



RE: Bedford Estates – Phase IV, Lots 136-140, Request for Modification

To whom it may concern:

Please accept this as the letter of intent for the above-referenced zoning modification request.

The reduction of the lot width requirement will also reduce the front setback and will aid in placement of the future houses, as well as allowing room for proper drainage of the lot. The front setbacks will still meet the setback requirements of the zoning condition, and if granted, allow for a variety of floorplans to be placed on each lot, instead of the monotony of a single floorplan.

The subject lots have larger front setbacks due to their location on a cul de sac along with extreme topography that makes the buildable area small when compared to other lots in the neighborhood. Granting the reduction of lot width will allow the builder to better address the above issues, while still maintaining a driveway that is long enough to allow a parked car in the driveway.

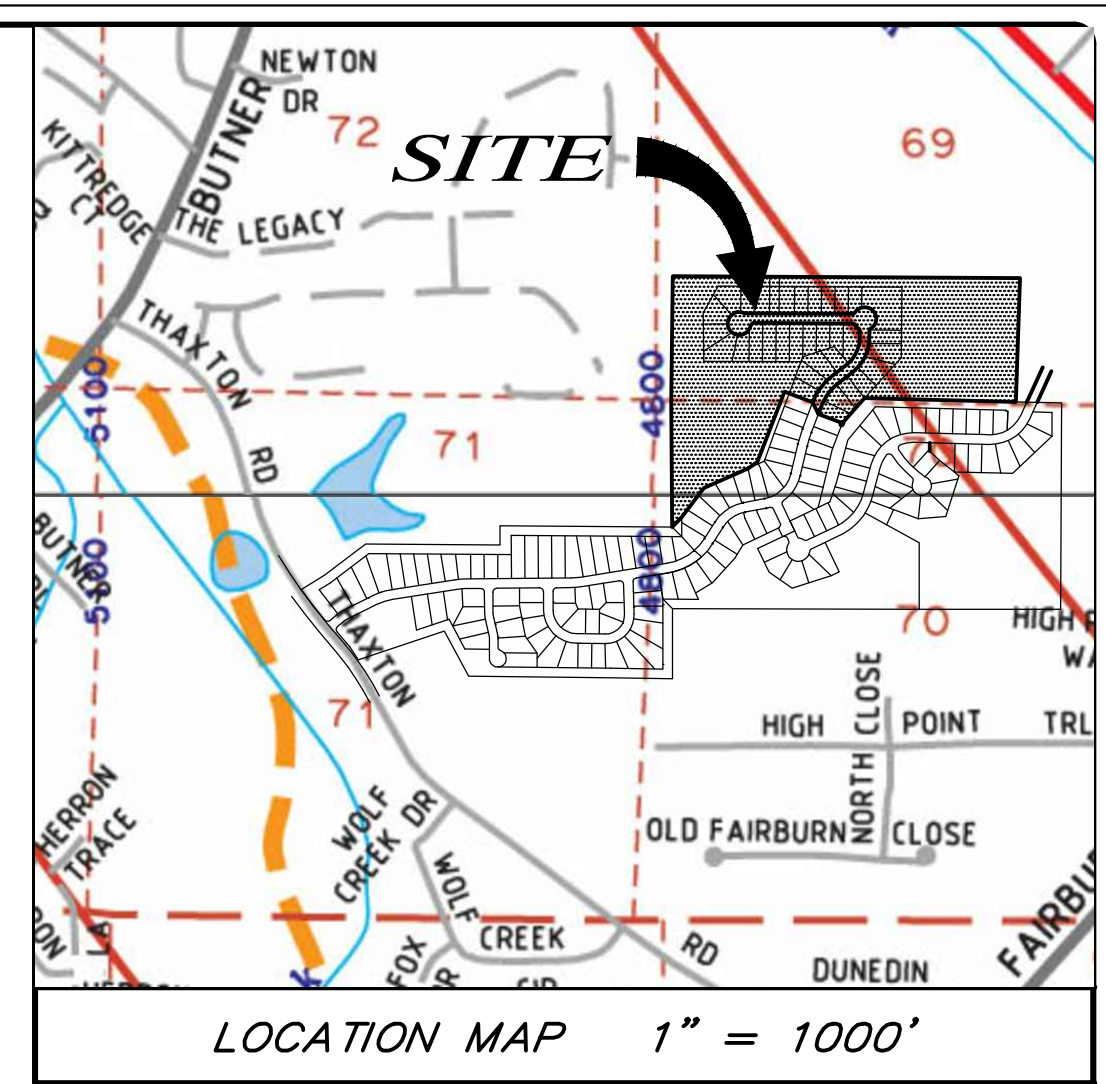
If granted relief, subject property will not cause detriment to the public or impair the intent of the regulations. Use of land will NOT be for building or structure that is prohibited by ordinance.

