

City Council  
Atlanta, Georgia

02-0-0874

SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

Z-02-36  
7-30-02

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 **605, 617 & 625 Mead Street, S.E.** be changed from the **R-5 (Two-Family Residential)** District, to the **PD-H (Planned Development-Housing)** District to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **23** of the **14<sup>th</sup>** District, Fulton County, Georgia, being more particularly more described by the attached legal description.

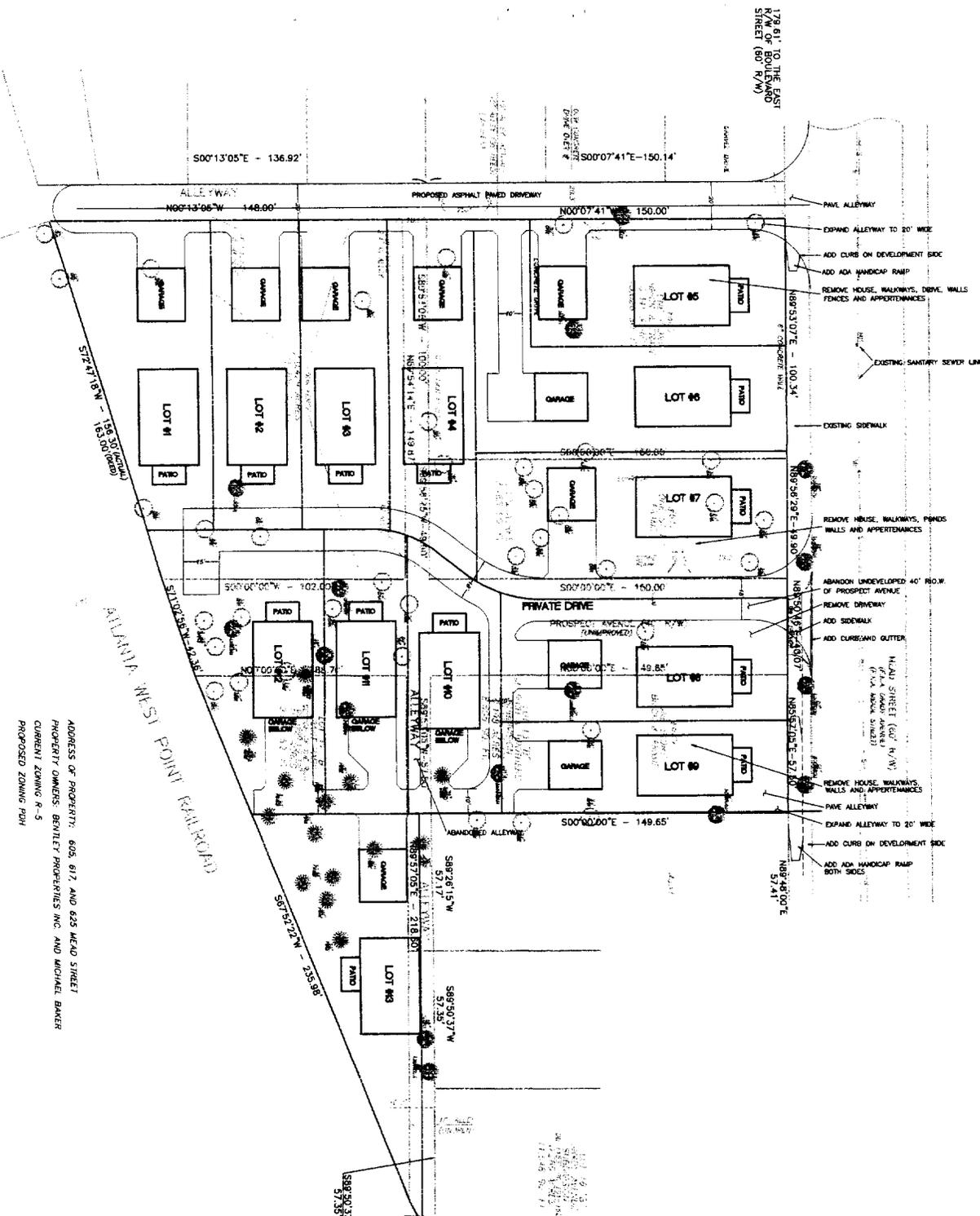
SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District," and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

