

12-0-1750

(Do Not Write Above This Line)

AN ORDINANCE Z-12-45
BY: ZONING COMMITTEE

An Ordinance to rezone from the R-3A (Single Family Residential) District to the PDH- (Planned Development-Housing), property located at 1990 BROOKVIEW DRIVE, N.W. fronting approximately 75 feet on the north side of Brookview Drive, beginning approximately 576 feet from the southeastern corner of Kipling Drive. Depth; varies. Area: 1.78 acres. Land Lot 153, 17th District, Fulton County, Georgia.
OWNER: BONNIE CREECH
APPLICANT: J. NZAL CREECH
NPU C
COUNCIL DISTRICT 8

As Amended

ADOPTED BY

APR 15 2013

COUNCIL

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

Date Referred 12/3/12

Referred To: ZRB + Zoning

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee Zoning
Date 11/28/12
Chair
Referred To ZRB + Zoning

Zoning Committee
Date 3/27/13
Chair
Action
Fav, Adv, Hold (see rev. side)
Other
Members
Refer To

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

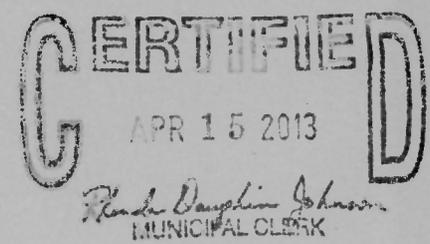
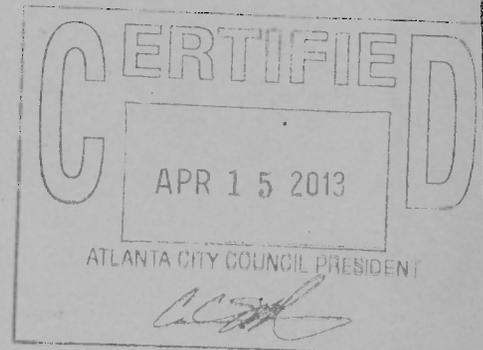
Committee
Date
Chair
Action
Fav, Adv, Hold (see rev. side)
Other
Members
Refer To

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

FINAL COUNCIL ACTION

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

CERTIFIED

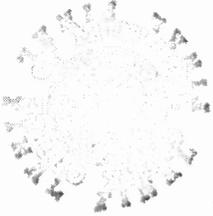


MAYOR'S ACTION

APPROVED

APR 24 2013

WITHOUT SIGNATURE
BY OPERATION OF LAW



City Council
Atlanta, Georgia

12-O-1750

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-12-45
Date Filed: 11-13-12

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 **1990 BROOKVIEW DRIVE, N.W.** be changed from the R-3A (Single Family Residential) District to the PD-H(Planned Development-Housing), to wit:

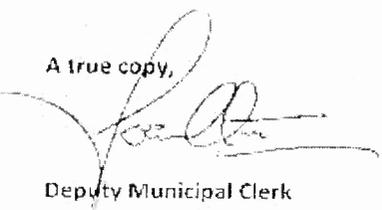
ALL THAT TRACT or parcel of land lying and being in Land Lot 153, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

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, 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.

A true copy,


Deputy Municipal Clerk

ADOPTED as amended by the Atlanta City Council
APPROVED as per City Charter Section 2-403

April 15, 2013
April 24, 2013



Conditions for Z-12-45 for 1990 Brookview Drive, N.W.

1. Developer shall obtain Final Plat approval from Office of Planning before issuance of building permits.
2. Developer shall provide the Office of Planning with recorded private covenants as a condition of the approval of the final plat. The document must contain details about ownership and maintenance program for the shared driveway and sitting area.
3. Property frontage along Brookview Drive shall be improved with new sidewalks according to Americans with Disabilities Act (ADA) and City of Atlanta standards, before final plat approval. An alternate location for the required sidewalks may be permissible, subject to standard procedure for such cases.
4. All work to be undertaken by the applicant within the City of Atlanta right-of-way shall be permitted by the Department of Public Works prior to construction.
5. Development of the property shall be subject to all City of Atlanta development regulations including but not limited to, the Site Development Department, Fire Safety Engineer, Public Works Department as well as City of Atlanta Tree Ordinance.
6. Subject to revised site plan titled "Site Plan for Rezoning" by Crescent View Engineering, LLC dated March 4, 2013 and stamped received by the Office of Planning on March 6, 2013.

