

REZONING APPLICAN'S LETTER OF INTENT

The Applicant and Owner , Florentina Fisteag requests a rezoning for the property located at Curtis Rd Lawrenceville, GA 30046

The property is currently zoned RM- 12 and the request is to rezone the property to R-60 to allow the development of 2 single family homes.

The character of these homes is in compliance with single family houses surrounding the property.

The homes will be a minimum square feet of 1,800 for a one story home. The exterior of the homes will be in general accordance with the summited elevation, homes will be 4 sides with brick with accents of cement siding /hardiplanc . Homes will be connected to Sewer System. Separate permits will be obtain from Gwinnett County.

Variances to allow the two single family residential structures subject to the following:

1. Variance from the Zoning Ordinance ,Article 1 section 102.4 Subsection B. Lot Development Standards. minimum development size requirements, allows the percent reduction of the minimum development size requirement from ten acres to 0.45 acres.

2. Variance from the Zoning Ordinance ,Article 1 section 102.4 Subsection B. Lot Development Standards. Lot width, allows the reduction the minimum lot width from sixty feet to fifty feet.

This will increase the value of the area and by allowing others to see new infrastructure being build and it will be a great represent for the neighborhood around and for the City of Lawrenceville.

I, the applicant , respectfully request your approval of this application.

Thank you !

Respectfully submitted,

Florentina F.
5/1/2024
Florentina Fisteag