

CHANGE IN CONDITIONS APPLICATION
 AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GEORGIA

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>KRR BM, LLC</u> ADDRESS: <u>3200 Cobb Galleria Pkwy</u> <input type="checkbox"/> CITY: <u>Atlanta</u> STATE: <u>GA</u> ZIP: <u>30339</u> PHONE: <u>678-384-4480</u>	NAME: <u>KRR BM, LLC</u> ADDRESS: <u>3200 Cobb Galleria Pkwy</u> <input type="checkbox"/> CITY: <u>Atlanta</u> STATE: <u>GA</u> ZIP: <u>30339</u> PHONE: <u>678-384-4480</u>
CONTACT PERSON: <u>Greg Saul</u> PHONE: <u>678-384-4480</u> CONTACT'S E-MAIL: <u>gsaul@rrrlandgroup.com</u>	

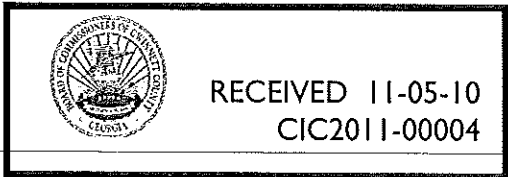
APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

ZONING DISTRICT(S): R-75 CSO PRIOR ZONING CASE: SUP-06-080
 LAND DISTRICT(S): 1 & 5 LAND LOT(S): 4 & 265 ACREAGE: 30.589
 ADDRESS OF PROPERTY: N Bogan Road & Bogan Meadows Drive
 PROPOSED CHANGE IN CONDITIONS: minimum 2 story house heated ftge to 2,000

<p>RESIDENTIAL DEVELOPMENT:</p> <p>NO. OF LOTS/DWELLING UNITS: <u>100</u></p> <p>DWELLING UNIT SIZE (Sq. Ft.): <u>2000 & 2400</u></p> <p>GROSS DENSITY: <u>3.27</u></p> <p>NET DENSITY: <u>3.27</u></p>	<p>NON-RESIDENTIAL DEVELOPMENT:</p> <p>NO. OF BUILDINGS/LOTS: _____</p> <p>TOTAL GROSS SQUARE FEET: _____</p> <p>DENSITY: _____</p>
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PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



KRR BM, LLC
3200 Cobb Galleria Pkwy. Suite 150
Atlanta, GA 30339

Gwinnett County Planning and Development
446 West Crogan Street, Suite 275
Lawrenceville, Georgia 30046

November 4, 2010

RE: Letter of Intent Change in Condition Bogan Meadows Subdivision

Dear Planning Staff,

This letter shall outline the intent of the proposed change in condition for Bogan Meadows subdivision located in Land Lot(s) 4 and 265 of the 1st and 7th District, Pockets GMD, Gwinnett County, Georgia containing 30.589 acres.

The applicant is requesting a change in condition in the minimum heated floor area for two story structures from 2400 heated square feet to the same heated square feet as one story structures, 2000 heated square feet.


The use of the property will remain single family residential, zoning category R-75 CSO. The density will remain the same as well at 100 lots or 3.27 lots/acre. There is no requested change in buffers.

This proposed change in condition has become necessary as the conditions of the economy have continued to deteriorate and the ability for homeowners "to qualify" for home purchases has become more and more stringent. Purchasers simply cannot afford what they used to and therefore the home sizes have to be reduced in order to bring the sales price in line with today's mortgage industry's underwriting standards.

If you have any questions regarding this request please do not hesitate to contact us at 678-384-4480.

Thanks in advance for your consideration.

Sincerely,



KRR BM, LLC
Greg Saul, Member



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