

Z-25-1247710 (2025-1221)
Recommended Conditions
447 Warren Avenue, Scottdale, GA 30079
November 2025 BOC

1. The subject property shall be rezoned only to Tier 1 of the Scottdale Overlay District and shall maintain its underlying zoning designation of R-75 (Residential Medium Lot-75). The subject property shall be limited to the use of a two-family (duplex) dwelling, in general conformance with the site plan and architectural elevations dated 11/11/2025.
2. The two-family dwelling shall be designed to have the second unit located horizontally behind (or east of) the first unit, with both unit entrances on the first floor of the structure. The first unit shall have its entrance directly from the front facade; the second unit (Unit B on the site plan) shall also have its entrance viewable from the adjacent street.
3. Garages, if provided, shall be located at a distance of at least ten (10) linear feet behind the front facade of the structure and shall be side loading.
4. A front yard setback of 30 feet and a side yard setback of 7.5 feet shall be provided. Lot coverage shall not exceed 55 percent of the area of the lot.
5. A five (5)-foot sidewalk and a landscape strip shall be provided prior to any issuance of a Certificate of Occupancy (CO). Location and overall dimensions of the streetscape zone shall be subject to the Director of Planning and Sustainability.
6. Approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity.