

1. Meeting Called To Order
2. Approval Of The Agenda

Documents:

[APRIL 21 AGENDA.PDF](#)

3. New Business:

- 3.I. 120 Olive Street – Parking Requirements

Documents:

[120 OLIVE -VARIANCE APP.PDF](#)

- 3.II. 3409 Covington Highway – Buffer Reduction - Withdrawn By The Applicant

4. Other Items For Discussion

5. Adjournment



**BOARD OF APPEALS**  
**April 21, 2020**  
**6:30 p.m.**

**AGENDA**

- Item No. 1            Meeting called to Order
- Item No. 2            Approval of the Agenda
- Item No. 3            New Business:
- 120 Olive Street – Parking Requirements
  - ~~3409 Covington Highway – Buffer Reduction~~ Withdrawn by the applicant
- Item No. 4            Other Items for Discussion
- Item No. 5            Adjournment

**This meeting will be held via teleconference.**

**To participate, call 1-480-660-5310 and enter code 960450.**



**City of Avondale Estates  
Variance Application**

Name of Applicant: OCP Olive, LLC Phone #: 404-371-4100  
 Address: P.O. Box 881  
Scottsdale, GA 30079  
 E-mail Address: FPATY@OAKRIP.COM  
 Property Owner: Same as Above Phone # n  
 Address: n

**Location of property for which variance is sought:**

Address: 120 Olive Street  
Avondale Estates, GA 30002 Parcel ID: 15 248 21 001

**Variance(s) Requested:**

	From	To
<u>Parking Variance</u>	<u>Permanent</u>	

**Attachments: (7 copies of each)**

- \* Legal description and plat of the property
- \* Scale drawing showing the proposed improvement

If the applicant is not the current property owner, please provide a notarized authorization for this application from the current property owner

Please include a check in the amount of \$100 payable to the City of Avondale Estates with application.

[Signature]  
 Applicant Signature

2/14/2020  
 Date

## **OCP Olive, LLC**

### **Request for a Permanent Parking Variance**

120 Olive Street is a 7,584 square foot one story building located on 0.4330 of an acre in downtown Avondale Estates, GA. Per the current Avondale Estates Zoning Ordinance, the building is required to provide a certain number of parking spaces depending on uses and we are requesting a variance from this requirement.

We purchased the property in January 2020 and have been working diligently on plans to revitalize the property since we purchased it. Our goal is to maintain the integrity of the building and bring new life to it by leasing spaces to great tenants that will improve and enhance downtown Avondale Estates.

The building was constructed in 1962 and we are not able to fulfill the parking requirement based on the size of our lot. We are able to provide a total of 18 parking spaces for the building, up to two space of which will be dedicated as ADA accessible parking spaces.

In order to lease spaces in the building, we will need a parking variance to be compliant and ensure that our building can be fully occupied and positively contributing to downtown Avondale Estates.

Granting the variance will benefit the public and allow us to lease the spaces in the building so it will be an economic contributor and economic driver for the downtown Avondale Estates area.

Thank you for your consideration. Please feel free to call Fisher Paty at 404-371-4100 with any questions.

