



**RESULT:**       **REFERRED TO ZRB AND ZC [11 TO 0]**  
**AYES:**           Martin, Smith, Shook, Winslow, Willis, Young Jr., Sheperd, Bottoms, Hall, Bond, Archibong  
**ABSENT:**        Alex Wan  
**AWAY:**          Aaron Watson, Felicia A. Moore, Yolanda Adrean

Certified by Presiding Officer	Certified by Clerk
Mayor's Action <i>See Authentication Page Attachment</i>	

**AN ORDINANCE  
BY**

**Z-13-15 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE PROPERTY FROM R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING), PROPERTY LOCATED AT 1175 AND 1185 SHERIDAN ROAD, N.E. FRONTING APPROXIMATELY 253 FEET ON THE SOUTH SIDE OF SHERIDAN ROAD BEGINNING APPROXIMATELY 720 FEET FROM THE EAST SIDE OF CHESHIRE BRIDGE ROAD. DEPTH: VARIES AREA: APPROXIMATELY 2.15 ACRES. LAND LOT 108, 18TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: BEVERLY D. DELOACH/EDITH L. PLACEK APPLICANT: STEPHEN D. FICARRA NPU F COUNCIL DISTRICT 6 (FAVORABLE - TO BE REFERRED TO ZRB AND ZONING COMMITTEE)**

Application File Date	April 16, 2013
Zoning Number	Z-13-15
NPU / CD	F/6
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional (7/11/2013)

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

Z-13-15  
Date Filed: 4-16-13

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 1175 AND 1185 SHERIDAN ROAD, N.E. . be changed from the R-4 (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 108, 18<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

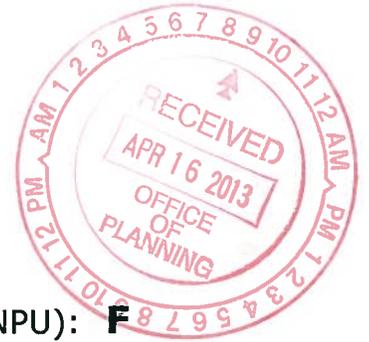
SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, “Planned Development District”, and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development 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.

# Notice To Applicant

City of Atlanta - Bureau of Planning



APPLICATION NUMBER: **Z-13-015**

City Council District: **6** Neighborhood Planning Unit (NPU): **F**  
**1175&1185 Sheridan Rd**

Address of Property:

<p>Zoning Review Board (ZRB) Hearing Date:</p> <p><b>Thursday, 7/11/2013 at 6:00 p.m.</b></p> <p>Council Chambers, 2nd Floor, City Hall 55 Trinity Avenue, S.W.</p>	<p>Land use amendment required for this rezoning request?</p> <p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No  <input type="checkbox"/> NA</p>
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The contact person for NPU F is:

**Debra Skopczynski**  
**404-874-7483**  
**dskopczynski@yahoo.com**

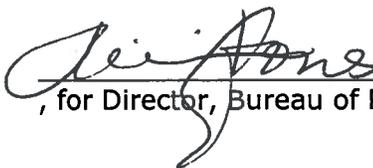
Contact info for adjacent NPUs is provided below if necessary:

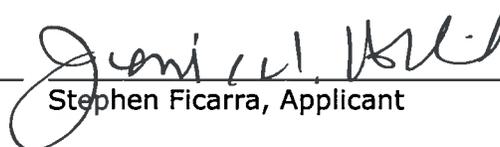
<p>The contact person for NPU F is:</p> <p><b>Debra Skopczynski</b>  <b>404-874-7483</b>  <b>dskopczynski@yahoo.com</b></p>
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Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

**Sign Posting** - The property owner is required to post a sign or signs in a conspicuous place on the property at least 15 days before the first hearing date shown above. One sign shall be placed every 600 feet along each street the property abuts. A sign posting affidavit must be returned to the Bureau of Planning to confirm posting.

