

U-14-03-AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PERSONAL CARE HOME PURSUANT TO SECTION 16.06.005 (1) (G) FOR PROPERTY LOCATED AT 2363 BURROUGHS AVENUE, SE, FRONTING APPROXIMATELY 149.37 ON THE WEST SIDE OF BURROUGHS AVENUE AND APPROXIMATELY 259 FEET SOUTH TO THE INTERSECTION OF THE RIGHT-OF-WAY OF MCWILLIAMS DRIVE. DEPTH: VARIES. AREA: APPROXIMATELY 0.833 ACRE. LAND LOT 38, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: LATANYA R. BURTON APPLICANT: LATANYA R. BURTON NPU Z COUNCIL DISTRICT 1

Application File Date	1-16-2014
Zoning Number	U-14-03
NPU / CD	Z/1
Staff Recommendation	Approval Conditional
NPU Recommendation	Denial
ZRB Recommendation	No Recommendation Tie Vote:3-Approve 3-Denial

Workflow List:

Office of Research and Policy Analysis	Completed	02/24/2014 9:14 AM
Zoning Committee	Completed	05/13/2014 1:38 PM
Atlanta City Council	Completed	03/21/2014 4:33 PM
Zoning Review Board Staff	Completed	07/02/2014 6:09 PM
Zoning Review Board Staff	Completed	07/02/2014 6:10 PM
Office of Research and Policy Analysis	Completed	07/08/2014 4:08 PM
Zoning Committee	Pending	
Mayor's Office	Pending	

HISTORY:

03/12/14	Zoning Committee	
03/17/14	Atlanta City Council	REFERRED TO ZRB AND ZC

RESULT:	REFERRED TO ZRB AND ZC [12 TO 0]
AYES:	Bond, Norwood, Dickens, Smith, Hall, Young Jr., Winslow, Archibong, Wan, Adrean, Moore, Sheperd
ABSENT:	Keisha Lance Bottoms
AWAY:	Howard Shook, Clarence "C. T." Martin

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

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

SECTION 1. Under the provisions of Section 16.06.005 (1) (g) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a PERSONAL CARE HOME, is hereby approved. Said use is granted to LATANYA R. BURTON and is to be located at 2363 BURROUGHS AVENUE, S.E., to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 38, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

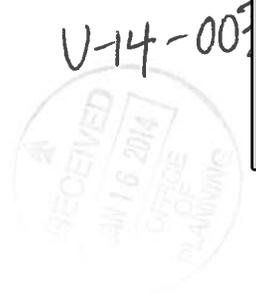
SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, “Special Use Permits, Procedural Requirements”, and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site 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 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 38 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BURROUGHS AVENUE 259.3 FEET NORTH OF THE NORTHWEST INTERSECTION OF BURROUGHS AVENUE AND MC WILLIAMS DRIVE, RUNNING THENCE IN A NORTHERLY DIRECTION ALONG THE WEST RIGHT OF WAY LINE OF BURROUGHS AVENUE 150 FEET TO AN IRON PIN; RUNNING THENCE IN A WESTERLY DIRECTION AND FORMING AN INTERIOR ANGLE OF 89 DEGREES 53 MINUTES WITH THE LAST PRECEDING COURSE 290 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 100 FEET TO AN IRON PIN; RUNNING THENCE EAST 140 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 50 FEET TO AN IRON PIN; RUNNING THENCE IN AN EASTERLY DIRECTION AND FORMING AN INTERIOR ANGLE OF 89 DEGREES 53 MINUTES WITH LAST PRECEDING COURSE 151.3 FEET TO THE POINT OF BEGINNING. BEING IMPROVED PROPERTY CONTAINING A ONE STORY FRAMED DWELLING THEREON, BEING KNOWN AS 2363 BURROUGHS AVENUE ACCORDING TO THE PRESENT NUMBERING SYSTEM OF HOUSES IN FULTON COUNTY, GEORGIA.



NOTICE TO APPLICANT

Address of Property:
2363 Burroughs AVE SE



OFFICE OF PLANNING
55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **U-14-003**

DATE ACCEPTED: **01/16/2014**

City Council District: **1** Neighborhood Planning Unit (NPU): **Z**

Zoning Review Board (ZRB) Hearing Date:

Thursday, April 3 or 10, 2014 at 6:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU Z is:

Shirley Nichols
(404) 361-0491
snichols@amclog.com

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

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.