## Conditions for Z-02-36

1. Site plan entitled "Proposed Development, 13 Homes, Grant Park Area, Mead Street and Prospect Avenue, Atlanta, Georgia" prepared by Pinnacle Engineering, LLC, dated June 14, 2002 and marked received by the Bureau of Planning June 26, 2002.
2. The attached letter, identified as Exhibit A, from Susan Crozier, Chair, Land Use and Zoning Committee, NPU-W to John Bell, Secretary, Zoning Review Board, marked received by the Bureau of Planning July 30, 2002 is hereby considered a condition of this rezoning and its provisions shall be enforced as such.
3. Approval of the above referenced site plan is conditional upon the abandonment of Prospect Avenue by the City of Atlanta. Failure to approve such an abandonment will require the developer to seek approval of an amended site plan. The applicant shall initiate an application with the Department of Public Works for the street abandonment process of Prospect Avenue, as no development shall occur on Prospect Avenue until such time as Prospect Avenue has been officially abandoned by the City of Atlanta and purchased by the applicant.
4. The applicant shall provide documentation of agreements by all adjoining owners sharing ownership of said alleys on or bisecting the property for any improvements or changes to the alley.
5. Applicant shall provide sidewalks along Mead Street that are consistent with the existing sidewalks of the neighborhood to promote pedestrian connectivity.
6. Adequately buffering and screening shall be provided along the southern property line to avert noise and glare of the local trains utilizing the Atlanta West Point Railroad Tracks.



ADDRESS OF PROPERTY: 608, 612 AND 628 WEND STREET  
 PROPERTY OWNERS: BENTLEY PROPERTIES INC AND MICHAEL BAKER  
 CURRENT ZONING: R-5  
 PROPOSED ZONING: PDH

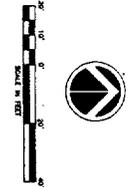
- CONDITIONS**
1. 13 LOT LIMIT WITH NOT GREATER THAN 50% BUILDING COVERAGE
  2. 5 HOMES IN THE DEVELOPMENT MUST FACE WEND STREET
  3. NO FRONT ACCESS DRIVEWAYS, WALKWAYS OR PATIOS (LOT 13)
  4. ALL DRIVEWAYS, WALKWAYS, PATIOS AND PATIO ACCESSORIES MUST BE CONSISTENT WITH THE ARCHITECTURAL GUIDELINES OF THE GRANT PARK HISTORIC DISTRICT
  5. NO GARAGE APARTMENTS ARE PERMITTED
  6. FENCES MUST COMPLY WITH THE FENCE REGULATIONS IN THE GRANT PARK HISTORIC DISTRICT GUIDELINES.

**ACTUAL LAND AREA = 22,245.59 SF**  
**FAK LAND AREA = 81,680.55 SF**  
**FAK CALCULATION: SF EACH = 28,000 SF**  
 28,000 / 81,680 = 0.34

**TOTAL CALCULATION:**  
 DRIVES - PARKING = 5,200 SF  
 10 GARAGES = 4,400 SF  
 DRIVEWAY = 7,480 SF  
 81,680 - 50,080 = 51,600 SF  
 51,600 / 81,680 = 0.63

**TOTAL CALCULATION:**  
 HOMES - 13 AT 2500 SF = 32,500 SF  
 GARAGES - 10 AT 2200 SF = 4,400 SF  
 1/2 PORCHES = 13 AT 0.56814 = 7.38  
 81,680 - 18,128 = 63,552 SF  
 63,552 / 81,680 = 0.78

**PARKING PER UNIT = 4 SPACES PER UNIT**



PROJECT NO.	644-000
SHEET NO.	1
TITLE	SITE PLAN
DATE	11/11/2011
BY	MM
CHECKED BY	MM
DATE	11/11/2011
PROJECT	13 HOMES
LOCATION	608, 612 AND 628 WEND STREET
CITY	ATLANTA, GEORGIA
STATE	GA
PROJECT NO.	644-000

**PINNACLE ENGINEERING, LLC**  
 2440 PINE CREEK CENTER  
 2440 PINE CREEK CENTER  
 ATLANTA, GEORGIA 30328  
 404-588-7022  
 INFO@PINNACLE.COM

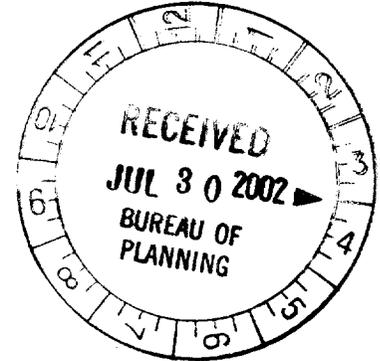
**BENTLEY PROPERTIES**  
 4277 McCLATCHY CIRCLE, NE  
 ATLANTA, GEORGIA 30342

**PROPOSED DEVELOPMENT**  
 13 HOMES  
 GRANT PARK AREA  
 WEND STREET AND PROSPECT AVENUE  
 ATLANTA, GEORGIA  
 LL 88 14TH DIST.