24 HOUR EMERGENCY CONTACT: NEAL CREECH (404) 217-4465

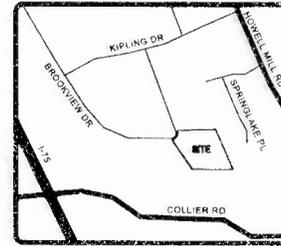
Site Notes:

- THE SITE CONTAINS: 1.78 ACRES TOTAL (DISTURBED ACREAGE: TBD ACRES TOTAL EXISTING IMPERVIOUS ACREAGE: 0.122 ACRES (5206 SF))
- SITE ADDRESS: 1990 BROOKVIEW DRIVE, ATLANTA GA 30318. TAX PARCEL ID NUMBER: 17 01530015010
- ZONING: EXISTING: R-3A; PROPOSED: PD-H
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY MCDLUNG SURVEYING, INC. DATED AUGUST 14, 2012
- THIS PROPERTY IS NOT INSIDE A DESIGNATED FEMA SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #1312100241 E, DATED JUNE 22, 1998 FOR UNINCORPORATED FULTON COUNTY.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- THERE ARE WATERS OF THE STATE OF GEORGIA WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS WITHOUT FIRST OBTAINING ALL REQUIRED BUFFER VARIANCES.
- TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
- ALL TREE REPLACEMENT WILL FOLLOW THE CITY OF ATLANTA TREE ORDINANCE.
- NO WETLANDS EXIST WITHIN 200 FT OF THE PROJECT SITE.

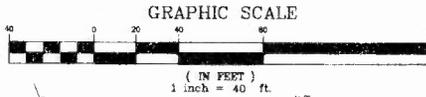
PROPOSED DRIVEWAYS ARE GOING TO BE PERVIOUS MATERIAL BEYOND THE 6' APRON SHOWN ALONG BROOKVIEW DRIVE.
CITY OF ATLANTA DRIVEWAY PERMITS WILL BE REQUIRED FOR THIS PROJECT.

Site Data:

TOTAL SITE AREA: 1.78 ACRES (77,562 SF)
PROPOSED: LOT SPLIT
PROPOSED LOT #1 SITE AREA: 0.835 ACRES (36,388 SF)
PROPOSED LOT #2 SITE AREA: 0.945 ACRES (41,164 SF)



Location Map
N.T.S.



