.

Sincerely,

Maya Radovic

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes or dates that might have been present.