### Symbols & Abbreviations

- IRON PIN FOUND
- IRON PIN SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- ⊗ FND X MARK / SCRIBE
- ⊗ SET X MARK / SCRIBE
- (R) RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA
- R/W RIGHT OF WAY
- MTL METAL
- L/S LANDSCAPING
- # EXCEPTIONS
- IPS IRON PIN SET
- RBF REBAR FOUND
- CTP CRIMP TOP PIPE
- OTP OPEN TOP PIPE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- X— FENCE LINE
- PP POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- AIR CONDITIONER
- BE BURIED ELECTRIC
- OHE OVERHEAD ELECTRIC
- UGE UNDERGROUND ELECTRIC
- ELEC. MANHOLE
- ELECTRIC METER
- W WATER LINE
- WM WATER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- BACK FLOW PREVENTOR
- GAS VALVE
- GAS METER
- GAS MANHOLE
- GAS LINE
- POWER BOX
- SS SANITARY SEWER PIPING
- SEWER MANHOLE
- CLEAN OUT
- SD STORM DRAIN PIPING
- SDM STORM DRAIN MANHOLE
- STORM INLET
- CI CURB INLET
- DI DROP INLET
- PPAY PAY PHONE
- TP TELEPHONE BOX
- TM TELEPHONE MANHOLE
- TP TELEPHONE POLE
- UGT UNDERGROUND TELEPHONE LINE
- O/H T OVERHEAD TELEPHONE LINE
- C CABLE TELEVISION LINE
- O/H C OVERHEAD CABLE
- CB CABLE BOX
- BC/BOC BACK OF CURB
- EP EDGE OF PAVEMENT
- EC EDGE OF CONCRETE
- P PROPERTY LINE
- D.E. DRAINAGE EASEMENT
- L.E. LANDSCAPE EASEMENT
- S.S.E. SANITARY SEWER ESMT

### Field Observation Notes

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "RETRACEMENT BOUNDARY SURVEY". AND COMPLETED ON 11/19/2019 UTILIZING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION AND/OR A CHAMPION PRO GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
- THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
- THE FIELD CLOSURE UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 41,590 FEET, AND WAS NOT ADJUSTED.

### RECORD DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 248 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING LOTS 1, 2, 3, AND 4, BLOCK "11" OF EAST DECATUR LAND CO SUBDIVISION, ACCORDING TO PLAT OF RECORD AT PLAT BOOK 11, PAGE 49; DEKALB COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE SOUTHERLY SIDE OF FRANKLIN STREET INTERSECTS WITH THE WESTERLY SIDE OF OLIVE STREET; RUNNING THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF FRANKLIN STREET 112 FEET TO A POINT; RUNNING THENCE SOUTHEASTERLY 193 FEET TO THE NORTHERLY SIDE OF 10 FOOT ALLEY; RUNNING THENCE EASTERLY ALONG THE NORTHERLY SIDE OF A 10 FOOT ALLEY 76 FEET TO THE WESTERLY SIDE OF OLIVE STREET; RUNNING THENCE NORTH 4 DEGREES 30 MINUTES WEST ALONG THE WESTERLY SIDE OF OLIVE STREET 212.5 FEET TO SAID INTERSECTION AND THE POINT OF BEGINNING, AND BEING IMPROVED PROPERTY KNOWN AS NO. 120 OLIVE STREET, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.

### Map or Plat Certification

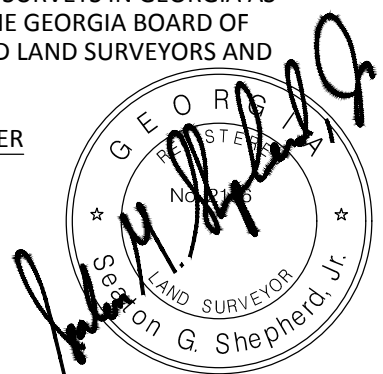
To: OCP OLIVE, LLC; TRUIST BANK AND COMMONWEALTH LAND TITLE INSURANCE COMPANY

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned surveyor certifies that: IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

PRESENTED BEFORE ME THIS 03 DAY OF DECEMBER IN THE YEAR OF 2019.

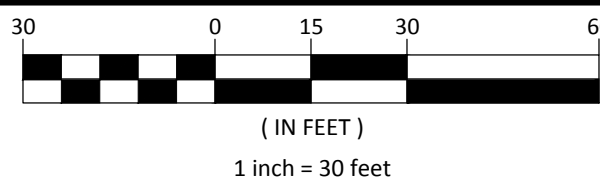
*Stanton G. Shepherd, Jr.*  
STANTON G. SHEPHERD, JR., GA RLS No. 2136  
DATE OF LAST REVISION: JANUARY 3, 2020



### Map or Plat Closure Statement & Notes

- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 399,097 FEET.
- ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
- UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANES, WEST ZONE NAD83.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITH THE BENEFIT OF AN ABSTRACT OF TITLE. TITLE COMMITMENT ISSUED BY ORIGIN TITLE AND ESCROW, INC. ISSUING OFFICE FILE NO.: 19-9294. COMMITMENT DATE: 10/13/2019.