Signed,

  
 , for Director, Bureau of Planning

  
 Stephen Ficarra, Applicant

APPLICATION FOR REZONING  
City of Atlanta

Date Filed 4/16/2013 Application Number Z-13-015

I Hereby Request That The Property Described in this Application be Rezoned

From R-4 District  
TO PD-H District



Name of Applicant Ficarra Stephen D.  
Last Name First Name M.I.

address 4355 street name Cobb Parkway, St. J-460  
city Atlanta state GA zip code 30339  
phone (404) 891-0269 Fax \_\_\_\_\_  
e-mail address sficarra@betancourtcommunities.com

Name of Property Owner See Attached  
Last Name First Name M.I.

address \_\_\_\_\_ street name \_\_\_\_\_  
city \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_  
phone \_\_\_\_\_ Fax \_\_\_\_\_

Description of Property

Address of Property 1175 & 1185 street name Sheridan Road  
city Atlanta state Georgia zip code 30324  
The subject property fronts approx. 253 feet on the south side of Sheridan Road  
beginning 719.9 feet from the east corner of Cheshire Bridge Road  
Depth: varies Area: 2.15 acres Land Lot: 108 Land District: 18 - Fulton County, GA.  
Property is zoned: R-4 Council District: 6 Neighborhood Planning Unit: F

- C. **CONDITIONAL ZONING.** If the request is for zoning for new development, submit fourteen (14) copies of the site plan prepared by a State of Georgia registered architect, landscape architect, engineer, or planner holding the AICP designation. Site plans must be folded to 11" x 14". All site plans shall be sealed by the professional preparer and shall show the scale, north arrow; the location of streets and street names; sidewalks; existing and proposed buildings and their square footage, heights, and floor area ratio; parking spaces, loading areas, and number of parking spaces must also be shown. All plans for residential development must include on the site plan, a summary of calculations in accordance with the Land Use Intensity System (see Chapter 8 of the Zoning Ordinance). For complete information regarding site plans, refer to the "Site Plan Requirements" attachment to this application form.
- D. **PLANNED DEVELOPMENT (PD) DISTRICTS.** If your request is for PD District Zoning, you must comply with the requirements of Chapter 19 of the Zoning Ordinance and with the appropriate regulations for Planned Development Housing, Office-Commercial, Mixed-Use, or Business Park as appropriate. **Certification of a PD Zoning pre-application conference is required.** Submit *Attachment 7*.
- E. **PROPERTY DESCRIPTION.** A copy of a recent plat of survey prepared by an engineer or land surveyor registered in the State of Georgia must accompany each application. In addition, a written legal description must be submitted. In cases involving more than one contiguous property, a consolidated legal description of the property must be submitted.
- F. **HOUSING APPLICATION.** If the rezoning application contemplates the construction of one or more residential units, complete the attached Atlanta Public School form, *Attachment 3*.
- G. **DEVELOPMENTS OF REGIONAL IMPACT.** If your application meets the thresholds shown on *Table II (Attachment 4)*, you must contact the Office of Planning for further instructions.
- H. **TREE PRESERVATION.** All development must meet the City of Atlanta Tree Ordinance. Contact the City Arborist, (404) 330-6150 for details.
- I. **COMPREHENSIVE DEVELOPMENT PLAN (CDP) AMENDMENT.** Submit *Attachment 5*.
- J. **DISCLOSURE.** Submit a disclosure statement as described in *Attachment 6*.
- K. **HEARING DATES AND PROCESSING OF APPLICANTS.** See attached Zoning Review Board Schedule.
- L. **MEETING WITH NEIGHBORHOOD PLANNING UNIT.** (NPU) You must contact the appropriate Neighborhood Planning Unit (NPU) within two business days after filing your rezoning application to appear before them prior to the public hearing of the Zoning Review Board. The name and phone number of the contact for the NPU will be provided at the time that you file your application.
- M. **FEES.** See attached fee schedule, *Attachment 8*.
- N. **AUTHORIZATION TO INSPECT PREMISES.** I hereby authorize the staff of the Office of Planning of the City of Atlanta to inspect the premises, which are the subject of this rezoning application.
- O. **Revisions to site plans will only be accepted up to 15 days prior to the scheduled hearing date.**

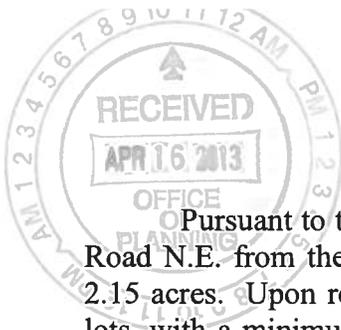
I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.



**Owner or Agent of Owner (Applicant)**

Sworn to and subscribed before me this 15th day of April, 2013  
Corbett Floyd Evans (Notary Public)





## SUMMARY

Pursuant to this application, the applicant requests a rezoning of 1175 and 1185 Sheridan Road N.E. from the R-4 zoning district to the PD-H zoning district. The total site consists of 2.15 acres. Upon rezoning, the subject property will be developed with eight (8) single family lots, with a minimum lot size of 8,000 square feet. Under R-4 the size of the subject property would accommodate ten (10) lots so the proposal provides less density than what is allowed on the site pursuant to the existing R-4 zoning.

