

Applicant Response Statement – Parking Variance

We are requesting a variance to allow parking over the required amount. Current zoning requires 6 parking spaces per 1000 square feet of gross building area with a maximum of 10 percent over the minimum requirement. It was unclear to staff if this would be grandfathered in the Lot of Record Lot Exemption Ordinance number 5360-2018 so we are asking that the maximum parking allowed in the redevelopment be a maximum of the current existing parking of 92 spaces. The use of the property as a Chick-fil-A restaurant requires parking to be at a maximum due to the popularity of the products served and the number of customers served. Relief from this maximum parking requirement would not cause detriment to the public good or impair the purpose and intent of this ordinance at this interstate location. Authorizing the variance will not impair adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

Building Variance request continues on next page.

2002 East 6th Street
Tulsa, Oklahoma 74104

918.587.2282 | F 918.587.2285

SELSE SCHAEFER ARCHITECTS

Date: 3 January 2019
Project: Truett's Grill_Woodstock, GA
From: Donny Carreño of Selser Schaefer Architects
Re: Building Variance Request – Knee wall

Memo

To the Building Variance review Committee:

A variance to the requirements of Article V11, 7.722, Storefront Treatment, 3, a., for the Truett's Chick-Fil-A restaurant located at 9728 Hwy 92, Woodstock, GA 30188. The ordinance states for a 24" max high knee wall but Truett's Chick-Fil-A utilizes a 40" high knee wall as a modesty panel since the seating abuts the curtain wall. As currently worded, the ordinance creates an unnecessary hardship to the building owner and its guests as it poses a risk of liability if its guests cannot be protected by the 40" high modesty panel.

On behalf of Truett's Chick-Fil-A, we formally request this variance and thank you for your time in reviewing this Request.

Donny Carreño
Selser Schaefer Architects
Project Leader

dcarreno@selserschaefer.com
918.728.6173