





October 5, 2011

KBS SOR Northridge Center, LLC  
c/o Sign-A-Rama  
3655 Swiftwater Park Drive, Suite 301  
Suwanee, Georgia 30024  
Attn: Denise Meng

Re: AM11-003 – An Administrative Modification Request for Northridge Center I & II, 365-375 Northridge Road, Sandy Springs, Georgia 30350

To Whom It May Concern:

The subject application indicates that you are requesting an Administrative Modification for property located at 365 and 375 Northridge Road. Rezoning and use permit petition Z87-0121/U87-0089 was approved for the subject property by the Fulton County Board of Commissioners on August 5, 1987. Condition 4.e. of Z87-0121/U87-0089 requires that signage be limited to three (3) externally lit, double-faced monument signs, one along each road frontage, each having no more than 50 square feet and 5 feet tall.

The modification request to delete condition 4.e. of Z87-0121/U87-0089 is within that allowed by administrative approval by the Zoning Ordinance. Additionally, 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 delete condition 4.e. of Z87-0121/U87-0089 is hereby approved.

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".

Patrice S. Dickerson, AICP  
Manager of Planning and Zoning

PD

Administrative Modification\Approval AM11-003.doc

Community  
Development

AM11-003

RECEIVED



SEP 27 2011

City of Sandy Springs  
Community Development

PRE-APPLICATION REVIEW FOR MODIFICATIONS

TYPE OF MODIFICATION:

ADMINISTRATIVE

ZONING

As indicated, the following letters are required at the time of filing:

Adjacent Property Owners: \_\_\_\_\_ Homeowner's Association: \_\_\_\_\_ Traffic Engineer: \_\_\_\_\_

Arborist: \_\_\_\_\_ Other: \_\_\_\_\_

Property Address: 375 Northridge Road Tax PIN(s): 27-5026165  
Atlanta, Ga 30350

Zoning/Use Permit Petition No. Z87-121 Acreage: 11.46

Land Lot(s): \_\_\_\_\_ District: \_\_\_\_\_

Council District: 1

Condition(s) to be modified: ~~Z87-0121e~~ 3.E.

Applicant: SOR Northridge Center LLC

Phone: 770-399-1321 Fax: 770-399-1324

Email: hotoole@pmrg.com

Owner: SOR Northridge Center LLC

Phone: 770-399-1321 Fax: 770-399-1324

Email: hotoole@pmrg.com

Representative: Denise S Meng Signarama

Phone: 678-357-2054 Fax: 770-495-0220

Email: denisw@sarduluth.com

Applicant's Intent: modification of zoning condition Z87-0121e to allow a new monument sign with height of 8' (standard zoning allowance) instead of the 5' OAH called for in current conditions of zoning.

CONCURRENT VARIANCE(S):

Article/Section: 287-0121e Request: modify the current 5' OAH requirement to allow an 8' OAH sign to be constructed

Article/Section: \_\_\_\_\_ Request: \_\_\_\_\_

Article/Section: \_\_\_\_\_ Request: \_\_\_\_\_

Article/Section: \_\_\_\_\_ Request: \_\_\_\_\_

**RECEIVED**

SEP 27 2011

Topo Map Required? \_\_\_\_\_

City of Sandy Springs  
Community Development

ATTENDANCE IS REQUIRED AT THE FOLLOWING MEETINGS: N/A

Applicant's Signature: I understand the Staff and/or the City Council may add, delete, or otherwise modify any condition to the above zoning or use permit that is the subject of this modification request. To the best of my knowledge, this pre-application review is correct and complete. If additional variances are determined to be necessary, I understand that I am responsible for filing an appeal as specified by Article XXII of the City of Sandy Springs Zoning Ordinance.

Applicant: [Signature]

Date: 9/21/11

Planner: P. Dickerson

Date: 09/21/11

and specific condition(s) being addressed.

ITEM 9. **ADJACENT PROPERTY OWNER LETTERS.** Letters from adjacent property owners/neighborhood associations are required if the request is for an administrative modification.

ITEM 10. **DEPARTMENTAL SIGN-OFF LETTERS.** If a request for an administrative modification requires sign-off by another Department or staff member, a letter from that Department or staff member is required at the time of filing.

**SECTION I. TYPE OF MODIFICATION.**

**PLEASE CHECK TYPE OF MODIFICATION REQUESTED:**



1) **ADMINISTRATIVE MODIFICATION:** A modification of conditions of zoning and/or use permit that does not require a public hearing. A decision will be made by the Director of the Department Community Development and confirmed by the Mayor and City Council.

