

CROE Properties LLC
3708 Buchanan Hwy
Dallas, GA 30157

December 19, 2025

City of Dallas
Zoning Board of Appeals
129 East Memorial Drive
Dallas, GA 30132

RE: Development Standard Variance Request Tax Parcel ID 148.2.1.002.0000

Dear Zoning Board of Appeals,

This letter shall serve as a notice of intent by CROE Properties LLC (Applicant) to request variances from development standards of the City of Dallas Unified Development Code for the property identified as tax parcel ID 148.2.1.002.0000 (Subject Property). The specific sections of the code are 4.04(2)(e)(vii)(3) and 7.18(5)(c). The subject property contains 1.20 acres as shown on the attached survey and is located at 105 White Park Drive in Land Lot 455 of the 2nd District and 3rd Section in The City of Dallas, Paulding County, Georgia.

The variance request to code section 4.04(2)(e)(vii)(3) is related to the rear building setback which is required to be 20 feet based on the current UDC. The recently adopted UDC defines the rear property line based on the orientation of the primary structure on the property. The previous city zoning ordinance allowed for the building setback in question to be considered a side yard due to the subject lot being a corner lot along two public right of ways. The previous zoning ordinance would have allowed for the setback on what is now considered to be a rear yard to be a 10-foot side setback. This variance request is to allow for the rear setback as described by the current UDC to be reduced from 20 feet to 17 feet to allow for construction of a building addition to the primary structure on site. Please refer to the attached site plan for the proposed location of the building addition to the existing rear setback line and the proposed rear setback line.

The variance request to code section 7.18(5)(c) is related to the requirement to install sidewalks along the existing road frontage. The proposed building addition does not propose to change the use of the existing building, nor does its proposed expansion anticipate a need for any pedestrian traffic to and from the facility. The applicant requests to be exempt from this code section as there is no established need for pedestrian traffic at the site and there is no existing infrastructure on the adjacent sites to allow for continued pedestrian travel beyond the subject site. Should you have any questions, please don't hesitate to reach out to us. We really appreciate your time and consideration in this matter.

Sincerely,

Chris Roe

