

VARIANCE AND WAIVER APPLICATION

CHECK ALL THAT APPLY:

Zoning Variance

Sign Variance

Stream Buffer Variance

Waiver

Name of Project

2344 Perimeter PRK Drive LLC

New construction

Brief Description of Project

MU-BC

Zoning District

1 .44 1 22,000
Total # of Properties Involved Total Project Acreage Total Number of Buildings Total sq. ft. of buildings

This project is the complete demolition of an existing building and construction of a new dental medical office shell and core building. The existing building is a 2-story, 6,600sf combustible construction type structure. The new building is proposed to be 3-stories, with a basement, 22,000sf non-combustible construction type structure.

OWNER:

2344 Perimeter Park LLC

Name and Company

7708 4th ave, Brooklyn, NY 11209

Mailing

City, State

Zip Code

917-702-8000 dmitryww@yahoo.com

Phone #

E-mail

- APPLICANT <YES> Check here if Applicant is also the Property Owner

2344 Perimeter Drive LLC

Name and Company

2344 Perimeter Drive Atlanta, GA 30341
Mailing Address City, State Zip Code

917-702-8000 dmitryww@yahoo.com
Phone # E-mail

Dmitry Epilbapin 1/25/2022
Applicant Signature Date

I hereby certify that all information provided herein is true and correct.

NOTARY:

Sworn to and subscribed before me this 25th day of Jan, 2022

Notary Public:

AVNER BAR-AM
Notary Public, State of New York
No. 01BA6106502
Qualified in Kings County
Commission Expires March 8, 2024

City of Chamblee Planning and Development Department



2/7/22

Variance Application Hardship Letter

Property Address: 2344 Perimeter Park Drive
Property Size: .44 Acres
Owner/Developer: 2344 Perimeter Park Drive LLC

Variance Application

1. Section 210-12. – MU-BC Mixed-Use – Business Center District. (No mixed-use requirement)
2. Section 250-2. – Minimum number of parking spaces required. (Reduce parking space required from 85 to 26)
3. Section 320-21. – Off-street surface parking lot planting requirements. (No planting requirement)

The scope of the proposed project is to demolish the existing 2-story, suburban style office building and replace it with a new 3-story with a basement, noncombustible dental medical office (MOB), shell and core building. The shell and core building is phase one. In phase two, the owner will build out the interior floors of the building and occupy the building with his private dental practice.

Though the current zoning is mixed-use, the existing development is in the style of a suburban office park. The buildings are 2-story, residential style, brick buildings built of combustible materials. The proposed MOB is more inline with the intent of the current zoning. The existing building has no street frontage, and the parking lot has no room to expand. Therefore, there is no change proposed for the parking lot, other than curb ramps and parking striping to provide the most direct accessible route to the proposed building entrance.

Review and Approval Criteria

1. *There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape, or topography:* **The size and shape of the lot makes it unfeasible to expand the parking lot to increase the number of parking spaces or introduce planting requirements without losing existing parking spaces.**
2. *The application of this UDO to this particular piece of property would create an unnecessary hardship:* **The UDO provides unfeasible requirements for this property due to the lack of street frontage and size constraints of the property.**
3. *Such conditions are the not the result of any actions of the property owner:* **No**
4. *Relief, if granted, would not cause substantial detriment to the public goods nor impair the purposes or intent of this zoning requirement:* **The owner/developer will provide a building that is more inline with the intent of the mixed-use zoning than the existing building and will provide enhanced landscaping around the perimeter of the existing parking lot.**



Additional Project Information

- Refer to the concept plan drawings and rendering for the project design intent.
- The building exterior design is a clean, modern façade with glass and precast concrete panels.
- The roof design is a low sloped steel decking roof with a membrane surface over continuous insulation and continuous parapet on all sides.
- The building structure is steel frame with concrete floors over steel decking.
- The phase one shell and core building will include a covered entry, two elevators, and two enclosed internal stair towers.
- The basement walls are concrete with steel reinforcing.
- The build should be visible from I-285, supporting the mixed-use zoning intent of high-rise urban form and redevelopment of existing buildings that were originally designed in a suburban form.

Proposed Project Stipulations and Conditions

The undersigned and this firm will be the project architect and has been authorized by the project owner, 2344 Perimeter Park Drive LLC to submit this letter of agreeable stipulations and conditions as part of the variance application.

1. Section 340-38. – Permit procedures and requirements. A stormwater management plan will be required for the proposed project. The development adds between 1,000 square feet and 5,000 square feet of impervious cover and will require runoff reduction and water quality as per 240-39 (a) (1) is required. All site improvements must be evaluated for impacts to surface flow characteristics.
2. Section 260-9. - Permanent signs. Signage permit will be required for the proposed building design.
3. Section 230-9. – Sustainable certification. This section shall be applicable to all new construction of commercial buildings.

Best Regards,



Gabriel J. Richard AIA
GJR Architect LLC
2010 Nichols Landing Way
Dacula GA 30019