



## CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308  
404-330-6145 – FAX: 404-658-7491  
[www.atlantaga.gov](http://www.atlantaga.gov)

SHIRLEY FRANKLIN  
MAYOR

STEVE COVER  
Commissioner

ALICE WAKEFIELD  
Director, Bureau of Planning

January 8, 2008

Allen Hoss  
C/o Pimsler Hoss Architects  
1383 Spring Street  
Atlanta, GA 30309

**RE: V-07-190** Application of **Allen Hoss** for a variance from zoning regulations to reduce both required side yard setbacks from 20ft. to 10ft. to allow for the construction of a multifamily development. Property is located at **2070 Cheshire Bridge Road, N.E.**, fronting approximately 186.5 feet on the north side of Cheshire Bridge Road and beginning 234.41 feet east of the northeastern intersection of Cheshire Bridge Road and Faulkner Road. Zoned MRC-1-C (Mixed Residential Commercial) District. Land Lot 5 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Cheshire Bridge Townhomes, LLC**  
**Council District 6, NPU-F**

Dear Mr. Hoss:

As a result of the public hearing held on January 4, 2008, the Board of Zoning Adjustment approved the above referenced application. If you have questions, I can be reached at (404) 330-6145.

Sincerely,

Brandy N. Crawford  
Secretary, Board of Zoning Adjustment

BNC: va

Cc: File  
Bureau of Buildings  
Charletta Wilson Jacks, Zoning Administrator/Assistant Director



SHIRLEY FRANKLIN  
MAYOR

CITY OF ATLANTA

55 TRINITY AVENUE SW, SUITE 5400, SOUTH BLDG.  
ATLANTA, GEORGIA 30335-0310  
OFFICE 404-330-6249  
FAX 404-658-6995

DEPARTMENT OF  
WATERSHED MANAGEMENT  
ROBERT J. HUNTER  
COMMISSIONER

**STREAM BANK BUFFER  
REQUEST FOR VARIANCE**  
DWM/SBB Log # 2007-32

**(PART 2) To Be Completed By Review Committee**

**Date of Review** January 7, 2008

**Reviewers Name(s)** Stream Buffer Review Committee

**Address** 2070 Cheshire Bridge Road – 3<sup>rd</sup> Review

Documentation of Public Notice Received - All postings requirement have been met.

**Findings:**

|                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Variance Granted (Submit copies of this form with building permit application)        |
| <input type="checkbox"/>            | Variance Denied   |
| <input type="checkbox"/>            | Returned for Modifications <span style="float: right;">Date:</span>                   |
| <input type="checkbox"/>            | Granted with Conditions (Submit copies of this form with building permit application) |
| <input type="checkbox"/>            | Approval Pending (Certification of Public Notice per City Code Section 74-312)        |

**Committee Representative Authorized Signature** Lawell Chab

**Date:** 1-13-08



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DEPARTMENT OF  
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**STREAM BANK BUFFER  
REQUEST FOR VARIANCE**  
DWM/SBB Log # 2007-32

**(PART 2) To Be Completed By - Review Committee**

**Date of Review** November 15, 2007

**Reviewers Name(s)** Stream Buffer Review Committee

**Address** 2070 Cheshire Bridge Road - 2<sup>nd</sup> Review

**Conditional Approval Pending Public Notice.**

**Conditions:** Streambank Restoration and Buffer Planting must be completed prior to the start of construction of project (i.e. in demo phase)

Note: Stormwater management facilities must be outside of 75' buffer. Finished structures must be 15' offset from 100-year flood plain.

Please provide documentation of compliance with City Code Section 74-312 - (Public Notices).

**Findings:**

|                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | Variance Granted (Submit copies of this form with building permit application)        |
| <input type="checkbox"/>            | Variance Denied   |
| <input type="checkbox"/>            | Returned for Modifications  |
| <input type="checkbox"/>            | Granted with Conditions (Submit copies of this form with building permit application) |
| <input checked="" type="checkbox"/> | Approval Pending (Certification of Public Notice per City Code Section 74-312)        |

**Committee Representative Authorized Signature**

**Date:** 11-15-07

*Samuel Chab*

**Land Use Intensity Ratios**  
**2070 Cheshire Bridge Town Homes**

Project Number: 07113  
25-Mar-08

**Table 1 Requirements**

|                |       |
|----------------|-------|
| Sector         | 3     |
| F.A.R.         | 0.696 |
| T.O.S.R.       | 0.69  |
| U.O.S.R.       | 0.40  |
| Parking / Unit | 0.99  |

| <b><u>Site Data</u></b>                               | <b><u>Maximum Allowable</u></b> | <b><u>Provided</u></b> |
|---|---------------------------------|------------------------|
| Gross Land Area (G.L.A.)                              | 84,127 S.F.                     | 84,127 S.F.            |
| Building Footprint Area                               | 26,079 S.F.                     | 19,207 S.F.            |
| Parking Area / Hard Surface                           | 50,476 S.F.                     | 25,214 S.F.            |
| Residential Floor Area                                | 58,552 S.F.                     | 58,527 S.F.            |
| Floor Area Ratio (F.A.R.)<br>(Floor Area / Land Area) | 0.696                           | 0.696                  |
| Total Units   |                                 | 31                     |
| Covered Balcony Area                                  |                                 | 588 S.F.               |
| Roof Deck / Open Balcony Area                         |                                 | 11,695 S.F.            |

| <b><u>Compliance</u></b>         | <b><u>Minimum Required</u></b> | <b><u>Provided</u></b>   |
|----------------------------------|--------------------------------|--|
| T.O.S.R. (T.O.S.R. * G.L.A.)     | 58,048 S.F.                    | 84,127 S.F. Gross Land Area (G.L.A.)<br>- 19,207 S.F. Building Footprint Area<br><b>64,920 S.F. Total Provided</b>   |
| U.O.S.R. (U.O.S.R. * N.L.A.)     | 33,651 S.F.                    | 64,920 S.F. Total Open Space<br>- 25,214 S.F. Parking Area<br>+ 294 S.F. Covered Balcony Area (Half of Total Area)<br>+ 11,695 S.F. Roof Deck / Open Balcony Area<br><b>51,695 S.F. Total Provided</b> |
| Parking (Parking / Unit * Units) | 31                             | 58 Total Provided  |