

**GDB Capital Group, LLC
1422 West Hill Ave
Valdosta, Ga 31601
(229)242-1865**

2-21-2017

**Lowndes County Zoning Office
Post Office Box 1349
327 N. Ashley Street
Valdosta, Ga 31603-1349**

Letter of Intent for request of area variance of the following subject property:

**6776 Clyattstone Rd.
Valdosta, Ga 31601
Map and Parcel: 0071 024**

This letter is written to provide an explicit statement as to the nature and intent of the variance requested by GDB Capital Group, LLC which who owns the property at 6776 Clyattstone Rd, Valdosta, Ga 31601. The size of the property is 2.69 acres and has a structure on the south end of the property which will be demolished, as it is unusable, there is a photo of the structure attached.

GDB Capital Group, LLC wishes to perform work on the property and this work requires permits and in order to do that, we must comply with the zoning. We are currently in violation of 6.01.02 D, lacking road frontage. We would like to request a variance granting us the easement depicted on the survey of the lot, also attached. This easement has been in use for over 20 years and causes no disruption to other adjacent landowners. We believe the easement should be 'grandfathered' in and allowed to exist, thus giving us the road frontage needed for permits. Please refer to the following points in the ULDC, under variances section 9.02.03:

- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, topography;
- B. Such conditions are peculiar to the particular piece of property involved;
- 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;

While examining the survey, one will notice the dotted easement depicted and how the lot is situated behind the John and Marjorie Price land. This has been in use for over 20