



MICHAEL JAMES
REMODELING
WHERE YOUR HOME TRANSFORMATION BEGINS



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Hall County Planning and Development Department
2875 Browns Bridge Road
Gainesville, GA 30504

To whom it may concern:

The property at 3461 Thompson Bridge Road, Gainesville, GA 30506 is a vacant home that we plan to use as an office space. There will be no changes to the current layout of the home; current bedrooms and living spaces will be used as offices for our team members. There are currently 3 paved parking spaces on the existing driveway. Two more spaces will be added at the rear of the house and five more on the other side of the gravel driveway.

There is no fence being proposed for this property. The plat indicates that there used to be a chain link fence around the home, but this fence no longer exists, and we do not plan to put one up. At this point in time, there is no plan to combine this property with the one we own next door. The property meets Gateway Corridor Overlay District Standards because we are not changing the footprint of the existing residence which will not affect the current buffer between the home and roadway, new signs will meet requirements as dictated by the GCOD, and all outdoor storage is at the rear of the home and away from street view.

Building permits were not required for the renovation of the home as we only updated the inside and did not change the layout. We are not renovating the residence to make it into an office, we are using the space as is. Potential business types to occupy the future carport conversion would be something like a real estate office, bookkeeper, accountant, or any other small business with 3 employees. Each bedroom in the residence will function as an office, and the living room and dining area will likely have one to two employees in each area as a central work area.

Sincerely,

Michael G. James

Owner