### Graphic Scale



### FEMA Note

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13089C0069J, CONTAINING A LATEST DATE OF 05/16/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

### AS-SURVEYED DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 248, 15TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY IDENTIFIED AS 120 OLIVE STREET, AVONDALE ESTATES, GA, AND SHOWN AS LOTS 1, 2, 3, AND 4, BLOCK 11, EAST DECATUR LAND CO. SUBDIVISION AS RECORDED AT PLAT BOOK 11, PAGE 49 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH OPEN TOP PIPE FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF FRANKLIN STREET (40' PUBLIC RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY OF OLIVE STREET (40' PUBLIC RIGHT OF WAY), SAID 1 INCH OPEN TOP PIPE BEING THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT OF WAY OF OLIVE STREET SOUTH 06 DEGREES 52 MINUTES 22 SECONDS EAST A DISTANCE OF 212.11 FEET TO A 1 INCH IRON PIN FOUND; THENCE LEAVING SAID RIGHT OF WAY ALONG THE NORTH SIDE OF A 10' ALLEY SOUTH 82 DEGREES 36 MINUTES 37 SECONDS WEST A DISTANCE OF 76.00 FEET TO AN IRON PIN SET; THENCE ALONG PROPERTY NOW OR FORMERLY OWNED BY DAVE LADET, DB 10848, PAGE 642 NORTH 16 DEGREES 55 MINUTES 08 SECONDS WEST A DISTANCE OF 193.00 FEET TO AN IRON PIN SET ALONG THE SOUTHERLY RIGHT OF WAY OF FRANKLIN STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY OF FRANKLIN STREET NORTH 71 DEGREES 24 MINUTES 15 SECONDS EAST A DISTANCE OF 112.00 FEET TO A 1 INCH OPEN TOP PIPE FOUND AND THE POINT OF BEGINNING.

SAID TRACT CONTAINING 18,863 SQUARE FEET OR 0.4330 ACRES.

### Utility Notes

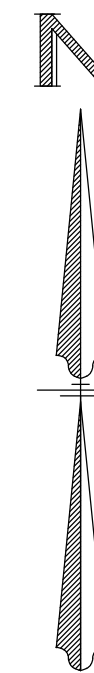
- THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS
- THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYORS ABILITY.
- AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.

