City Council
Atlanta, Georgia

03- O -1997

AN ORDINANCE
BY: ZONING COMMITTEE

U-03-24
9-24-03

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

SECTION 1. Under the provisions of Sections 16-11.005(1)(l) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Outdoor Dining Facility (patio)** is hereby approved. Said use is granted to **Steve S. Franklin** and is to be located at **579 N. Highland Avenue, N.E.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **15** of the **14th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional side plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does 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 2. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

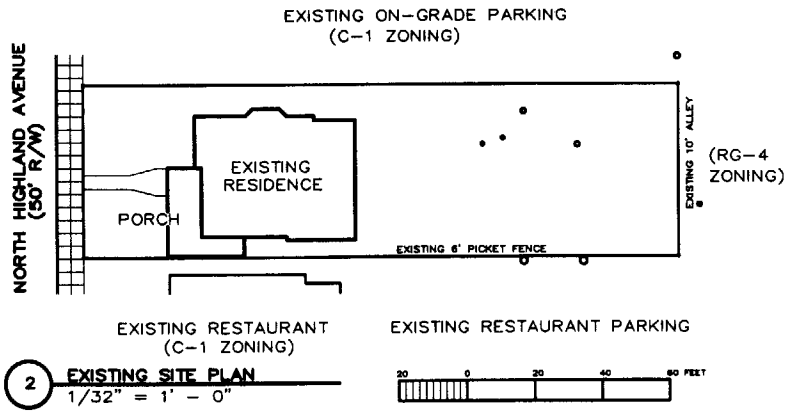
A true copy

Deputy Clerk

ADOPTED by the Council JAN 20, 2004
APPROVED by the Mayor JAN 28, 2004

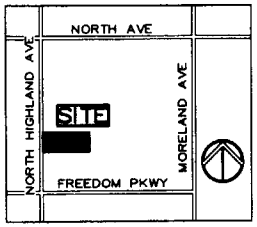
CONDITIONS FOR U-03-24

1. Site plan entitled "Site Plan: 579 North Highland Avenue" prepared by TAC Studios, dated September 24, 2003, and marked received by the Bureau of Planning September 24, 2003.