2) **ZONING MODIFICATION:** A modification of conditions of zoning and/or use permit where public interest has been determined and therefore requires a public hearing by the Mayor and City Council. The Department of Community Development will make a recommendation to the Mayor and City Council. A concurrent variance may be requested in connection with a Zoning Modification request and may be considered if filed concurrently with the Zoning Modification petition.

3) **CONCURRENT VARIANCE:** A concurrent variance to standards of the Zoning Ordinance may be requested concurrently with a Zoning Modification.

**SECTION II. DESCRIPTION OF MODIFICATION REQUEST.** Please provide written details of the requested modification.

ADDRESS: 375 NORTHRIDGE RD. TAX PIN: \_\_\_\_\_

REZONING AND/OR USE PERMIT PETITION NO. 207-121

CONDITION(S) TO BE MODIFIED: 3B

REQUEST: \_\_\_\_\_

CONDITION(S) TO BE MODIFIED: \_\_\_\_\_

REQUEST: \_\_\_\_\_

CONDITION(S) TO BE MODIFIED: \_\_\_\_\_

REQUEST: \_\_\_\_\_

CONDITION(S) TO BE MODIFIED: \_\_\_\_\_

REQUEST: \_\_\_\_\_

REQUESTED CONCURRENT VARIANCE(S): \_\_\_\_\_

ARTICLE: \_\_\_\_\_ SECTION: \_\_\_\_\_

REQUESTED CONCURRENT VARIANCE(S): \_\_\_\_\_

**RECEIVED**

ARTICLE: \_\_\_\_\_ SECTION: \_\_\_\_\_

SEP 27 2011

REQUESTED CONCURRENT VARIANCE(S): \_\_\_\_\_

City of Sandy Springs  
Community Development

ARTICLE: \_\_\_\_\_ SECTION: \_\_\_\_\_

**SECTION III. OWNER/APPLICANT/AGENT INFORMATION:**

**OWNER INFORMATION:**

KBS SDR Northridge LLC  
TYPE OR PRINT OWNER'S NAME

375 Northridge Rd Ste 150  
ADDRESS

Atlanta GA 30350  
CITY & STATE ZIP CODE

Heather O'Bole (on behalf of owner) 770-399-1321  
OWNER'S SIGNATURE PHONE NUMBER

Sworn to and subscribed before me this the

\_\_\_\_\_ Day of \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC

**APPLICANT INFORMATION:**

Heather O'Toole (PM Realty Group)  
TYPE OR PRINT PETITIONER'S NAME

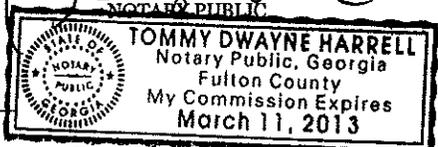
375 Northridge Rd Ste 150  
ADDRESS

Atlanta GA 30350  
CITY & STATE ZIP CODE

Heather O'Bole 770 399 1321  
APPLICANT'S SIGNATURE PHONE NUMBER

Sworn to and subscribed before me this the

22nd Day of September 2011



SIGNATURE OF ATTORNEY/AGENT

**ATTORNEY/AGENT INFORMATION:**

Check One:  Attorney  Agent

Denise S. Meng  
TYPE OR PRINT ATTORNEY / AGENT NAME

3665 Swiftwater Park Dr  
ADDRESS

Suwanee Ga 30024  
CITY & STATE ZIP

(678-357)-7054  
PHONE NUMBER

Heather O'Bole  
PETITIONER'S SIGNATURE

(As Owner Agent)

**DISCLOSURE REPORT**

**Office use only**

PETITION #:

MAYOR AND CITY COUNCIL HEARING DATE:

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to the Mayor or any member of the City Council.

CIRCLE ONE:

YES

**NO**

If the answer is YES, proceed to sections 1 through 4.  
If the answer is NO, complete only section 4.

**RECEIVED**

1. CIRCLE ONE: Party to Petition In Opposition to Petition

SEP 27 2011

If party to petition, complete sections 2, 3 and 4 below.  
If in opposition, proceed to sections 3 and 4 below.

City of Sandy Springs  
Community Development

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Heather O'Toole (on behalf of owner)

Signature [Handwritten Signature] Date: 9/21/11

### Planning and Zoning Fee Schedule

<b>MODIFICATIONS</b>	Any modification request	\$300 plus \$100 for each additional modification request on the same piece of property
<b>CONCURRENT VARIANCES</b>	Residential Districts: R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-5, R-5A, NUP, CUP, MHP	\$250 plus \$50 for each additional concurrent variance requested on the same piece of property
	AG-1, R-6, TR, A, A-L, O-I, C-1, C-2, M-1A, M-1, M-2, MIX and Nonresidential Uses in Residential Districts listed above	\$350 plus \$100 for each additional concurrent variance requested on the same piece of property
	All Signs	\$350 plus \$100 for each additional request

**City of Sandy Springs Sign Posting Information**

The Planner will provide sign pickup date and posting deadlines.