Signed,

EB, for Director, Bureau of Planning

LaTanya Burton



APPLICATION FOR SPECIAL USE PERMIT

City of Atlanta

Date Filed 1/16/14 Application Number U-14-003

I Herby Request That The Property Described in this Application be granted a Special Use Permit

Name of Applicant Burton Latanya R.
Last Name First Name M.I.

Address 450 Street Name Piedmont Ave NE #204
 City Atlanta State GA Zip Code 30308

Phone 312-307-6120 Fax _____

E-mail address Tanyab906@yahoo.com

Name of Property Owner Burton Latanya R.
Last Name First Name M.I.

Address same as above Street Name _____

City _____ State _____ Zip Code _____

Daytime Phone _____ Fax _____

E-mail address _____

Description of Property

Street Address of Property 2363 Burroughs Ave SE

City Atlanta State GA Zip Code 30315

Property is zoned: R-4 Council District: 1 Neighborhood Planning Unit: Z

The subject property fronts 149.37 feet on the west side of
BURROUGHS AVE, beginning _____ feet from the _____
 corner of _____

Depth: _____ Area: 0.833 Acres Land Lot: 38 Land District: 14

U-14-003



INSTRUCTIONS

A. SUMMARY OF PROPOSED PROJECT. What kind of special use would you be operating?

- personal care home _____ rehabilitation center _____ day care center
 _____ assisted living facility _____ nursing home _____ church
 _____ other: (describe): _____

B. IMPACT ANALYSIS. Type or legibly print on a separate piece of paper a complete and descriptive response to each one of the following questions:

1. Ingress and Egress:

- How will employee and client vehicles enter and leave the property?
- How will emergency vehicles (fire, police, and ambulance) gain access to the property?
- Will the way in which vehicles enter and leave the property cause traffic congestion? Why or why not?

2. Off-Street Parking and Loading:

- How will the operator of the facility dispose of refuse and garbage? What kind of containers would be used? Will the City or a private garbage disposal service be used? How often will the service pick up the garbage?
- How will products and supplies be delivered to the facility?
- Where and how will service personnel (such as electric and gas maintenance personnel) park their vehicles and gain access to the property for routine maintenance?
- How will employees and clients park their vehicles and gain access to the property.

3. Buffering and Screening:

- How will adjoining properties be buffered or screened from any noise or glare from lights that might be generated from the facility?
- How many vehicles will travel to and from the facility every day? Are you planning to make any road improvements to accommodate heavy traffic to and from the facility?

4. Hours and Manner of Operation:

- Proposed Use of Site? Please state exactly and in detail what is intended to be done on, or with the property.
- What will be the hours and days of the week during which the facility will be open?
- How many employees will be employed at the facility? Include the number of shifts and number of employees per shift.
- How many clients will be served by the facility, and what will be their ages?
- Will you offer meals; and if so, when will they be offered?
- Will there be any other special programs offered at the facility; and if so, will they cause vehicles to park at or on the site?



SPECIAL USE PERMIT APPLICATION
IMPACT ANALYSIS

1. Ingress and Egress:

Ingress and egress to the residence is provided by the existing driveway located off of Burroughs Ave SE. Employees, clients, visitors, emergency vehicles (fire, police, and ambulance) will enter and leave the property utilizing the existing driveway. The vehicles that enter and leave the property will not cause traffic congestion due to the driveway.

2. Off-Street Parking and Loading:

- a. The operator of the facility will dispose of refuse and garbage by utilizing the City of Atlanta sanitation service. Refuse will be picked up on scheduled/designated days from the front of the facility.
- b. Products and supplies will be delivered to the facility by utilizing the driveway.
- c. A maximum of two cars will be parked onsite. Emergency and service personnel (such as electric and gas) will utilize the driveway to gain access to the facility for routine maintenance.
- d. Employees will gain access to the facility by utilizing the driveway. The employees will utilize off-street parking in front of the facility. The residents will be provided transportation by the staff of the facility. No traffic or congestion is anticipated.

