

10-0-0646

(Do Not Write Above This Line)

AN ORDINANCE  
BY ZONING COMMITTEE Z-10-07

An Ordinance to rezone property from the R-5 (Two Family) Residential District to the PD-H (Planned Development-Housing) District property located at 943 CHEROKEE AVENUE, S.E., fronting approximately 97 feet on the west side of Cherokee Avenue at the southwest corner of Kendrick Avenue. Depth: approximately 137 feet. Area: approximately 0.28 acres. Land Lot 42. 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: BRETT AND CHARLES SMITH AND PAUL SAROS  
APPLICANT: ERIC J. KRONBERG  
NPU-W  
COUNCIL DISTRICT 1

ADOPTED BY

SEP 07 2010

COUNCIL

AS AMENDED

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

Date Referred 05/03/10

Referred To: ZRB / Zoning

First Reading

Committee Zoning  
Date April 28, 2010  
Chair [Signature]

Committee Zoning  
Date Sept. 1, 2010  
Chair [Signature]

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

AS AMENDED

Members  
[Signatures]

Refer To

Committee  
Date  
Chair

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

Members

Refer To

Committee  
Date  
Chair

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

Members

Refer To

Committee  
Date  
Chair

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

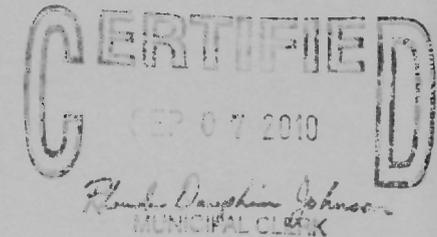
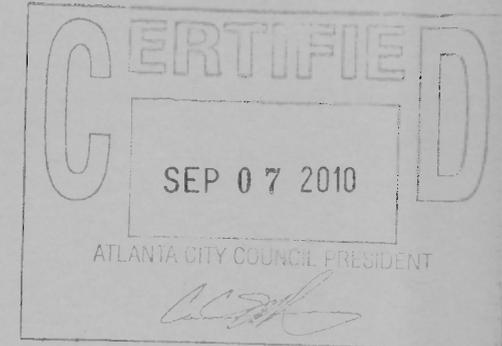
Members

Refer To

COUNCIL ACTION

- 2nd  1st & 2nd  3rd Readings
- Consent  V Vote  RC Vote

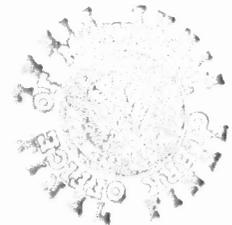
CERTIFIED



MAYOR'S ACTION APPROVED

SEP 16 2010

WITHOUT SIGNATURE  
BY OPERATION OF LAW



City Council  
Atlanta, Georgia

**10-O-0646**

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

**Z-10-07**  
Date Filed: 04-13-2010

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 **943 CHEROKEE AVENUE, S.E.**, be changed from the R-5 (Two Family Residential) District to the PD-H (Planned Development) District/HD20 (k) (Grant Park Historic District), to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 42, 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

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, Office 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.

A true copy,  
*Shonda Daughin Johnson*  
Municipal Clerk

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

SEP 07, 2010

SEP 16, 2010



**CONDITIONS FOR  
Z-10-07 FOR 943 CHEROKEE AVENUE, S.E.**

1. Three (3) trees of 3 to 5 inch caliper as per the native species list provided by the Grant Park Conservancy planted as per site plan.
2. Site plan specific and elevation specific as per plans submitted to the City of Atlanta dated April 13, 2010.
3. Any sidewalk changes or installations will be required to replace all the sidewalks using the herringbone brick sidewalks as shown in the City of Atlanta drawings dated February 20, 2007.

**CADASTRAL MAP**



**PROJECT INFO**

**LOCATION:**  
**ADDRESS:** 943 CHEROKEE AVENUE  
 ATLANTA, GA  
**LAND LOT:** 42  
**DISTRICT:** 141H  
**COUNTY:** FULTON  
**CURRENT ZONING:** R-5  
**PROPOSED ZONING:** PD-4H  
**CURRENT LAND USE:** LOW DENSITY RESIDENTIAL  
**PROPOSED LAND USE:** LOW DENSITY RESIDENTIAL

**LOT AREAS:**  
**NET LOT AREA (ACR):** 13,370 SF

**PROJECT INFO : LOT 1**

**LOT AREAS:**  
**NET LOT AREA (ACR):** 4444 SF  
**MAX LOT COVERAGE:** 0.500  
**EXISTING LOT COVERAGE:** 0.008 49 SF  
**PROPOSED LOT COVERAGE:** 0.444 2000 SF