A rezoning to PD-H is sought for relief from the requirement in Section 15-08.002(e) of the City of Atlanta Land Subdivision Ordinance which requires alignment or a two hundred foot (200') offset of any new street with another intersecting street. Elizabeth Ann Lane intersects Sheridan Road at a location that precludes development of the subject property under R-4 with more than three (3) lots. The three (3) lot configuration would yield extremely deep lots averaging 31,218 square feet, which is significantly larger than the lots required by R-4 and also inconsistent with the size of the adjacent PD-H lots and the Elizabeth Ann Lane lots across the street. Development under R-4 would also create three independent driveways on Sheridan Road in lieu of the single consolidated street access proposed by this application.

## DOCUMENTED IMPACT ANALYSIS

**(1) Compatibility with comprehensive development plans; timing of development.**

The proposed PD-H zoning district is consistent with the existing single family comprehensive plan designation. Redevelopment will occur promptly upon approval of the PD-H.

**(2) Availability of and effect on public facilities and services; referrals to other agencies.**

All necessary public facilities and services are available to this property.

**(3) Availability of other land suitable for proposed use; effect on balance of land uses.**

The subject property is an assemblage of two (2) lots on the boundary line with a predominantly single family area in DeKalb County. There is not other similarly situated property in this area within the City of Atlanta limits that is available for the proposed development. The balance of land uses will not be affected if the application is approved because the proposed use will remain single family homes.

**(4) Effect on character of the neighborhood.**

The character of the neighborhood will not be affected by the zoning proposal. The properties along Sheridan Road within the City of Atlanta transition from commercial uses at the intersection with Cheshire Bridge to single family residential uses heading east on Sheridan Road. The immediately adjacent lot to the west is zoned PD-H and the nine (9) lots in that subdivision are less than half of the size of the lots proposed on the subject property. The proposal will continue the transition to single family homes east on Sheridan Road.

**(5) Suitability of proposed use.**

The proposed use is consistent with the size and lot pattern of other single family lots in the area. The purpose of the PD-H zoning is to allow a lesser offset from intersecting streets than would otherwise be required pursuant to the Land Subdivision Ordinance. At eight (8) lots, the impact of the proposed new street intersection into Sheridan is minimal. Further, one consolidated entry point pursuant to the PD-H is more desirable than the three separate driveways directly accessing Sheridan that would be provided under the current R-4 zoning.

**(6) Effect on adjacent property.**

The adjacent property will not be adversely impacted by the zoning proposal. The properties on either side of the subject property and across Sheridan Road are developed with single family homes. The proposal allows development of homes of size consistent with the R-4 zoning and larger than then adjacent PD-H zoned development.

**(7) Economic use of current zoning.**

The property's central location makes it suited for small infill development consistent with the proposal. Due to the cut through traffic that Sheridan Road experiences, development of the subject property under the R-4 zoning with driveways opening onto Sheridan Road and very deep, narrow lots is not economically feasible.

**(8) Tree Preservation.**

The applicant shall comply with the policies related to tree preservation as adopted in Section 158-28 (Policy, Purpose and Intent) of the City of Atlanta Tree Ordinance.



**CITY OF ATLANTA**  
**APPLICATION FOR REZONING**  
**LIST OF PROPERTY OWNERS**



NAME OF APPLICANT: Stephen D. Ficarra

PROPERTY OWNERS:

1. Property Address: 1185 Sheridan Road, Atlanta, GA 30324  
Owner: Beverly D. DeLoach  
187 Covered Bridge Road  
Smyrna, GA 30082
  
2. Property Address: 1185 Sheridan Road, Atlanta, GA 30324  
Owner: Edith L. Ptacek  
267 Robin Hood Road  
Atlanta, GA 30309



**AUTHORIZATION BY PROPERTY OWNER**

(Required if person filing the application is not the owner of the subject property or Applicant for the proposed rezoning)

I, Edith Ptacek (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1175 Sheridan Road, Atlanta, GA 30324 (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

**NAME OF APPLICANT:**

LAST NAME Ficarra FIRST NAME Stephen  
ADDRESS 4355 STREET NAME Cobb Pky SUITE 460  
CITY Atlanta STATE GA ZIP CODE 30339

TELEPHONE NUMBER  
AREA CODE (404) NUMBER 891-0269

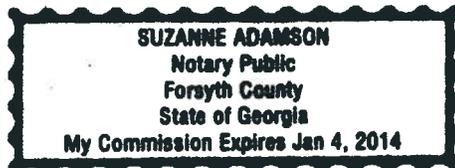
**APPROVED**  
By Edith L. Ptacek at 11:39 am, Apr 08, 2013  
Signature of Owner

Print name of owner

Personally Appeared Before Me this 8th day of April, 2013.

