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October 6, 2009

Mr. James Baldwin
City of Roswell
Community Development
38 Hill Street, Suite G30
Roswell, Georgia 30075

RE: Palmer CJD
Design Review Board

Dear Mr. Baldwin:

Please accept this letter as a formal request for approval to the city of Roswell's Design Review Board for a development permit for a proposed building renovation and expansion known as Palmer CJD.

We hereby submit for your consideration drawings describing the scope and quality of the above mentioned project. The development will consist of a single 3,760 sf expansion to an existing building. The expansion will not be visible from the public road. In addition, parts of the exterior front façade will be renovated as shown on the enclosed drawings. The renovation is required in order to update the showroom to minimum "Chrysler Jeep Dodge" nationwide dealership standards. The new aesthetic is well in context with the adjacent properties. The entire development will affect less than 1/10 of an acre and will be built entirely over existing asphalt pavement. No additional impervious area will be created. The site is a 5.482 acre tract with existing driveways, parking areas, and landscaping. The development will be architecturally unified with the aesthetic heritage of Roswell in materials, colors, and proportion. The existing use is compatible with the current C-3 zoning ordinance established by the city. The development will comply with -- and in most cases -- exceed all setbacks & buffering requirements. We feel that the enclosed documents not only conform with the intent and purpose of article 12 of the city of Roswell Zoning Ordinance, but that they show the Owner's desire to renovate the building in a pleasing way, not only for the customers, but for the City and area as a whole. We welcome your comments, and look forward to working with you and the City of Roswell.

If you have any questions please do not hesitate to call.

Yours Truly,
Alex Munoz & Associates, Inc.


Alex Munoz, AIA

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