



6 March 2008

Master Works, Inc.
Attn: Bernie Smith
1005 Mansell Road, Ste. D
Roswell, GA 30076

RE: Parkway Village Adaptive Reuse Approval – 210 West Crossville Road

Dear Mr. Bernie Smith,

Staff has received your request for adaptive reuse approval for the above mentioned property. I approve the adaptive reuse with the following conditions:

1. Only those uses allowed in section 12.2.8 of the City of Roswell Zoning Ordinance are permitted.
2. No construction material, equipment, or vehicles may be stored on site.
3. Since the existing structure is within the side and rear building setback line, the structure shall no be expanded on these two sides.

The next step in the process is for approval from the Design Review Board (DRB). The submittal deadline for the Design Review Board is the first Tuesday of every month. You must have an orientation meeting prior to submitting for the Design Review Board. Please contact Kenwin M. Hayes at 770.641.6437 for this meeting.

A copy of this letter must be incorporated into all plans submitted for land disturbance permits, development permits, and building permits. Note that DRB approval is necessary before any permits can be issued including the certificate of occupancy. Pay particular attention to section 12.2.3.a *Streetscape Theme*.

Should you have any questions, please contact me at 770.641.6437.

Sincerely,

City of Roswell

Bradford Townsend, AICP
Planning and Zoning Director

Cc: Kenwin M. Hayes, Sr. – Planner II

CODE ENFORCEMENT	BUILDING INSPECTIONS	PLANNING & ZONING	ENGINEERING	ECONOMIC DEVELOPMENT	BUSINESS REGISTRATION
City of Roswell	38 Hill Street	Suite G-30	Roswell, Georgia 30075	(770) 641-3780	www.roswellgov.com