Suzanne Adenson

Notary Public





**AUTHORIZATION BY PROPERTY OWNER**

(Required if person filing the application is not the owner of the subject property or Applicant for the proposed rezoning)

I, Beverly DeLoach (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1185 Sheridan Road, Atlanta, GA 30324 (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

**NAME OF APPLICANT:**

LAST NAME Ficarra FIRST NAME Stephen

ADDRESS 4355 STREET NAME Cobb PKY SUITE 460

CITY Atlanta STATE GA ZIP CODE 30339

TELEPHONE NUMBER  
AREA CODE (404) NUMBER 891-0269

Beverly DeLoach - Trustee DeLoach  
Signature of Owner  
Beverly DeLoach  
Print name of owner

Personally Appeared Before Me this 5 day of April, 2013.

E. Villador

Notary Public





# ATLANTA PUBLIC SCHOOLS REVIEW REQUEST

(Required only if application would result in construction of one or more units of new housing)

Application Number 2-13-015

Name of applicant Stephen D. Ficarra

Address 4355 Cobb Parkway, St. J-460

City Atlanta State GA Zip Code 30339

Contact, if other than applicant \_\_\_\_\_

Zoning category requested PD-H No. of acres of property to be rezoned 2.15

No. of Proposed dwelling units per acre 3.72 Total number of dwelling units 8

Total number of units by bedroom: 28 > 4 - 4 BR: 4 - 3 BR

Monthly rental per unit \_\_\_\_\_ or selling per unit \$650,000

Projected construction completion date: JJanuary 2015



Required for proposed rezoning to Planned Development—Housing (PD-H), Planned Development –Mixed Use (PD-MU), Planned Development—Office Commercial (PD-OC), and Planned Development—Business Park (PD-BP).

**THIS CONFERENCE MUST BE HELD NO LESS THAN FIVE (5) BUSINESS DAYS PRIOR TO FILING OF THE APPLICATION**

CERTIFICATION OF PRE-APPLICATION CONFERENCE FOR PLANNED DEVELOPMENT (PD) ZONING

A pre-application conference was held on (DATE) APRIL 12 between (APPLICANT) JESSICA HILL on behalf of BETANCOURT and a staff person of the Current Planning Division, Development Review Section. Applicant has/will prepare documentation per Section 16-19.005 (2) and (5) of the Zoning Ordinance of the City of Atlanta.

Jessica Hill  
Signature of Applicant

Betancourt Communities/Jessica Hill  
Printed Name of Applicant

[Signature]  
Signature of Staff person

Signature of Staff only represents that the required pre-conference for a PD proposal has been held and does not indicate the position of the Office of Planning on any proposal



## 1175 & 1185 SHERIDAN ROAD

### LEGAL DESCRIPTION

#### TRACT 1

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF CHESHIRE BRIDGE ROAD AND THE SOUTH LINE OF SHERIDAN ROAD AT A NAIL FOUND; THENCE ALONG SAID SOUTH LINE OF SHERIDAN ROAD SOUTH 83°15'43" EAST A DISTANCE OF 575.26 FEET TO A ¾" REBAR FOUND, BEING THE NORTHEAST CORNER OF LOT 1, SHERIDAN PLACE, AS RECORDED IN PLAT BOOK 204, PAGE 84, FULTON COUNTY, GEORGIA, ALSO BEING THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID SOUTH LINE OF SHERIDAN ROAD SOUTH 83°36'31" EAST A DISTANCE OF 144.64 FEET TO A ½" REBAR FOUND; THENCE SOUTH 07°00'36" WEST A DISTANCE OF 320.20 FEET TO A POINT; THENCE NORTH 83°20'45" WEST A DISTANCE OF 142.34 FEET TO THE SOUTHEAST CORNER OF LOT 7 OF SAID SHERIDAN PLACE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SHERIDAN PLACE NORTH 06°36'03" EAST A DISTANCE OF 319.53 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 45,896 SQUARE FEET, OR 1.054 ACRES, MORE OR LESS.