Neighborhood Planning Unit – W  
732 Delmar Av SE  
Atlanta, Ga. 30312  
July 5, 2002

John Bell, Secretary  
Zoning Review Board  
City Hall, South Building  
68 Mitchell Street, SW  
Suite 3350  
Atlanta, GA 30335-0310

REC'D JUL 11 2002



RE: Z-02-36 (605, 617 & 625 Mead St)

VIA Facsimile

Dear Mr. Bell:

On June 25, 2002, NPU-W reviewed application Z-02-36, a request to rezone the above referenced properties from R-5 to PD-H. A motion was made to approve the rezoning from R-5 to PD-H, based on the specific site plan as presented at the NPU-W meeting by the developer, and six conditions to that site plan. The conditions are:

- A thirteen lot limit with no greater than 50% lot coverage
- Five houses in the development must face Mead Street
- No front access driveways will be permitted, except Lot 13
- The design of the houses must be consistent with the architectural guidelines of the Grant Park Historic District
- No garage apartments will be permitted
- Any fences must comply with the fence regulations in the Grant Park Historic District guidelines

The motion passed by a vote of 22 for, 3 against and 1 abstention.

If you have any questions or need further information, I can be reached at 404-627-3256.

Sincerely,

Susan Crozier  
Chair, Land Use and Zoning Committee

cc: Rev. Dolly Mahone; Chair, NPU-W

Z-02-36

Exhibit A

Page 1 of 1

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being located in Land Lot 23 of the 14<sup>th</sup> District of Fulton County, Georgia, being more particularly described as follows:

BEGINNING at a point on the south right-of-way line of Mead Street (60 foot right-of-way) f/k/a Grady Avenue f/k/a Meade Street, said point being located a distance of 179.61 feet easterly from the east right-of-way line of Boulevard Street (60 foot right-of-way); running thence N 89°53'07" E a distance of 100.34 feet along the South right-of-way line of Mead Street to a point; running thence N 89°56'29" E a distance of 49.90 feet along said right-of-way line to a point; running thence N 89°50'46" E a distance of 40.07 feet along said right-of-way line to a point; running thence N 85°57'05" E a distance of 57.50 feet along said right-of-way line to a point; thence leaving said right-of-way and running S 00°00'00" E a distance of 149.65 feet to a point; running thence S 00°00'00" E a distance of 10.7 feet to a point; running thence N 89°57'05" E a distance of 218.60 feet to a point; running thence S 67°52'22" W a distance of 235.98 feet to a point; running thence S 71°02'56" W a distance of 42.36 feet a point; running thence S 72°47'18" W a distance of 156.30 feet to a point; running thence N 00°13'05" W a distance of 148.00 feet along the east side of an unopened alleyway to a point; running thence N 00°07'41" W a distance of 150.00 feet along the east side of said unopened alleyway to the POINT OF BEGINNING; containing 81,680.65 Square Feet, and being known as 605, 617 and 625 Mead Street according to the current system of numbering houses in the City of Atlanta, Georgia, and as depicted on that certain Survey Plan for Bentley Properties, Inc. and Michael Baker entitled Proposed Development, 14 Homes, Grant Park Area, prepared by Pinnacle Engineering, LLC, dated 4/15/02.

2-02-36



02-0-0874

(Do Not Write Above This Line)

AN ORDINANCE Z-02-36  
BY: ZONING COMMITTEE

AM ORDINANCE TO REZONE FROM THE R-5 (TWO-FAMILY RESIDENTIAL) DISTRICT TO THE RG-2 (RESIDENTIAL GENERAL-SECTOR 2) DISTRICT, PROPERTY LOCATED AT 605, 617 & 625 MEAD STREET, S.E., FRONTING 247.61 FEET ON THE SOUTH SIDE OF MEAD STREET BEGINNING 180 FEET EAST OF BOULEVARD. DEPTH: VARIES; AREA: 1.66 ACRES; LAND LOT 23 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: TED JACOBSON AND MICHAEL BAKER APPLICANT: BENTLEY PROPERTIES, INC.  
BY: M. HAKIM HILLIARD  
COUNCIL DISTRICT 1  
NPU-W

FILED BY  
CITY COUNCIL  
FEB 17 2003

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

Date Referred 5/20/02

Referred To: ZRB+Zoning

First Reading

Committee  
Date  
Chair

Committee

ZONING  
Date  
Chair

Actions:

Fav, Adv, Held (see rev. side)

Others:

ON SUBS. TO TEXT

Members

Refer To

Committee

ZONING  
Date  
Chair

Actions:

Fav, Adv, Held (see rev. side)

Others:

ON SUBSTITUTE

Members

Refer To

Committee  
Date  
Chair

Committee

ZONING  
Date  
Chair

Actions:

Fav, Adv, Held (see rev. side)

Others:

Members

Refer To

Committee

ZONING  
Date  
Chair

Actions:

Fav, Adv, Held (see rev. side)

Others:

ON SUBS. TO TEXT

Members

Refer To

COUNCIL ACTION

2nd Reading  
 1st & 2nd Reading  
 3rd Reading

Consent Vote  
 V Vote  
 RC Vote

CERTIFIED

CERTIFIED  
FEB 17 2003  
L  
ATTEST: CLERK OF THE CITY COUNCIL  
Catherine W. Woodard

CERTIFIED  
FEB 17 2003

Frank Douglas Johnson  
MUNICIPAL CLERK

MAYOR'S ACTION