3. Buffering and Screening:

- a. The facility does not anticipate any unusual noise or glare from lights generating from the facility.
- b. Approximately 2 – 3 vehicles will travel to and from the facility daily. The facility does not anticipate any heavy traffic to and from the facility, therefore, no plans to make any road improvements is necessary.

4. Hours and Manner of Operation:

- a. The proposed use of the site will be used as a Personal Care Home (PCH). The staff will be trained and qualified to supervise the residents of the PCH. The staff will provide daily oversight and assistance with activities of daily living. Activities of daily living include eating, bathing, grooming, dressing, toileting, laundry, and supervision of medications. The facility will have five (5) bedrooms designated for the residents of the facility. The facility will provide a family style environment.
- b. The facility will operate 24-hours, seven days a week.



- c. The facility will operate with a total of six staff persons on a rotating shift with a maximum of two employee's on site per shift.
- d. The facility will provide services to a maximum of six (6) residents between the ages of eighteen (18) and older.
- e. The facility will provide three nutritious meals and two nutritious snacks daily to the resident's prepared onsite.
- f. The facility will not offer any other programs at the facility.

5. Duration of Special Use Permit:

A duration of indefinite use is being requested.

6. Tree Preservation and Replacement:

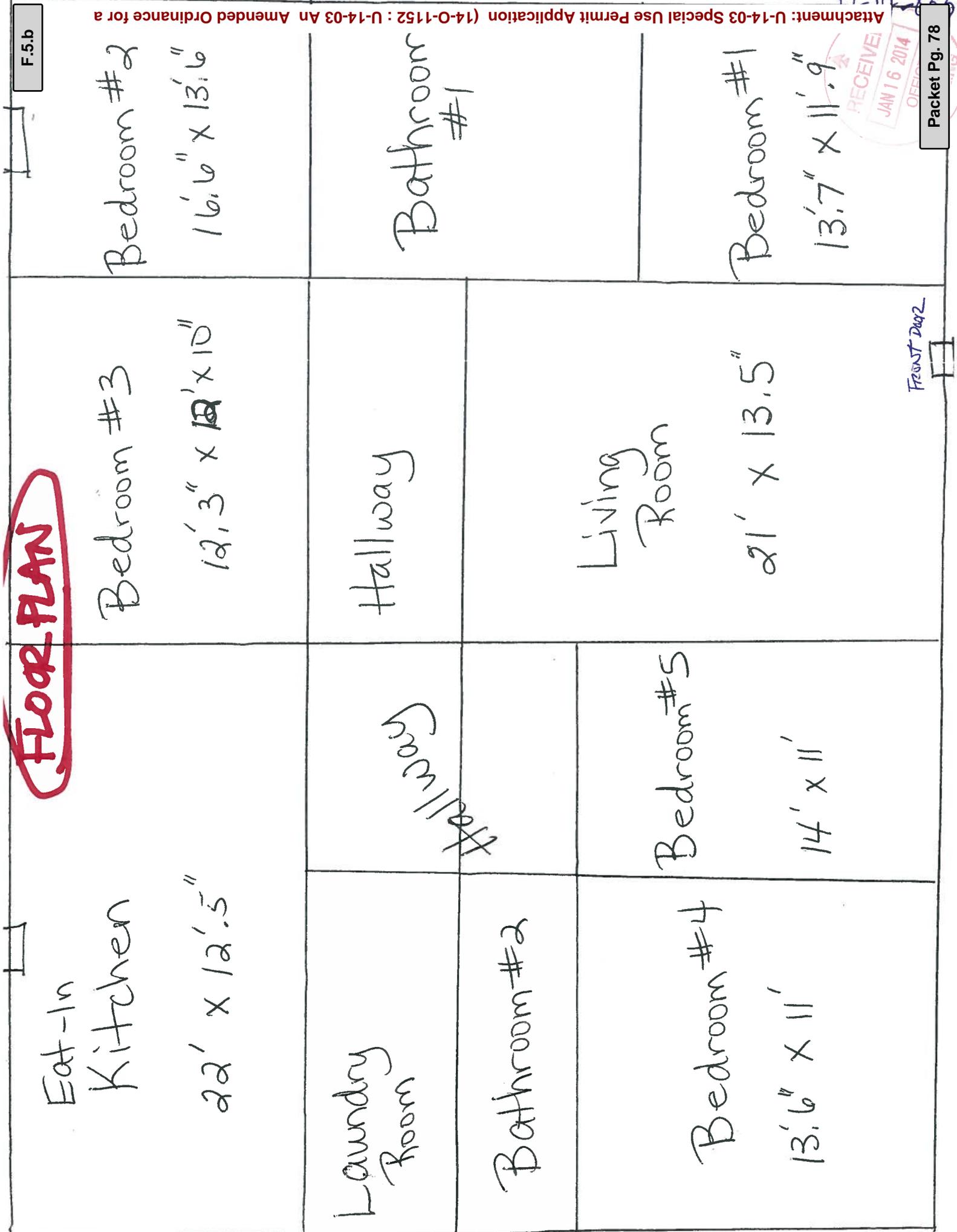
No trees will be cut down to accommodate renovation or new construction. In the event that trees will be damaged or cut down at the facility, the City Arborist will be consulted.