#### TRACT 2

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF CHESHIRE BRIDGE ROAD AND THE SOUTH LINE OF SHERIDAN ROAD AT A NAIL FOUND; THENCE ALONG SAID SOUTH LINE OF SHERIDAN ROAD SOUTH 83°15'43" EAST A DISTANCE OF 575.26 FEET TO A ¾" REBAR FOUND, BEING THE NORTHEAST CORNER OF LOT 1, SHERIDAN PLACE, AS RECORDED IN PLAT BOOK 204, PAGE 84, FULTON COUNTY, GEORGIA; THENCE CONTINUE ALONG SAID SOUTH LINE OF SHERIDAN ROAD SOUTH 83°36'31" EAST A DISTANCE OF 144.64 FEET TO A ½" REBAR FOUND, BEING THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID SOUTH LINE OF SHERIDAN ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 83°36'31" EAST A DISTANCE OF 88.69 FEET TO A ¾" REBAR FOUND ON THE WEST LINE OF A 40' STREET RIGHT-OF-WAY (NOT OPEN) PER PLAT BOOK 30, PAGE 8; SOUTH 83°36'31" EAST A DISTANCE OF 20.00 FEET TO A POINT AT THE CENTER OF SAID 40' RIGHT-OF-WAY; THENCE LEAVING SAID SOUTH LINE OF SHERIDAN ROAD, ALONG THE CENTERLINE OF SAID 40' RIGHT-OF-WAY SOUTH 7°05'21" WEST A DISTANCE OF 453.40 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF SAID 40' RIGHT-OF-WAY, NORTH 83°36'31" WEST A DISTANCE OF 20.00 FEET TO A POINT 2' SOUTHERLY OF A 1" OPEN TOP PIPE FOUND, BEING ON THE WEST LINE OF SAID 40' RIGHT-OF-WAY; THENCE NORTH 67°45'54" WEST A DISTANCE OF 91.43 FEET TO A 2" CAPPED PIPE FOUND, BEING THE SOUTHEAST CORNER OF LOT 9, OF SAID SHERIDAN PLACE; THENCE ALONG THE EAST LINE OF SAID LOT 9, NORTH 07°07'51" EAST A DISTANCE OF 78.77 FEET TO A ½" REBAR FOUND; THENCE NORTH 07°00'36" EAST A DISTANCE OF 349.66 FEET; TO THE POINT OF BEGINNING, HAVING AN AREA OF 48,042 SQUARE FEET, OR 1.103 ACRES, MORE OR LESS.  
LESS AND EXCEPT THE EASTERN 20', BEING THE WESTERN 20' OF A UNOPENED 40' STREET RIGHT OF WAY, PER PLAT BOOK 30, PAGE 8.

**OVERALL TRACT**

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF CHESHIRE BRIDGE ROAD AND THE SOUTH LINE OF SHERIDAN ROAD AT A NAIL FOUND; THENCE ALONG SAID SOUTH LINE OF SHERIDAN ROAD SOUTH 83°15'43" EAST A DISTANCE OF 575.26 FEET TO A ¾" REBAR FOUND, BEING THE NORTHEAST CORNER OF LOT 1, SHERIDAN PLACE, AS RECORDED IN PLAT BOOK 204, PAGE 84, FULTON COUNTY, GEORGIA, ALSO BEING **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID SOUTH LINE OF SHERIDAN ROAD FOLLOWING COURSES AND DISTANCES: SOUTH 83°36'31" EAST A DISTANCE OF 144.64 FEET TO A ½" REBAR FOUND; SOUTH 83°36'31" EAST A DISTANCE OF 88.69 FEET TO A ¾" REBAR FOUND ON THE WEST LINE OF A 40' STREET RIGHT-OF-WAY (NOT OPEN) PER PLAT BOOK 30, PAGE 8; SOUTH 83°36'31" EAST A DISTANCE OF 20.00 FEET TO A POINT AT THE CENTER OF SAID 40' RIGHT-OF-WAY; THENCE LEAVING SAID SOUTH LINE OF SHERIDAN ROAD, ALONG THE CENTERLINE OF SAID 40' RIGHT-OF-WAY SOUTH 7°05'21" WEST A DISTANCE OF 453.40 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF SAID 40' RIGHT-OF-WAY, NORTH 83°36'31" WEST A DISTANCE OF 20.00 FEET TO A POINT 2' SOUTHERLY OF A 1" OPEN TOP PIPE FOUND, BEING ON THE WEST LINE OF SAID 40' RIGHT-OF-WAY; THENCE NORTH 67°45'54" WEST A DISTANCE OF 91.43 FEET TO A 2" CAPPED PIPE FOUND, BEING THE SOUTHEAST CORNER OF LOT 9, OF SAID SHERIDAN PLACE; THENCE ALONG THE EAST LINE OF SAID LOT 9, NORTH 07°07'51" EAST A DISTANCE OF 78.77 FEET TO A ½" REBAR FOUND; THENCE NORTH 07°00'36" EAST A DISTANCE OF 29.46 FEET TO A POINT; THENCE NORTH 83°20'45" WEST A DISTANCE OF 142.34 FEET TO THE SOUTHEAST CORNER OF LOT 7 OF SAID SHERIDAN PLACE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SHERIDAN PLACE NORTH 06°36'03" EAST A DISTANCE OF 319.53 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 93,938 SQUARE FEET, OR 2.157 ACRES, MORE OR LESS.

