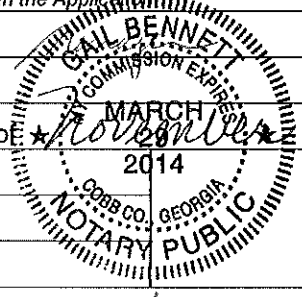


Special Exception Application



City of Dunwoody
 41 Perimeter Center East
 Dunwoody, GA 30346
 Phone: (678) 382-6800
 Fax: (770) 396-4828

Type	Type of Request: <input checked="" type="checkbox"/> Parking <input type="checkbox"/> Loading <input type="checkbox"/> Other				
	Concurrent Variance(s)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide rezoning case #:				
	Square Feet		Acre	Minimum Setback Requirements	Proposed Setback Requirements
	Total Area of Lot			Front 75'	Front 75'
	Building Footprint			Side 50' / 15' PREVIOUSLY APPROVED	Side 15'
	# of Parking Spaces			Rear 30'	Rear 30'
Height			Other	Other	
Project	Name of Project/Subdivision: GEORGETOWN SHOPPING CENTER LLC				
	Property Address/Location: 447B CHAMBERS DUNWOODY ROAD, DUNWOODY, GA				
	Land Lot: 345	District: 18TH	Section: 03	Property ID: 019	
	Lot Number:	Block:	Present Zoning: C-1	Proposed Zoning: C-1	
Applicant Information	Name: JOHN W. LUNDBEN, III				
	Company: GEORGETOWN SHOPPING CENTER LLC				
	Address: 3715 NORTHSIDE PARKWAY, 400 NORTHCREEK, SUITE 100, ATLANTA, GA 30327				
	Phone: 404-846-4001		Fax: 404-846-8660		
	Cell: 404-310-7525		Email: JLUNDBEN@CORO REALTY.COM		
Representative	Name: PAUL G. LUDWIG				
	Company: CORO REALTY ADVISORS, LLC				
	Address: 3715 NORTHSIDE PARKWAY, 400 NORTHCREEK, SUITE 100, ATLANTA, GA 30327				
	Phone: 404-846-4032		FAX: 404-846-8660 Email: PLUDWIG@CORO REALTY.COM		
Affidavit	To the best of my knowledge, this special exception application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Dunwoody Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included with the Application.				
	Applicant's Signature: <i>[Signature]</i>			Date: 11/4/2010	
	Representative's Signature: <i>[Signature]</i>			Date: 11/4/2010	
Notary	Sworn to and subscribed before me this 4th Day of NOVEMBER 2010				
	Notary Public: Gail Bennett				
	Signature: <i>[Signature]</i>			Date: 11/4/10	
Office Use	Fee: \$ 100		Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input checked="" type="checkbox"/> CC - Visa/MC	Date: 11/4/10	
	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	By:		Date:	



Campaign Disclosure Statement



City of Dunwoody
 41 Perimeter Center East
 Dunwoody, GA 30346
 Phone: (678) 382-6800
 Fax: (770) 396-4828

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission?

YES NO

Applicant / Owner	Signature: <i>[Handwritten Signature]</i>
	Address: <i>3715 NORTHSIDE PARKWAY, 400 Northcreek, Suite 100, Atlanta, GA 30327</i>
	Date: <i>11/4/10</i>

