

## LETTER OF INTENT

The property contains approximately .900 acres and is located on the east-erly side of Jones Bridge Road north of Waters Road with a property address of 10220 Jones Bridge Road, Johns Creek, Georgia 30022 (the "Property"). The Property is zoned to the R-4 Classification pursuant to 1995Z-126.

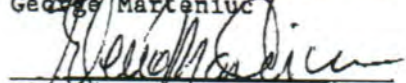
The Applicant requests a rezoning to the R-6 Classification together with a Use Permit pursuant to Article 19.4.33. for a Personal Care Home/Assisted Living facility for up to 12 occupants. The facility shall operate 7 days a week and be operational 24 hours a day. One full time live-in Staff person shall be on the premises at all times and there shall be an additional Staff person working from 7:00 a.m. to 3:00 p.m. with another Staff person working from 3:00 p.m. to 10:00 p.m. Due to the narrow and elongated shape of the Property further burdened by right-of-way improvement along Jones Bridge Road, in refining the Site Plan for the development of the Property the Applicant requests a four part Concurrent Variance as more particularly stated and set forth on Exhibit "A" attached hereto and by reference thereto made a part hereof. The burden of the confining and narrow shape of the Property is unique to the Property and to require the Applicant to fully comply with the referenced building setback and buffer requirements would place an unnecessary hardship on the Applicant. The approval of the requested Concurrent Variances would not result in any detriment to the public and such approval would be in harmony with the general purpose and intent of the Zoning Ordinance. It is to be noted on the Site Plan submitted simultaneously herewith that the Applicant shall continue along the East, North and West Property lines a 6' high solid wooden fence compatible with the 6' high solid wooden fence presently running along a portion of the North Property line. Additionally, the Applicant shall plant a solid row of Leyland Cypress along the East, North and West Property lines as should be approved by the Johns Creek City Arborist. The Property comes under the Newtown (6) Section of the City of Johns Creek Comprehensive Land Use Plan which provides in part that ". . .The City will concentrate on protecting the residential property while intensifying the neighborhood serving commercial and enhancing the pedestrian access to it. This area will develop as a "Village." . . ." This request of the Applicant for a Personal Care Home/Assisted Living facility brings a diversified use to the "Village" concept envisioned this Section of the Comprehensive Land Use Plan with little traffic impact and no impact on the schools. Therefore, this Application for Rezoning, Use Permit and Concurrent Variances is entirely appropriate and the appropriateness of this Application and the constitutional assertions of the Applicant are more particularly stated and set forth on Exhibit "A" attached hereto and by reference

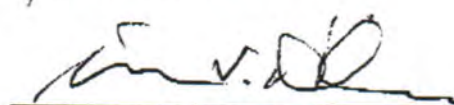
thereto made a part hereof.

Now, therefore, the Applicant requests that this Application for Rezoning, Use Permit and Concurrent Variances be approved as submitted in order that the Applicant be able to proceed with the lawful use and development of the Property.

APPLICANT:

  
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George Marteniuc

  
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Elena Marteniuc

  
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Nathan V. Hendricks III  
Attorney for the Applicant

6085 Lake Forrest Drive  
Suite 200  
Atlanta, Georgia 30328  
(404) 255-5161