

July 1, 2010

City of Roswell
Planning & Zoning
38 Hill Street
Suite G-39
Roswell, Georgia 30075

RE: Letter of Intent to Re-Zone 595 East Crossville Road

The property at 595 East Crossville Road is currently zoned C-3 with conditions outlined in the attached letter dated July 6, 1990. It is the intent of the applicant to remove the conditions (restrictions) through this application for zoning.

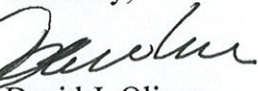
The applicant is purchasing the property with plans to completely renovate and lease the building for retail, office, and restaurant space. The current zoning prohibits restaurant use and the use of the property for an "alcoholic beverage outlet". It further stipulates that 50% of the property be used for office-professional use. These conditions, items 6, 7, and 8 in the 1990 zoning letter, are requested to be removed.

Today's real estate market is very challenging and these current zoning conditions further restrict the applicant's ability to competitively lease space. Many small restaurants operate in similar spaces and some offer alcoholic beverages as part of their menu. This proposed use is consistent with other properties in the area.

The final condition requires the property to be occupied by 50% office-professional use. It is the desire of the applicant to remove this condition and let the market dictate how much space should be retail versus office. It is highly unlikely that the lower level (50%) of the building will be attractive to any use other than office or professional. However, since this is now a 15 year old building, and has operated as a retail/office facility for a long time, it no longer seems appropriate to require a property owner to restrict certain uses or maintain a certain percentage of a professional use.

Please consider the removal of these three zoning conditions which restrict the use of the property.

Sincerely,


David J. Oliver
President

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