

City Council  
Atlanta, Georgia

01-0-0056

SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

Z-00-95  
2-1-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **170 Chester Avenue, S.E.**, be changed from the **R-5 (Two-Family Residential)** District, to the **C-2-C (Commercial Service-Conditional)** District, to wit:

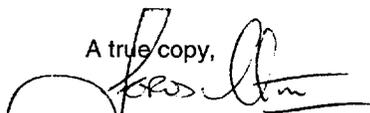
ALL THAT TRACT or parcel of land lying and being in Land Lot **13** of the **14<sup>th</sup>** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,



Deputy Clerk

ADOPTED by the Council  
RETURNED WITHOUT SIGNATURE OF THE MAYOR  
APPROVED as per City Charter Section 2-403

March 5, 2001

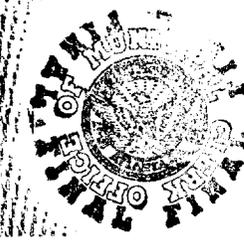
March 14, 2001



### Conditions for Z-00-95

1. Site Plan entitled "170 Chester Avenue/Site Plan w/adjoining Parcel" prepared by Rowhouse Architects, Inc., dated December 7, 2000 and marked received by the Bureau of Planning December 12, 2000.
2. The attached document identified as Exhibit A, signed by Robert Schreiber, NPU-N, dated February 1, 2001 and marked received by the Bureau of Planning February 1, 2001 is hereby considered a condition of this rezoning and its provisions shall be enforced as such.





REVISIONS


PILOT FILE

ZONING APPLICATIONS	
ZONING PROPOSED C-2C	
ZONING EXISTING R-5	
170 CHESTER AVENUE	
1700 LOT 13 NORTH DISTRICT FULTON CO	
PROPOSED BUILDING	
MOBILE HOME	
PROPOSED USE:	
USE AS YARD USED FOR PARKING	
FOR ADJOINING DEVELOPMENT	
TOTAL SITE AREA NET (0.44 ACRES)	6337 SF
TOTAL SITE AREA	7317 SF
ALLOWABLE RESIDENTIAL	
FLOOR AREA RATIO	0.62 SF
TOTAL OPEN SPACE	5048 SF
USABLE OPEN SPACE	2628 SF
PARKING SPACES	40
PER DWELLING UNIT 0 UNITS	20 PROPOSED
PROJECT COMPLIANCE FAR	
PROPOSED CONDITIONAL ZONING FOR PROJECT	
FLOOR AREA RESIDENTIAL	0 SF
FLOOR AREA COMMERCIAL	0 SF
PROPOSED TOTAL FLOOR AREA	0 SF
RESIDENTIAL ALLOWABLE AT 80% FAR	22 SPACES
WE ARE AT 0% FAR RESIDENTIAL SF	
COMMERCIAL ALLOWABLE AT 3.0 UNITS	
WE ARE AT 0% FAR COMMERCIAL SF	
PROJECT COMPLIANCE TOSR	
TOTAL SITE SF	7317 SF
48 TOTAL OPEN SPACE REQUIRED	4548 SF
TOTAL SITE SF	7317 SF
TOTAL UNDEVELOPED OPEN SPACE	7317 SF
TOTAL OPEN SPACE	7317 SF
7317 SF / 7317 SF = 1.00	
PROJECT COMPLIANCE UOSR	
TOTAL SITE SF	7317 SF
40 USABLE OPEN SPACE REQUIRED	2908 SF
TOTAL SITE SF	7317 SF
TOTAL PARKING AREAS/SPACES	4248 SF
USABLE OPEN SPACE	3008 SF
3008 SF / 7317 SF = .42	
PROJECT COMPLIANCE PARKING	
TOTAL PARKING SPACES	20 SPACES
PARKING BREAKDOWN	
RESIDENTIAL	0 UNITS
(20 SPACES PER UNIT)	0 SPACES
COMMERCIAL	0 SPACES
(1 SPACE PER 300 SF)	0 SPACES
REQUIRED	0 SPACES

