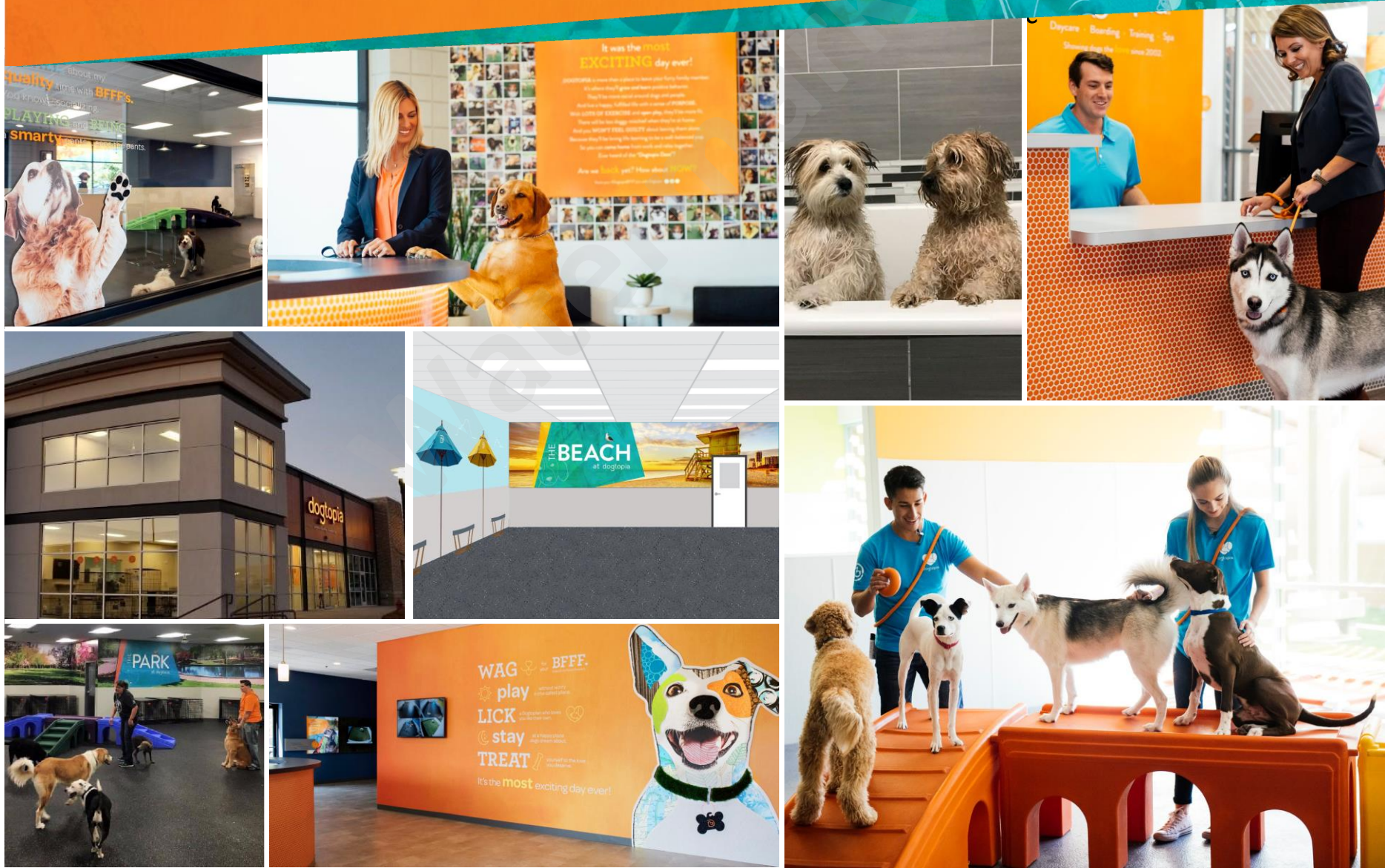


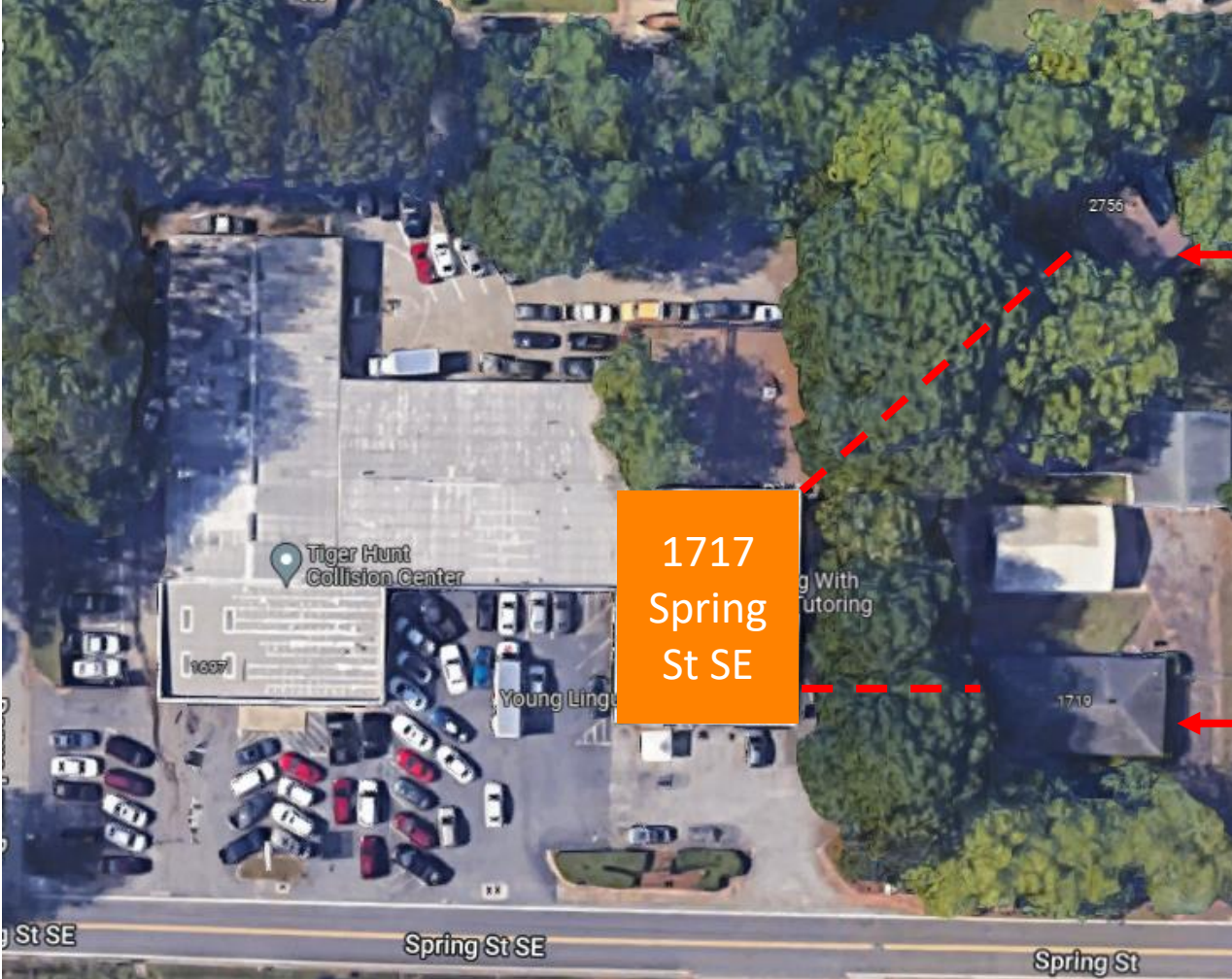


dogtopia.

Dogtopia of Brookhaven
Smyrna Request
Presentation
1717 Spring St SE

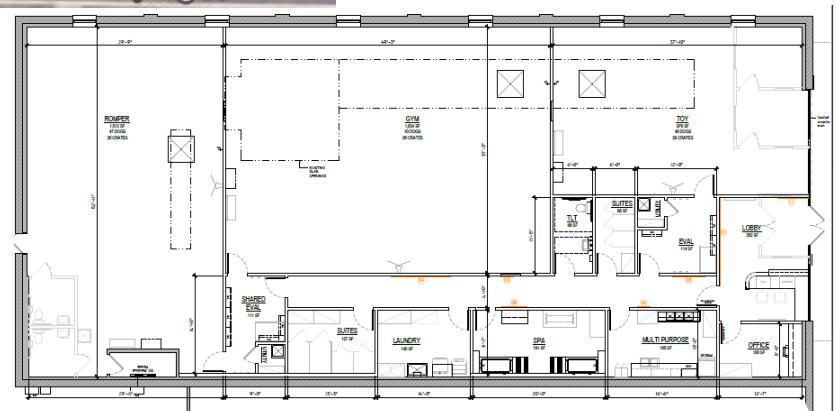
Dogtopia is not your typical dog daycare and boarding facility. It's high-end and best-in-class



