



May 21, 2014

Montrose Enterprises
Attention: Daniel R. King
5014 Roswell Road
Atlanta, Georgia 30342

Re: **201401470 – An Administrative Modification Request for the property located at 5006 Roswell Road and 153 and 165 Spruell Springs Road, Sandy Springs, Georgia 30342**

Dear Mr. King:

The subject application indicates that you are requesting an Administrative Modification for the property located at 5006 Roswell Road and 153 and 165 Spruell Springs Road. The subject property is currently zoned MIX (Mixed Use District) conditional under the City of Sandy Springs Mayor and City Council zoning case RZ06-050/CV06-035 and is developed with a restaurant.

The request to modify conditions 2.a. and 3.n. of RZ06-050/CV06-035 is within that allowed by administrative approval by the Zoning Ordinance and you have provided the needed documentation to gain approval for the Administrative Modification.

Based on the material that you have provided, the Administrative Modification to modify conditions 2.a. and 3.n. of RZ06-050/CV06-035 is hereby approved. The revised condition(s) shall read as follows:

2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated ~~February 6, 2007~~ **May 21, 2014**. Said site plan shall be conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. The applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
 - n. ~~The owner/developer shall provide documentation of a shared parking agreement with the property immediately to the north, known as 5014 Roswell Road (SR-9), prior to the issuance of a final Certificate of Occupancy. Said agreement shall be provided through a 25-year easement which shall be filed with the Fulton County Tax Assessor's Office and recorded with the Clerk's Office of the Superior Court of Fulton County.~~

Please include a copy of this letter as a part of any applications for permits that you may seek in accordance with this administrative modification.

Should you have any questions, please do not hesitate to contact me at (770) 730-5600.

Sincerely,

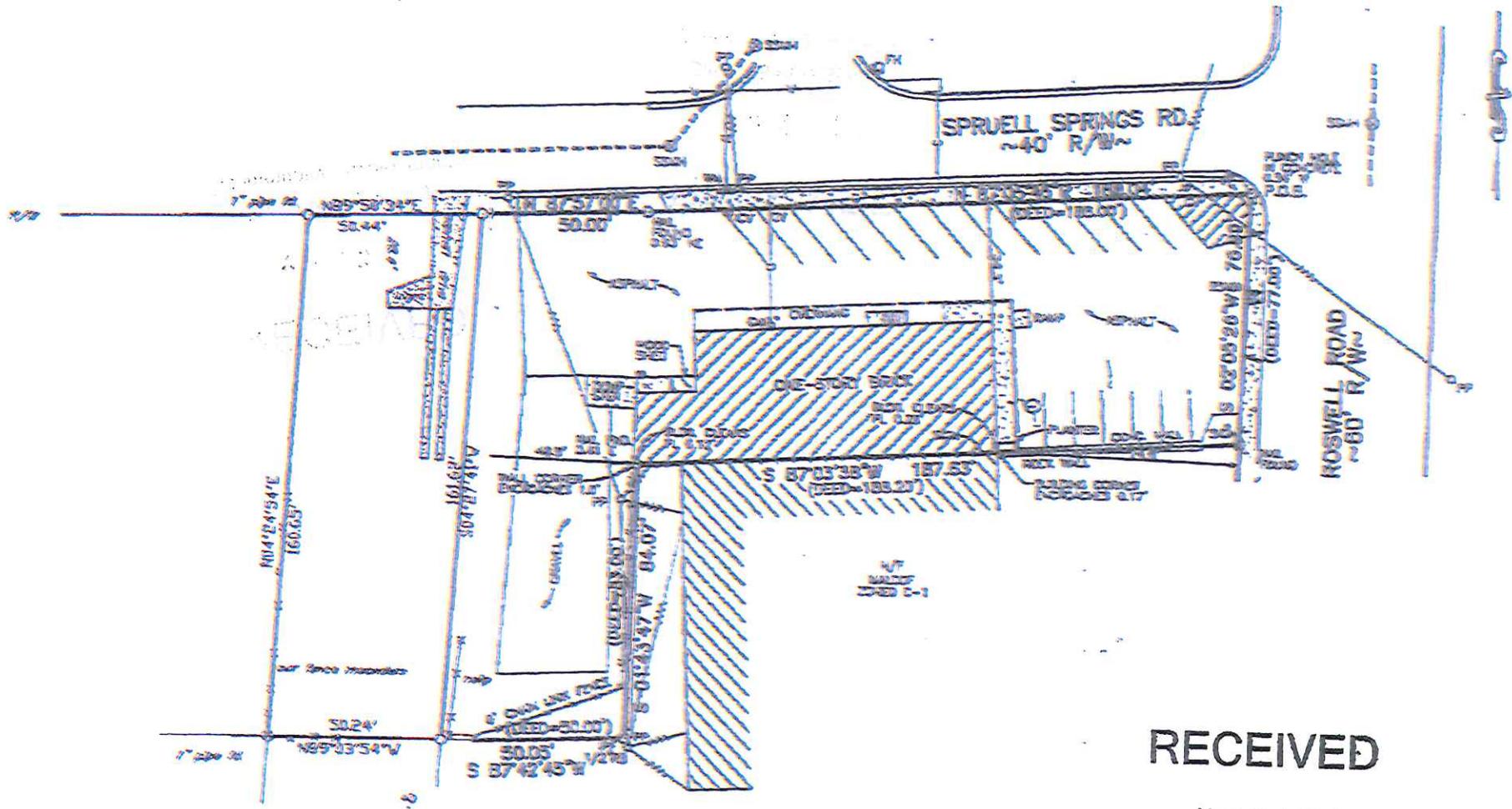
A handwritten signature in blue ink that reads "Patrice S. Dickerson". The signature is written in a cursive style with a large initial "P".

Patrice S. Dickerson, AICP
Manager of Planning and Zoning

PD/sf

X:\CommunityDevelopment\Planning & Zoning\Modification - Administrative Modification\2014\201401470 (5006 Roswell Road)\Approval
201401470.doc

5006 Roswell Road, 165 Spruell Springs Road
153 Spruell Springs Road
As of May 1, 2014



RECEIVED

MAY 21 2014

City Of Sandy Springs
Community Development