Once you are notified:

1. The sign(s) may be picked-up at the sign company.
2. The signs are roughly 16 square feet (4 x 4). Please be prepared to obtain some type of posts that will secure the signs in the ground.
3. The signs must be posted by 8:30 a.m. on the deadline day.
4. One sign for each public street frontage is required and shall be conspicuously posted on the subject property by the applicant.
5. Sign posting on trees and utility poles is not allowed.
6. **If signs are not posted by the deadline, the application will be removed from the agenda.**
7. Please be advised that the applicant is responsible for removing the posted sign (s) within forty-eight (48) hours after the case process is fully completed. A citation will be issued for signs not removed within the forty-eight (48) hours.

Please pick up signs from:

Sandy Springs Signs  
 Centre Court Shopping Center  
 6066 Sandy Springs Circle  
 Phone: 404-250-1990 ask for Don or Charles  
 The cost of each sign is \$94.51 including tax  
 (If paying by check, make payable to: "Sandy Springs Signs")

# PMRG

PM Realty Group

September 6, 2011

# RECEIVED

SEP 27 2011

Sandy Springs City Hall  
7840 Roswell Road  
Sandy Springs, GA 30350

City of Sandy Springs  
Community Development

RE: Northridge Center I & II

This purpose of this letter is to provide an explicit statement as to the nature and intent of the zoning modification being requested by Northridge Center I & II on behalf of KBS SOR Northridge Center LLC (Owner) located at 375/365 Northridge Road, Atlanta, Georgia, 30350.

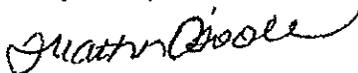
Since taking over the property April 1, 2011, we have witnessed excessive complaints regarding located the property. We have heard that this has been an on-going situation from previous management companies since 1989.

Currently, there is a monument sign located at the corner of Northridge Road and Colquitt Road. It is confusing to the average visitor in which egress should be taken and by the time it is figured out, the visitor dead ends into Roswell Road. We have agreed to eliminate the current monument sign and place a new monument sign in the entrance located off of Northridge Road to designate this as the main entrance to the property. Although the new sign will be smaller than the old sign-5' is not high enough to be effectively visible across 4 lanes on traffic on Northridge Road. We are respectfully requesting modification of condition **Z87-0121e** to allow an 8' monument sign providing the necessary visibility to effectively direct traffic to the correct entrance into the property from Northridge Road. The new sign location would be in compliance with the current set back requirements

Northridge Center respects the City of Sandy Springs and their efforts to make sure all signage is correct, meets code and is maintained in good shape. We also respect the fact that the City of Sandy Springs has good reasons for writing the code in its current form and would not ask for this variance if we were not sure of the added visibility advantage of a larger sign.

We respectfully submit this request in hopes that the City of Sandy Springs will favor our request to help foster business relationships here at Northridge Center.

Respectfully,



Heather O'Toole  
General Manager  
PM Realty Group

## LEGAL DESCRIPTION

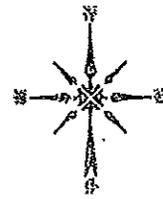
All that tract or parcel of land lying and being in Land Lots 25 of the 17th District, Fulton County, Georgia containing 11.397 acres (496,439 sq. ft.) and being more particularly described as follows:

