

REQUEST FOR SPECIAL ADMINISTRATIVE PERMIT (SAP)

(Private Property)

City of Atlanta, Bureau of Planning, Development Review Division
55 Trinity Avenue, Suite 3350, Atlanta, Georgia 30335-0310

APPLICANT

COMPANY

ADDRESS

PHONE NO.

Allen Hoss
Pinsler Hoss Architects, Inc.
1383 Spring St. Suite B
Atlanta, GA 30309
404.1875.1517



PROPERTY OWNER

COMPANY

ADDRESS

PHONE NO.

David Krischer, Mgr.
Cheshire Bridge Townhomes, LLC
P.O. Box 720500
Atlanta, GA 30350
404.428-4040

ADDRESS OF PROPERTY

2070 Cheshire Bridge Rd

Zoning Classification

MRC-1-C

Land Lot

4:5

Land District

17th Fulton Co.

INSTRUCTIONS:

- **Submittals:** 1) Written summary description of proposed improvements or event;
2) Four (4) copies of the site plan. In SPI districts elevations are required. (Additional plans or documents may be required at the discretion of the Director of the Bureau of Planning);
3) For events which involve tents, a copy of the liability insurance for the tent is required.
- **Fees:** 1) \$250.00 for Special Administrative Permit in all SPI zoning districts.
2) \$100.00 for all other zoning districts.

Payments are accepted in the form of a personal check, cashier's check, money order made payable to the "City of Atlanta". Payments may also be made in cash or by credit card.

By signing below, I certify that I am the property owner, (If not, attach a notarized written consent of the owner authorizing the filing of this request for a Special Administrative Permit.)

Date

06.28.07

Signature

W. Albertson Agent for Owner.

The Atlanta City Code provides that the Director of the Bureau of Planning shall review and decide each request for Special Administrative permit within thirty (30) days of the filing of such request. (Atlanta Code Chapter 16, Section 16-25)

(FOR OFFICE USE ONLY)

The above request for Special Administrative Permit was _____ on _____.

As part of the approval, the following variations were granted: _____

AUTHORIZATION BY PROPERTY OWNER

(Required only if applicant is not the owner of property subject to the proposed rezoning)

I, David Krischer (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 2070 Cheshire Bridge Rd (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 Horn FIRST NAME Allen

ADDRESS 1383 STREET NAME Spring St SUITE B

CITY Atlanta STATE GA ZIP CODE 30309

TELEPHONE NUMBER

AREA CODE 404 NUMBER 875-1517

By: David Krischer, Jr
Signature of Owner
DAVID KRISCHER
Print name of owner

Personally Appeared Before Me this 12th day of June, 2007.

Theresa E. Cullenburger

Notary Public



SAD-07-74

PROJECT DESCRIPTION - 2070 Cheshire Bridge Road

The site at 2070 Cheshire Bridge Road is zoned MRC-1-C for the Cheshire Bridge Corridor Overlay District. This project proposes 9 - Live Work Units and 22 Town House units on 1.79 acres.

The side yard requirement for this district is 20 ft. However, the side yard can be reduced to zero feet when a residential use has no residential windows adjacent to such yard.

We have applied for a variance to allow for a modification of the condition relating to zero windows adjacent to the side yard. The building configuration as designed provides two locations that come within 12 feet minimum of the side yard property line and one location that is within 15 feet minimum of the side yard property line.

The requested modification to the limitation on windows adjacent to the side yard is to allow for up to 45% of the façade adjacent to the side yard to be windows. The 45% allowed is consistent with the allowable openings established for the project building Type V - A in a protected wall established in Table 704.8 of the International Building Code. The IBC is the governing building construction and fire safety code for the City of Atlanta. The actual amount of window opening proposed for the side yard facades is less than 45%.

The project as design will provide 15,093 sq. ft. of Live Work units along and near Cheshire Bridge (nine units total). Additionally, there will be 31,665 sq. ft. of stacked townhomes totaling 22 units.

The design is consistent with the intent of the MRC-1-C zoning that is part of the Cheshire Bridge Road overlay district. The F.A.R for the project is .599.

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