2 EXISTING SITE PLAN
1/32" = 1' - 0"

COPENHILL SUBDIVISION
579 NORTH HIGHLAND AVENUE
LAND LOT 15
14TH DISTRICT
CITY OF ATLANTA
FULTON COUNTY, GEORGIA



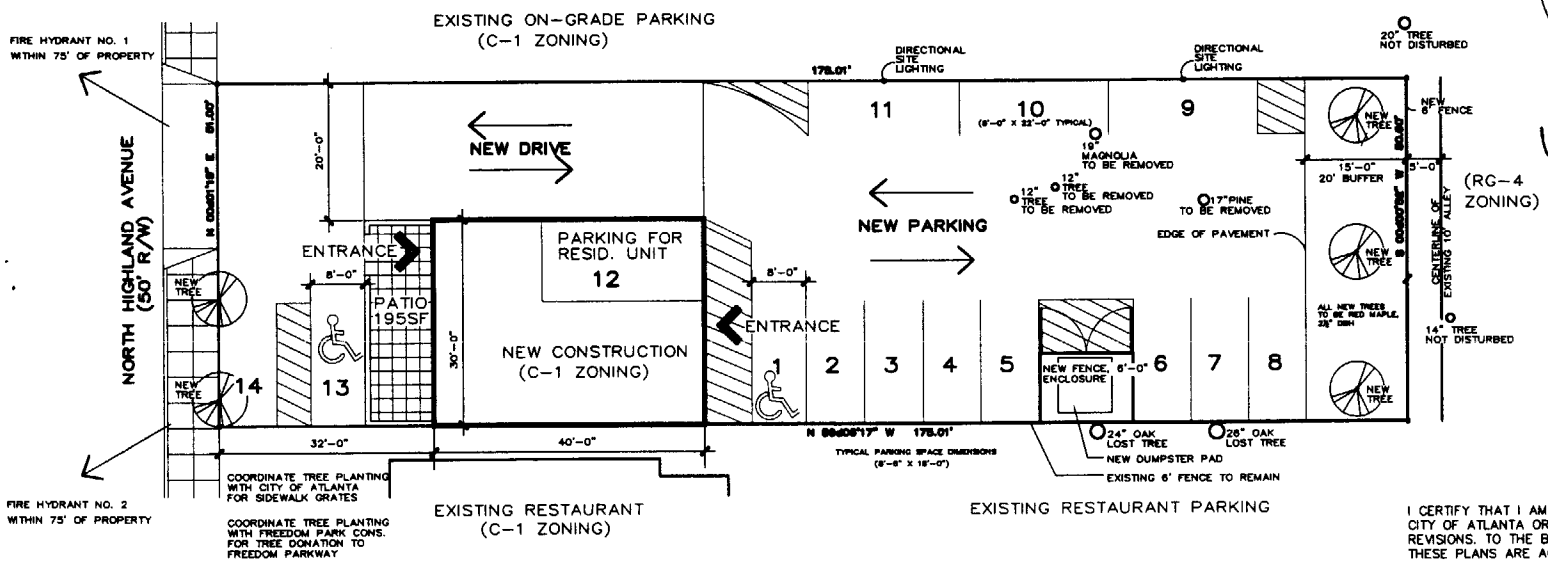
SITE LOCATION MAP

PROJECT DATA:

LAND AREA	.2 ACRES
EXISTING ZONING	C1
PROPOSED HEATED FLOOR AREA	2,650 SF
PROPOSED RESTAURANT AREA	1,730 SF
PARKING REQUIRED	17 SPACES
PROPOSED PATIO AREA	195 SF
PARKING REQUIRED (> 25% OF DINING AREA, > 200 SF)	0 SPACES
PROPOSED RESIDENTIAL AREA	921 SF
PARKING REQUIRED	1 SPACE
TOTAL PARKING REQUIRED	18 SPACES
TOTAL PARKING PROVIDED	14 SPACES

REQUEST SPECIAL EXCEPTION TO REDUCE REQUIRED PARKING BY 4 SPACES, FROM 18 TO 14.

PARKING RATIO - RESTAURANT	1 SPACE/100 SF
PARKING RATIO - RESIDENTIAL	1 SPACE/UNIT



1 PROPOSED SITE PLAN
1/16" = 1' - 0"

RECEIVED
SEP 24 2003
BUREAU OF PLANNING

V-03-24

I CERTIFY THAT I AM FAMILIAR WITH THE CITY OF ATLANTA ORDINANCE, INCUDING REVISIONS. TO THE BEST OF MY ABILITY, THESE PLANS ARE ACCURATE AND COMPLY WITH THE GENERAL DISTRICT REGULATIONS OF THE ZONING ORDINANCE.

TaC studios

PROJECT TEAM :

OWNER
KuhlFranklin, LLC.
83 Waddell Street
ATLANTA, GEORGIA 30307
TELEPHONE 404.577.8873
CONTACT: Steve Franklin
ARCHITECT
TaC Studio, Inc.
215a Mitchell Street, SW
suite 6
ATLANTA, GEORGIA 30303
TELEPHONE 404.223.5565
CONTACT: Jose Tavel

site plan:
579 North Highland Ave

DATE:	ISSUE:
24 SEP 03	1

SEAL:
STATE OF GEORGIA
JOSE E. TAVEL
CERTIFICATE NO. 7211
REGISTERED ARCHITECT

© TaC Studios, INC. 2002

SHEET NO.: 1
OF 1

U-03-24

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SEP 24 2003
BUREAU OF PLANNING

LEGAL
DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 0.20 ACRES, LYING AND BEING IN LAND LOT 15 OF THE 14th DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERN RIGHT OF WAY OF NORTH AVENUE AND THE INTERSECTION OF THE EASTERN RIGHT OF WAY OF NORTH HIGHLAND AVENUE:

THENCE 287.09 FEET SOUTH ALONG THE EAST RIGHT OF WAY OF NORTH HIGHLAND AVENUE TO THE TRUE POINT OF BEGINNING, A PUNCH HOLE IN CONCRETE.

