

Parkstone Construction LLC

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Lowndes County Zoning Board of Appeals
327 North Ashley St, 3rd Floor,
Valdosta, GA 31601

To Whom It May Concern:

This letter is regarding the properties that we (as Parkstone Construction LLC) recently purchased at:

- 0087 195G / 2101 LYNNHAVEN RD
- 0087 195F / 2097 LYNNHAVEN RD

When considering the purchase of the property, we were led to believe – by ignorance or intent – that the lots were immediately ready for new construction with little to no infrastructure challenges or atypical expenses. Given that all the surrounding neighbors – both on our side of Lynnhaven Rd and across the road in the cul-de-sacs – were clearly running off septic tanks, this seemed perfectly plausible, and we proceeded with the purchase.

We have since discovered that – since we are within 1,000 feet of a manhole – we are expected to absorb the significant cost of traveling the ~800 feet to tie into that line rather than installing independent septic systems at each of our two lots. We contend that this is an unexpected and unreasonable requirement for these specific lots given that the entire surrounding community seemingly was/is not held to this standard.

The variance request conforms to any/all of the following requirements in Section 9.02.01:

- C. The application of this ULDC to this particular piece of property would create an unnecessary hardship;
- D. Relief, if granted, will not cause substantial detriment to the public good or impair the purposes and intent of this ULDC;
- E. A literal interpretation of the provisions of this ULDC would deprive the applicant of rights commonly enjoyed by other properties of the zoning district in which the property is located;
- F. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the zoning district in which the applicant's property is located;
- G. The requested variance will be in harmony with the purpose and intent of this ULDC and will not be incompatible with the neighborhood or to the general public welfare;
- H. The special circumstances are not the result of the actions of the applicant;
- I. The variance requested is the minimum variance that will make possible the legal use of the land or structure;