### Map or Plat and Survey References

- REFERENCE PLAT BOOK 11, PAGE 49
- REFERENCE DEED BOOK 24686, PAGE 0394



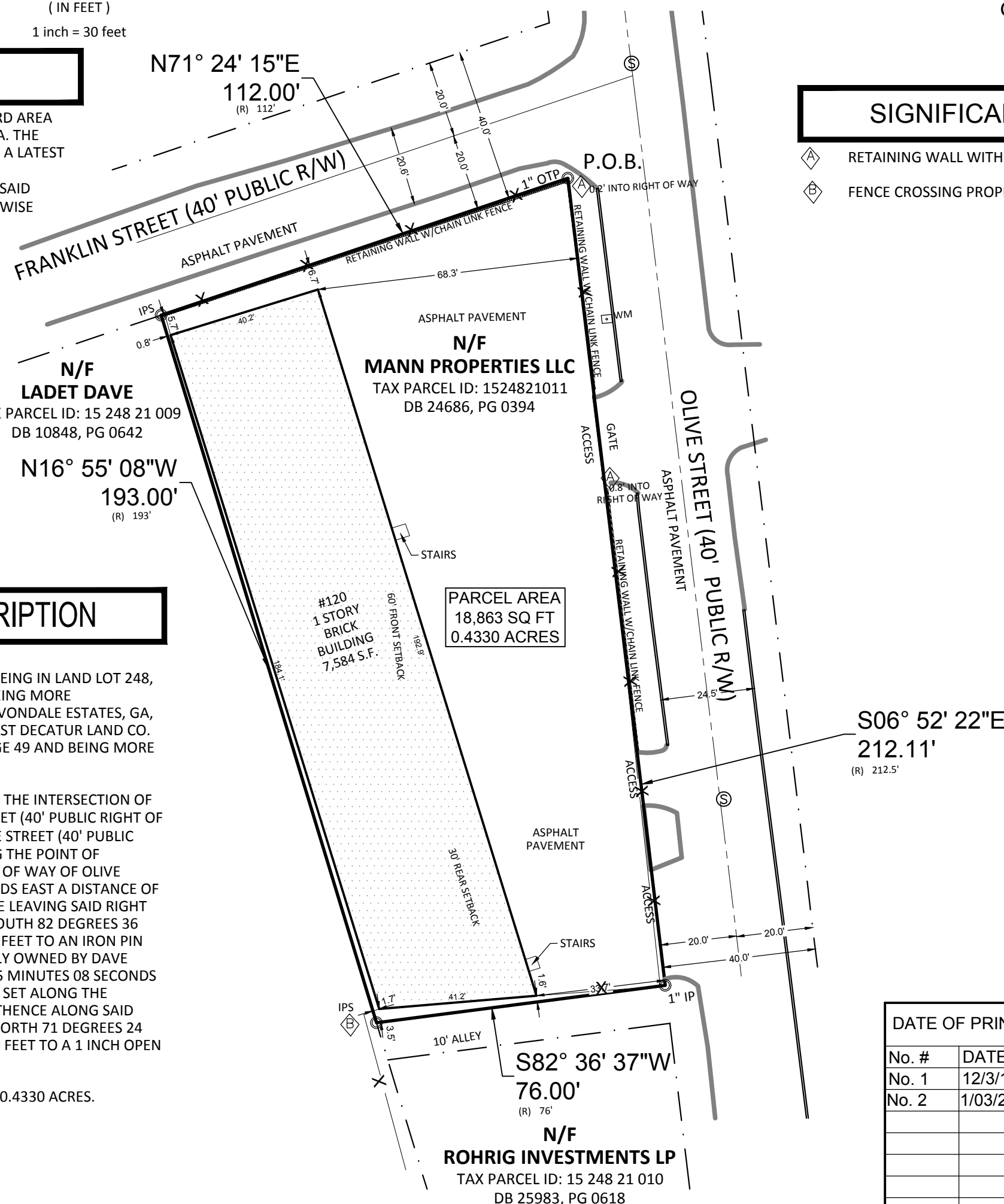
1-800-282-7411  
Know what's below.  
Call before you dig.



BASIS OF HORIZONTAL DATUM  
GEORGIA STATE PLANES -  
WEST ZONE (NAD83)

### SIGNIFICANT OBSERVATIONS

- RETAINING WALL WITH FENCE MEANDERS ALONG PROPERTY LINE
- FENCE CROSSING PROPERTY LINE AT SOUTHWEST CORNER BY 1.7'



### Retracement Boundary Survey

For: OCP OLIVE, LLC

Site Address: 120 Olive St, Avondale Estates, GA 30002  
Lots 1-4, Block 11, East Decatur Land Co Subdivision,  
Plat Book 11, Page 49

Land Lot 248 of the 15th Land District, Deklab County, Georgia

Sheet / Drawing Scale  
1" = 30'

\*Unless Otherwise Noted\*

GSA Project No.

19-10-650

Drawn By / Field Crew

MRS Crew No. 1  
11/19/2019

Sheet No. 01 OF 01

### DATE OF PRINT/PDF:

No. #	DATE / BY	DESCRIPTION
No. 1	12/3/19- MRS	SUBMITTAL
No. 2	1/03/2020- LS	ATTORNEY COMMENTS, REVISE SCOPE