THENCE SOUTH 88 DEGREES 58 MINUTES 26 SECONDS EAST A DISTANCE OF 175.01 FEET TO AN IRON PIN.

THENCE SOUTH 0 DEGREES 00 MINUTES 52 SECONDS WEST A DISTANCE OF 50.60 FEET TO AN IRON PIN.

THENCE NORTH 89 DEGREES 06 MINUTES 17 SECONDS WEST A DISTANCE OF 175.01 FEET TO A PUNCH HOLE IN CONCRETE.

THENCE NORTH 0 DEGREES 01 MINUTES 15 SECONDS EAST A DISTANCE OF 51.00 FEET TO A PUNCH HOLE IN CONCRETE AT THE TRUE POINT OF BEGINNING.

SAID PARCEL AS SHOWN ON A PLAT OF SURVEY DATED JANUARY 26, 2002 BY STEVE B. HENNINGS R.L.S. #2742

SAID PARCEL KNOWN AS 579 NORTH HIGHLAND AVENUE OR THE NORTH HALF OF LOT 3 BLOCK 14 COPENHILL SUBDIVISION, CITY OF ATLANTA, GEORGIA. REFFRENCE PLAT BOOK 6 PAGE 197.

Z-02-85

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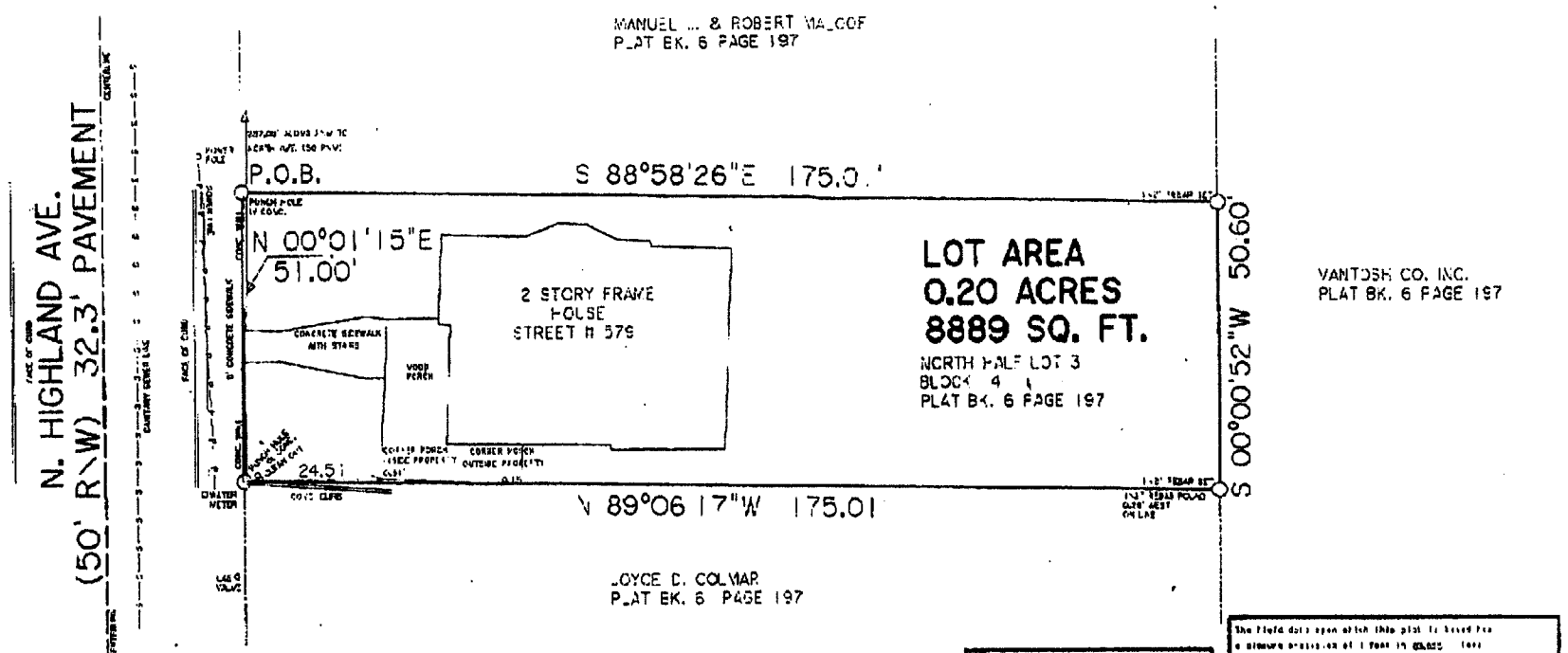
NOV 14 2002
BUREAU OF PLANNING

