

CITY COUNCIL
ATLANTA, GEORGIA

02-0-1987

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-02-77
12-5-02

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 **1054-1088 Boulevard, S.E.** be changed from the **I-1 (Light Industrial)** District, to the **C-1-C (Community Business-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **23** of the **14th** 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.

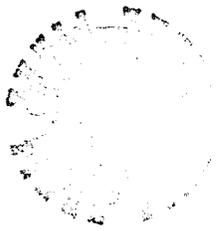
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

-A true copy,

Rhonda Dauphin Johnson
Municipal Clerk, CMC

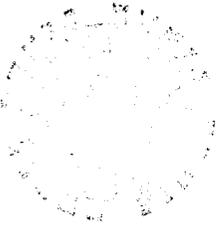
ADOPTED by the Council
APPROVED by the Mayor

JAN 21, 2003
JAN 28, 2003



Conditions for Z-02-77

Site plan entitled "Residential Development, Boulevard Townhomes, Atlanta, Georgia" prepared by Niles Bolton Associates, dated October 15, 2002 and marked received by the Bureau of Planning November 15, 2002.



Legal Description

(Tracts 1, 2, 3 and 4)

All that tract or parcel of land lying and being in Land Lot 23 of the 14th District, Fulton County, City of Atlanta, Georgia, containing 1.29304 acres, as shown on that certain Topographic Survey for Brek Management, Inc., prepared by V.T. Hammond, Georgia Registered Land Surveyor No. 2554, of Watts & Browning Engineers, Inc., dated September 30, 2002, and being more particularly described as follows:

BEGINNING at a point located at the intersection of the southerly right-of-way line of Hamilton Avenue (40 foot right-of-way) and the easterly right-of-way line of Boulevard (60 foot right-of-way), thence run South 89 degrees 44 minutes 50 seconds East along the southerly right-of-way line of Hamilton Avenue a distance of 150.00 feet to an iron pin found;

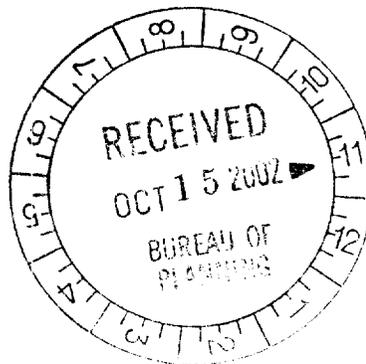
Thence leaving the southerly right-of-way line of Hamilton Avenue run South 00 degrees 08 minutes 27 seconds West a distance of 152.04 feet to a point;

Thence run South 00 degrees 01 minutes 32 seconds East a distance of 223.50 feet to a point on the northerly right-of-way line of Schuyler Avenue (40 foot right-of-way);

Thence run North 89 degrees 40 minutes 08 seconds West along the northerly right-of-way line of Schuyler Avenue a distance of 150.00 feet to a point on the easterly right-of-way line of Boulevard;

Thence run North 00 degrees 01 minutes 32 seconds West along the easterly right-of-way line of Boulevard a distance of 271.90 feet to a point;