# LOT PROPOSED FOR REZONING (SHADED)

# ADJOINING R-5 PROPERTY

OPAQUE WOOD FENCE 8' 0" HIGH AT SIDE YARD

PLANTED BUFFER AT SIDE YARD EVERGREENS AT 8' 0" ON CENTER 2 CALIPER

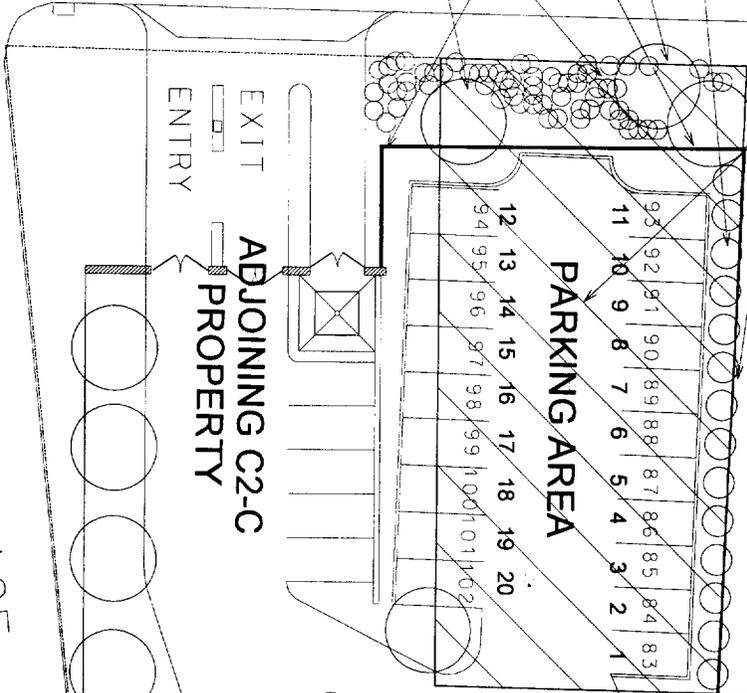
EXISTING LOW STONE WALL AT PROPERTY LINE

DECORATIVE WROUGHT IRON FENCE 8' 0" HIGH

PLANTED BUFFER AT FRONT YARD RIVER BIRCH 4 CALIPER LOW SHRUBS AND FLOWERS

CHESTER AVENUE 35' R/W

FULTON TERRACE



EXIT

ADJOINING C-2-C PROPERTY

ENTRY

PROJECT: **170 CHESTER AVE**  
 CITY OF ATLANTA, FULTON COUNTY, GEORGIA  
 GENERAL: **1700 LOT 13**  
 ADDRESS: **1700 LOT 13 NORTH DISTRICT FULTON CO**

SHEET TITLE: **SITE PLAN**

DATE: **DECEMBER 7, 2000**

SHEET NUMBER: **21.0**

SCALE: **1" = 22' 0"**

© CONSULTANT ARCHITECTS, INC.



Feb. 8, 01



WPU-N recommends support of 2-00-95 - conditioned

on :  
C-2-c

#1) parking for subject parcel is to be for parking associated with South Park Lofts only.

#2) Landscaping on the subject parcel is to be as noted on the site plan received by the Dept of Planning - stamped Dec 12, 2000

Robert Schrader  
Chairman, WPU-N

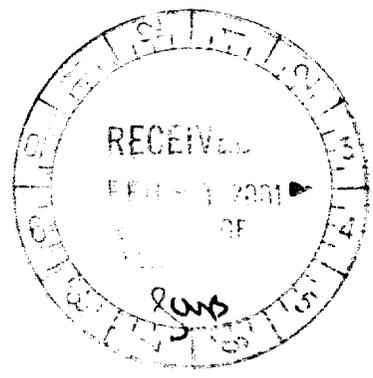


Exhibit A

2-00-95

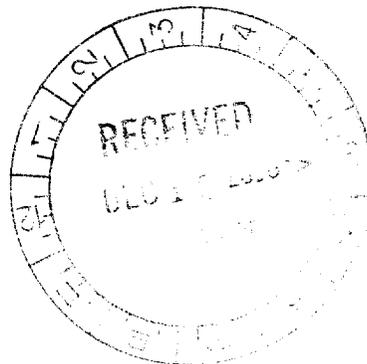
170 CHESTER AVE S.E.