Century Communities will have a representative from Century or Gaskins Engineering to speak on our behalf during this modification process.

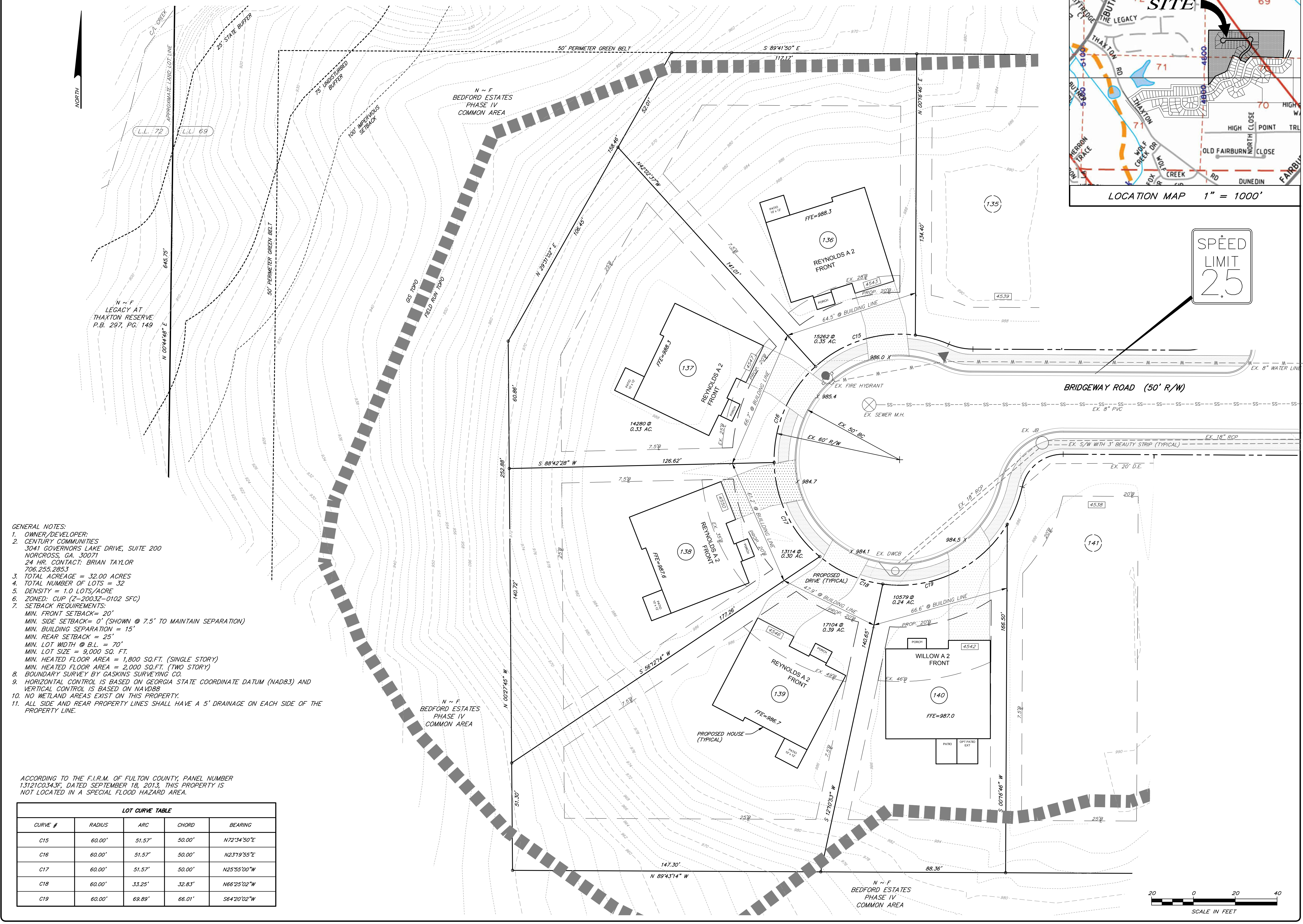
Sincerely,

Brandon Richardson  
VP of Land Development, Georgia  
Century Communities

Drawing name: P:\Century Communities\Bedford Estates\Phase 4\SETBACK VARIANCE PACKAGE\Bedford Estates Ph 4 Lot Variance Plan.dwg Plotted on: Oct. 31, 2019 - 1:51pm Plotted by: gah



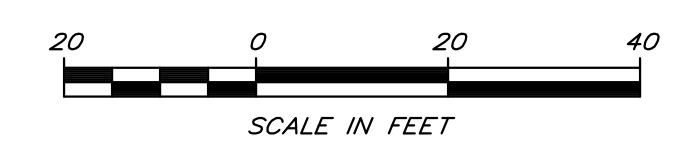
SPEED  
LIMIT  
25



- GENERAL NOTES:**
- OWNER/DEVELOPER:  
CENTURY COMMUNITIES  
3041 GOVERNORS LAKE DRIVE, SUITE 200  
NORCROSS, GA. 30071  
24 HR. CONTACT: BRIAN TAYLOR  
706.255.2853
  - TOTAL ACREAGE = 32.00 ACRES
  - TOTAL NUMBER OF LOTS = 32
  - DENSITY = 1.0 LOTS/ACRE
  - ZONED: CUP (Z-20032-0102 SFC)
  - SETBACK REQUIREMENTS:  
MIN. FRONT SETBACK = 20'  
MIN. SIDE SETBACK = 0' (SHOWN @ 7.5' TO MAINTAIN SEPARATION)  
MIN. BUILDING SEPARATION = 15'  
MIN. REAR SETBACK = 25'  
MIN. LOT WIDTH @ B.L. = 70'  
MIN. LOT SIZE = 9,000 SQ. FT.  
MIN. HEATED FLOOR AREA = 1,800 SQ.FT. (SINGLE STORY)  
MIN. HEATED FLOOR AREA = 2,000 SQ.FT. (TWO STORY)
  - BOUNDARY SURVEY BY GASKINS SURVEYING CO.