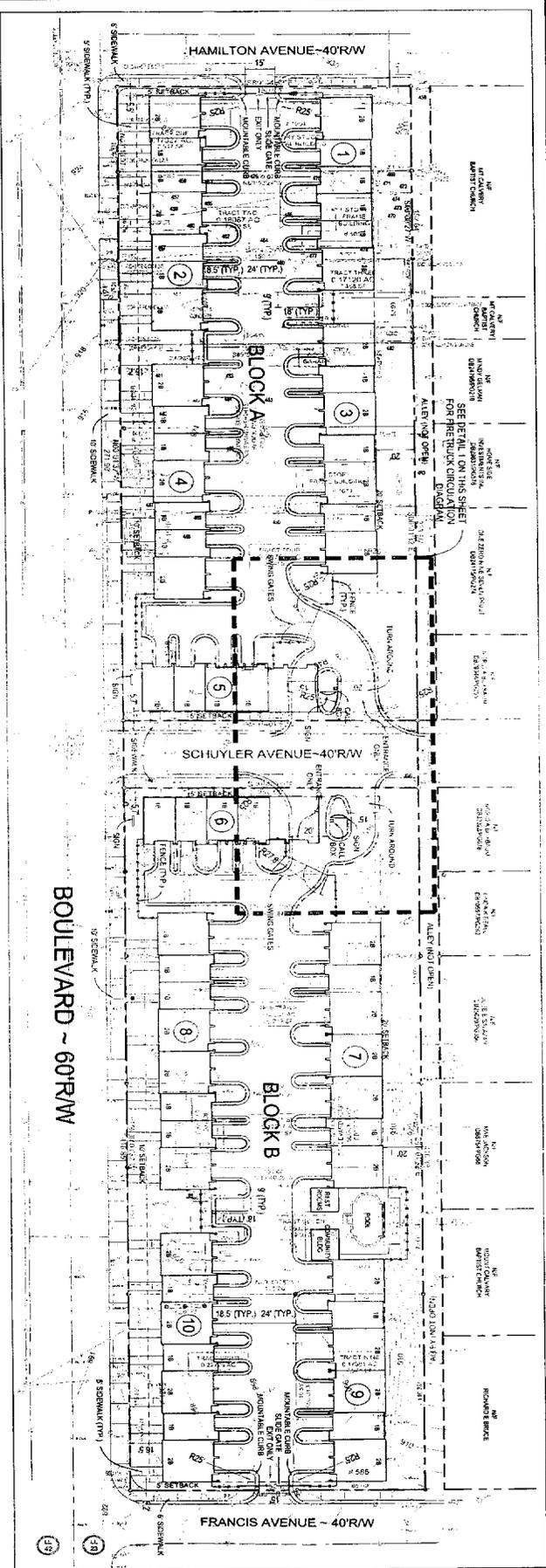
Thence run North 00 degrees 13 minutes 07 seconds East along the easterly right-of-way line of Boulevard a distance of 103.43 feet to a point on the southerly right-of-way line of Hamilton Avenue and the **TRUE POINT OF BEGINNING**.



Z-02-77

BLOCK "A"

To be rezoned I-1 to C-1



SITE INFORMATION
BLOCK A

ZONING
CURRENT ZONING: I-1
PROPOSED ZONING: C-1

LOT AREAS:
NET LOT AREA (NLA) = 36,324.82 SF (1.23 ACRES)
GROSS LOT AREA (GLA) = 76,311.25 SF (1.73 ACRES)

FLOOR AREA:
MAXIMUM ALLOWED = 0.686 (FAR) x 76,311.25 (GLA) = 51,123.83 SF

LOT AREAS:
BLOCK 1: 3,033.82 SF
BLOCK 2: 3,892.37 SF
BLOCK 3: 3,921.93 SF
BLOCK 4: 3,892.37 SF
BLOCK 5: 3,718.16 SF

TOTAL: 16,717.05 SF x 3 FLOORS = 48,171.14 GROSS SF
GARAGE SPACE = 17,235.57 SF
FLOOR AREA = 46,174.64 GROSS SF - 12,245 (GARAGE SPACE) = 33,929.64 SF
FAR = 0.526 (48 PROPOSED FLOOR AREA) / 76,311.25 (GLA) = 0.677

NUMBER OF DWELLING UNITS:
1 BEDROOM UNIT: 19 UNITS - 61%
2 BEDROOM UNIT: 12 UNITS - 39%
TOTAL UNITS: 31

OPEN SPACE REQUIREMENTS:
TOTAL OPEN SPACE = 0.08 (TOSR) x 76,311.25 (GLA) = 6,064.78 SF
USABLE OPEN SPACE = 6.40 (UOSR) x 76,311.25 (GLA) = 489,245.57 SF
OPEN SPACE PROVIDED:
TOTAL OPEN SPACE = 60,254.99 SF (DIFFERENCE: 7,290.21)
USABLE OPEN SPACE = 33,442.46 SF (DIFFERENCE: 45,803.11)