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13, 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR FOUND ON THE EASTERN RIGHT OF WAY OF CHESTER AVENUE 274 FEET SOUTHERLY ALONG SAID EASTERN RIGHT OF WAY FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERN RIGHT OF WAY OF CHESTER AVENUE AND THE SOUTHERN RIGHT OF WAY OF KIRKWOOD AVENUE; RUNNING THENCE SOUTH 83 DEGREES 55 MINUTES 09 SECONDS EAST 117.30 FEET TO AN IRON PIN SET; RUNNING THENCE SOUTH 04 DEGREES 51 MINUTES 58 SECONDS WEST 52.00 FEET TO A REBAR FOUND; RUNNING THENCE NORTH 85 DEGREES 51 MINUTES 37 SECONDS WEST 117.40 FEET TO A REBAR FOUND ON THE EASTERN RIGHT OF WAY OF CHESTER AVENUE; RUNNING THENCE NORTH 04 DEGREES 59 MINUTES 18 SECONDS EAST 55.98 FEET ALONG THE EASTERN RIGHT OF WAY OF CHESTER AVENUE TO A REBAR FOUND AND THE POINT OF BEGINNING; ALL ACCORDING TO SURVEY PREPARED BY SURVEY SYSTEMS AND ASSOCIATES, INC., DATED JUNE 8, 2000; BEING THE SAME PROPERTY CONVEYED IN DEED RECORDED AT DEED BOOK 24565, PAGE 282, FULTON COUNTY, GEORGIA RECORDS; BEING KNOWN AS 170 CHESTER AVENUE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN FULTON COUNTY, GEORGIA.

2-00-95





01-0-0056

(Do Not Write Above This Line)

AN ORDINANCE Z-00-95  
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-5 (TWO-FAMILY RESIDENTIAL) DISTRICT TO THE C-2 (COMMERCIAL SERVICE) DISTRICT PROPERTY LOCATED AT 170 CHESTER AVENUE, S.E., FRONTING 55.98 FEET ON THE EAST SIDE OF CHESTER AVENUE BEGINNING 274 FEET SOUTH FROM THE SOUTHEAST CORNER OF KIRKWOOD AVENUE. DEPTH: 117.40 FEET; AREA: .145 ACRE; LAND LOT 13, 14TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: SOUTH PARK LOFTS, LLC  
APPLICANT: MATTHEW ORNSTEIN  
NPU-N COUNCIL DISTRICT 5

ADOPTED BY  
MAR 0 5 2001

COUNCIL

REFERRED BY  
CITY COUNCIL JAN 16 2001

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred 1/16/01  
 Referred To ZRB & Zoning  
 Date Referred  
 Referred To  
 Date Referred  
 Referred To

Committee Date  
 Chair  
 Referred to

First Reading  
 1-9-01  
 ZRB & Zoning

Committee Date  
 Chair  
 Actions  
 Fav, Adv, Held (see rev. side)  
 Others

Committee Date  
 Chair  
 Actions  
 Fav, Adv, Held (see rev. side)  
 Others

Members  
 Chair  
 Refer To

Committee Date  
 Chair  
 Actions  
 Fav, Adv, Held (see rev. side)  
 Others

Members  
 Chair  
 Refer To

FINAL COUNCIL ACTION  
 2nd  1st & 2nd  3rd  
 Readings  
 Consent  V Vote  RC Vote

CERTIFIED

CERTIFIED  
 MAR 5 2001  
 ATLANTA CITY COUNCIL PRESIDENT  
 Robert J. Pitts

CERTIFIED  
 MAR 0 5 2001  
 Robert J. Pitts  
 MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

MAR 14 2001

WITHOUT SIGNATURE  
BY OPERATION OF LAW