**BUILDING AREAS:**  
**PROPOSED SF:** 3230 SF  
**MAX ALLOWED SF:** 3233 SF  
**MAX FAR ALLOWED:** 0.5  
**PROPOSED FAR:** 0.5

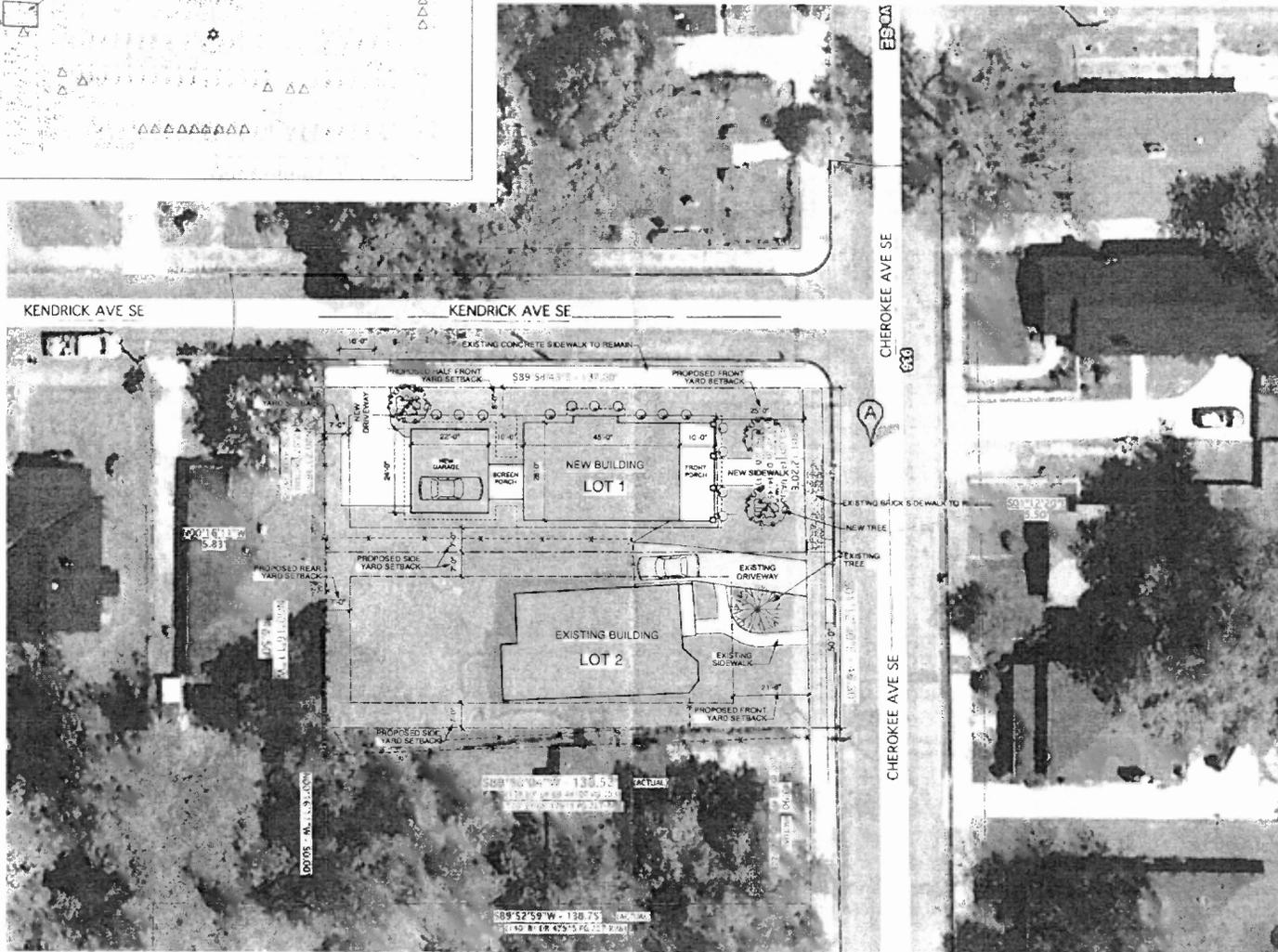
**SETBACKS:**  
**FRONT YARD:** 21'4"  
**HALF FRONT YARD:** 10'3"  
**SIDE YARD:** 7'3"  
**REAR YARD:** 7'0"  
**MAX. ACC. STR HT:** 20 FT

**PROJECT INFO : LOT 2**

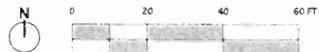
**LOT AREAS:**  
**NET LOT AREA (ACR):** 4933 SF  
**MAX LOT COVERAGE:** 0.500  
**EXISTING LOT COVERAGE:** 0.363 2641 SF  
**PROPOSED LOT COVERAGE:** SEE BELOW

