

Variance Application  
Letter of Intent

**Submitted by:**

Lauren Rolader  
Project Manager  
Keystone Land Surveying

**Property Address:**

Southeast Palisades Acquisition LLC  
114 White Oak Circle  
Dallas, GA 30157

Dear Zoning Administration,

We appreciate the opportunity to present this Letter of Intent on the behalf of Southeast Palisades Acquisition LLC. We would like to present a request for a variance for the property located at 114 White Oak Circle. The code section that we are seeking relief from is Chapter 44, Section 241 (a) (3) (e); To require a minimum front building setback from other streets: 30 feet.

The house that occupies Lot 98 of Overlook at Palisades lies about 9 feet over the front building setback. The house's position differing from the original design is due to an oversight that occurred during the permitting phase of this lot's development. In an ideal situation, the form boards encroaching any building setback would prompt the builder to re-form, and have the forms re-checked. However, due to this oversight, this was missed and the house was fully constructed over the setback.

The circumstance that may have contributed to this encroachment going unnoticed until the very end is that the lot is at the beginning of a curve on the road. The encroachment is much less obvious than what would have been on a straight portion of the street.

This matter was recently brought to our attention when the bond for this lot was being closed out. A new survey was completed for the site, where the encroachment was discovered. We immediately took action to determine what would be necessary to correct the situation at hand. Accompanying this letter is a topographic boundary survey of the site, outlining the existing conditions that have prompted this request.

Approval of this variance will offer no effect or detriment to public health, safety, or general welfare of the community. Further, there are no adverse effects that would afflict the adjacent properties. The existing home is fully compliant with the side and rear building setbacks. The practical difficulty that this request would relieve is to avoid the complete demolition of an otherwise habitable residence.

Strict enforcement of the City of Dallas Development Standards would cause detriment to the structurally sound home that occupies the lot. The existing house is fully compliant outside of the defined building setback standards.

The intent of the provision that is set forth by the Development Ordinance is to preserve the neighborhood's character and ensure appropriate spacing between structures and their rights of way. This objective is achieved by maintaining a balanced relationship with the street and adjoining homes. Despite the home being situated less than 9 feet closer to the street than what was originally designed, the house that stands conforms with its surrounding community in every other way.

Best Regards,

Lauren Rolader  
Project Manager  
Keystone Land Surveying  
On Behalf of Southeast Palisades Acquisition LLC