

March 8, 2019

G Hamilton Williams II
1430 West Peachtree Street, Suite 200
Atlanta, Ga. 30309

RE: ZBA 19-04 - Variance Application for 1050 Crown Point Parkway

To Whom It May Concern:

This letter serves to inform you that at the Zoning Board of Appeals Meeting on March 7, 2019, your application for a **variance** from Chapter 27, Section 27-73, to allow principal and accessory structures to encroach the 50-foot street yard setback, was **approved** with the conditions presented by staff:

1. The location of the new buildings shall be consistent with the site plan dated 02/25/19.
2. Applicant shall meet with Community Development staff to coordinate development of building elevations that comply with Perimeter Center Overlay Standards per Sec. 27-98(d) of the Dunwoody Municipal Code.
3. Applicant shall develop Crown Pointe Parkway frontage to comply with all Perimeter Center Overlay Standards for major parkways per Sec. 27-98(b)(5) of the Dunwoody Municipal Code, which shall include the 8' sidewalk and 8' landscape buffer and street trees as outlined in Sec. 27-98, Figure 27-98-6.
4. Applicant shall install parking lot interior landscaping to all surface parking lots (new and existing) compliant with the landscape islands option outlined in Sec. 27-228(c)(1) of the Dunwoody Municipal Code. Trees will be limited to Nuttal Oak, Overcup Oak, Pin Oak, and/or Shumard Oak.
5. Applicant shall install parking lot perimeter landscaping to along all street frontages adjacent to new surface parking lots compliant with the standards outlined in Sec. 27-229 of the Dunwoody Municipal Code.
6. Trash compactor must be properly screened per Sec. 27-231 of the Dunwoody Municipal Code.
7. If construction has not commenced within one year of the granting of this variance, approval shall be void.

Please attach this approval to all future permit requests. This does not serve as your construction permit approval. Contact the Community Development Department for information regarding permitting at 678-382-6800.

Should you have any questions, please contact me at (678) 382-6800.

Sincerely,



Tammy Hiler
Planner
City of Dunwoody, Georgia

Cc: ZBA File