**RECEIPT**

CITY OF ATLANTA  
 ATLANTATEST  
 55 TRINITY AVE SW

**Application:** Z-13-015  
**Application Type:** Planning/ZRB/Rezoning/NA  
**Address:** 1175 Sheridan, ATLANTA, GA  
**Owner Name:** DE LOACH JOHN E  
**Owner Address:**  
**Application Name:** Stephen Ficarra

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<b>Receipt No.</b>	324713					
<b>Payment Method</b>	<b>Ref Number</b>	<b>Amount Paid</b>	<b>Payment Date</b>	<b>Cashier ID</b>	<b>Received</b>	<b>Comments</b>
Check	1151	\$625.00	04/16/2013	RPLEWIS		

**Owner Info.:** DE LOACH JOHN E

**Work Description:** Applicant seeks a rezoning of two properties from R-4 to PDH for the development of eight (8) single family lots.

**PAID**  
 CITY OF ATLANTA

APR 16 2013  
  
 EX OFFICIO MUNICIPAL  
 REVENUE COLLECTOR

## 1175 & 1185 SHERIDAN ROAD

### LEGAL DESCRIPTION

#### TRACT 1

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#### TRACT 2

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THENCE CONTINUE ALONG SAID SOUTH LINE OF SHERIDAN ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 83°36'31" EAST A DISTANCE OF 88.69 FEET TO A ¾" REBAR FOUND ON THE WEST LINE OF A 40' STREET RIGHT-OF-WAY (NOT OPEN) PER PLAT BOOK 30, PAGE 8; SOUTH 83°36'31" EAST A DISTANCE OF 20.00 FEET TO A POINT AT THE CENTER OF SAID 40' RIGHT-OF-WAY; THENCE LEAVING SAID SOUTH LINE OF SHERIDAN ROAD, ALONG THE CENTERLINE OF SAID 40' RIGHT-OF-WAY SOUTH 7°05'21" WEST A DISTANCE OF 453.40 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF SAID 40' RIGHT-OF-WAY, NORTH 83°36'31" WEST A DISTANCE OF 20.00 FEET TO A POINT 2' SOUTHERLY OF A 1" OPEN TOP PIPE FOUND, BEING ON THE WEST LINE OF SAID 40' RIGHT-OF-WAY; THENCE NORTH 67°45'54" WEST A DISTANCE OF 91.43 FEET TO A 2" CAPPED PIPE FOUND, BEING THE SOUTHEAST CORNER OF LOT 9, OF SAID SHERIDAN PLACE; THENCE ALONG THE EAST LINE OF SAID LOT 9, NORTH 07°07'51" EAST A DISTANCE OF 78.77 FEET TO A ½" REBAR FOUND; THENCE NORTH 07°00'36" EAST A DISTANCE OF 349.66 FEET; TO THE POINT OF BEGINNING, HAVING AN AREA OF 48,042 SQUARE FEET, OR 1.103 ACRES, MORE OR LESS.

LESS AND EXCEPT THE EASTERN 20', BEING THE WESTERN 20' OF A UNOPENED 40' STREET RIGHT OF WAY, PER PLAT BOOK 30, PAGE 8.

