



Legislation Details (With Text)

**File #:** 2020-0600    **Version:** 1    **Name:**

**Type:** Ordinance    **Status:** Public Hearing

**File created:** 6/2/2020    **In control:** Board of Commissioners

**On agenda:** 8/11/2020    **Final action:** 8/11/2020

**Title:** COMMISSION DISTRICT(S): 1 & 7  
Application of BE3 Holdings, LLC c/o Battle Law P.C. to request a modification of zoning conditions of CZ-15-20076 within the RSM (Residential Small Lot Mix) District to allow the construction of four single-family lots by amending conditions #1, #3-7, and by adding three conditions (#9 - 11), at 4575 Chamblee Tucker Road.

**Indexes:**

**Attachments:** 1. 2020 08.11 Item 2020-0600, 2. N3 Existing Proposed Changes Recommended Conditions CZ-20-1243935, 3. CZ-20-1243935 Staff Report BOC 7-30-2020

Date	Ver.	Action By	Action	Result
8/11/2020	1	Board of Commissioners	approved substitute	Pass
7/30/2020	1	Board of Commissioners - Zoning Meeting	deferred to the next meeting	Pass
7/7/2020	1	Planning Commission		

Substitute

**Public Hearing:** YES  NO     **Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S): 1 & 7**

Application of BE3 Holdings, LLC c/o Battle Law P.C. to request a modification of zoning conditions of CZ-15-20076 within the RSM (Residential Small Lot Mix) District to allow the construction of four single-family lots by amending conditions #1, #3-7, and by adding three conditions (#9 - 11), at 4575 Chamblee Tucker Road.

**PETITION NO: Z-20-1243935**

**PROPOSED USE: Four single-family lots.**

**LOCATION:** 4575 Chamblee Tucker Road

**PARCEL NO. :** 18-261-01-006; 18-261-01-062

**INFO. CONTACT:** Jahnee Prince

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of BE3 Holdings, LLC c/o Battle Law P.C. to request a modification of zoning conditions of CZ-15-20076 within the RSM (Residential Small Lot Mix) District to allow the construction of four single-family lots by amending conditions #1, #3-7, and by adding three conditions (#9 - 11). The property is located on the west side of Chamblee Tucker Road and the eastern terminus of Briarglade Way, at 4155 Briarglade Way and 4575 Chamblee Tucker Road, in Tucker and Doraville, Georgia. The property has approximately 97 feet of frontage

along Briarglade Way, 169 feet of frontage along Chamblee Tucker Road and contains 1.23 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval.

**PLANNING COMMISSION:** Approval

**STAFF RECOMMENDATION:** Approval with Substitute Conditions dated 8-06-2020.

**PLANNING STAFF ANALYSIS:** Approval is based upon site plan dated March 12, 2020. The site plan provides resolutions by eliminating the access from Chamblee Tucker Road to Briarglade Way, addressing the concerns of the residents of the community. The proposed lot configuration eliminates the need for the construction of an extension to Briarglade Way. Therefore, the Department of Planning and Sustainability recommends "Approval" with the substitute conditions dated 8/06/2020.