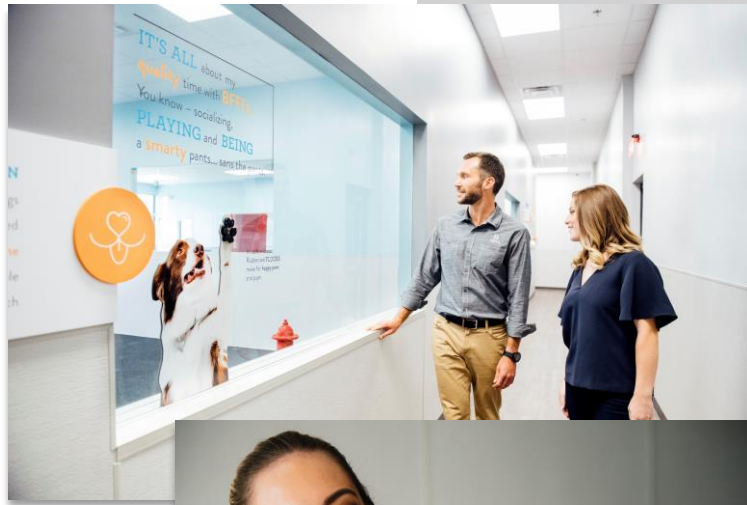


Distance to 2756 Scott Ct
= ~138'

Distance to 1719 Spring St SE
= ~68'



Dogtopia offers best-in-class dog daycare, boarding, and spa services to 200+ communities across the U.S. In Atlanta, there are 6 facilities located in Decatur, West Midtown, Sandy Springs, Brookhaven, Roswell and Alpharetta.



A white French Bulldog and a golden retriever puppy are lying on a green lawn. The French Bulldog is on the left, looking towards the camera with its mouth open. The golden retriever puppy is on the right, also looking towards the camera with its mouth open.

Dogtopia is a Good Neighbor AND an Amenity to the Community

No issues in 200+ locations

An Amenity vs. a Kennel

Sound Proofed Model

Modern and sophisticated design

Proprietary Sound / Odor / Waste Control Systems

Not your typical daycare

Creates 15+ jobs for the community

Brand Footprint

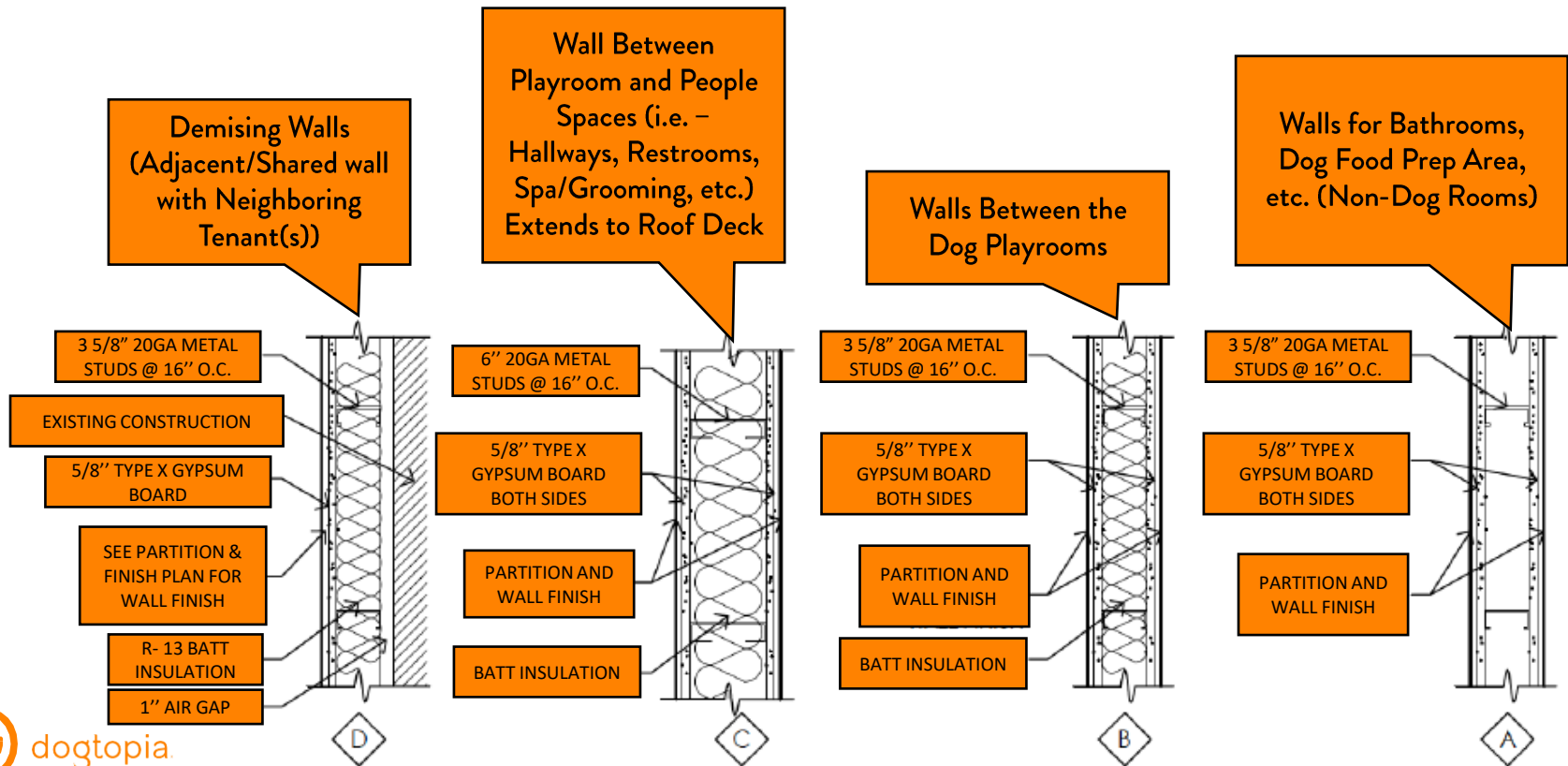
200+ Locations Across the U.S.



Dogtopia has exceptional sound control measures

Illustrative Proprietary Sound Control

- Special Insulated Wall Type at Demising Wall(s) that Extend From Floor to the Roof Deck
- Special Insulated Wall Type Between Playrooms and People Space that Extend from Floor to the Roof Deck
- Air Gap at the Demising Wall to further Prevent Sound Transfer



Dekalb County Success Story: Our model and noise-control measures allowed the Board to reduce the minimum relief requirement

ZONING SUMMARY

Dog Daycares, Dog Grooming and Commercial Kennel services are classified as Permitted Use within a C-1 District under Article 4.27 - Table 4.1

- o Site is not located within an Overlay District
- o Principal Use is permitted
- o Supplemental Use Regulations for Pet Daycare include:
 - minimum setback of at least 100 feet from property lines
 - minimum setback of at least 200 feet from property zoned or used residential

Variance Request is to reduce minimum setback requirements identified within the Supplement Use Regulations due to the intended use is permitted as the principals use and there are no additional accessory uses.

The Zoning Variance was granted despite the 21' of separation between the back of the facility and the neighboring residential property. The business has been open and operating since November 2020 with no issues or complaints.



13 Resident Signatures
7 Co-Tenant Signatures
ZERO Opposition
Landlord
Leasing Agent
Property Manager
Adjacent Tenants

Forsyth County Success Story: Our model and noise-control measures allowed the Board to permit overnight boarding

ZONING SUMMARY

Zoning Amendment to remove H from the zoning conditions

Zoning Condition # 17

The following uses are prohibited on the subject property:

- A) Gas stations
- B) Adult novelty stores
- C) Adult entertainment centers
- D) Pawn shops and
- E) Tattoo parlors
- F) Massage parlors
- G) Clairvoyant, fortune teller, tarot card reader

H) Kennel, however, this shall not preclude an interior pet day care service

- I) Self-storage
- J) Thrift store
- K) Billboard advertising
- L) Drive-through restaurants, excluding coffee shops and Chick-fil-A. The architectural design of the Chick-fil-A, including signage, shall be comparable to and blend with the Halcyon development. Additionally, facades will consist of brick.

The Zoning Amendment was approved despite the 23" of separation between the back of the facility and the neighboring residential property. The business has been open and operating since December 2021 with no issues or complaints.



City of Brookhaven Success Story: Our model and noise-control measures allowed the Board to reduce the minimum setback

ZONING SUMMARY

Dog Daycares and Boarding facilities are classified as Permitted Use under Division 6. – Commercial Uses
- Sec. 27-621 – Animal service:

- Any building or structure in which animals are kept or exercised shall be set back at least 100 feet from any R-zoned lot
- The nearest residential building or structure is 221' from our indoor-only facility
- The code, as written, causes undue hardship on given we operate an indoor-only dog daycare and boarding concept where dogs will NOT be outside at any time

Variance Request to reduce minimum setback requirement from 100' to 53' and existing use remain the same and there are no additional accessory uses.

The setback reduction was approved from 200 feet to 53.5 feet given our noise-control and sound insulating protocols.

87 Signatures of support from the Brookhaven Community
ZERO Opposition
Landlord support
Adjacent Tenants support