**OVERALL TRACT**

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF CHESHIRE BRIDGE ROAD AND THE SOUTH LINE OF SHERIDAN ROAD AT A NAIL FOUND; THENCE ALONG SAID SOUTH LINE OF SHERIDAN ROAD SOUTH 83°15'43" EAST A DISTANCE OF 575.26 FEET TO A ¾" REBAR FOUND, BEING THE NORTHEAST CORNER OF LOT 1, SHERIDAN PLACE, AS RECORDED IN PLAT BOOK 204, PAGE 84, FULTON COUNTY, GEORGIA, ALSO BEING **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID SOUTH LINE OF SHERIDAN ROAD FOLLOWING COURSES AND DISTANCES: SOUTH 83°36'31" EAST A DISTANCE OF 144.64 FEET TO A ½" REBAR FOUND; SOUTH 83°36'31" EAST A DISTANCE OF 88.69 FEET TO A ¾" REBAR FOUND ON THE WEST LINE OF A 40' STREET RIGHT-OF-WAY (NOT OPEN) PER PLAT BOOK 30, PAGE 8; SOUTH 83°36'31" EAST A DISTANCE OF 20.00 FEET TO A POINT AT THE CENTER OF SAID 40' RIGHT-OF-WAY; THENCE LEAVING SAID SOUTH LINE OF SHERIDAN ROAD, ALONG THE CENTERLINE OF SAID 40' RIGHT-OF-WAY SOUTH 7°05'21" WEST A DISTANCE OF 453.40 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF SAID 40' RIGHT-OF-WAY, NORTH 83°36'31" WEST A DISTANCE OF 20.00 FEET TO A POINT 2' SOUTHERLY OF A 1" OPEN TOP PIPE FOUND, BEING ON THE WEST LINE OF SAID 40' RIGHT-OF-WAY; THENCE NORTH 67°45'54" WEST A DISTANCE OF 91.43 FEET TO A 2" CAPPED PIPE FOUND, BEING THE SOUTHEAST CORNER OF LOT 9, OF SAID SHERIDAN PLACE; THENCE ALONG THE EAST LINE OF SAID LOT 9, NORTH 07°07'51" EAST A DISTANCE OF 78.77 FEET TO A ½" REBAR FOUND; THENCE NORTH 07°00'36" EAST A DISTANCE OF 29.46 FEET TO A POINT; THENCE NORTH 83°20'45" WEST A DISTANCE OF 142.34 FEET TO THE SOUTHEAST CORNER OF LOT 7 OF SAID SHERIDAN PLACE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SHERIDAN PLACE NORTH 06°36'03" EAST A DISTANCE OF 319.53 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 93,938 SQUARE FEET, OR 2.157 ACRES, MORE OR LESS.

### Conditions for Z-13-15 for 1175 and 1185 Sheridan Road, N.E.

1. Developer shall obtain Final Plat approval from Office of Planning before making application for 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 private street and common area.
3. Property frontage along Sheridan Road as well as both sides of the new internal street shall be improved with new sidewalks according to Americans with Disabilities Act (ADA) and City of Atlanta standards, before final plat approval.
4. Developer shall provide for a vehicular access easement from end of pavement of the private street to the east property line, in order to allow for a possible future extension and/or connection.
5. 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.
6. Development of the property shall be subject to all City of Atlanta development regulations including but not limited to, Office of Site Development, Fire Safety Engineer, Public Works Department as well as City of Atlanta Tree Ordinance.
7. Subject to the revised site plan titled "Rezoning Plan – PDH Zoning – 7 lots" by David Barclift, LLC – Landscape Architecture and Land Planning dated July 8, 2013 and stamped received by the Office of Planning on July 8, 2013.
8. Heated square footage of the single family homes shall range between 2,500 and 3,500 square feet.
9. Exterior walls on the single family homes will be stone, manufactured stone, hardi-shake shingle and/or brick.
10. Each single family home will have a garage accommodating at least two cars.
11. Maximum height of each single family home will be 35 feet.
12. The main living level of each single family home will be located at street level.
13. The development shall not be gated.
14. No access shall be provided to the shopping center immediately south of the property.

# Z-13-15

**NOTES:**

175 + 185 SHERIDAN ROAD, NE  
ATLANTA, GA 30324

LAND LOT 108, 8TH DISTRICT  
CITY OF ATLANTA  
FULTON COUNTY, GEORGIA

EXISTING ZONING - R-4

PROPOSED ZONING - PDH

TOTAL TRACT AREA - 2.5 ACRES  
(93,840 SQUARE FEET)

SEVEN (7) PROPOSED LOTS

MINIMUM LOT WIDTH - 70'

MINIMUM LOT SIZE - 9,000 SQUARE FEET

MAXIMUM BUILDING HEIGHT - 35'

MINIMUM PRIMARY RESIDENCE SQUARE FOOTAGE - 2500 SQUARE FEET

MAXIMUM RESIDENCE HEATED SQUARE FOOTAGE - 3500 SQUARE FEET



VICINITY MAP  
NOT TO SCALE

**PROPOSED BUILDING SETBACKS:**

- 35' FRONT SETBACK FROM PRIVATE STREET R/W (1/3' INTERIOR CORNER SIDE YARD)
- 35' SIDE SETBACK TO SHERIDAN ROAD
- 7' SIDE SETBACK (INTERIOR LOT LINES) / 30' SIDE AT PERIMETER BOUNDARY
- 25' REAR SETBACK
- 10' LANDSCAPE BUFFER WITHIN 25' REAR SETBACK ALONG WEST PROPERTY BOUNDARY, ADJACENT TO SHERIDAN PLACE

NOTE: THE INTERNAL STREET, INCLUDING STORM DRAINAGE AND SANITARY SEWER, WILL BE PRIVATELY OWNED AND MAINTAINED.