7. Required Yards and Open Spaces:

There will not be any additions to the existing facility structure. If so, the required yards and open space will be met.

FLOOR PLAN

F.5.b



Attachment: U-14-03 Special Use Permit Application (14-O-1152 : U-14-03 An Amended Ordinance for a

RECEIVED
JAN 16 2014
OFFICE

FRONT DOOR

Packet Pg. 78

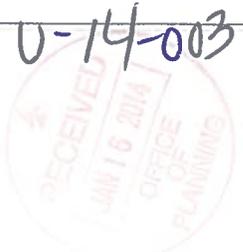
U-14-003



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Parcel Details

Phone: 33.6898, -84.3718
 Pin: 14 00380001023
 Situs: 2363 BURROUGHS AVE SE
 Owner: CHAMBERS MICHELLE D



- Planning
- Map
- Tax
- Public Safety
- 2010 Census
- Housing Survey

Planning Designations

Property in Atlanta city limits	Yes
USPS ZIP Code	30315
District/Landlot	14-38 lot boundary map
Zoning	
Primary	R-4
Overlay	-
Maps	Official Zoning Map (pdf) Online Map
Future Land Use	Single-Family Residential (SFR)
NPU	Z
Adjacent NPU (within 300 feet)	-
Neighborhood	Lakewood
Council District	1
Renewal Community	Yes
Empowerment Zone	No
New Market Tax Credits	No
Livable Centers Initiative (LCI)	-
Tax Allocation District (TAD)	-
Supportive Housing Distance Eligibility	Meets distance requirements
Neighborhood Stabilization Program	Yes
Neighborhood Stabilization Program 3	No
Opportunity Zone	No
Community Development Impact Areas	Yes
Urban Redevelopment Areas	No
Inspection Arborist	SE
Inspection Building	Cobb
Inspection Electrical	Frazier
Inspection HVAC	Broughton
Inspection Plumbing	Markell
Potential Brownfield	-

RECEIPT

CITY OF ATLANTA
ATLANTATEST
55 TRINITY AVE SW

Application: U-14-003
Application Type: Planning/ZRB/Special use/NA
Address: 2363 BURROUGHS AVE SE, ATLANTA, GA 30315
Owner Name: CHAMBERS MICHELLE D
Owner Address:
Application Name: LaTanya Burton

Receipt No.	356016				
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received Comments
Check	2505	\$400.00	01/16/2014	JADEGBOYE	

Owner Info.: CHAMBERS MICHELLE D

PAID
CITY OF ATLANTA
JAN 16 2014
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Work Description: Applicant seeks a special use permit for a personal care home

Conditions for U-14-03 for 2363 Burroughs Avenue, S.E.

- 1) This permit shall be valid for a duration of 3 years.
- 2) This permit shall also be valid only as long as LaTanya Burton remains operator of the facility and cannot be transferred.
- 3) A site plan with at least 3 parking spaces in the rear yard shall be subject to the approval of the Director of the Office of Planning and approval by the Office of Traffic and Transportation.
- 4) A concrete or asphalt walkway shall be provided from the front patio to the adjacent driveway.