Commencing at the intersection of the extended west right of way line of Colquitt Drive (80' right of way) and the extended south right of way line of Northridge Road (100' right of way); thence along the extended west right of way line of Colquitt Drive South  $01^{\circ}19'11''$  East, a distance of 18.02 feet to point and **THE TRUE POINT OF BEGINNING**; thence along the west right of way line of Colquitt Drive South  $01^{\circ}19'11''$  East, a distance of 672.07 feet to a point; thence leaving said right of way line of Colquitt Drive South  $87^{\circ}25'34''$  West, a distance of 893.13 feet to point on the east right of way line of Roswell Road; thence along said right of way line and along an arc to the left having a radius of 1,946.86 feet and an arc distance of 233.86 feet and being subtended by a chord bearing and distance of North  $11^{\circ}38'40''$  East, 233.72 feet to a point; thence South  $81^{\circ}49'02''$  East, a distance of 15.00 feet to a point; thence North  $07^{\circ}07'57''$  East, a distance of 161.11 feet to a point; thence North  $72^{\circ}03'42''$  East, a distance of 12.73 feet to a point; thence along an arc to the left having a radius of 1,978.20 feet and an arc distance of 1.77 feet and being subtended by a chord bearing and distance of North  $01^{\circ}29'13''$  West, 1.77 feet to a point; thence leaving said right of way line of Roswell Road North  $71^{\circ}53'09''$  East, a distance of 200.03 feet to a point; thence North  $03^{\circ}42'54''$  West, a distance of 184.95 feet to a point on the South right of way line of Northridge Road; thence along said right of way line of Northridge Road and along an arc to the right having a radius of 781.64 feet and having an arc distance of 99.06 feet and being subtended by a chord bearing and distance of North  $78^{\circ}15'45''$  East, 99.00 feet to a point; thence North  $82^{\circ}03'15''$  East, a distance of 498.61 feet to a point on the mitered right of way line of Northridge Road and Colquitt Drive; thence along said mitered right of way South  $40^{\circ}27'55''$  East, a distance of 21.23 feet to a point on the west right of way line of Colquitt Drive and **THE TRUE POINT OF BEGINNING**.

# RECEIVED

SEP 27 2011

City of Sandy Springs  
Community Development



Windridge  
Single Family Homes

Northridge Shopping Center

Exxon	Waffle House	Sandy Springs Office Mall <small>Alpha Printing, Animal Clinic, Hair Styling, K&amp;L Fry Co, Twisted Eaters, Tractor &amp; Culture Saloon, Coin Operated Laundry</small>
-------	--------------	--

Northridge Square

Quik's Deli, Field of Dreams, Chin Chin Express, Sunart Club, Tappin TV Co, Extreme Video, Fast Shocks, Alterations/Alter Repair, Pasha Hut, Dunkin Donuts, Moo's Ice Cream

Northridge Drive

Chevron	Parking Lot	Parking Lot	365 4-Story Building
---------	-------------	-------------	-------------------------

(Subject Property)

Parking Lot	375 6-Story Building
Parking Garage	

Empirian at Northridge Apartments

Roswell Ridge Office Center

Automotive Foreign Services  
Roswell Auto Service

Bornie's Automotive

Dry Clean

Multi-Family Apartments

Northridge Crossing Drive

# RECEIVED

SEP 27 2011

City of Sandy Springs  
Community Development

- ☒ - Solid Waste Trash Compactor
- ☒ - Pad-Mounted Transformer
- ☒ - Diesel Engine Generator
- ☒ - Storm Water Detention Pond

## SITE DRAWING

**AquaTerra**  
Assessments

Northridge Center I&II  
365 and 375 Northridge Road  
Atlanta, GA 30350

Project: 2200  
Date: 11/18/04  
Scale: NTS

**NORTHRIDGE  
CENTER**

**365 · 375**

**RECEIVED**

SEP 27 2011

City of Sandy Springs  
Community Development

Dimensional Tubing  
Wraps Around Sign

Cut-out Letters,  
Logos & Numbers  
w/ Satin Aluminum Finish



**RECEIVED**

SEP 27 2011

City of Sandy Springs  
Community Development

One (1) Aluminum Monument With Stacked-Stone Base

northridge.pdf



**SARDULUTH**  
COMMERCIAL SIGN SUPERSTORE

770.495.0120  
SARDULUTH.COM

©2006 SARDULUTH ALL RIGHT RESERVED. THIS LAYOUT IS THE ORIGINAL, UNPUBLISHED WORK OF SARDULUTH AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF SARDULUTH. ANY WORK THAT IS CONTRACTED TO OTHER COMPANIES THAN SARDULUTH BASED ON THESE DESIGNS WILL BE INVOICED THROUGH SARDULUTH. SARDULUTH RESERVED THE RIGHT TO CHARGE AN ADDITIONAL FEE FOR EXCESSIVE REVISIONS.

CLIENT APPROVAL:

DATE:



BY SIGNING, I ACKNOWLEDGE THAT I HAVE READ THE ABOVE AND GIVE MY APPROVAL FOR THE SIGN TO BE CONSTRUCTED AS SHOWN

REVISIONS

- |    |         |
|----|---------|
| 1. | 5/13/11 |
| 2. | 5/13/11 |
| 3. | 5/23/11 |
| 4. | 6/20/11 |

CLIENT **NORTHRIDGE**

SALESPERSON:	DENISE MENG
DESIGNER:	ROBERT
DATE:	7/8/11

FILE **NORTHRIDGE.FS**