

City of Roswell

Planning and Zoning Office

ELWYN L. GAISSERT
City Administrator

W.L. MABRY
Mayor

July 6, 1990

Thomas A. Grillo, M.D.
Salley H. Grillo
William D. Haberstoh, M.D.
Mica M. Haberstoh
595 East Crossville Road
Roswell, GA 30075



SUBJECT: Zoning Confirmation for a certain property located in Land Lot 467, 1st District, 2nd Section, Fulton County, Georgia; 595 East Crossville Road

Dear Sirs and Madams:

I am in receipt of your letter dated June 27, 1990 whereby you are requesting zoning confirmation for a certain property as referenced above and further referenced by the attached legal description.

The subject property was rezoned C-3 (Highway Commercial District) by the Mayor and City Council on March 14, 1983 under rezoning petition RZ83-01 and is subject to the following conditions:

1. A fifteen (15) foot landscape buffer shall be provided adjacent to the south property boundary.
2. The architectural design shall be in accordance with that shown on the site plan submitted to the Zoning and Inspections Office on January 4, 1983.
3. Improvements to Crossville Road shall be installed by the developer as required by the City Engineer.
4. A sidewalk shall be installed by the developer along the entire frontage of Crossville Road.
5. The subject property shall be developed substantially in accordance with the site plan received by the Zoning and Inspections Office on January 4, 1983. The site plan was prepared by Richard Debban entitled "Proposed Retail Building for CGFC Partnership." A revised site plan incorporating all the required conditions of zoning

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shall be submitted to the Zoning Office for review and approval.

6. That the structure would house no restaurant.
7. That the structure would house no alcoholic beverage outlets.
8. At least 50% of the building by gross square footage shall be devoted to office-professional use.

During the meeting of March 4, 1983, Mr. Serviss represented that the top portion of the building which is the southeast elevation would be retail space, and the lower part of the building which is the northwest elevation would be office-professional.

On April 15, 1983 a clarification was made to condition number 1 so that the condition now reads, "A five foot landscape strip shall be provided to the south property boundary."

Further, the City Council in their public hearing held February 20, 1984 clarified the condition concerning the occupancy of the structure and determined that at least 50% of the structure is to be leased or used as office-professional.

On March 12, 1984, during the regular meeting of the Mayor and City Council, the applicant's request for an extension of the C-3 conditional zoning on petition RZ83-01 was approved by the Mayor and City Council with the clarification that the percentage of occupancy of the structure would be a minimum of 50% office-professional space. With this clarification the Mayor and City Council approved an extension of zoning of petition RZ83-01 for an additional one year from the March 12, 1984 regular meeting of the Mayor and City Council.

As to condition #8, please note at least 50% of the gross square feet of the structure shall be occupied by office use. Currently our records indicate a minimum of 2,934 square feet of vacant space shall be used for office use because a 1,466 square foot office currently occupies a tenant space which would result in a total office square foot yield of 4,400 square feet. If any existing occupied tenant space changes, a new tenant occupying such space shall maintain the 50% office occupancy requirement.

Although conditions #6 and #7 have been met to this date, please note these conditions shall apply continually to the subject property until such time the property in question is rezoned to change such conditions.

All other conditions of zoning have been met.



If you have any further questions in regard to this matter,
please do not hesitate to contact our office.

Sincerely,

CITY OF ROSWELL

Susan Canon

Susan Canon
Zoning Administrator

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cc: Zoning Confirmation File
RZ83-01

