



CITY OF ATLANTA

Office of Buildings – Zoning Division
55 TRINITY AVENUE, SUITE 3900
Atlanta, Georgia 30303
404-330-6175

REFERRAL CERTIFICATE

(Amended)

COUNCIL DISTRICT 6 APPLICATION NUMBER V-13-191

NPU F DATE FILED _____

1. Mark Campis

Name of Applicant

BUILDING PERMIT AUTHORIZING

Special exception (parking)

at 1425 Dutch Valley Place, NE 17TH/55
Street Address Quadrant District & Land Lot

to be used for _____ Office _____ purposes

The property is zoned C1 / BL District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a special exception from the zoning regulations to reduce the required on-site parking spaces from 27 to 14 on-site parking spaces to allow for conversion of an existing warehouse to office. Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 11 Section 16-11.010 Paragraph (19)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

[Signature] 10/8/13
Plan Reviewer Date

[Signature] 10/8/13
Applicant Date



V-13-191



October 7, 2013

Karl Smith-Davids, Principal Planner
Zoning and Development Review
City of Atlanta
55 Trinity Ave.,
Atlanta, GA 30303

Re: V-13-191 Request to Amend; 1425 Dutch Valley Place

Karl:

We are hereby requesting Special Exception for acceptance of our existing but non-conforming parking count and layout for 14 cars at our building that was originally constructed in 1960. We are not planning any exterior alterations.

We have been operating as an office occupancy since we took ownership of the building in 2008 but have told that we are non conforming for our parking capacity and are not "grandfathered" even though the square footage of the building and the parking arrangement for the building have never changed. Based on our record of the Tenants we inherited, it is our understanding that the situation has not changed at least as far back as 2004. We have not, and do not experience and parking problems in the daytime.

We believe that due to the nature of the area as an off the beaten path community that is mainly utilized only by Owners and Occupants, the area has been successful in its shared use of on-street parking when needed as evidenced by my area parking summary. We understand that on-street parking is not always recognized in parking requirements, but we feel that in this case it is reasonable to include it. Also, because we have clearly defined physical boundaries, the chance of nuisance parking spilling over into any neighboring areas is not possible.

Our property has is 8,131 leasable square feet and therefore is required to have 27.1 parking spaces. The current actual Occupant load for our building including the employee count of our new Tenant is 14 and visitors are seldom a reality at our offices.

We are amending this special exception request to allow 14 parking spaces, as they currently exist per the attached plan, for our property at 1425 Dutch Valley Place, NE

Sincerely,
DVP STUDIOS, LLC

Mark Campis
Managing Member

Tom Hogan
Managing Member

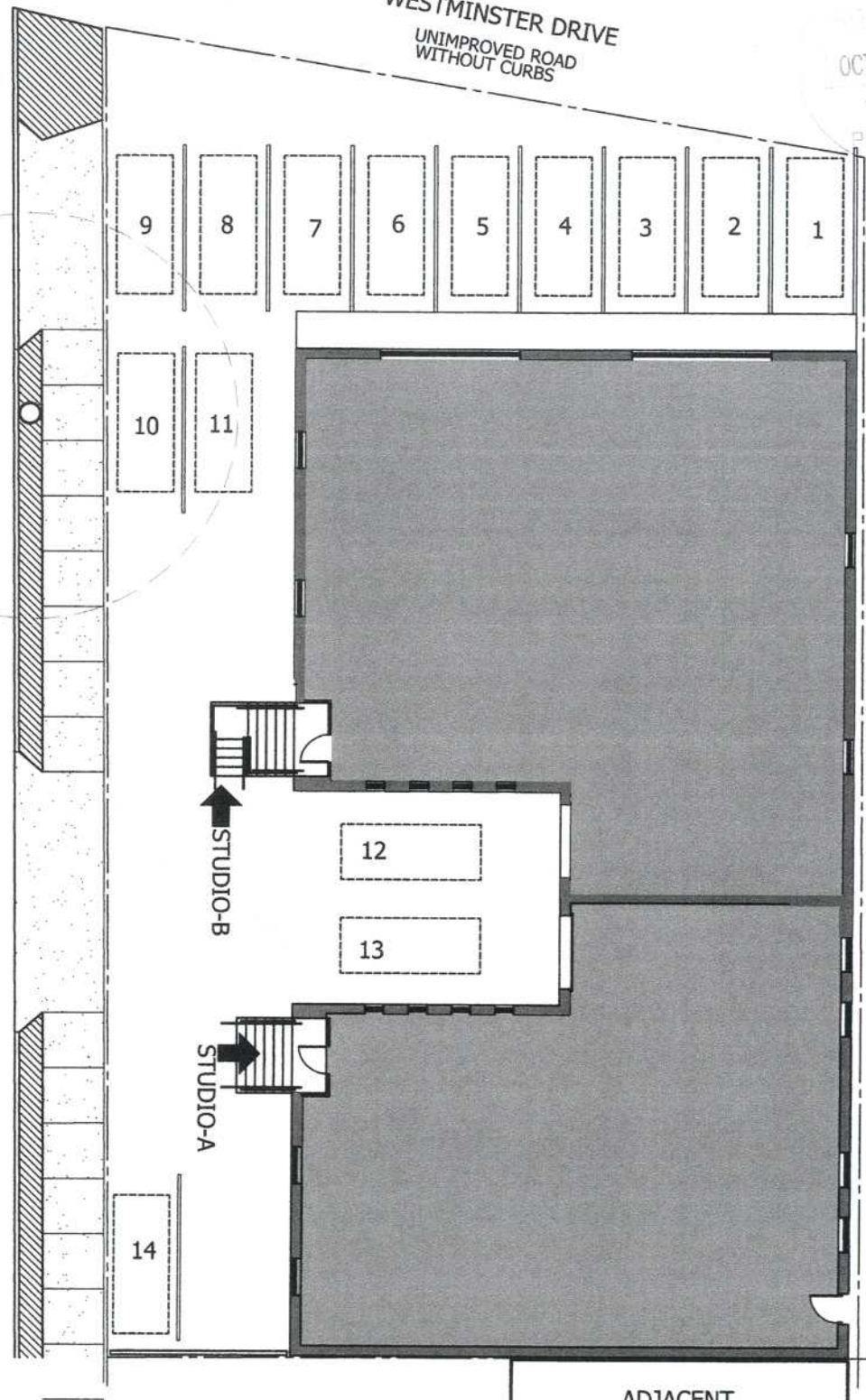
V-13-191

WESTMINSTER DRIVE
UNIMPROVED ROAD
WITHOUT CURBS



DUTCH VALLEY PLACE

CITY ALLEY



ADJACENT BUILDING

AMENDED V-13-191
ALL SPACES ARE 9' X 18'
ALL CONDITIONS ARE
EXISTING TO REMAIN

1425 DUTCH VALLEY PLACE DVP STUDIOS