

**LETTER OF INTENT`
Reduction in Lot Size Variance
278 New Hope Road
Lawrenceville, GA**

Nevil and Margaret Wilson are property owners of 0.6693 acres located at 278 New Hope Road, Lawrenceville, GA. The property is zoned RS-150. As shown on the Exemption Plat they desire to subdivide the property into 2 tracts. The existing house will be located on Tract 1 and contain 16,464 square feet. It is their desire to create Tract 2 containing 12,692 square feet. The proposed property line between the 2 tracts is configured to conform to the location of existing structures and associated setbacks. Tract 2 will require approval of the variance to allow for a reduction in the lot size from 15,000 square feet to 12,692 square feet; representing a 15.4 percent reduction in the lot size.

As shown on the attached exemption plat, the lot sizes of existing tracts to the north and east of the subject property all contain less than 15,000 square feet. Accordingly, it is the applicant's opinion that the requested variance is in keeping with the character and lot sizes of the surrounding area. As a result, we respectfully request the approval of the Zoning Board of Appeals.

If approval is granted, the owner agrees to have the exemption plat approved by the city and county and set property pins.