

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: _____

Applicant
Signature:



DATE: _____

Applicant
Signature:



DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the ZoningBoard of Appeals for the requests as shown in this application.

DATE: _____

Applicant/Agent Signature:

TO WHOM IT MAY CONCERN:

(I)/ (WE): _____
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

Notary Public

Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

Exhibit "A"

Premises

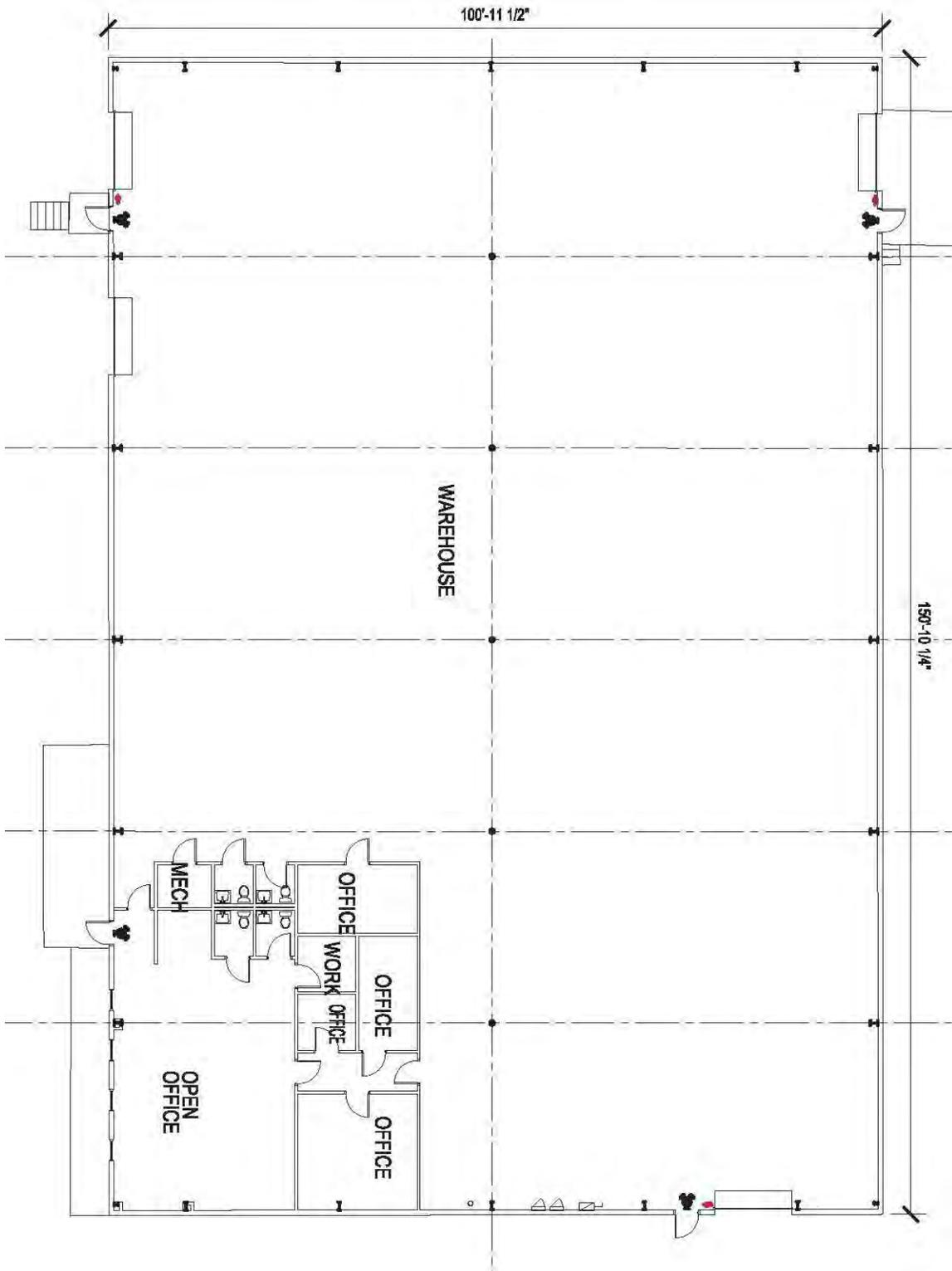


Exhibit "B-1"

Site Plan (extract) of Property

OWP KENTUCKY, LLC
PARCEL ID: 18 047 05 005
DB 30571, PG 225

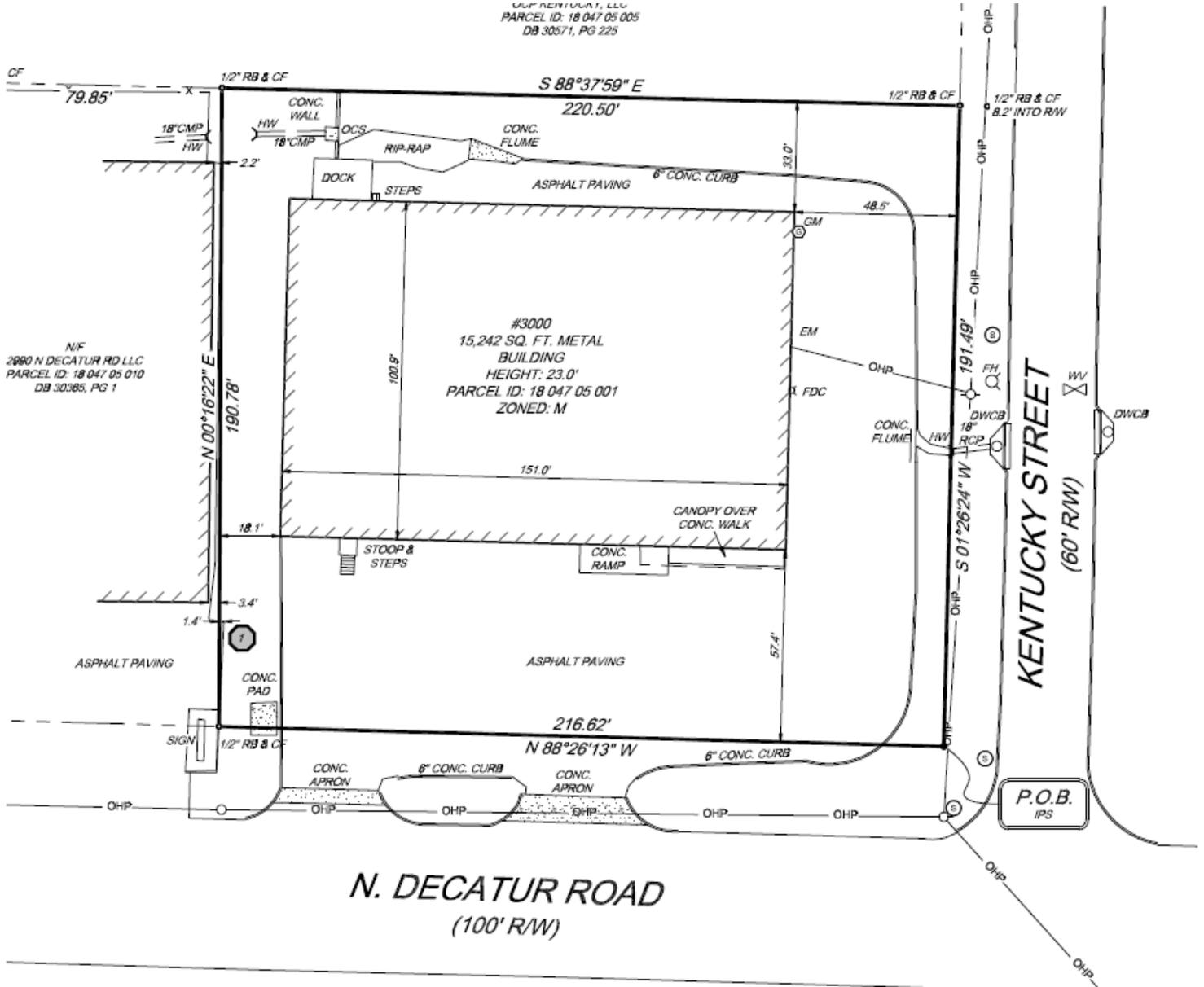


Exhibit "B-2"

Property (Legal Description)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 47 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2 INCH REBAR AND PLASTIC CAP SET AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF NORTH DECATUR ROAD (HAVING A 100 FOOT RIGHT OF WAY) WITH THE WESTERLY RIGHT OF WAY OF KENTUCKY STREET (HAVING A 60 FOOT RIGHT OF WAY) THENCE, ALONG SAID RIGHT OF WAY OF NORTH DECATUR ROAD, N 88°26'13" W A DISTANCE OF 216.62 FEET TO A 1/2 INCH REBAR AND PLASTIC CAP FOUND; THENCE, LEAVING SAID RIGHT OF WAY, N 00°16'22" E A DISTANCE OF 190.78 FEET TO A 1/2 INCH REBAR AND PLASTIC CAP FOUND; THENCE S 88°37'59" E A DISTANCE OF 220.50 FEET TO A 1/2 INCH REBAR AND PLASTIC CAP FOUND ON THE WESTERLY RIGHT OF WAY OF KENTUCKY STREET; THENCE, ALONG SAID RIGHT OF WAY, S 01°26'24" W A DISTANCE OF 191.49 FEET TO A 1/2 INCH REBAR AND PLASTIC CAP SET BEING THE POINT OF BEGINNING,

SAID TRACT CONTAINING 0.959 ACRES OR 41,769 SQUARE FEET.



3016 North Decatur Road
Scottsdale, GA 30079

Tel: 404-371-4100
Fax: 404-393-9691
www.oakrep.com

November 24, 2025

DeKalb County Planning and Zoning
178 Sams Street
Decatur, GA 30030

Re: Parking Spaces for Undisputed Physiques at 3016 N. Decatur Road

To whom it may concern at DeKalb County Planning and Zoning:

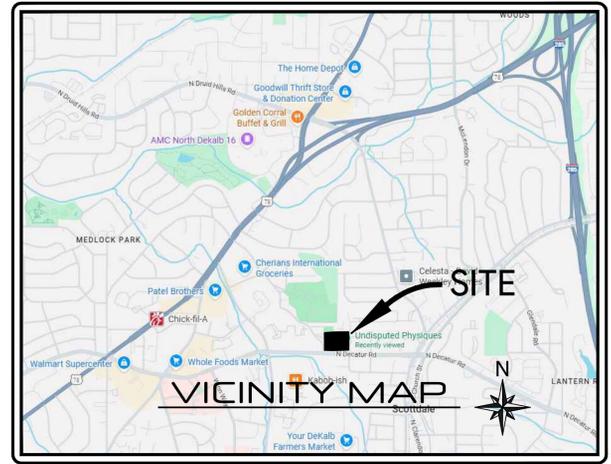
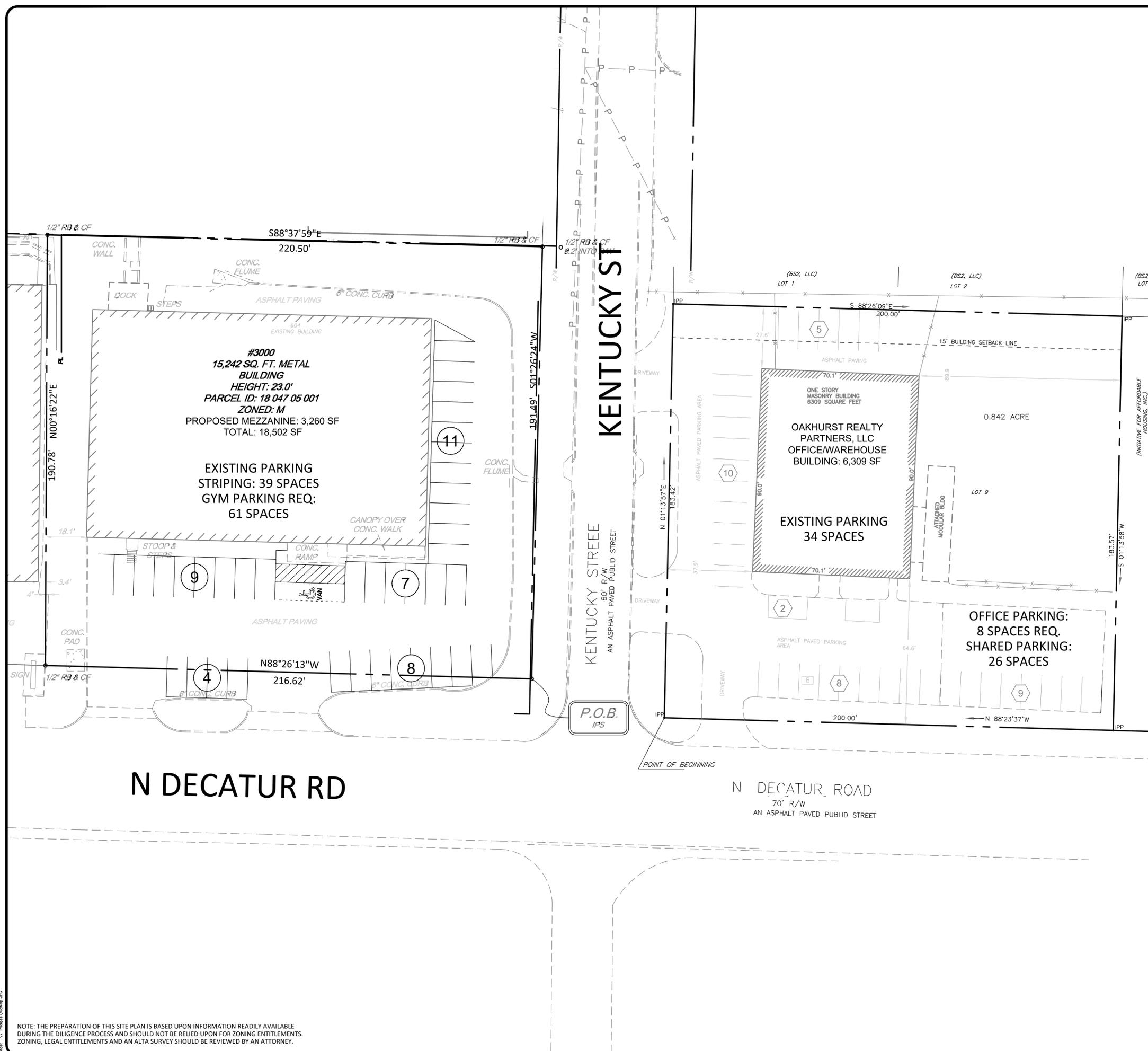
I am the manager and co-owner of Oakhurst Realty Partners, LLC, the business owner and lessee at 3016 N. Decatur Road, Scottsdale, GA 30079.

The purpose of this letter is to confirm that we are granting Undisputed Physiques LLC, the business located at 3000 N. Decatur Road, Decatur, GA 30030, the use of up to twenty-two (22) parking spaces on our property for the term of its lease with OCP 3000 ND, LLC, subject to the terms of the parking agreement.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bart Lester", with a long horizontal flourish extending to the right.

Bart Lester
Managing Partner



Level 1		
	Existing/Req'	Proposed
Zoning	M	-
Use Allowed	Yes	-
Use Specific Req'	N/A	-
Flood Zone	No	-
National Wetlands Inventory	-	-
Overlay District	-	-
Gym (3000 N Decatur)	15,242 SF	18,502 SF
Total Site Area	-	0.96 AC
Building Setbacks		
Major	-	-
Minor	-	-
Side	-	-
Rear	-	-
Landscape Strips	-	-
Major	-	-
Minor	-	-
Side	-	-
Land Use Buffers	-	-
Environmental Buffers	-	-
Level 2		
	Existing/Req'	Proposed
3000 N.D.R. Gym Parking Req	1 space / 300 SF	18,502sf/300= 61 spaces
3016 N.D.R. Office Parking Req	1 space / 500 SF	3,500sf/500 = 7 spaces
3016 N.D.R. Warehouse Parking Req	1 space / 2,000 SF	2,800sf/2,000 = 1 space
Total Parking Required	-	68 Spaces
Parking Spaces Provided	3000 N Decatur Rd	39 Spaces
Parking Spaces Provided	3016 N Decatur Rd	34 Spaces
Total Parking Provided	-	73 Spaces
Parking Size		
Compact Parking %	-	-
Loading Space	-	-
LS - Open Space %	-	-
Minimum Lot Size	-	-
Minimum Frontage	-	-
Adjacent Zoning North	-	-
Adjacent Zoning South	-	-
Adjacent Zoning East	-	-
Adjacent Zoning West	-	-
Water Sewer Proximity	-	-
Overlay Requirements	-	-

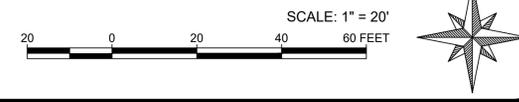


civilooustix
 500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
 (404) 594-4403 - civilooustix.com

GYM PARKING ANALYSIS
UNDISPUTED PHYSIQUES
 3000 N DECATUR RD
 DECATUR, GA 30033

CP1
25416

NOVEMBER 21, 2025
 REVISIONS



NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS. ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.

Friday, November 21, 2025 08:20:33am (6/6/4)
 A:\Projects\25416\25416\Drawings\25416\CP1\11-17-25.dwg (CP1)
 User: d...
 Plotter: HP DesignJet 4000