

**City of Avondale Estates  
Planning Architectural Zoning Board  
Staff Review, Variances \***

**November 17, 2025, PAZB Meeting**

**Applicant:** Maple 278 Ventures LLC: Jetha Wagner, Avila Development

**Property Address:** 2804 E College Avenue, 2806 E College Avenue, 129 Maple Street, 117 Maple Street, 113 Maple Street, 109 Maple Street, 2786 E College Avenue, 2794 E College Avenue, 2808 E College, 2804 Franklin Street, 2816 Franklin Street, 154 Olive Street, 102 Olive Street, and 2820 Franklin Street (Maple Parcel)

**Property Zoning:** Central Business District-1 (CBD-1)

**Project Summary**

The applicant has applied for variances associated with the development of a 5-acre site proposed for multifamily and townhome/small-lot single-family development. The proposal includes two connected five-story multifamily buildings with approximately 300 units total, and approximately 40 townhome/small-lot single-family units.

Requested variances include:

- Street connectivity and alterations to the street layout;
- Modifications to typical street cross sections;
- Reductions in supplemental zones;
- Allowance for a maximum building height of five stories or 70 feet, without transitional height planes;
- Adjustments to permitted building materials and façade design;
- Permission to use Juliet balconies;
- Authorization for fences in front yards; and
- Allowance for open space to be counted across the overall project rather than on a parcel-by-parcel basis.

## Summary of Requested Variances

The requested variances pertain to the following sections of the City Code:

Code Section	Topic / Requirement	Requested Variation	Purpose / Intent
Sec. 21-3.2.7	Street Pattern	Vary the approved street layout	Allow flexibility to improve site circulation and respond to topography and context
Sec. 21-3.2.8	Typical Street Sections	Modify cross sections for eight (8) streets	Achieve context-sensitive design, reflect site conditions and desired character
Sec. 21-3.2.8.D	Access	Allow a curb cut aligned with an existing signalized intersection on US-278 (Type A street) and allow access from the higher-classified North Avondale Road frontage	Improve traffic safety and circulation efficiency
Sec. 21-3.2.8.E	Supplemental Zones	Reduce from 5 feet to 0 feet for up to 10% of townhome/single-family units	Provide design flexibility
Sec. 3.2.4	Building Height	Permit a maximum height of five (5) stories or 70 feet, whichever is less, abutting the CBD-2 Sub-Area and along US-278	Create compatible transition to adjacent commercial areas and support density goals
Sec. 21-3.2.12.B & 21-3.2.12.F	Transitional Height Planes	Eliminate transitional height plane requirements; allow height up to five (5) stories or 70 feet	Allow consistent building form across the site and accommodate site grading
Sec. 21-3.2.10	Primary Materials	Allow fiber cement as a primary building material	Expand material options while maintaining quality
Sec. 21-5.3.C.2	Building Material Mix	Where fiber cement is used, modify the requirement for brick or stone on street-visible façades	Allow flexibility for architectural variety
Sec. 21-3.2.F.3	Juliet Balconies	Permit use	Enhance façade articulation
Sec. 21-3.2.10.G.7	Window Recess	Allow recess less than 3 inches for fiber cement façades	Support material compatibility and detailing
Sec. 21-3.2.1.L	Direct Stoop Access	Eliminate requirement	Allow flexibility in building entries to accommodate site grading and accessibility
Sec. 21-6.2.5	Parking Layout	Permit overhead clearance less than 10 feet	Accommodate internal structured parking
Sec. 21-6.2.13	Multifamily Street Frontage	Allow communal entrances, windows, and landscaping to address the street	Support active, pedestrian-oriented design

Code Section	Topic / Requirement	Requested Variation	Purpose / Intent
Sec. 21-6.2.11.B	Loading	Require no more than one loading space per multi-unit building	Reduce excess pavement and improve layout
Sec. 21-6.5.3	Decorative Fences & Walls	Permit fences/walls up to 4 feet in front yards, select locations up to 6 feet, and gates up to 6 feet with partial visibility	Provide enhanced privacy and security while preserving visual openness
Sec. 21-6.3.5	Open Space	Provide a minimum of 10% open space across the entire site; no additional open space required by supplemental use regulations	Consolidate open space for higher usability and coordinated design
Sec. 21-6.3.5.E.2	Private Open Space	Allow private outdoor areas to count toward open space requirement	Recognize private outdoor areas as meaningful resident amenities
Sec. 21-6.3.5.E.10	Open Space Standards	Eliminate minimum dimensional standards for open space	Allow flexible design for a mix of public and private outdoor spaces
Sec. 21-3.2.8.D.3.b	Curbing	Permit concrete curbing in lieu of granite	Reduce cost while maintaining durability and appearance

## Analysis

The proposed development meets the intent of the Zoning Ordinance, the Comprehensive Plan, and the Downtown Master Plan. It will expand residential uses in the downtown area, providing new inhabitants, activity, and vibrancy, and generating additional patronage for commercial development along US-278 and throughout the downtown.

The City’s zoning ordinance is a design-based code intended to implement the downtown vision. While it sets strong design parameters, it cannot anticipate every future development scenario. The proposed variances allow design flexibility that enhances the project and enables creative design responses consistent with the code’s intent.

### Downtown Master Plan (March 2014)

The March 2014 Downtown Master Plan identifies this site for a mix of live-work housing, single-family attached housing, retail, and office uses, and supports five-story multifamily development. The plan states:

*“Multifamily development in the Downtown Avondale Estates study area includes stacked flats in apartments or condominiums. Heights of up to five stories are appropriate, particularly in the north part of the study area adjacent to the MARTA rail where the topography is lower. Multifamily development provides important housing choices to households in a range of life stages and incomes. Greenspace or other amenities should be incorporated into the development. Vehicular connectivity is important, but access management guidelines will be used to minimize curb cuts. In order to provide non-vehicular connectivity, connections to adjacent sidewalks and trails will be included.”*

The proposed development aligns with these objectives, and the requested variances do not conflict with the intent or goals of the Downtown Master Plan.

### **Illustrative Plan and Zoning Ordinance**

The Illustrative Plan in the Downtown Master Plan differs from the layout codified in the Zoning Ordinance. However, the plan explicitly states:

*“The exact location, scale, and design character of public and private improvements may differ from the illustrative plans and concept sketches... Developers, property owners, and the City’s boards and commissions will inevitably shape the illustrative plan through the development review process.”*

The requested variances are consistent with this direction, providing flexibility in street layout and design while maintaining alignment with the City’s overall planning vision.

### **2021 Comprehensive Plan**

The 2021 Comprehensive Plan reinforces the goals of the Downtown Master Plan to:

- Provide a variety of housing options;
- Improve connectivity for all modes of transportation;
- Strengthen economic vitality; and
- Coordinate implementation among key partners.

The proposed variances are consistent with these goals.

### **Review and approval criteria for variances (Sec. 21-7.2.10):**

- 1. There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape, topography, or a mature tree or tree stands; and**  
There are extraordinary and exceptional conditions pertaining to the subject property due to its size of 5 acres, and topography across the site.
- 2. The application of this ordinance to the particular piece of property would create an unnecessary hardship; and**  
Application of the ordinance would create an unnecessary hardship because the proposed use and design is supported by both the Comprehensive Plan and the Downtown Master plan. The Downtown Master Plan concept recommends mixed use with a focus on multifamily and single family attached housing for the subject parcel. The variances support this vision, and the plans specifically state that *“The exact location, scale and design character of public and private improvements may differ from the illustrative plans and concept sketches.”*
- 3. Such conditions are peculiar to the particular piece of property involved; and**  
The subject property has conditions that are unique or peculiar to the subject property because the property is large, has significant topography across the site, is uniquely located in the downtown, and

has the potential to provide connectivity in the Downtown area with several different layouts.

**4. Such conditions are not the result of actions of the property owner; and**

The condition of a large parcel with significant topography, and potential to provide connectivity is not the result of actions of the property owner.

**5. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance or be in conflict with an adopted master plan.**

Relief if granted, would not cause substantial detriment to the public good by allowing 5-story maximum height, variations in building design, variations in the street design and grid, fencing in front yards, and reduction of supplemental zones. Relief would not be in conflict with the adopted master plan, or with the purposes and intent of the zoning ordinance to allow multifamily and single family small lot/ attached housing variances with an alternate street layout.

## **Recommendation**

The proposed development will significantly enhance the central business district of Avondale Estates by improving connectivity, providing alternative housing choices, implementing attractive pedestrian-oriented streets, and adding new residents who will bring vitality to local businesses and public spaces.

