



GEOSAM CAPITAL US (GEORGIA), LLC

2170 Satellite Blvd, Suite 425

Duluth, GA 30097

470-440-6500

**LETTER OF INTENT FOR VARIANCE APPLICATION OF GEOSAM
CAPITAL US (GEORGIA), LLC (ARBORS, POD B)**

Geosam Capital US (Georgia), LLC (the “Applicant”) submits this Variance Application for the purpose of requesting a Variance with regard to property located at Arbor Creek Drive, Dallas, GA 30157 (the “Property”). The property is currently zoned R-2 Single Family Residential District.

The Applicant requests to modify the conditions of the zoning as follows:

1. Reduce the minimum lot width from 65 feet to 60 feet.
2. Reduce the minimum distance from side lots lines from 10 feet to 7.5 feet.
3. Reduce the minimum lot width of a corner lots from 100 feet to 60 feet.
4. Reduce the minimum sidewalk width from 5 feet to 4 feet.

The requested variances are necessary to afford the Applicant relief so that the Property may be developed in accordance with the intent of the site plan, which is attached hereto and included herein. Due to the size, existing layout, and topography of the Property, strict adherence to the zoning requirements is not possible in this matter.

The Applicant and its representatives welcome the opportunity to meet with the City of Dallas Department of Planning & Development staff to answer any questions or address any concerns relating to this matter. The Applicant respectfully requests your approval of this Application.

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Respectfully submitted this 19th day of March, 2021.

GEOSAM CAPITAL US (GEORGIA), LLC

A handwritten signature in blue ink, appearing to read 'Alise Hoffman', is written over a horizontal line.

Alise Hoffman
Authorized Signatory