

# W A F F L E H O U S E<sup>®</sup>

"GOOD FOOD FAST"  
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April 15, 2016

Brantley Day  
Director of Community Development  
City of Woodstock  
12453 Hwy 92  
Woodstock, GA. 30188  
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(770) 592-6000 ext. 1600

RE: Variance at 8558 Main St. Woodstock, GA.

Brantley,

The following is a description of the standards from which Waffle House needs variances in order to develop a Waffle House and a written narrative explaining the reasons for the variances:

## **Chapter II Definitions:**

Storefront Treatment: An architectural treatment that:

3. Provides a display window area consisting of;

b. A glass display window a minimum of seventy-five (75) percent of the length of the built portion of the Build-To Line beginning at the top of the bulkhead or knee wall, to a height of not less than ten (10) feet and not more than twelve (12) feet above said Sidewalk Area at the Build-To Line below the base of the window. Such glass shall provide views into display windows that have a minimum depth of two and one-half (2 1/2) feet into and are accessible from the building interior.

e. no length of façade exceeding twenty (20) feet without intervening glass display windows or glass doors.

8. Finished floor to ceiling slab shall be a minimum of eighteen (18) feet. Finished ceiling height shall be a minimum of fourteen (14) feet.

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**Standard 7.725 – Open Space Requirements**

First paragraph “The minimum requirement for OPEN SPACE is twenty (20) percent of the parcel area.

**Standard 7.726 – Parking, Garage, Driveway and Access Requirements**

- 5. Parking and loading requirements shall be as established in section 7.760, Parking Performance Standards.
- 15. Bicycle or moped parking spaces are required as follows: All new non-residential uses shall provide one (1) such space for every five (5) units...

**Standard 7.727 – Street and Sidewalk Area Requirements**

- 4. A SIDEWALK AREA shall be located along all streets and shall consist of a SIDEWALK LANDSCAPE ZONE with street trees, an unobstructed SIDEWALK CLEAR ZONE, and a SUPPLEMENTAL ZONE with requirements as indicated on the Street Type Table – SIDEWALK AREA and GREENWAY TRAIL Requirements.
- 7a. Street trees are required as indicated in the Street Type Table – SIDEWALK AREA and GREENWAY TRAIL Requirements. Street trees shall be planted a maximum of fifty (50) feet on center and spaced equal distance between streetlights and in line with stripes of parallel parking spaces.

**Standard 7.729 – Street Façade Requirements**

- 1. Entrances from Main Street must be no deeper than 7’.
- 10. Window frames shall be recessed a minimum of two (2) inches from the exterior façade.
- 18. All buildings shall have STREET FACADES with continuous STOREFRONT TREATMENT or RESIDENTIAL TREATMENT requirements as indicated in the Building Façade and Materials Requirements Table.
- 19. See Building Façade and Material Requirements Table for maximum building height requirements.

100 % storefront treatment at Street Façade Frontage (within 400 feet of Main Street, Towne Lake Parkway and Arnold Mill Road)

Minimum ceiling height to be 14’ sidewalk level/9 ft. other

**WRITTEN NARRATIVE**

Waffle House is purchasing a site that is unique in its size and shape. The building will occupy the entire .05 acres leaving no room for open space requirements, parking, garage, driveway and access requirements and street and sidewalk area requirements. This condition did not result from the willful action of the applicant, however, the

applicant is in negotiations with the City to enter into a shared parking arrangement which will seek to meet the intent of the ordinance.

That being said, these requirements are also not met by most of the existing small buildings along Main Street and therefore the refusal to grant a variance would, in our opinion, deprive the applicant of rights that others in the same district are allowed.

Furthermore, downtown Woodstock is alive with open space, light, air, sidewalks and opportunities for alternative modes of transportation, therefore granting the variance will not unreasonably diminish or impair the health, safety, comfort, morals or general welfare of the inhabitants of the City. Again the applicant is negotiating with the City to lease the patio that is adjacent to the property to allow for bicycle racks and resting benches to maximize alternative modes of transportation.

Finally, Waffle House is investing substantial capital into its building to meet the Street Façade requirements. The few variances required are unique to the Waffle House interior design, to maximizing the efficient movement of our employees and to the expectations of our customer base. Decreasing the ceiling height, which we have been told has been granted in another variance case on Main Street this year, will not impair the general welfare of the inhabitants of the City and shortening the display storefront by 1' from a 10' height to a 9' height while extending the horizontal canopy to 5' will, in our opinion, actually provide better protection for the inhabitants of the City from the elements.

Given these facts, Waffle House respectfully requests the granting of the above referenced variances.

**MAY 06 2016**