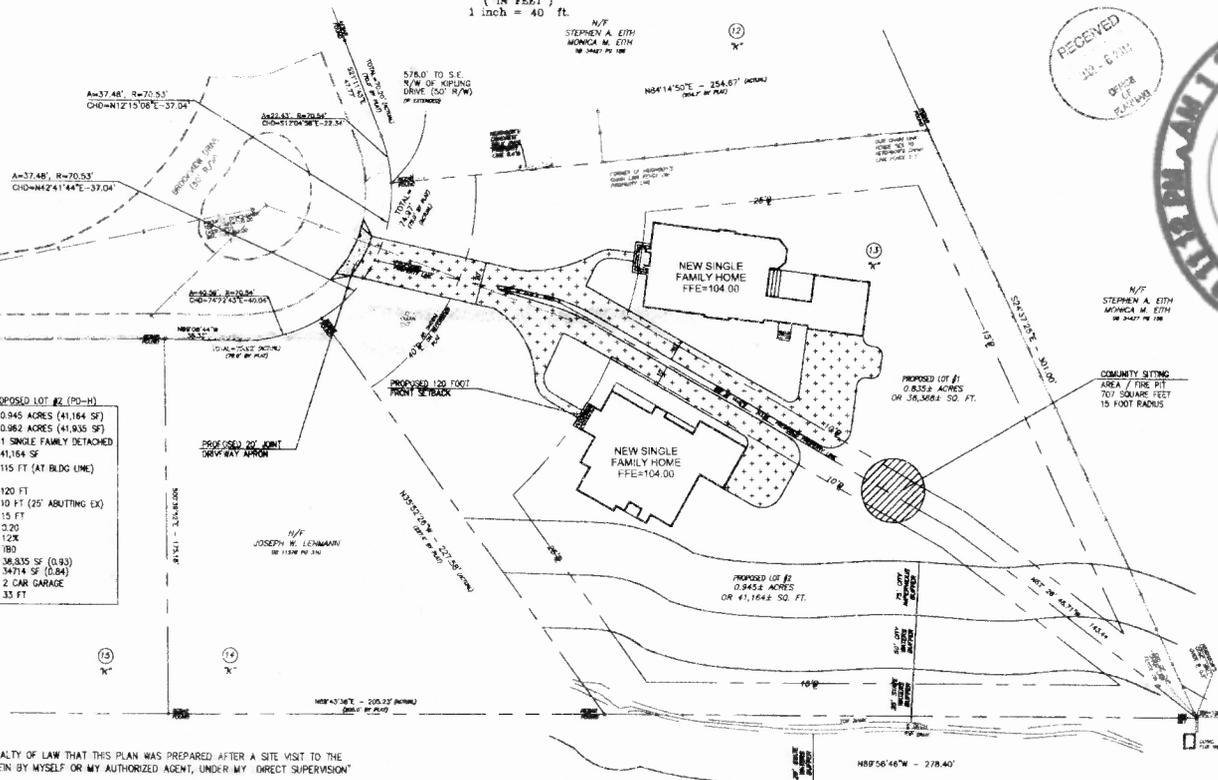
Site Plan Requirements:

ALL SITE PLANS:

- PROPERTY LINES OF ALL LOTS
- ADJOINING STREETS WITH STREET NAMES ARE SHOWN. THERE ARE NO ADJOINING ALLEYS
- PROFESSIONAL'S SEAL, SIGNATURE OR REGISTRATION NUMBER IS SHOWN
- SCALE, NORTH ARROW, DATE AND ANY REVISION DATES ARE SHOWN
- SITE PLAN SPECIFICATIONS:

SIDEWALKS (REQUIRED FOR ALL NEW CONSTRUCTION) -- TREES, LANDSCAPE STRIPS & STREET FURNITURE (INCLUDING STREET LIGHTS) -- TO BE DETERMINED*
FOOTPRINT (OUTLINES) OF EXISTING & PROPOSED BUILDINGS, STRUCTURES AND ADDITIONS ARE SHOWN
BUILDING ENTRANCE LOCATIONS ARE SHOWN
PARKING: REQUIREMENT FOR SINGLE FAMILY DETACHED DWELLING IS 2 SPACES
ONE NEW RESIDENTIAL DRIVEWAY IS PROPOSED.
LANDSCAPED BUFFERS AND LANDSCAPING SCREENS -- NOT APPLICABLE -- PROPERTY BORDERS R-3A / R3-2-C / C-1-C AND C-1 ZONING
FRONT, SIDE, REAR YARD SETBACK (DIMENSIONED) -- SHOWN ABOVE UNDER #5 SITE PLAN SPECIFICATIONS*
NO RECREATION FACILITIES SUCH AS POOLS ARE PROPOSED FOR THIS PROJECT AT THIS TIME
*IN LIEU OF SIDEWALKS ALONG THE PROPERTY FRONTAGE, THE OWNER WILL INSTALL SIDEWALKS CONSISTENT WITH THE SIDEWALK REQUIREMENT FOR THIS PROJECT AT A LOCATION BY THE RPS TO BE DETERMINED.