**BUILDING AREAS:**  
**PROPOSED SF:** SEE BELOW  
**MAX ALLOWED SF:** 3750 SF  
**MAX FAR ALLOWED:** 0.45  
**PROPOSED FAR:** SEE BELOW

**FUTURE ADDITIONS/EXPANSIONS TO NOT EXCEED MAXIMUM ALLOWABLE LOT COVERAGE AND FAR.**



**SITE PLAN**  
 Scale: 1/16" = 1'-0"



**NOTE:** BUILDING POSITION AND FOOTPRINT SHOWN FOR LOT 1 IS APPROXIMATE. FINAL FOOTPRINT AND LAYOUT TO CONFORM WITH APPROVED SETBACKS AND HISTORIC DISTRICT REQUIREMENTS

RECEIVED  
 APR 13 2010  
 Bureau of Planning  
 Z-10-07



**KRONBERG WALL**  
 ARCHITECTS/PLANNERS

1339 La France St., Unit A Atlanta, GA 30307 TEL: 404.653.0657 FAX: 404.653.0625



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 APR 13 2010  
 Bureau of Planning

**943 CHEROKEE AVENUE**  
 LOT DIVISION  
 ATLANTA, GA

Rev	Date	Description
1	1/21/10	PRELIM

Issue/Revision	PRELIM
Project ID	1001
CAD File Name	SitePlan-1001.vrx
Drawn By	Drawn B.
Checked By	Checked B.
Issue Date	

**SITE PLAN**

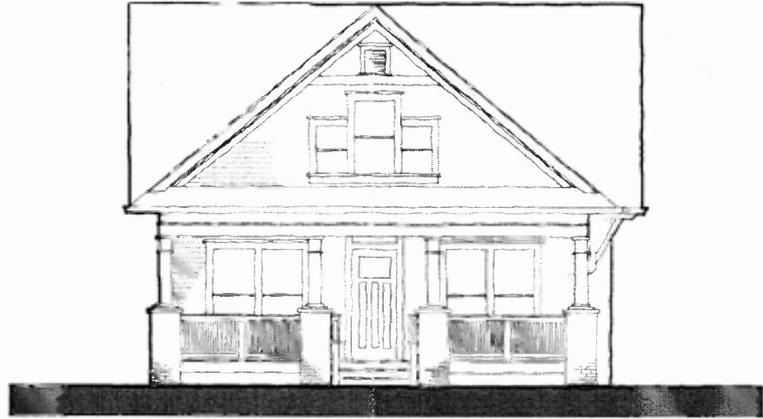
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**A-1.0**



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 Planning

Z-10-07

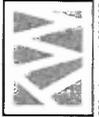
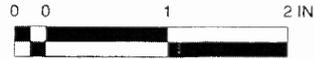
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 Planning



2 Front Elevation  
 Scale: 1/8" = 1'-0"



1 Right Side Elevation  
 Scale: 1/8" = 1'-0"



**KRONBERG WALL**  
 ARCHITECTS/PLANNERS

1357 W. Prince St. Unit 4 Atlanta, GA 30307 Tel: 404/633-0953 Fax: 404/633-0025

**943 Cherokee Ave**  
 Atlanta, GA

Date	Drawn	Description
1/13/2010		ELEVATION SKET

Source: ELEVATION SKET  
 Project # 10-1 Cherokee  
 CAD File Name Elevations.vwx  
 Drawn By LBD  
 Checked By EJK

Sheet Title  
**ELEVATIONS**

Drawing No.  
**SK-ELEV**



Z-10-07

CHEROKEE AV

KENDRICK AV

CHEROKEE AV

KENDRICK AV

48.5	137.8	48.5	076
48.5	138.6	48.4	075

CHEROKEE AV

RECEIVED  
APR 13 2009  
OFFICE OF THE  
CITY CLERK

ROBINSON AV

CHEROKEE AV

District	14
Landlot	0042
Square	0006

p02402 (2402)  
C-27 Properties, Inc.

Prepared by the Palmetto County Department of Environment and Community Development  
Information Services Division  
Geographic Information System

RCS# 540  
9/07/10  
4:35 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE 10-O-1243, 10-O-0960, 10-O-1244, 10-O-1245  
10-O-1246, 10-O-0646  
ADOPT AS AMEND

YEAS: 13  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 2  
EXCUSED: 1  
ABSENT 0

Y Smith	E Archibong	Y Moore	Y Bond
Y Hall	Y Wan	Y Martin	NV Watson
Y Young	Y Shook	Y Bottoms	Y Willis
Y Winslow	Y Adrean	Y Sheperd	NV Mitchell

MULTIPLE