

Application for "Other Business"

Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2045)

BOC Hearing Date Requested: 2/17/09

Applicant: Augusta Apartments, L.P. Phone #: (949) 553-4800
(applicant's name printed)

Address: 705 Powers Ferry Road, Marietta, GA 30067 E-Mail: tramm@provincegroup.com

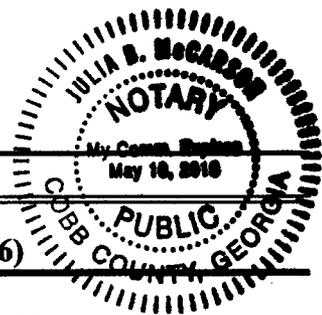
Garvis L. Sams, Jr. 376 Powder Springs Street, Suite 100
Sams, Larkin & Huff, LLP Address: Marietta, GA 30064

(representative's name, printed)

By: [Signature] Phone #: 770/422-7016 E-Mail: gsams@samslarkinhuff.com
Garvis L. Sams, Jr., Attorney for Applicant

Signed, sealed and delivered in presence of:

Julia B. McCarson My commission expires: _____
Notary Public



Commission District: 2 Zoning Case: No. 140 (1986)

Date of Zoning Decision: 5/20/86 Original Date of Hearing: 5/20/86

Location: Northwest intersection of Powers Ferry Road and Little Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 790 & 795 District(s): 17th

State specifically the need or reason(s) for Other Business: _____

Please see attached Exhibit "A".

(List or attach additional information if needed)

OTHER BUSINESS AGENDA ITEM

**Regarding: Barrington Lane Apartments
705 Powers Ferry Road
Marietta, GA 30067**

Summary

Applicant desires to convert the use of space currently used as a maintenance shop and laundry/storage facility at the property into two apartments. This build-out of existing space does not increase the size of the buildings or change the lot coverage. In fact, there would be no discernable difference in the buildings from the outside following the conversion. The required parking ratios would still be met and exceeded.

Specifically

1. We would like to convert the existing maintenance shop (located within Building 700 in approximately 1,300 square feet of space) and existing laundry/storage facility (located within Building 200 in approximately 1,300 square feet of space) into individual apartment units.
2. We plan to convert two existing garages into the new maintenance area and relocate the laundry facility to the car wash area (no longer needed given draught restrictions) or into two existing garages.

Please see the attached site plan for the existing and proposed locations. No new square footage will be added to the property to effectuate these conversions, but rather the use of existing spaces within the buildings will be changed.

The original developer chose to have a maintenance facility and laundry facility within the existing buildings instead of apartment units at these particular locations. We plan to convert the existing first floor maintenance and laundry space into apartments that will be identical to the apartment units that stack above them. Again, no new square footage will be added and the building envelope and the footprint will not change.

Pertinent Points

1. There will be no new square footage added. Existing space will simply be converted, so the existing building sizes and envelopes are not increasing and the existing lot coverage is not increasing.
2. The current zoning is RM-12.
3. The current number of apartment units is 166.
4. The current number of parking spaces is 313 (including regular, handicap and garage spaces).
5. At the proposed 168 apartments and 309 parking spaces (current total of 313 spaces less up to four garages to be converted to the maintenance shop and laundry) yields a parking ratio of 1.84 spaces per unit, which still exceeds the required parking ratio of 1.75 spaces per unit.

