



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

APPLICATION #: **V-18-126**

DATE ACCEPTED **04/24/2018**

NOTICE TO APPLICANT

Address of Property:

440 Plaster AVE NE

City Council District: 6 Neighborhood Planning Unit (NPU): F

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, June 14, 2018 at 12:00 p.m.

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

The contact person for NPU F is:

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

Please contact the person(s) listed above within five 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,

NYM, for Director, Office of Zoning and
Development

Gregory Hughes



City of Atlanta
 Office of Buildings – Zoning Division
 55 Trinity Avenue, Suite 3900
 Atlanta, Georgia 30303
 Phone: 404-330-6175

Department of City Planning
 Office of Zoning & Development

V-18-126
 APR 24 2018

REFERRAL CERTIFICATE

55 Trinity Ave. S.W.
 Ste. 3350
 Atlanta, GA

COUNCIL DISTRICT 6 APPLICATION NUMBER V18-126

NPU F DATE FILED _____

Patrick Busko/ Gregory Hughes
 Name of Applicant

Parking Reduction

REASON

at 494 Plaster Avenue NE 17th-57
 Street Address Quadrant District & Land Lot

to be used for Mixed-use purposes

The property is zoned I-1/ Beltline District

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

Applicant seeks a special exception from the zoning regulation to 1). Reduce the required parking from 49 spaces to 46 spaces to allow for mixed-use (Office and Restaurant).

Applicant seeks NO other variance at this time

Complete review NOT conducted

1982 ZONING ORDINANCE, AS AMENDED

Chapter 16 Section 16-16.009 Paragraph (4)

Chapter _____ Section _____ Paragraph _____

Thomas Otoo 04/24/18
 Plan Reviewer Date

[Signature] 4/24/18
 Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Department of City Planning
Office of Zoning & Development

Please mark "X" next to the type of application(s) you are submitting:

Variance	
Special Exception	✓
Variance & Special Exception	

1-18-126
APR 24 2018

Date Filed 4/24/18 Application Number _____ 55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

Name of Applicant Patrick Busko / Gregory Hughes Daytime Phone 404-901-8765

Company Name (if applicable) H.H.S.T. Spouting Group email pcb@buskores.com

Address 2425 Piedmont Rd Atlanta GA 30324
street city state zip code

Name of Property Owner 494 Plasters Avenue (TGS) LLC Phone 404 995 9595

Address 430 Plasters Avenue Atlanta GA 30324
street city state zip code

Description of Property


Address of Property 494 Plasters Avenue Atlanta GA 30324
street city state zip code

Area: _____ Land Lot: 57 District: 17th, Fulton County, GA.

Property is zoned: I-1, Council District: 6, Neighborhood Planning Unit (NPU): F

TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.



Owner or Agent for Owner (Applicant)
Patrick Busko
Print Name of Owner

Sworn To And Subscribed Before Me This 27 Day Of March, 20 18.


NOTARY PUBLIC
April 14 2020

SUMMARY & JUSTIFICATION FOR SPECIAL EXCEPTIONS

Directions: Complete responses must be provided. Incomplete applications will not be accepted. The space below may only be utilized for the summary of proposal or responses may be submitted as a separate attachment. Specific criteria for Board approval of special exceptions may be found on page 9. The justification must address these criteria. Please submit a separate justification for responses to the applicable special exception criteria.

State whether the property described in this application is subject to a pending application or ordinance for a Rezoning or Special Use Permit. YES NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor.)

Summary of proposed special exception request (shall not replace submittal of written criteria). (Examples: "Installation of a swimming pool adjacent to the public right of way ("active recreation"), "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates."))

- Parking & Loading:** List the maximum number of employees who will park on the site at any given time: Four (4) AND list the maximum estimated number of customers, clients, visitors, or similar persons who will require automobile parking in connection with the facility on the site at any given time: Thirty Five (35). If you propose to provide off-site parking, see the attached Standards for off-site Parking Agreements (page 10)

(please see attached for full explanation)

- Walls and Fences:** Any request for walls or fences should include a site plan and elevations showing the full extent of the wall or fence and a drawing showing a typical portion of the wall or fence including gates of ornamental fences.