If the answer above is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount

11/4/10

Special Exception Application



City of Dunwoody
 41 Perimeter Center East
 Dunwoody, GA 30346
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Request	<p>Please explain the reason for the request and attach additional information as necessary.</p> <p>Currently the property has 492 spaces (3.71/1000 sf). On September 21, 1990 a parking ratio of 4.41 per 1,000 sf was approved by administrative variance by DeKalb County. 1990. The current zoning ordinance requires a ratio of 5.5 spaces per 1,000 sf or 794 spaces. However, studies have shown this much parking is not required and actually might cause a deterrent to pedestrian use/access to the premises. Further we can not provide any landscaping if forced to observe these requirements. The reduction of parking spaces from current to the proposed levels is mainly due o the additional of tree islands in the parking lot.</p> <p>For these reasons, we are requesting a special exemption for the ratio and number of parking spaces to be 3.63 spaces per 1,000 or 515 spaces so that other aspects of site development may be improved.</p>
	<p><i>Prior to the submission of an application, the applicant is required to schedule an orientation meeting with the appropriate planner in the Planning and Zoning Division of the Community Development Department. The purpose of this meeting is to determine the number and nature of the exceptions requested, become familiar with the appeals process and obtain preliminary input from staff. A meeting date before the Board of Zoning Appeals will be scheduled upon a determination of completeness and compliance of the application. The applicant or representative must attend the meeting and make the presentation. An Orientation Meeting is NOT required for an Administrative Variance.</i></p>
Orientation	Orientation Meeting Date:
	Board Meeting Date:
Remarks	Zoning Director Comments:
	<p>Planning & Zoning Director: _____ Date: _____</p>

Amendment 11/10/10

CORO

REALTY ADVISORS, LLC

404-846-4000

400 Northcreek, Suite 100
3715 Northside Parkway
Atlanta, Georgia 30327

Fax: 404-846-8660

November 18, 2010

City of Dunwoody
Department of Community Development
41 Perimeter Center East
Suite 250
Dunwoody, GA 30346

RE: Letter of Intent for a Special Exception from the Parking Requirements for Georgetown Shopping Center located at 4478 Chamblee Dunwoody Road, 10.7 acres located in Land Lot 345 of the 18th district of DeKalb County.

This Application seeks a Special Exception to reduce the current parking requirements contained in the C-1 (local commercial) District ordinance for retail uses. This request comes as a part of the renovation of the Shopping center as a result of the major anchor, Kroger, expanding and renovating their existing store.

Georgetown Shopping Center consists of two tax parcels: both parcels (18 345 03 019 & 18 345 03 020) are currently zoned C-1 and contain one 131,361 sf retail shopping center and one single story out building of approximately 1,320 sf. The total property contains approximately 10.7 acres. Both buildings were developed in the 1960's and have undergone several renovations over the years. This property was originally developed under very early land development ordinance of DeKalb County. Subsequently, many of its building and site characteristics are not in keeping with current City of Dunwoody Ordinances and cause a hardship towards future development.

Currently the property has 492 spaces (3.71/1000 sf). On September 21, 1990 a parking ratio of 4.41 per 1,000 sf was approved by administrative variance by DeKalb County, 1990. The current zoning ordinance requires a ratio of 5.5 spaces per 1,000 sf or 794 spaces. However, studies have shown this much parking is not required and actually might cause a deterrent to pedestrian use/access to the premises. Further we can not provide any landscaping if forced to observe these requirements. The reduction of parking spaces from current to the proposed levels is mainly due to the additional of tree islands in the parking lot.

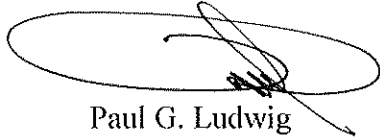
For these reasons, we are requesting a special exemption for the ratio and number of parking spaces to be 3.63 spaces per 1,000 or 515 spaces so that other aspects of site development may be improved.

Amendment 11/18/10

As required by the Georgia Courts, the Applicant must provide notice to the City of Dunwoody that the failure to grant the variances for this property may adversely affect constitutionally protected rights.

Yours truly,

Coro Realty Advisors, LLC

A handwritten signature in black ink, appearing to read "Paul G. Ludwig", is written over a large, hand-drawn oval. The signature is somewhat stylized and overlaps the oval.

Paul G. Ludwig
Vice President – Development

cc: John W. Lundeen, III
Kathryn Zickert, Esq.
Arahn Hawkins
Kim Traylor

Amendment 11/18/10