

June 7, 2019

4651 CDR, LLC
c/o The Galloway Law Group
3500 Lenox Road NE, Suite 760
Atlanta, GA 30326

RE: ZBA 19-08/SE 19-02 - Variance and Special Exception Application for 4651 Chamblee Dunwoody Road

To Whom It May Concern:

This letter serves to inform you that at the Zoning Board of Appeals Meeting on June 6, 2019, your application for: 1. a variance from Chapter 27, Section 27-73 to encroach the front yard setback; 2. a variance from Chapter 27, Section 27-228 for relief from parking lot interior landscaping requirements; 3. a variance from Chapter 27, Section 27-230 to reduce a required transition yard buffer; and 4. a Special Exception per Chapter 27, Sec. 27-416 to reduce minimum off-street parking and loading ratios by more than 10% was **approved with conditions**:

1. Construction must be in substantial compliance with the site plan dated 03.05.2019, elevations dated 05.30.2018, and landscape plan received 04.16.2019.
2. Site shall be final graded to accommodate future City projects at the frontage along Chamblee Dunwoody Road, per the attached "Mainline Plan", "Driveway Profile", and "Cross Sections - Chamblee Dunwoody Road".
3. Site shall grant necessary driveway easements to tie into City's Georgetown Gateway Project
4. 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,



Ronnie Kurtz
Planner II
City of Dunwoody, Georgia
Cc: Variance File