- Active Recreation:**

- Non-Conforming Uses & Structures (i.e. duplex):**

- All other Special Exception Requests:**

Department of City Planning
Office of Zoning & Development

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Atlanta, GA

April 24, 2018

City of Atlanta
Office of Zoning and Development
55 Trinity Avenue
Atlanta, GA 30303

Department of City Planning
Office of Zoning & Development

V-18-126
APR 24 2018

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

RE: 494 Plasters Avenue Special Exception Application

To Whom It May Concern:

My client, H.H.S.T. Sporting Group LTD (d/b/a Woof's Sports Bar), has signed a lease at 494 Plasters Avenue, Atlanta, GA 30324. They are seeking to convert 4,343 square feet of previous catering kitchen to a restaurant use. Additionally, the property has a suite next door that has been leased to an office user. This adjacent suite is 1,681 square feet.

We are asking for a special exception for a slight reduction in the parking required as we have been unable to secure off-site parking. The restaurant use requires 43 parking spaces. The office use requires 6 parking spaces. That is a total required parking of 49 spaces. We have 46 parking spaces on site. (See attached for calculations). We are 3 parking spaces short of the required total for several hours each weekday afternoon.

We have approached the following property owners regarding shared parking with the following outcomes:

Marquis Midtown Apartments - 415 Armour Drive - secured parking in a deck that would not allow for shared access.

Shell gas station - 496 Plasters Avenue - multiple emails, on site visits and voicemails to the property owner over a period of 3 weeks. He has not returned any calls or emails.

-Dog Days Midtown - 441 Armour Drive - they have limited parking and they are open Monday-Friday during the day. Their peak times conflict with our time of shared parking need.

-445 Plasamour/468 Armour - same owners - Owner told me they are already short of their required parking and do not have any excess capacity to share.

Having exhausted all known options for a shared parking agreement we feel we are left with no choice but to ask for a variance. We do not anticipate this minor shortage in parking to present a problem. The restaurant's peak times are evenings, particularly Friday and Saturday evening, when the adjacent office tenant will not be open. Over the past few years we have seen parking demand decrease at the restaurant's current location because of the popularity of Lyft and Uber. Although the restaurant is open for lunch, we anticipate a considerable amount of lunch traffic will come from the adjacent office complexes in the Plasters Ave/Armour Drive area which are walking distance. Finally, although we cannot count this in our official parking numbers, there is on street parking available along Plasters Avenue and Plaster Bridge Road within 1-2 blocks of this location.

This property and the surrounding area were originally intended for an industrial use. When these properties were built and the zoning was written it is unlikely that the shift to a mixed-use environment was anticipated. Immediately adjacent to this property is an apartment complex with several hundred residents. One block further down the street a former industrial park has been converted to loft offices and an art gallery. This diversification of uses is consistent with the Piedmont Heights Civic Association's long term plans for this area. Additionally, we are in the Beltline Overlay district and are on the future BeltLine right of way. We anticipate that the BeltLine will provide our customers with the ability to walk, bike and take transit to our location.

The Special Exception, if granted, would not create any hardships for adjacent property owners. The only residents in the area are at the Marquis Midtown Apartments which are next door to this property. They have gated, secured parking and that would not be affected by our parking exception.

Thank you for your consideration.

Best regards,



Patrick Busko

Agent for H.H.S.T. Sporting Group Ltd.

404-901-8765

pcb@buskores.com

Department of City Planning
Office of Zoning & Development

V-18-126
APR 24 2018

65 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

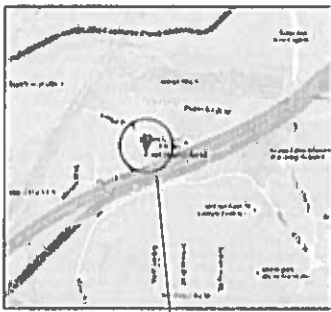
494 Plasters Avenue	
Parking Calculation	
Total Building SF	6,024
Total Parking on site	46
Subject Space	
Restaurant SF	4,343
1 space per 100 SF	
Required Parking	43
Adjacent Space	
Office SF	1,681
1 space per 300 SF	
Required Parking	6
Total Parking Required	49
Total Parking On Site	46
Difference	3

Department of City Planning
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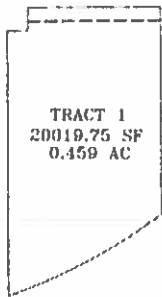


LOCATION MAP
(NOT TO SCALE)

FLOOD NOTE

I HAVE THIS DATE EXAMINED THE "FLOOD HAZARD MAP" AND FOUND NO SPECIAL FLOOD HAZARDS, SUBJECT AN OFFICIAL CERTIFICATION NUMBER IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO OVERFLOW FROM PARCEL MAP # 13121002810 EFFECTIVE DATE: 09/18/2013 ZONE: I

DETAIL (NOT TO SCALE)



TRACT 1
20019.75 SF
0.459 AC

N/F
CWS ARMOUR LLC ET AL
17 005700010351

Department of City Planning
Office of Zoning & Development
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65 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

NOTE A
SHOULD BE FIELD VERIFIED AT THE TIME OF PERMIT START DATE FOR ANY CHANGES TO THIS PLAN.

NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

- NOTES:
1. PROPERTY ADDRESS: 494 PLASTERS AVENUE, ATLANTA, GEORGIA 30324-3013
 2. TAX PARCEL I.D. NO. 17-0057-0002-0103
 3. PROPERTY IS L-1 (LIGHT INDUSTRIAL DISTRICT REGULATIONS) SETBACK PER ZONING: FRONT: 40' SIDE: 5' (FOR VICINITY LOT) SIDE: 0' FOR EXISTING PARCEL WITH BUILDING ON IT REAR: NONE

LOT	BLOCK	PLAT PREPARED FOR:	SHEET 1 OF 1
SUBDIVISION	UNIT	494 Plasters Avenue, LLC	
LAND LOT 57	17TH DISTRICT SECTION	PROPERTY ADDRESS:	494 PLASTERS AVENUE
FULTON COUNTY, GEORGIA	PB./PG. DB./PG.	ATLANTA, GA 30324	
FIELD WORK DATE FEB 28, 2018	PRINTED/SIGNED MAR 08, 2018		
ALL MATTERS PERTAINING TO TITLE ARE DECEPTE	PAPER SIZE 17" x 22"		

24 LEVON POINT
ATLANTA, GA 30324
FAX 404-801-0841
TEL 404-252-9743
INFO@SURVEY.LANDEXPRESS.COM



TOTAL PARKING SPACES
46 PARKING SPACES

AP COORD #20151172
DWG #20181172
SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES



AUTHORIZATION BY PROPERTY OWNER

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

(Please print clearly. Must be the original document. A copy will not be accepted.)

THOMAS G. STOKES, JR, sole member/Manager of
I, 494 Plasters Avenue (T&S), LLC of. a1 (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM
THE OWNER OF THE PROPERTY AT 494 Plasters Ave NE Atl, 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 Hughes FIRST NAME Gregory

ADDRESS 2425 Piedmont Rd NE SUITE _____

CITY Atlanta STATE GA ZIP CODE 30324

OWNER'S TELEPHONE NUMBER: 404-995-9595 service@EpiCity.com

494 Plasters Avenue (T&S), LLC of. a1
Thomas Stokes, Jr. member/manager
SIGNATURE OF OWNER

THOMAS G. STOKES, JR.
PRINT NAME OF OWNER

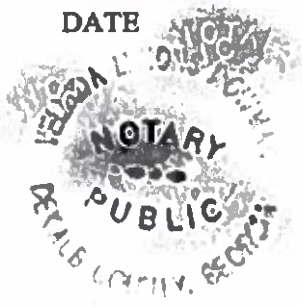
PERSONALLY APPEARED BEFORE ME THE ABOVE NAMES, WHO SWEARS THAT THE
INFORMATION CONTAINED IN THIS AUTHORIZATION IS TRUE AND CORRECT TO THE BEST OF
MY KNOWLEDGE AND BELIEF.

Valerie Davis Bowen 6/30/18

NOTARY PUBLIC

3/26/18

DATE



Department of City Planning
Office of Zoning & Development

V-18-126
APR 24 2018

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

CITY OF ATL BLDG PERMI
55 TRINITY AVE STE 1350
ATLANTA, GA 30303

4/24/2018 13:33:23

CREDIT CARD
VISA SALE

IND COMMUNITY DEVELOPMENT
GA 30303

PAID
CITY OF ATLANTA
APR 24 2018
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR
Vire

Card # XXXXXXXXXXXX5909
Chip Card: Visa Credit
CID: A000000031010
ATC: 0024
IC: FA194315C169EA54
IEQ #: 5
Batch #: 320
INVOICE 5
Approval Code: 024622
Entry Method: Chip Read
Code: Issuer

Station: V-18-126
Type: Planning/BZA/Special Exception/NA
Address: 440 PLASTER AVE NE, ATLANTA, GA 30324
Name: PARKS CAROLE & JOHN LUCIUS
Address: 494 Plasters Ave

Amount Paid	Payment Date	Cashier ID	Received	Comments
25.00	04/24/2018	BSIMMONS		

SALE AMOUNT \$625.00

& JOHN LUCIUS



CUSTOMER COPY

Applicant seeks special exception from the zoning regulation to: (1)
increase parking from 49 spaces to 46 spaces to allow for mixed-use (Office and