SETBACKS:
FRONT YARD (BOULEVARD): 10' MIN. REQ., 10' MIN. PROPOSED
SIDE YARD (NORTH): 5' MIN. REQ., 5.47' MIN. PROPOSED
SIDE YARD (SOUTH): 5' MIN. REQ., 5.87' MIN. PROPOSED
REAR YARD: 20' MIN. REQ., 20' MIN. PROPOSED
BLDG. HEIGHT: 48'

PARKING REQUIREMENTS:
0.99 SPACES PER UNIT x 31 UNITS = 31 SPACES REQUIRED
SPACES SHOWN:
43 GARAGE SPACES
43 TRUNK SPACES
41 DEPENDENT SPACES
40 TOTAL SPACES SHOWN
312 SPACES PER UNIT

SITE INFORMATION
BLOCK B

ZONING
CURRENT ZONING: C-1

LOT AREAS:
NET LOT AREA (NLA) = 62,491.04 SF (1.43 ACRES)
GROSS LOT AREA (GLA) = 84,091.93 SF (1.93 ACRES)

FLOOR AREA:
MAXIMUM ALLOWED = 0.686 (FAR) x 84,091.93 (GLA) = 57,697.98 SF

LOT AREAS:
BLOCK 6: 17,167.67 SF
BLOCK 7: 4,151.15 SF
BLOCK 8: 4,830.94 SF
BLOCK 9: 3,482.80 SF
BLOCK 10: 3,921.88 SF

TOTAL: 17,633.04 SF x 3 FLOORS = 48,171.14 GROSS SF
GARAGE SPACE = 14,331 SF
FLOOR AREA = 63,341.12 GROSS SF - 13,704 (GARAGE SPACE) = 49,637.12 SF
FAR = 0.583 (49,637.12 PROPOSED FLOOR AREA) / 84,091.93 (GLA) = 0.670

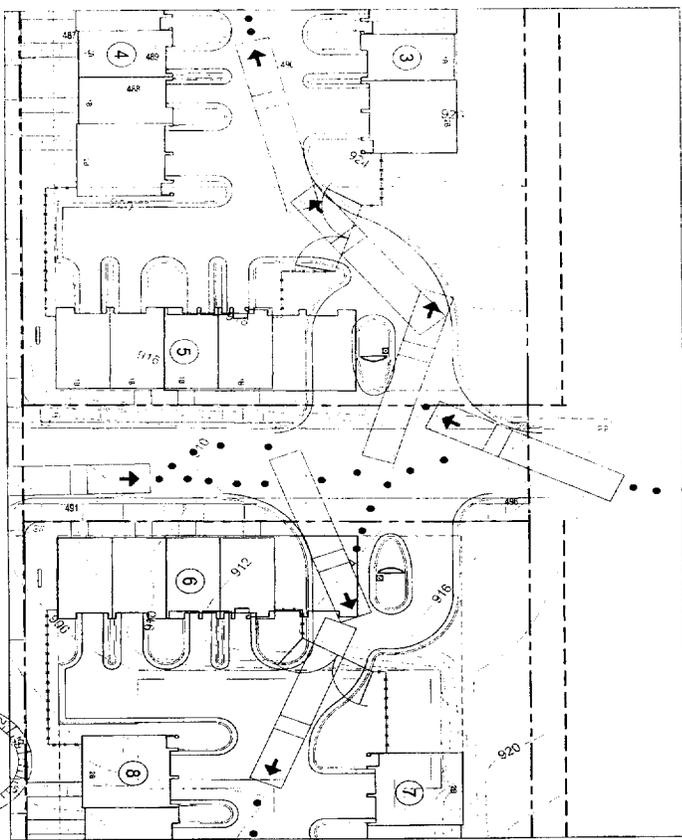
NUMBER OF DWELLING UNITS:
1 BEDROOM UNIT: 15 UNITS - 47%
2 BEDROOM UNIT: 17 UNITS - 53%
TOTAL UNITS: 33

