



October 26, 2023

City of Lawrenceville
Planning Department
70 S Clayton Street
Lawrenceville, GA 30046

Re: Bank of America – Variance Application VAR2023-00111

To whom it may concern:

This letter of intent is in regard to Variance Application VAR2023-00111. We are requesting a variance for the existing Bank of America located at 615 W Pike Street to seek relief of the requirement for rear yard placement of an accessory building as specified in the ordinance. The proposed accessory building will function as an enclosure for the existing dumpster currently located onsite. For the reasons detailed below we ask that variance be granted to allow Bank of America to construct an enclosure in a side yard:

1. The triangular shaped parcel is bordered on three sides by roads. There is no "rear" yard for accessory building placement as specifically required by the ordinance. The literal interpretation and strict application of the placement requirements of the ordinance do not address or take into account the specific conditions found at this parcel.
2. The granting of the variance will have no negative effect on adjoining properties. Community aesthetics will be improved as a result of screening provided by the proposed enclosure.
3. The proposed enclosure will be complementary to the existing building as well as adjacent businesses and meet the spirit and intent of the ordinance and will be consistent with the overall spirit of the street and community.

Please contact our office if you have any questions or comments.

Sincerely,

Britt, Peters & Associates, Inc.