The requested variances are consistent with the intent of the 2021 Zoning Ordinance, the 2014 Downtown Master Plan, and the 2021 Comprehensive Plan. They allow the design flexibility necessary to realize an ambitious, high-quality development that advances the community's vision for this site.

Both the Comprehensive Plan and Downtown Master Plan describe their concepts as visions, not final designs. As stated, "Developers, property owners, and the City's boards and commissions will inevitably shape the illustrative plan through the development review process." The submitted plans and requested variances are consistent with the urban design guidelines and recommendations adopted by the City.

## APPENDIX A

### Avila Hedgewood Avondale Estates Maple Street Parcel

1) Street variance

FROM: Figure 21-3.2.7 Street Typology Map

TO: Street type and locations would be altered in such a way that proposed B1 Street would be an entrance that aligns with Twin Oaks Drive but would not connect through to a Washington Street extension.

Proposed Washington Street extension between Olive Street and Maple Street would not be a B1 Street but would have a varied cross section and would jog to the north.

Figure 21-3.2.7 Street Typology Map and Exhibit A proposed street grid diagrams:

Figure 21-3.2.7 Street Typology Map



Table 3.2.8.E Streetscape Dimensions:

Table 21-3.2.8.E - Streetscape Dimensions			
Street Type	Landscape Zone	Sidewalk Zone	Supplemental Zone
Type A	5—10 feet	10—12 feet	10—15 feet
Type B1	6—8 feet	10—12 feet	5—10 feet
Type B2	6—8 feet	7—10 feet	5—10 feet
Type B3	5—7 feet	7—10 feet	5—10 feet
Type C1	5—7 feet	5—8 feet	5—10 feet
Type C2	5—7 feet	5—8 feet	5—10 feet
Type C3	5—7 feet	5—8 feet	5—10 feet
Type D (shared street)	None	Shared	5—15 feet
Type E (alley)	None	None	5—7 feet

A) Washington Street Extension east- New street w/ 90 degree parking- (new public)  
 FROM: Figure 21-3.2.8.B.4.d and Table 3.2.8.E reduce type D street section from 40' ROW and 5' SUPZ to building face.  
 TO: Washington Street extension-new varied section with 30' ROW (5' LSZ, 12' lane, 12' lane) and 3' to 4' LSZ with a retaining wall to the north, and an 18.5' parking bay, 5' SWZ, and 5' SUPZ to building face per section in Exhibit D.

B) Olive Street-North of Potter Street (existing public) - No ROW Variance Needed, only variation in layout of street elements.  
 FROM: Figure 21-3.2.8.B.4.c and Table 3.2.8.E reduce type C3 street section from 40' ROW, 2' additional LSZ and 5' SUPZ to building face.  
 TO: Olive Street- North of Potter Street section with 40' ROW and 3' additional SWZ and 5' SUPZ to single family building face per section in Exhibit D.

C) Olive Street-South of Potter Street (existing public) -No ROW Variance Needed, only variation in layout of street elements.  
 FROM: Figure 21-3.2.8.B.4.c and Table 3.2.8.E realign type C3 street section from 40' ROW, 2' additional LSZ and 5' SUPZ to building face.  
 TO: Olive Street- South of Potter Street section with 40' ROW and 3' additional SWZ and 5' SUPZ to multifamily building face per section in Exhibit D.

D) Washington Street Extension west- New street w/out street parking- (new public)  
 FROM: Figure 21-3.2.8.B.4.d and Table 3.2.8.E reduce type D street section from 40' ROW and 5' SUPZ to building face.  
 TO: Washington Street extension-new varied section with 30' ROW (5' LSZ, 10' lane, 10' lane, 5' SWZ) and 3' to 4' LSZ with a retaining wall to the north, and 5' SUPZ to building face per section in Exhibit D.

E) Maple Street- (existing public)  
 FROM: Figure 21-3.2.8.B.4.c and Table 3.2.8.E reduce type C2 street section from 40' ROW, 5' SWZ, and 5' SUPZ to building face.  
 TO: Maple Street- section with 26' ROW (1.75' LSZ, 11.25' lane, 11.25' lane, 1.75' LSZ) and 3.25' additional LSZ, 5' SWZ, and 5' min. SUPZ to multifamily building face per section in Exhibit D.

F) East College Avenue- (existing public)  
 FROM: Table 3.2.8.E reduce type A street section from 10' SUPZ to building face.

TO: East College Avenue - section with existing ROW and streetscape improvements, and 0' min. SUPZ to multifamily building face per section in Exhibit D

Section 3.2.8.D. General Standards for Streets.

FROM: 4. Access.

a. No curb cuts are allowed on Type A streets if the subject lot has access to another street type. Lots with access solely to Type A streets are allowed a maximum of one (1) curb cut.

f. On lots with more than one street frontage, access and off-street parking shall not be located in front of the primary building on the street with the higher classification based on the following order from highest to lowest: North Avondale Road, North Clarendon Avenue, Washington Street, Oak Street, Center Street, Lake Street, Laredo Drive, Parry Street, Green Street, Hilyer Avenue, Olive Street, Locust Street, Pine Street, Maple Street, Elm Street, and Potter Avenue.

TO: Allow curb cut aligned to existing signalized intersection on US-278 (Type A street). Allow access from the higher classified street frontage of North Avondale Road.

Sec. 21-3.2.8.E. Streetscape.

FROM: 4. Supplemental zones.

The supplemental zone starts at the inner edge of the pedestrian zone and extends inward (toward the lot) for the minimum distance and no more than the maximum distance indicated in table 21-3.2.8.E - streetscape dimensions. This area is intended to accommodate active uses along the street frontage with amenities such as widened sidewalk zones, outdoor seating, and landscaping.

TO: For attached and detached single family uses, allow a supplemental zone reduction to 0 feet in 10% of units to allow for creative community open space design. Supplemental zone may be used for private purposes including retaining walls, overhangs, foundation footings, stoops, and enclosure by decorative privacy walls and fences. Partial views into the supplemental zone shall be maintained using open fencing and holes in walls that frame inviting views into private space.

2) CBD-1 Sub-Area Requirements - Section 3.2.4 – Central Business District – 1 (CBD-1 Sub-Area Requirements)  
Section 3.2.4 CBD-1 Sub-Area Requirements Table

FROM: Maximum Height

Five (5) stories or 70 feet, whichever is less. Abutting the CBD-2 Sub-Area or along 278, four (4) stories or 60 feet, whichever is less.

TO: A building height of Five (5) stories or 70 feet, whichever is less abutting the CBD-2 Sub-Area and along US 278.

FROM: Sec. 21-3.2.12.B. Stepback

Buildings shall be stepped back in accordance with the Transitional Height Plane in Section 21-3.2.12.B.

TO: No transitional height plane is required and a building height of Five (5) stories or 70 feet, whichever is less is permitted.

Sec. 21-3.2.12.F - Generally applicable regulations, Transitional height plane

FROM: Transitional height plane. All CBD-zoned lots that abut R-zoned lots, city open spaces or parks, or the CBD-2 sub-area are subject to the transitional height plane requirements of this section. Adjacent uses under this section are referred to as "sensitive."

1. When adjacent to sensitive uses, the maximum height of all buildings or structures in the CBD shall be forty-five (45) feet or three (3) stories, whichever is less, for a horizontal distance of twenty-five (25) feet from the property line in

toward the subject lot. At the point twenty-five (25) feet into the property, the height of the building can increase at a forty-five (45) degree angle up to a maximum height of seventy (70) feet or five (5) stories, whichever is less, depending on the maximum height of the sub-area.

2. No building or portion of building may protrude above the transitional height plane.

TO: No transitional height plane and a building height of Five (5) stories or 70 feet, whichever is less abutting the CBD-2 Sub-Area and along US-278.

Both Oak Street and Maple Street Parcels

3) Building Design Standards

Section 3.2.10 - Building Design Standards

FROM: Section 3.2.10.C. 2. Exterior wall finish materials differ by Sub-Area District as follows:

a. CBD-1 Materials.

i. Primary: Metal panels and siding; exposed, stained, or painted concrete; exposed wood; and ceramic panels; brick, including full-depth and half-depth masonry brick; and stone.

ii. Secondary: EIFS; glass block; phenolic resin panels, metal mesh; brick, including full-depth and half-depth masonry brick.

TO: Fiber cement siding (lap siding and board and batten) shall be allowed as a PRIMARY material.

FROM: Section 21.5.3.C.2 Multi-unit Buildings shall conform to the following design standards:

a. Sixty (60) percent of exterior building materials on façades visible from the public right-of-way or an adjacent R-zoned lot shall be brick or stone. Masonry shall wrap corners to avoid appearance of being applied.

TO: Where fiber cement is used as a primary material the materials of brick or stone may modified.

FROM: Section 21.3.2.10.F.3 Residential Balconies

3. Juliet balconies are prohibited.

TO: Juliet balconies are permitted.

FROM: Section 21.3.2.10.G.7 Window Systems

Window systems shall be recessed from the façade of the building a minimum of three (3) inches. This reveal shall be accomplished through the design of the window casing reveals and frames.

TO: The reveal requirement is removed for windows in fiber cement locations.

Sec. 21-3.2.1.L – Purpose

FROM: L. Require multiple entrances with direct connections to the public sidewalk. Design buildings to include multiple entrances with porches, stoops and doors directly connected to the public sidewalk.

TO: Eliminate the direct stoop access requirement.

Sec. 21-6.2.5. - Parking layout and design.

FROM: G. Vertical clearance. All required parking spaces shall have overhead vertical clearance of at least ten (10) feet.

TO: Precast parking garages will have a 10'-8" floor to floor dimension to align with adjacent residential levels, resulting in a vertical clearance of less than 10'.

Sec. 21-6.2.13 - Pedestrian access and circulation

FROM: F. Relationship of building to street

3. Buildings with more than four (4) residential units at the street level shall have front-facing entrances that are directly connected to the street-facing sidewalk with a pedestrian walkway a minimum of five (5) feet wide. Such access shall be perpendicular to the street, unless topography prohibits, and shall be permitted to share said walkway with one (1) adjacent unit.

TO: Multifamily buildings will address the street with communal entrances, windows and landscaping.

Sec. 21-6.2.11.B – Loading

FROM: 13. Minimum loading space requirements for commercial, mixed-use, and multi-unit building uses:

a. One (1) loading space required for every fifty thousand (50,000) square feet of gross floor area, or fraction thereof.

b. A minimum of one (1) loading space is required based on the calculation above.

TO: One (1) loading space per multi-unit building is required.

Sec. 21-6.5.3 Non-residential fences and walls (CBD zoned property).

FROM: A. Fences and walls shall not exceed three (3) feet in height when located in the front yard or six (6) feet in height when located in any other (non-front) yard for any commercial, mixed-use, or multi-unit building use.

B. Gates may be up to four (4) feet in height in front yards.

TO: Decorative fences and walls may be up to 4 feet in front yards with select locations up to 6 feet and sections over 4 feet in height shall allow views into private space. Gates may be up to 6 feet in height that provide selective views into private space. Decorative fences and walls shall create an open and welcoming public space environment and one that activates the sidewalks, parks, and provides public safety.

Sec. 21-6.3.5. - Open space.

FROM: D. Minimum open space ratio. A minimum of ten (10) percent on-site open space shall be provided for each applicable development site, unless more is required by the supplemental use regulations of division 5.3 - residential uses.

TO: A minimum of ten (10) percent on-site open space shall be provided across the entire development site. Additional open space shall not be required by the supplemental use regulations of division 5.3 - residential uses.

FROM: Sec. 21-6.3.5.E.2. Private open space. Rooftop patios, rooftop decks, shared tenant amenity spaces, green roofs, or any other controlled access or private open spaces are permitted and encouraged but shall not be used to satisfy open space requirements.

TO: Private outdoor open space may be used to satisfy open space requirements.

FROM: Sec. 21-6.3.5.E.10. Open space minimum dimensional standards. The following description and illustrations in table 21-6.3.5.G open space dimensions describe the open space dimensional standards required by this Code. Minimum Size: 2,500 Sq. Ft., Minimum Length: 50 Feet.

TO: No open space minimum dimensional standards.

FROM: Sec. 21-3.2.8.D.3.b Granite curbing is required. The curbing for such street improvement, extension, or reconstruction shall be granite curbing of a similar size and type as the granite curbing used on such existing street or the closest existing street containing granite curbing.

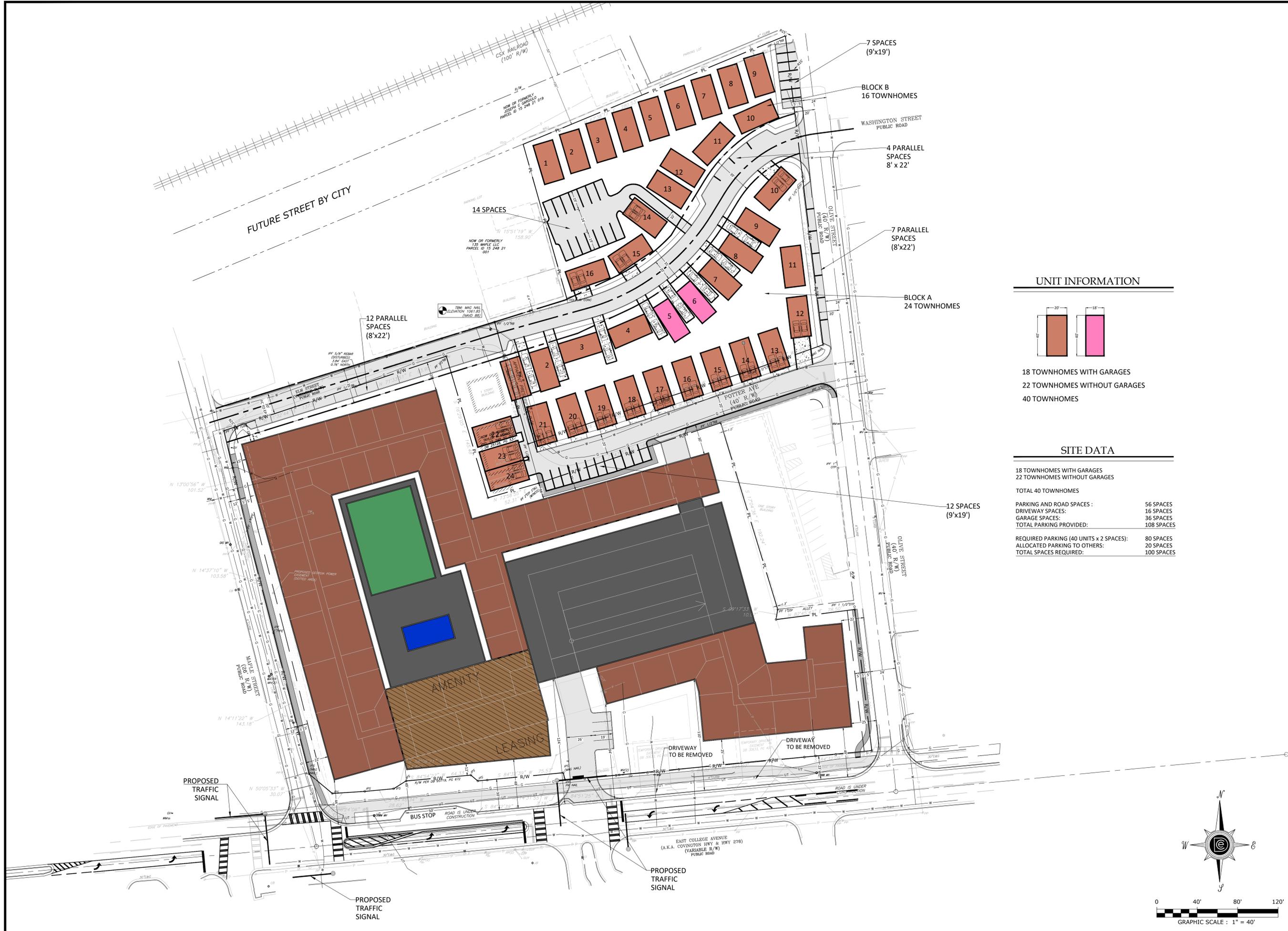
TO: curbing may be constructed of concrete.

4) Block Requirements- Tier 1 waiver- Section 3.2.8.B.1 Streets and Blocks, Block Requirements.

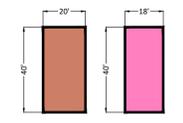
FROM: Maximum. The maximum block perimeter for the CBD is one thousand six hundred (1,600) feet. The required block length is a maximum of four hundred (400) feet or consistent with the adopted Downtown Avondale Estates Street Grid Plan. Exemptions or departures from these standards pertain to certain blocks based on the street grid plan. Section 3.2.8.B.4.

Waiver. The City Manager may grant a Tier 1 waiver to increase the block perimeter/length by up to 20 percent (20%) when steep slopes, waterways, flood zones, railroads, stream buffers, greenways, open space, or easements would make the block requirements infeasible.

TO: This waiver would increase the maximum block perimeter to 1,920 feet and the maximum block length to 480 feet. The current plan will likely meet the adjusted maximum block perimeter/length with this waiver.



**UNIT INFORMATION**



- 18 TOWNHOMES WITH GARAGES
- 22 TOWNHOMES WITHOUT GARAGES
- 40 TOWNHOMES

**SITE DATA**

18 TOWNHOMES WITH GARAGES	
22 TOWNHOMES WITHOUT GARAGES	
<b>TOTAL 40 TOWNHOMES</b>	
PARKING AND ROAD SPACES:	56 SPACES
DRIVEWAY SPACES:	16 SPACES
GARAGE SPACES:	36 SPACES
<b>TOTAL PARKING PROVIDED:</b>	<b>108 SPACES</b>
REQUIRED PARKING (40 UNITS x 2 SPACES):	80 SPACES
ALLOCATED PARKING TO OTHERS:	20 SPACES
<b>TOTAL SPACES REQUIRED:</b>	<b>100 SPACES</b>

**Master Site Plan**

**Maple Street Mixed Use Development**  
 LOCATED AT 278 OAK ST., CITY OF AVONDALE ESTATES, DEKALB COUNTY, GEORGIA  
 OWNER AND DEVELOPER:  
**Maple 278 Ventures, LLC**  
 1010 HUNTINGCLIFF, SUITE 2315, ATLANTA, GA 30350

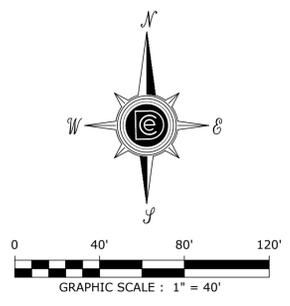
**DOULGERAKIS CONSULTING ENGINEERS, INC.**  
 planning \* civil engineering \* sanitary engineering  
 400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-753-9800

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NO.	DATE	REVISION

SCALE: 1" = 40'  
 DATE: 11-11-25  
 JOB. NO. 1604  
 SHEET. 1 OF 1

**NOT FOR CONSTRUCTION**

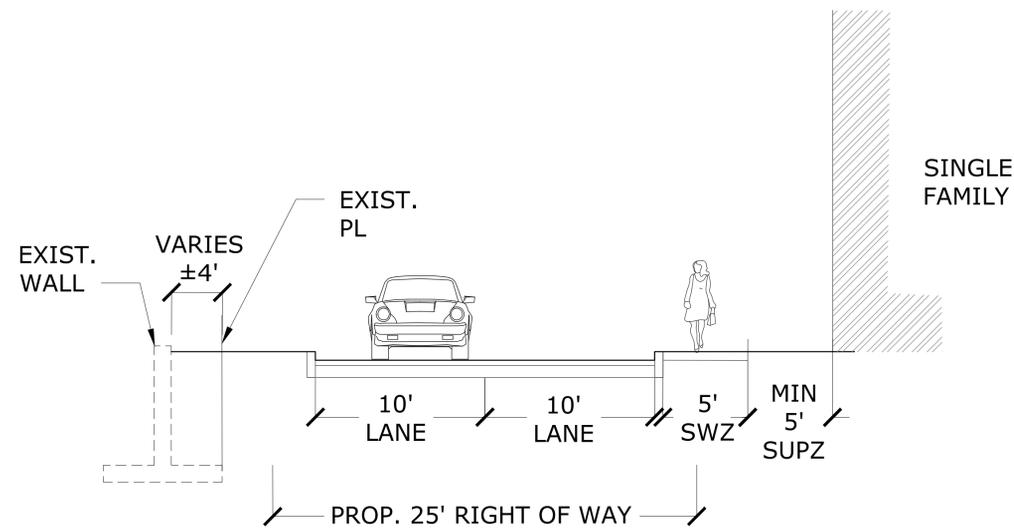




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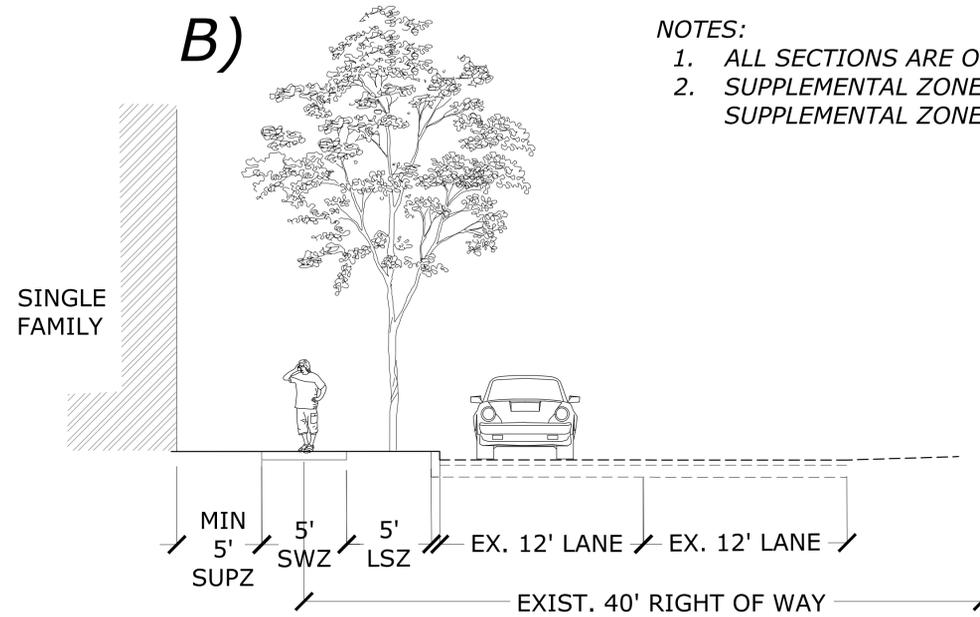


A)



WASHINGTON ST EXT.

B)



OLIVE STREET (NORTH OF POTTER)

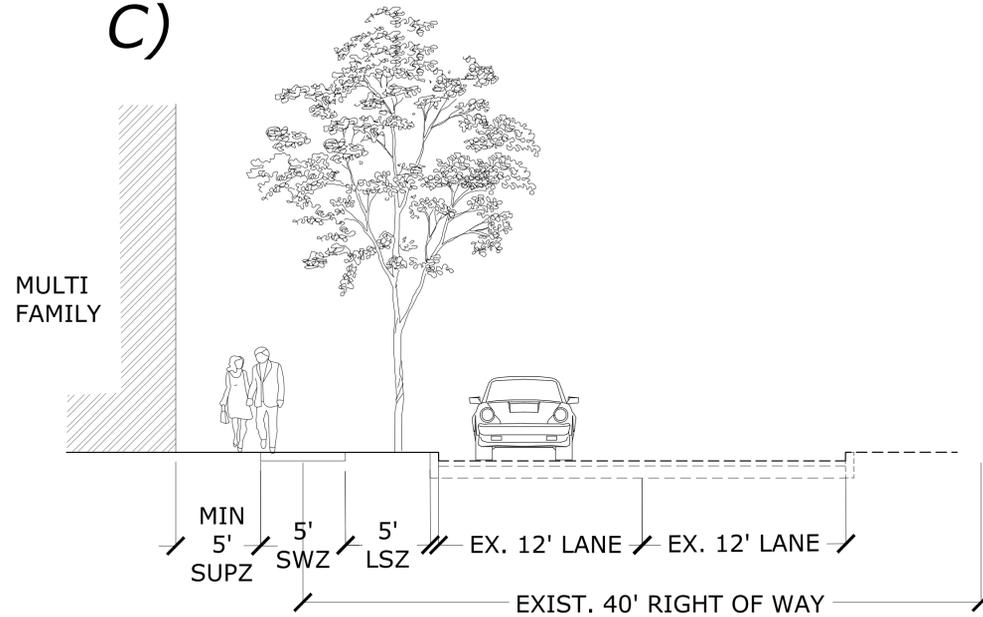
NOTES:

1. ALL SECTIONS ARE ORIENTED LOOKING NORTH OR EAST.
2. SUPPLEMENTAL ZONES SHOWN ARE MINIMUMS. NO MAXIMUM SUPPLEMENTAL ZONE IS PROPOSED.

ABBREVIATIONS:

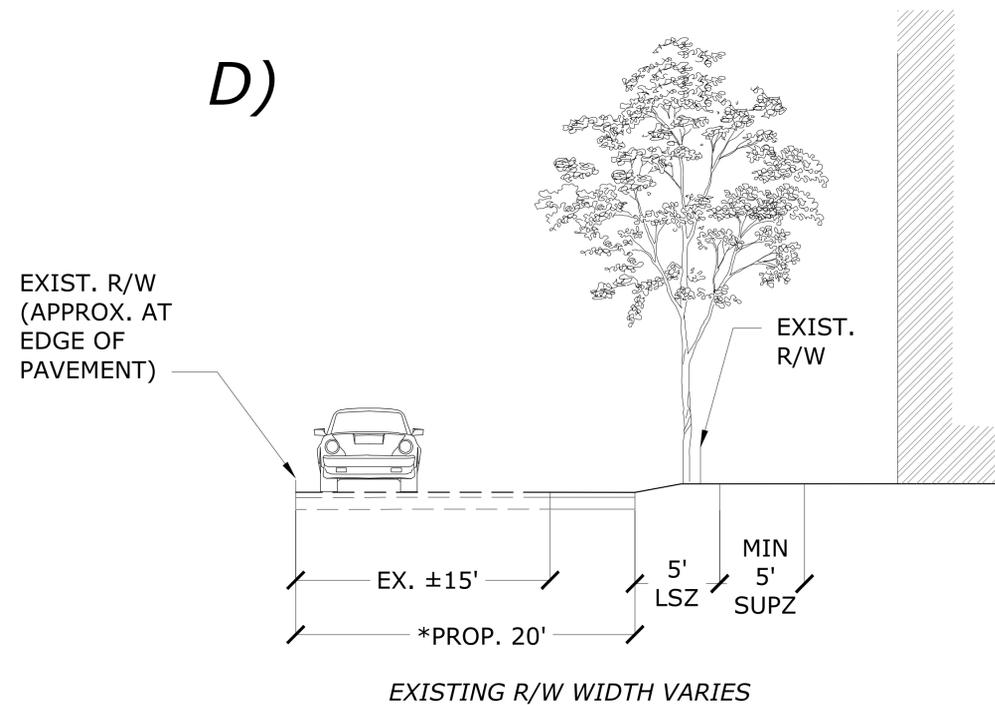
- SUPZ = SUPPLEMENTAL ZONE
- SWZ = SIDEWALK ZONE
- LSZ = LANDSCAPE ZONE

C)



OLIVE STREET (SOUTH OF POTTER)

D)



\*BEGINNING AT MAPLE ST., THE FIRST 150' OF ELM ST. WILL BE WIDENED TO 20' FOR FIRE APPARATUS ACCESS. THE REMAINDER OF ELM ST. WILL MAINTAIN EXISTING CONDITIONS.

ELM STREET

Proposed Street Sections

DOULGERAKIS CONSULTING ENGINEERS, INC.  
 planning \* civil engineering \* sanitary engineering  
 400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-753-9800

Maple Street Mixed Use Development  
 LOCATED AT 278 OAK ST., CITY OF AVONDALE ESTATES, DEKALB COUNTY, GEORGIA  
 OWNER AND DEVELOPER:

Maple 278 Ventures, LLC  
 1010 HUNTINGCLIFF, SUITE 2315, ATLANTA, GA 30350

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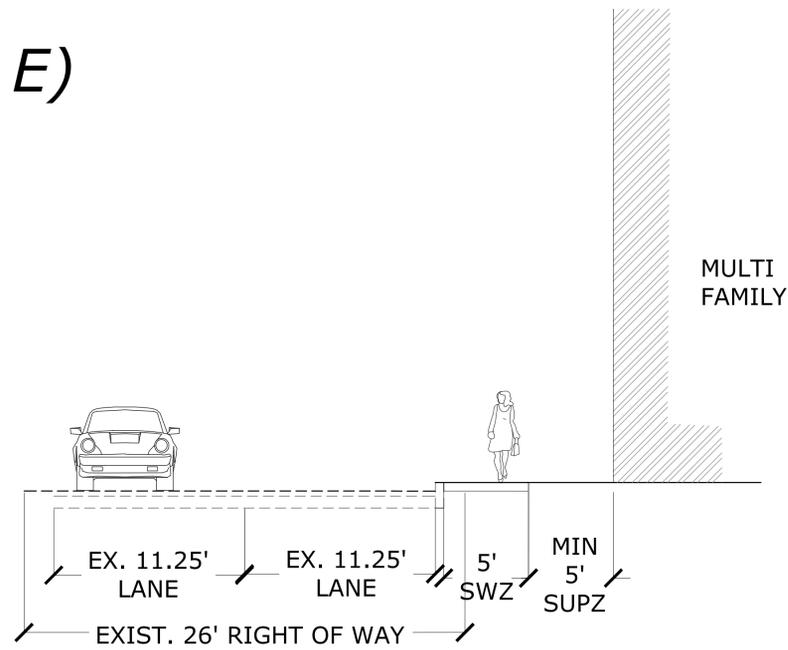
NO.	DATE	REVISION

SCALE: NTS  
 DATE: 10-21-25  
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 SHEET. 1 OF 2

NOT FOR CONSTRUCTION

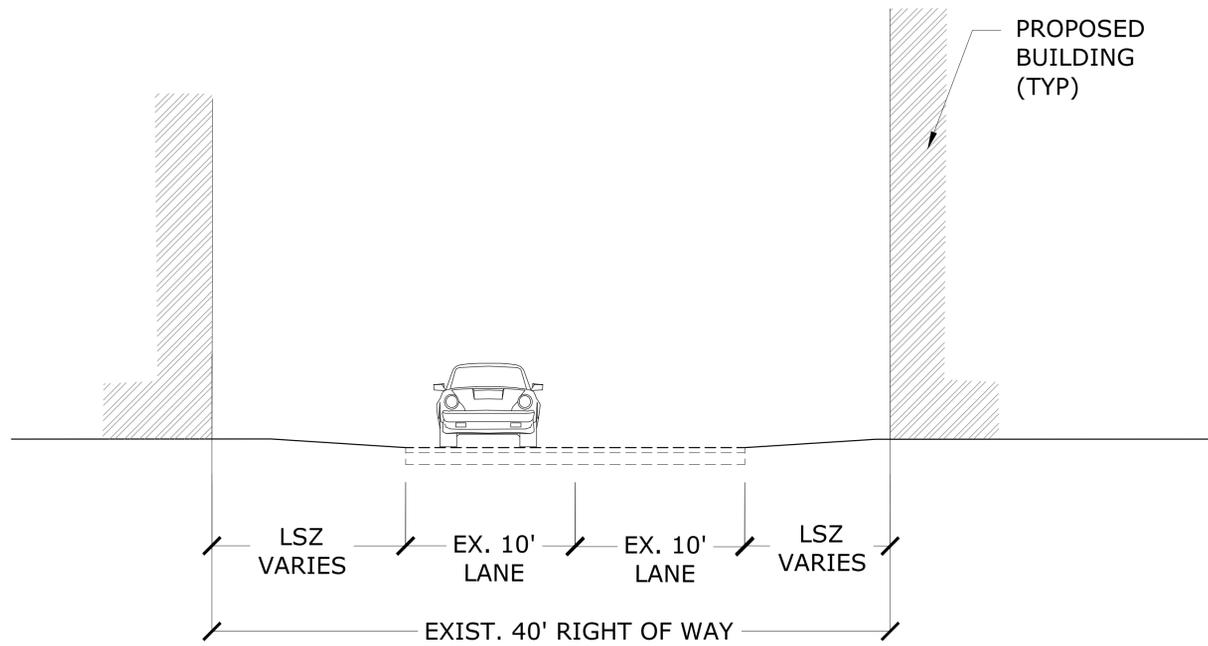
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E)



MAPLE STREET

G)



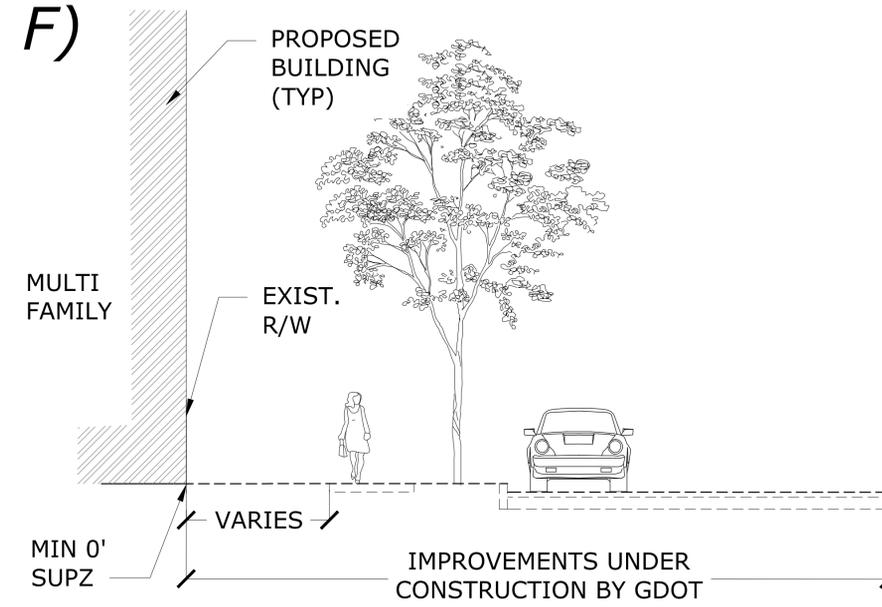
POTTER STREET - EAST/WEST

ABBREVIATIONS:  
 SUPZ = SUPPLEMENTAL ZONE  
 SWZ = SIDEWALK ZONE  
 LSZ = LANDSCAPE ZONE

NOTES:

1. ALL SECTIONS ARE ORIENTED LOOKING NORTH OR EAST.
2. SUPPLEMENTAL ZONES SHOWN ARE MINIMUMS. NO MAXIMUM SUPPLEMENTAL ZONE IS PROPOSED.

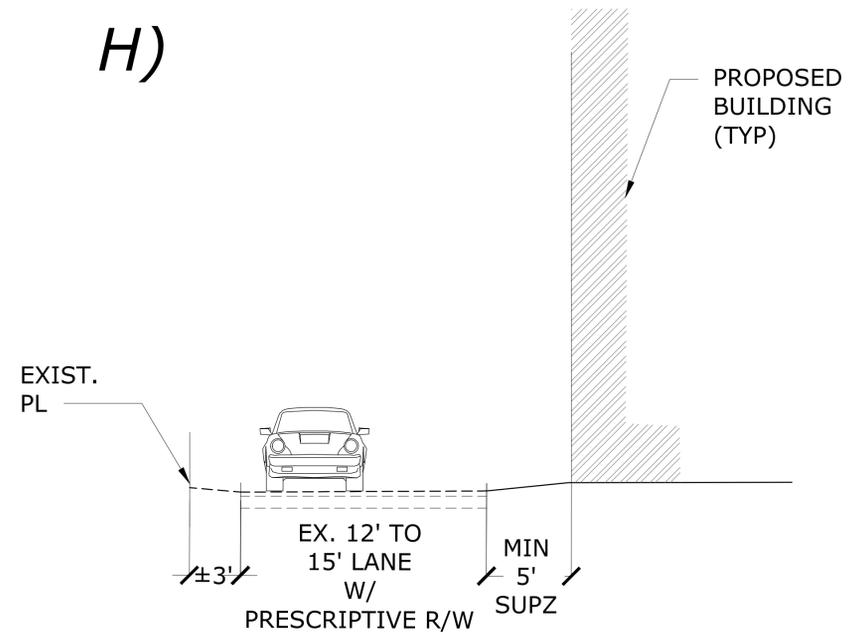
F)



EXISTING R/W WIDTH VARIES

E. COLLEGE AVE.

H)



POTTER STREET - NORTH/SOUTH

Proposed Street Sections

Maple Street Mixed Use Development  
 LOCATED AT 278 OAK ST., CITY OF AVONDALE ESTATES, DEKALB COUNTY, GEORGIA  
 OWNER AND DEVELOPER:  
 Maple 278 Ventures, LLC  
 1010 HUNTINGCLIFF, SUITE 2315, ATLANTA, GA 30350

DOULGERAKIS CONSULTING ENGINEERS, INC.  
 planning \* civil engineering \* sanitary engineering  
 400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-753-9800

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NO.	DATE	REVISION

SCALE: NTS  
 DATE: 10-21-25  
 JOB. NO. 1604  
 SHEET. 2 OF 2

NOT FOR CONSTRUCTION

SCALES NOTED ARE ONLY VALID WHEN DRAWING IS PLOTTED AT THE ORIGINAL SIZE: 24" x 36"

**Print**

**Variance Waiver or Rezoning Application - Submission #8733**

**Date Submitted: 10/17/2025**

**APPLICANT INFORMATION**

**First Name\***

Avila

**Last Name\***

Development

**Email Address\***

jwagner@aviladevelopment.com

**Phone Number\***

770-560-1462

**Address\***

1010 Huntcliff STE 2315

**City\***

Atlanta

**State\***

GA

**Zip\***

30350

---

**PROPERTY OWNER INFORMATION**

Only to be completed if property owner different than applicant.

**First Name**

**Last Name**

**City**

**State**

**Zip Code**

**Address**

**Phone Number**

**Email Address**

**If applicant is representing a property owner at the meeting, a notarized statement from the property owner must be submitted with this application giving the applicant the authority.**

No file chosen

**PROJECT LOCATION**

**Project Address\***

138 Laredo Avondale Estates, GA

**Parcel ID\***

15 249 14 013

Please include all Parcel IDs. Separate each ID with a semicolon.

**Description of project\***

Avila Real Estate / Hedgewood Homes development

**PROPOSED PROJECT**

**Type of Project\***

- Multifamily Residential
- Single Family Residential
- Commercial

**Type of work \***

- New Construction
- Renovation/Repair
- Demolition

**REQUIRED ATTACHMENTS**

**Legal description and plat of the property\***

Avila\_Avondale\_Estates\_Zoning\_Recap\_NEW.pdf

**Scale drawing(s) of existing conditions\***

Exhibit D markup 10.15.2025.pdf

**Site Survey\***

Surveys.pdf

**Scale drawing(s) of proposed site plan\***

site plan.jpg

**Photos of existing site including structure to be modified. \***

Existing Site.jpg

**Rendering of proposed project\***

Oak Rendering.jpg

**Project elevations\***

Leasing Rendering.jpg

**Building facades\***

Maple Rendering.jpg

---

**Applicant's Description of Variance/Waiver Request\***

Codes for variance requests have been attached in the files section.

Provide the code for which you want a variance or waiver. Describe the proposed change and provide rationale for the variance or waiver.

**Applicant's Description of Rezoning Request.**

List the current zoning designation or requirement. Describe the proposed changes and provide rationale for rezoning.

**Zoning Ordinance**

<https://www.avondaleestates.org/DocumentCenter/View/1412/Zoning-Ordinance-Adopted-July-28-2021-PDF>

Please submit a check in the amount of \$100.00 payable to the City of Avondale Estates. Checks should be delivered to City Hall within 48 hours of submitting this application. An application is not considered complete until payment is received.

Once the City has a complete package, we will provide feedback within 10 business days.

## AVONDALE ESTATES – ZONING ORDINANCE REVIEW

### Section 3.2.8 – Streets and Blocks

#### C. Streets.

1. Street regulations apply to new and existing streets per Figure 3.2.7 - Street Typology Map. The intent of the following regulations is to form an interconnected network of streets to support multiple modes of transportation, including walking, biking, transit use, and driving.
2. Street Type Requirements. All Street Type requirements as required by the Street Typology Map and Central Business District regulations shall be in conformance with these regulations.

- a. Streetscape improvements and other pedestrian improvements shall be provided along all street frontages within the boundaries of the CBD as illustrated on the Street Typology Map and in accordance with Division 6.10 - Sidewalk, Street, and Other Construction Standards.
- b. Improvements shall comply with the most recently adopted version of the Downtown Avondale Estates Street Grid Plan, including all dimensional and material specifications for new and existing roads.

**DESIGN TEAM NOTE:** The proposed street layout for both the Oak and Maple sites doesn't align with the Street Typology Map or the Typical Street Types referenced in the zoning ordinance. Will this map and street types be modified to include the proposed street alignments and street types, or will the Avila sites be granted relief from adhering to these elements of the zoning ordinance?

#### D. General Standards for Streets.

1. Public and private streets shall comply with the minimum construction standards for public streets found in Appendix B - Subdivision Regulations, Division 6.10 - Sidewalk, Street, and Other Construction Standards., and other applicable sections of the City code.

**DESIGN TEAM NOTE:** See concerns noted above.

2. All new streets shall connect at least two (2) streets or provide a temporary street stub that will allow for a future connection between at least two (2) streets. This provision is not intended to require connections to streets that are located entirely outside the boundaries of the CBD. No permanent cul-de-sac or other permanent dead end street design is permitted.

**DESIGN TEAM NOTE:** Do the proposed new streets (public and private) satisfy this requirement? City needs to confirm.

3. Curbing.
  - a. The maximum allowed curb radius at any intersection or curb is 20 feet.
  - b. Granite curbing is required. The curbing for such street improvement, extension, or reconstruction shall be granite curbing of a similar size and type as the granite curbing used on such existing street or the closest existing street containing granite curbing.

**DESIGN TEAM NOTE:** Some locations will require curb radius more than 20' – particularly for fire access, trash, loading, and service. Preference is curb and gutter from a construction standpoint. Some curb cuts might also exceed the 24' maximum.

## AVONDALE ESTATES – ZONING ORDINANCE REVIEW

### E. Streetscape

1. Insufficient Right-of-Way Width. On existing streets with insufficient right-of-way width to accommodate the required landscape and sidewalk zone elements, the right-of-way needed to accommodate the required streetscape elements shall be dedicated to the City prior to the issuance of any Certificate of Occupancy.

**DESIGN TEAM NOTE:** Any objections from Avila or Civil? Not sure how this applies to Maple site with small existing ROW. Approval of proposed street sections should provide relief from this requirement.

### F. Conditions of Improvements.

2. Construction Obligations. All improvements shall be constructed and dedicated to the City by the developer.

**DESIGN TEAM NOTE:** Any objections from Avila or Civil? This will be specified in the MOU.

---

**DESIGN TEAM NOTE:** Assuming “Walk-up” façade designation for both Maple and Oak sites.

---

### Table 3.2.9 - Façade Types

Ground Story Elevation (min./max. above sidewalk): 0 to 4.5 feet

**DESIGN TEAM NOTE:** 0 to 4.5 feet might be challenging considering severe topography on both Maple and Oak. While the intent to provide direct sidewalk access meets the spirit of the zoning ordinance, there will likely be instances where a residential unit exceeds 4.5' above the adjacent sidewalk. Need relief here.

### Requirements for Type A and B Street

Building Entrances: 1 per 75' of front façade

**DESIGN TEAM NOTE:** Do individual unit entrances (at sidewalk stoop condition) satisfy this requirement of 1 entrance every 75', or are building entrances required every 75' instead? Need relief from this requirement if individual units entrances can't be used to satisfy this requirement.

### D. Building Articulation

1. In order to avoid large expanses of flat (one-dimensional) exterior walls along sidewalks, building façades over 50 feet in length along a street, including abutting attached houses, shall incorporate wall projections or recesses a minimum of 12 inches in depth. The combined length of such recesses and projections shall constitute at least 20% of the total façade length along the public street.

**DESIGN TEAM NOTE:** This can be satisfied with balcony insets, which exceed 12" in depth.

2. One of the following to divide the façade into vertical divisions at increments no greater than the maximum width dimensions shown for a façade type, as measured along the base of the façade. Every 75' for “Walk-up” designation.

Required division frequency is identified on Table 3.2.9 - Façade Types.

- a. A change of façade material and window system from grade to roof; or
- b. Change of building height of at least one story; or
- c. A change in façade composition and/or architectural style from grade to roof; or

**AVONDALE ESTATES – ZONING ORDINANCE REVIEW**

d. An open space or pedestrian passage with a minimum width of ten (10) feet and a minimum depth of 30 feet. For blocks greater than 400 feet long, as permitted in Section 3.2.8.B – Block Requirements, this provision is required to satisfy the building massing requirements of this Section.

e. Similar means intended to convey the impression of separate buildings.

f. Change in color alone, window system alone, or setback alone, may not be used to satisfy this requirement.

**DESIGN TEAM NOTE:** Items struck above are don't align with the design of The Argos, where a more unified approach to the façade treatment remains consistent around the entirety of the building perimeter. There are ways to satisfy this requirement, but it will require some deviation from The Argos design.

**G. Window Systems.**

7. Window systems shall be recessed from the façade of the building a minimum of three (3) inches. This reveal shall be accomplished through the design of the window casing reveals and frames.

**DESIGN TEAM NOTE:** This requirement must be removed. The 3" of window recess is possible at brick locations but not at fiber cement locations.

**Section 3.2.12 - Generally Applicable Regulations**

The sections cited herein shall apply, unless otherwise expressly stated in this Division.

A. Parking. The parking and access regulations of Division 6.2 - Parking and Access apply.

B. Open Space. The open space regulations of Section 6.3.5 - Open Space apply.

C. Buffers. The buffer from sensitive use regulations of Division 6.4 - Transitional Buffers apply.

D. Fences and Walls. The fence and wall regulations of Division 6.5 - Fences and Walls apply.

E. Outdoor Lighting. The lighting regulations of Division 6.7 - Outdoor Lighting apply.

**F. Transitional Height Plane. All CBD-zoned lots that abut R-zoned lots, City open spaces or parks, or the CBD-2 sub-area are subject to the transitional height plane requirements of this Section. Adjacent uses under this Section are referred to as "sensitive."**

**DESIGN TEAM NOTE:** This requirement impacts the Southeastern corner of the Maple Street site, which abuts the CBD-2 district across Olive Street. This would limit that portion of the building to 3-stories (instead of 5) which could eventually step up to 5-stories. See Figure 3.2.12.F below. Need to be allowed 5-stories (plus basement) in all locations – including areas where transitional height plan comes into play.

**Figure 3.2.12.F - Transitional Height Plane**

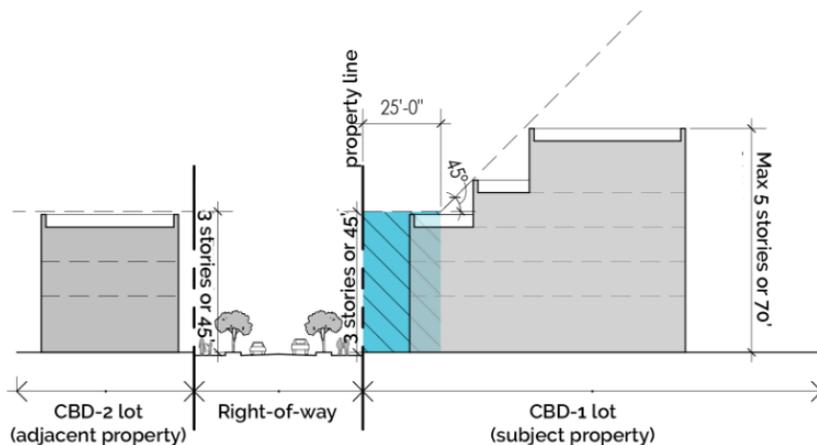


Figure 3.2.12.F - Transitional Height Plane

## AVONDALE ESTATES – ZONING ORDINANCE REVIEW

1. When adjacent to sensitive uses, the maximum height of all buildings or structures in the CBD shall be 45 feet or three (3) stories, whichever is less, for a horizontal distance of 25 feet from the property line in toward the subject lot. At the point 25 feet into the property, the height of the building can increase at a 45 degree angle up to a maximum height of 70 feet or five (5) stories, whichever is less, depending on the maximum height of the sub-area.
2. No building or portion of building may protrude above the transitional height plane.  
**DESIGN TEAM NOTE:** Need to be allowed 5-stories (plus basement) in all locations – including areas where transitional height plan comes into play.

### **Division 5.3 - Residential Uses**

#### **Section 5.3.2 - Household Living**

C. Multi-Unit Building. Four (4) or more principal dwelling units on a single lot.

1. A minimum 20 percent (20%) of the lot, whichever is greater, shall be provided in open space in accordance with Section 6.3.5 - Open Space.

**DESIGN TEAM NOTE:** CBD-1 and CBD-2 Sub Area chart both state the Open Space requirement to be 10%, but “Residential Uses” are actually required to provide 20% open space per Section 5.3.2. Proposed Avila masterplan states 10% Open Space provided. Need to be able to include all private courtyards and streetscape elements (outside the ROW) toward this requirement.