Page 1 of 2



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U-03-24

STATEMENT OF FLOOD HAZARD

STATEMENT OF PRECISION AND ACCURACY

BOUNDARY SURVEY
for
CHRIS COLBERT

LOCATION

579 N. HIGHLAND AVE.

CITY OF ATLANTA
FULTON COUNTY
GEORGIA

14th DISTRICT LAND LOT 15
DATE: JAN. 26,2002 JOB# 2K2101

20 0 20 40 60
GRAPHIC SCALE - FEET 1" = 20 FEET

MAGNETIC NORTH

HENNINGS
LAND
SURVEYS

In my opinion, this is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of law

Steve B. Hennings R.L.S.
425 Kenridge Circle
Stone Mountain, Georgia
30083

Phone #
404-294-9087

RECEIVED
SEP 24 2003
BUREAU OF
PLANNING

RCS# 5353
1/20/04
2:51 PM

Atlanta City Council

Regular Session

MULTIPLE

03-O-1365, 03-O-1696, 03-O-1991,
03-O-1997, 03-O-1998
ADOPT

YEAS:	11
NAYS:	0
ABSTENTIONS:	0
NOT VOTING:	2
EXCUSED:	0
ABSENT	3

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

Items 03-O-1696 & 03-O-1991 were reconsidered by roll call vote & adopted (See RCS # 5359 & RCS # 5360)

MULTIPLE

03-O-1997
(Do Not Write Above This Line)

AN ORDINANCE U-03-24
BY: ZONING COMMITTEE

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR AN OUTDOOR DINING FACILITY (PATIO) (SECTION 16-11.005 (1)(l), PROPERTY LOCATED AT 579 N. HIGHLAND AVENUE, N.E. FRONTING 51 FEET ON THE EAST SIDE OF N. HIGHLAND AVENUE BEGINNING 287.09 FEET SOUTH FROM THE SOUTHEAST CORNER OF NORTH AVENUE. DEPTH: 175 FEET; AREA: 8,925 SQUARE FEET; LAND LOT 15, 14TH DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: STEVE S. FRANKLIN & HEDDY G. KUHL
APPLICANT: STEVE S. FRANKLIN
NPU- N COUNCIL DISTRICT 2

ADOPTED BY
JAN 20 2004
COUNCIL

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

Date Referred 11/17/03

Referred To: ZRB & Zoning

First Reading
Committee Zoning
Date Jan. 12, 2003
Chair

Committee	Committee
Zoning	
Date Jan. 14, 2004	Date
Chair	Chair
Action: Fav, Adv, Held (see rev. side)	Action: Fav, Adv, Held (see rev. side)
Other:	Other:
Members	Members
Refer To	Refer To

Committee	Committee
Date	Date
Chair	Chair
Action: Fav, Adv, Held (see rev. side)	Action: Fav, Adv, Held (see rev. side)
Other:	Other:
Members	Members
Refer To	Refer To

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

CERTIFIED
JAN 20 2004

CERTIFIED
JAN 20 2004
MUNICIPAL CLERK

MAYOR'S ACTION
APPROVED
JAN 28 2004
MAYOR