



May 6, 2008

Ms. Ellen Smith
Holt Ney Zatcoff & Wasserman, LLP
100 Galleria Parkway, Suite 600
Atlanta, GA 30339-5947

Subject: AV08-08, Land Lot 632
2000 Holcomb Woods Parkway
Parking variance for the Atlanta Academy

Dear Ms. Smith:

Please be advised the City of Roswell has approved the above referenced administrative variance for the Atlanta Academy. The parking variance is for a reduction of the required parking from 299 spaces to 240 spaces with 160 paved, striped surface and 80 spaces on the playing field. The authority to grant the application for an administrative variance is allowed per Section 31.5.1 (e), and the requested variances meets the seven (7) criteria for approval listed in Section 31.5.2. Each abutting property owners have given written consent to the proposed parking variance. The approval of this administrative variance is subject to the four conditions listed in the two letters stamped received April 24, 2008 and May 6, 2008 City of Roswell Community Development Department from Holt Ney Zatcoff & Wasserman, LLP to Mr. Bradford Townsend.

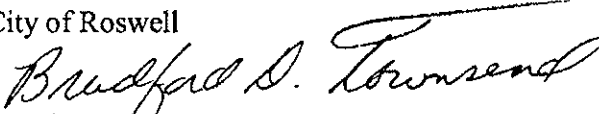
The four conditions are listed as follows:

1. At all times, the Academy shall provide at least 160 paved, striped parking spaces on the property and shall construct its playing field with sufficient stability to support the temporary parking of at least 80 passenger vehicles.
2. If the Academy offers classes to any student of driving age, it shall comply with the full parking requirements of the ordinance applicable to schools.
3. In the event that the use of the property reverts to a full retail or commercial use and the Academy no longer occupies the property, any users of the property shall comply with the full requirements of the ordinance with respect to parking.
4. The Academy will agree to notify its parents and visitors during special events that no parking should take place on the property currently owned by HD Development of Maryland (currently used for Home Depot store) ("HD"), having an address of 1580 Holcomb Woods Parkway, Roswell, Georgia (the "HD Property"), or Royal Oak avenue, and that any cars parked on HD Property or on Royal Oak Avenue will be towed. Likewise, the Academy will provide a contact person to HD for any complaints.

If you have any questions, please contact me at (770) 641-3774.

Sincerely,

City of Roswell


Bradford D. Townsend, AICP
Planning and Zoning Director

cc: drbfile

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