2. Buildings shall conform to the following design standards:
  - a. Sixty percent (60%) of exterior building materials on façades visible from the public right-of-way or an adjacent R-zoned lot shall be brick or stone. Masonry shall wrap corners to avoid appearance of being applied.
  - b. Façades shall be broken up, both vertically and horizontally, through building materials and offsets.
  - c. Roof line shall be varied.
  - d. Building shall utilize a variety of materials to create visual interest.
  - e. Building entrances shall be well-marked and identifiable from the building form.
  - f. Common walls and common floors ceiling between units shall be constructed to meet a sound transmission coefficient (STC) rating of 50 or higher.

**DESIGN TEAM NOTE:** Section 5.3.2 deviates from Section 3.2.10 - Building Design Standards, stating 60% of façade visible from public ROW be brick or stone. Section 3.2.10 notes 70% of all façades be “primary building materials”, and we’ve requested that fiber cement be included as a “primary” material, but we need relief from this 60% brick/stone requirement from Section 5.3.2.

#### **Section 6.2.5 - Parking Layout and Design**

##### *D. Parking Lot Geometrics.*

Parking lots shall comply with the geometric design standards of the Institute of Traffic Engineers (ITE) and in accordance with the following:

5. Wheel Bumpers.
  - a. Shall be placed at the head of all parking spaces that do not abut a curb and any spaces that abut a sidewalk.

**DESIGN TEAM NOTE:** Prefer not to provide wheel stops.

**G. Vertical Clearance.** All required parking spaces shall have overhead vertical clearance of at least ten (10) feet.

## **AVONDALE ESTATES – ZONING ORDINANCE REVIEW**

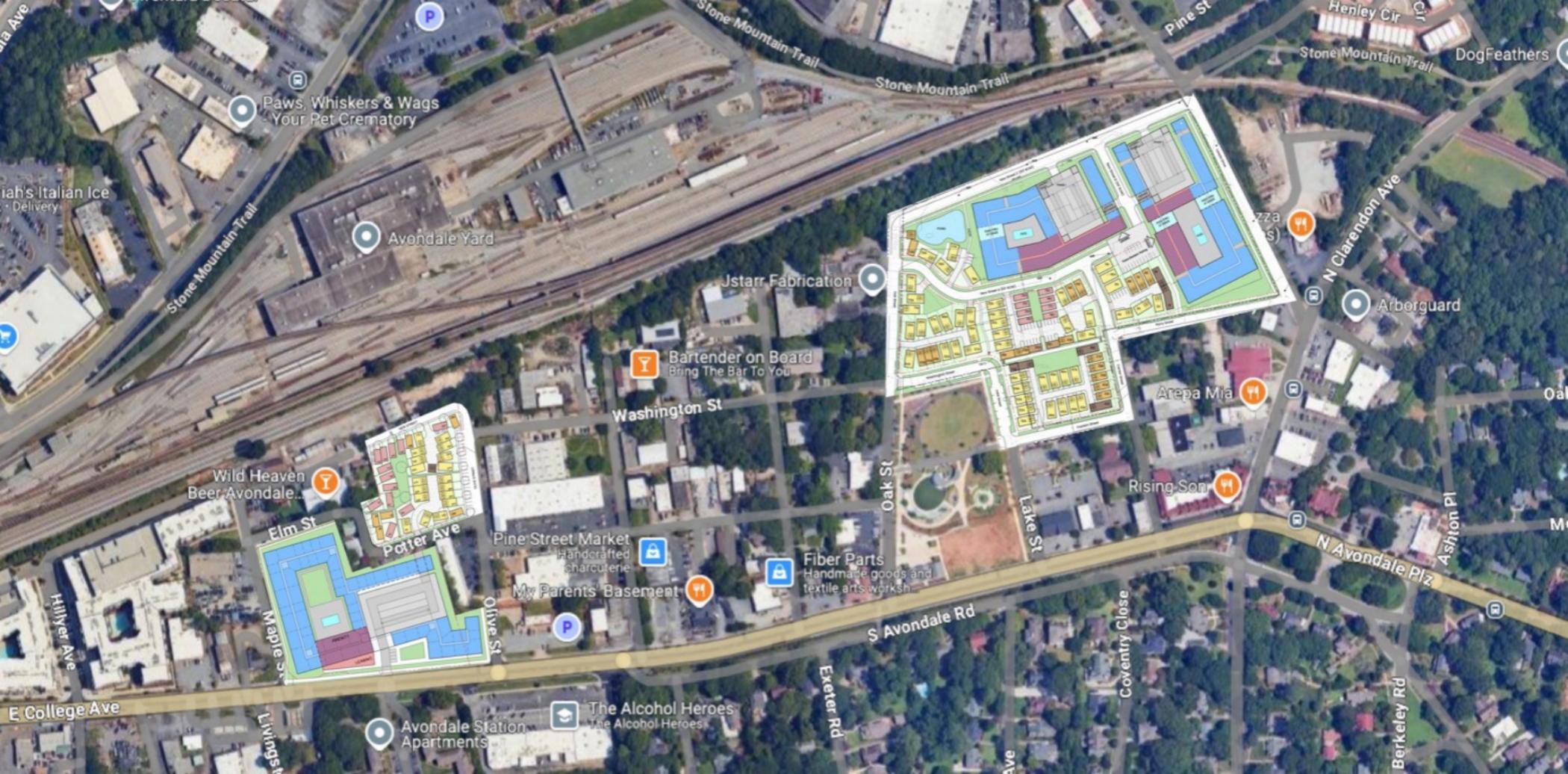
**DESIGN TEAM NOTE:** Precast parking garages have a 10'-8" floor-to-floor dimension to align with adjacent residential levels, resulting in a vertical clearance of less than 10'. Need to eliminate this vertical height requirement.

### **Section 6.2.11 - Loading**

- A. General. All uses that regularly receive materials or merchandise carried by delivery vehicles shall provide off-street loading facilities.
- B. Regulations.
1. Off-street loading areas shall be designed so that all vehicle maneuvering and loading/unloading operations will occur on private property and not interfere with or create safety hazards for motorized or non-motorized circulation.
  2. Unenclosed off-street loading areas may not be located within 25 feet of any abutting R-zoned properties.
  3. Loading spaces are prohibited in the front yard.
  4. A loading space shall have minimum dimensions of 12 feet wide and 35 feet deep.
  5. The loading space shall maintain overhead clearance of 14 feet.
  6. All off-street loading spaces shall have access from an alley, or if there is no alley, from a street.
  7. All loading spaces shall be posted with "No Idling" signs.
  8. All loading areas and access drives shall be surfaced and maintained with an asphaltic or Portland cement binder concrete or other dustless, all-weather surface approved by the City Engineer.
  9. Loading docks shall be located a minimum of ten (10) feet from any adjacent sidewalk or supplemental zone.
  10. Loading dock entrances shall be screened so that loading docks and related activity are not visible from any public space or public right-of-way.
  11. Prohibited Hours.
    - a. On-street loading shall be prohibited between the hours of 11 pm and 7 am.
    - b. All loading within 200 feet of any R-zoned lot shall be prohibited between the hours of 11 pm and 7 am.
  12. See Division 6.3 - Landscaping and Other Site Features for landscape and screening regulations.
  13. Minimum loading space requirements for commercial, mixed-use, and multi-unit building uses:
    - a. One (1) loading space required for every 50,000 square feet of gross floor area, or fraction thereof.
    - b. A minimum of one (1) loading space is required based on the calculation above.

**DESIGN TEAM NOTE:** Based on this requirement, each MF building would be required to have 5-7 loading spaces. Need to reduce this down to 1 loading spaces per building.





Paws, Whiskers & Wags  
Your Pet Crematory

Avondale Yard

Jstarr Fabrication

Bartender on Board  
Bring The Bar To You

Washington St

Wild Heaven  
Beer Avondale

Elm St

Potter Ave

Pine Street Market  
Handcrafted charcuterie

My Parents' Basement

Fiber Parts  
Handmade goods and textile arts workshop

Arepa Mia

Rising Son

S Avondale Rd

N Avondale Plz

E College Ave

Avondale Station  
Apartments

The Alcohol Heroes  
The Alcohol Heroes

Exeter Rd

Coventry Close

Berkeley Rd

Stone Mountain Trail

Stone Mountain Trail

Stone Mountain Trail

Stone Mountain Trail

Pine St

N Clarendon Ave

Ashton Pl

Ave

Henley Cir

DogFeathers

Arberguard

Oak St

M

Ave