REQUIREMENTS (FOR R-3A)	PROPOSED LOT #1 (PD-H)	PROPOSED LOT #2 (PD-H)
NET LAND AREA	0.835 ACRES (36,388 SF)	0.945 ACRES (41,164 SF)
GROSS LAND AREA	0.833 ACRES (37,159 SF)	0.962 ACRES (41,935 SF)
NUMBER OF DWELLING UNITS	1 SINGLE FAMILY DETACHED	1 SINGLE FAMILY DETACHED
LOT REQUIREMENT	13,500 SQ. FT. (MIN)	36,388 SF
FRONTAGE	85 FT. (MIN AT BLDG. LINE)	41,164 SF
SETBACK REQUIREMENTS		115 FT. (AT BLDG. LINE)
FRONT YARD	50 FT. (MIN)	120 FT.
SIDE YARD	10 FT. (MIN)	10 FT. (MIN)
REAR YARD	15 FT. (MIN)	10 FT. (25' ABUTTING EX)
FLOOR AREA RATIO (FAR)	0.45 (MAX)	0.20
LOT COVERAGE/TOTAL BLDG SF	45% (MAX)	12%
SF/USE OF ACCESSORY SPACE	40% (MAX)	180
TOTAL OPEN SPACE (TOS)	0.72	36,835 SF (0.93)
USABLE OPEN SPACE (UOS)	0.42	34,714 SF (0.84)
PARKING	2 (MIN FOR DETACHED SINGLE FAMILY)	2 CAR GARAGE
HEIGHT	35 FT. (MAXIMUM)	35 FT.



212-45

Professional's Certification

"I HEREBY CERTIFY THAT I AM FAMILIAR WITH THE ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY, THESE PLANS ARE ACCURATE AND COMPLY WITH THE DISTRICT AND GENERAL REGULATIONS OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA."

"I CERTIFY UNDER THE PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION"

CERTIFIED BY: *[Signature]* DATE: 3-4-13
 CERTIFIED BY: *[Signature]* DATE: 3-4-13

Construction Plan For
1990 Brookview Drive
 Land Lot 153 17th District
 City of Atlanta, Fulton County, Georgia

Site Plan for Re-Zoning

DATE	11/7/2012	REVISIONS
SCALE	AS SHOWN	2-8-13 OWNER COMM
DRAWN	GHB	2-26-13 REVIEWER COMM
CHECKED	GHB	3-4-13 ENGINEER REV

Prepared For
Neal Creech
 1635 Delmonde Ave
 Savannah, GA 31404
 (404) 217-4465



Prepared By:
CRESCENT VIEW ENGINEERING, LLC.
 3459 Anworth Due West Road, Suite 202
 Acworth, Georgia 30101
 678-324-8024
 www.crescentvieweng.com

Sheet No.
C-1
 1 of 2



LEGAL DESCRIPTION IN METES AND BOUNDS FOR
1990 BROOKVIEW DR ATLANTA GA 30318

Lying and being in Land Lot 153 of the 17th District of Fulton County, Georgia, being Lot 13 of Block K of the Subdivision of Unit IV of Wildwood, as per plat recorded in Plat Book 39, page 4, Fulton County Records, and being more particularly described as follows:

BEGINNING at a point on the Easterly side of Brookview Drive, Five Hundred Seventy-Six (576) feet Southeasterly and Southerly, as measured along the curvature of Brookview Drive, from the intersection of the Southeasterly side of Kipling Drive with the Northeasterly side of Brookview Drive (said point of beginning also being the Southwest corner of Lot 12), and running thence Southerly along the Easterly side of Brookview Drive, Seventy-Five (75) feet to Lot 14; running thence Southeasterly along the Northeasterly side of said Lot 14, Two Hundred Twenty-Seven and Eight-tenths (227.8) feet; running thence East, Two Hundred Seventy-Eight and Four-tenths (278.4) feet; running thence Northwesterly, Three Hundred One (301) feet; running thence West along the South side of Lot 12, Two Hundred Fifty-Four and Seven-tenths (254.7) feet to the Easterly side of Brookview Drive and the point of beginning; being improved property having a house thereon known as No. 1990 Brookview Drive, according to the present system of numbering houses in the City of Atlanta, Georgia.



Z-12-45

RCS# 2655
4/15/13
3:59 PM

Atlanta City Council

MULTIPLE

12-O-1748 AND 12-O-1750

ADOPT AS AMNDED

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 1
ABSENT 1

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

MULTIPLE