  - HORIZONTAL CONTROL IS BASED ON GEORGIA STATE COORDINATE DATUM (NAD83) AND VERTICAL CONTROL IS BASED ON NAVD88
  - NO WETLAND AREAS EXIST ON THIS PROPERTY.
  - ALL SIDE AND REAR PROPERTY LINES SHALL HAVE A 5' DRAINAGE ON EACH SIDE OF THE PROPERTY LINE.

ACCORDING TO THE F.I.R.M. OF FULTON COUNTY, PANEL NUMBER 13121C0343F, DATED SEPTEMBER 18, 2013, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

LOT CURVE TABLE				
CURVE #	RADIUS	ARC	CHORD	BEARING
C15	60.00'	51.57'	50.00'	N72°34'50"E
C16	60.00'	51.57'	50.00'	N23°19'55"E
C17	60.00'	51.57'	50.00'	N25°55'00"W
C18	60.00'	33.25'	32.83'	N66°25'02"W
C19	60.00'	69.89'	66.01'	S64°20'02"W



**Gaskins**  
 SURVEYING • PLANNING/CONSULTING • CONSTRUCTION MONITORING  
 147 Bushwark College Ferry, Suite 3  
 Marietta, GA 30066  
 Phone: 770.424.0100  
 Fax: 770.424.0101  
 www.gaskins.com

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**BEDFORD ESTATES**  
 PHASE IV LOTS 136-140  
 LOCATED IN L.L. 69  
 14TH DISTRICT  
 CITY OF SOUTH FULTON  
 FULTON COUNTY, GA

REVISIONS		
REV.	DATE	REVISION REFERENCE:
N/A		

SHEET TITLE  
 ZONING  
 MODIFICATION PLAN

SEAL

PROJECT I.D. 1902034	FIELD BOOK N/A
DRAWN BY MJB	CHECKED BY N/A
SCALE 1"=20'	ISSUE DATE 10/29/19
SHEET NUMBER 1	