ZONING INFORMATION (SHEET)	EXISTING R-4 ZONING		PROPOSED PDH ZONING	
	MINIMUM LOT SIZE	9,000 sq. ft.	9,000 sq. ft.	9,000 sq. ft.
Setbacks	Front	35'	35'	35'
	Side	7'	7'	30' (interior lots) 30' (interior lots) 30' adjacent to perimeter boundary
Row	35'	35'	35'	35'
Minimum Lot Frontage	35'	35'	35'	35'
Maximum Floor Area Ratio	0.30	0.30	0.30 (28,000 sq. ft.)	0.30 (28,000 sq. ft.)
Maximum Lot Coverage	50%	50%	50%	50%
Maximum Open Space (FDR for neighborhood)	50%	50%	50%	50%
Maximum Building Height	35'	35'	35'	35'
Minimum Off-street Parking	One space per dwelling	Two spaces per dwelling	Two spaces per dwelling	Two spaces per dwelling
Landscape Buffer	Along adjacent FDR corridor	0'	10'	10'
Minimum Square Footage for Dwelling	2,500 sq. ft.	2,500 sq. ft.	2,500 sq. ft.	2,500 sq. ft.
Minimum Square Footage for Dwelling	0	2,500 sq. ft.	2,500 sq. ft.	2,500 sq. ft.
Street Requirements	Right of Way	30' width	30' Private street 5/8'	30' Private street 5/8'
	Right-of-Way	30'	30'	30'
	(Residential Access Street)	30'	30'	30'
			30' (public), 30' (private)	30' (public), 30' (private)
Setbacks (interior)	7' width	7' width	7' width	7' width
Common Area	None required	3,500 sq. ft.	3,500 sq. ft.	3,500 sq. ft.
LAND USE INTENSITY RATIOS				
Net Land Area		93,840 sq. ft.	93,840 sq. ft.	93,840 sq. ft.
Residential Floor Area Ratio	0.30	0.30	0.30	0.30
Maximum Total Floor Area	28,152 sq. ft.	28,152 sq. ft.	28,152 sq. ft.	28,152 sq. ft.
Total Open Space	65,688 sq. ft.	65,688 sq. ft.	65,688 sq. ft.	65,688 sq. ft.
Maximum Open Space	65,688 sq. ft.	65,688 sq. ft.	65,688 sq. ft.	65,688 sq. ft.
Minimum Open Space	0	0	0	0

**LOT AREA**

- LOT 1 - 10,260 sq. ft.
- LOT 2 - 9,242 sq. ft.
- LOT 3 - 9,309 sq. ft.
- LOT 4 - 9,340 sq. ft.
- LOT 5 - 9,301 sq. ft.
- LOT 6 - 9,849 sq. ft.
- LOT 7 - 9,454 sq. ft.

COMMON AREA - 3,500 square feet,  
plus 1,000 square feet private street R/W,  
4,250 square feet of total common area.

BASE DATA TAKEN FROM  
BOUNDARY SURVEY FOR SHERIDAN  
ROAD, BETANCOURT CONSTRUCTION, LLC,  
DATED 04/24/2013 AND FROM CITY OF  
ATLANTA TOPOGRAPHIC MAPS FOR  
FIVE-FOOT CONTOUR INTERVALS.



NOTE: SEE LANDSCAPE STRIP PLANNING PLAN FOR PROPOSED PLANTING OF EVERGREENING, DECIDUOUS TREES AND EXISTING TREES TO REMAIN WITHIN STRIP.



SCALE IN FEET

DAVID BARCELLO LLC  
LANDMARK ARCHITECTURE  
LAND PLANNING  
385 HENDERSON WAY NE  
ATLANTA, GA 30309  
404.575.8800

REZONING PLAN - PDH ZONING - 7 LOTS  
1175 & 1185 SHERIDAN ROAD PROPERTY  
BETANCOURT CONSTRUCTION, LLC  
4355 CUNEO PARKWAY - SUITE 1460 - ATLANTA, GA 30339

REVISIONS  
SHEET L-01

Attachment: Conditions and Site Plan for Z-13-15 1175 1185 Sheridan Road (13-O-1040 :