OPEN SPACE REQUIREMENTS:
TOTAL OPEN SPACE = 0.08 (TOSR) x 84,091.93 (GLA) = 6,687.44 SF
USABLE OPEN SPACE = 6.40 (UOSR) x 84,091.93 (GLA) = 489,245.57 SF
OPEN SPACE PROVIDED:
TOTAL OPEN SPACE = 60,010.89 SF (DIFFERENCE: 47,887.46)
USABLE OPEN SPACE = 43,470.64 SF (DIFFERENCE: 45,333.87)

SETBACKS:
FRONT YARD (BOULEVARD): 10' MIN. REQ., 10' MIN. PROPOSED
SIDE YARD (NORTH): 5' MIN. REQ., 5.67' MIN. PROPOSED
SIDE YARD (SOUTH): 5' MIN. REQ., 5.07' MIN. PROPOSED
REAR YARD: 20' MIN. REQ., 20' MIN. PROPOSED
BLDG. HEIGHT: 48'

PARKING REQUIREMENTS:
0.99 SPACES PER UNIT x 33 UNITS = 32 SPACES REQUIRED
SPACES SHOWN:
46 GARAGE SPACES
46 TRUNK SPACES
43 DEPENDENT SPACES
100 TOTAL SPACES SHOWN
312 SPACES PER UNIT

NOTE: THERE WILL BE INDIVIDUAL PICK UP FOR TRASH AT EACH UNIT. TRASH CANS WILL BE STORED IN THE GARAGES



1. FIRETRUCK ENTRY DIAGRAM
Scale 1" = 20'-0"

NILES BOLTON ASSOCIATES
ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIOR DESIGN
PLANNING

ONE RUCKELSDALE PLAZA
3000 PEACHTREE ROAD
ATLANTA, GEORGIA 30305
PHONE: 404.525.8800
FAX: 404.525.8800

JOB NUMBER: 00000005
DRAWN BY: CS
CHECKED BY: CS

REVISIONS
DATE DESCRIPTION

Residential Development
BOULEVARD TOWNHOMES
Atlanta, Georgia
KAPLAN COMPANIES

L-1
SITE PLAN
DATE: 02/20/07

RCS# 4395
1/21/03
3:02 PM

Atlanta City Council

Regular Session

MULTIPLE

02-O-1987/Z-02-77
02-O-1995/U-02-34/U-98-27
ADOPT ON SUB

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 0
ABSENT 0

Y Smith	NV Archibong	NV Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	NV Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

MULTIPLE

02-0-1987

(Do Not Write Above This Line)

AN ORDINANCE 2-02-77
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE I-1 (LIGHT INDUSTRIAL) DISTRICT TO THE C-1 (COMMUNITY BUSINESS) DISTRICT, PROPERTY LOCATED AT 1054-1088 BOULEVARD, S.E., FRONTING 271.90 FEET ON THE EAST SIDE OF BOULEVARD BEGINNING AT THE SOUTHEAST CORNER OF HAMILTON AVENUE. DEPTH: 152.04 FEET; AREA: 1.29304 ACRES; LAND LOT 23, 14TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: VICTORY CDC PROPERTIES AND CRAIG SOARIES
APPLICANT: MORRIS KAPLAN
NEW COUNCIL DISTRICT 1

substitute

ADOPTED BY

JAN 2 1 2003

COUNCIL

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

Date Referred 11/18/02

Referred To: ZRB + Zoning

First Reading

Committee Zoning
Date Nov. 13 2002
Chair Deborah Stone

Committee Zoning

Date JAN. 15, 2003

Chair [Signature]

Actions Fav, Adv, Held (see rev. side)

Others [Signature]

Members [Signature]

Refer To [Signature]

[Signature]

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

COUNCIL ACTION

2nd 1st & 2nd 3rd
Readings

Consent V Vote RC Vote

CERTIFIED

CERTIFIED
JAN 2 1 2003
MAYOR'S COUNCIL PRESIDENT
[Signature]

CERTIFIED
JAN 2 1 2003

[Signature]
DEPUTY MUNICIPAL CLERK

MAYOR'S ACTION

[Signature]