

Project Summary

Lucca Atlanta, LLC operates a restaurant known as **Lucca** located at 264 Pharr Road, Units, NE, Units 7&8, Atlanta, Georgia. Lucca qualifies as an eating and drinking establishment under the City of Atlanta Zoning Code. Lucca Atlanta, LLC proposes to install moveable patio furniture in order to offer an outdoor dining experience to its patrons. The proposed outdoor dining area will be located in front of the business facing Pharr Road. The outdoor dining area will be comprised of six two (2) person tables.

The SPI-9 Zoning District Regulations require any business desiring to operate outdoor dining to apply for and obtain a Special Administrative Permit.

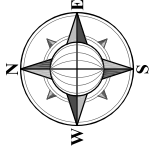
The Proposed Patio Exhibit submitted with Lucca Atlanta, LLC's City of Atlanta Application for a Special Administrative Permit details the proposed outdoor dining area.

The SPI-9 Buckhead Village: Streetscape Regulations Table requires a minimum Walk Zone width along Pharr Road of ten feet (10'). The Proposed Patio Exhibit indicates a reduction of the required ten foot Walk Zone for Lucca Atlanta, LLC's proposed outdoor dining area as follows:

- A. The Walk Zone width at the beginning of the proposed outdoor dining area at the corner of the building where Lucca Atlanta is located near the northwest corner of Pharr Road and North Fulton Drive is 10.7 feet.
- B. The sidewalk widens traveling westward towards Peachtree Road along the building where Lucca Atlanta is located and the Walk Zone width increases to 9.8 feet near the middle point of the proposed outdoor dining area.
- C. The sidewalk then narrows traveling further westward toward Peachtree Road along the building where Lucca Atlanta is located and the Walk Zone width decreases to 9.1 feet at the western end of the proposed outdoor dining area.

An administrative variation of the Walk Zone width under the SPI-9 Buckhead Village: Streetscape Regulations Table will be necessary for the approval of Lucca Atlanta's application for a Special Administrative Permit for its proposed outdoor dining area. Lucca Atlanta submits as its justification for the administrative variation to the required Walk Zone width for its proposed outdoor dining area that the benefit that an outdoor dining component will offer to the general community outweighs the minimal reduction of the required Walk Zone width along Pharr Road. The reduction of the Walk Zone width along Pharr Road to accommodate the proposed outdoor dining area is less than ten percent (10%) of the required Walk Zone width pursuant to the SPI-9 Buckhead Village: Streetscape Regulations Table. The remaining Walk Zone width along Pharr Road will be sufficient to allow for pedestrian access.

The SPI-9 Buckhead Village Parking Table outlines the off-street parking requirements for outdoor accessory dining in the SPI-9 zoning district. One (1) additional space per 600 square feet of accessory outdoor dining area is required where the proposed accessory outdoor dining area is less than twenty-five percent (25%) of the total gross floor area of an establishment. The total floor area of **Lucca** including the interior floor area (3,840 square feet) and the proposed outdoor dining area (265 square feet) is 4,105 square feet. The proposed outdoor dining area is less than twenty-five percent (25%) of the total gross floor area of **Lucca** and therefore, one (1) additional space is required for the proposed outdoor dining area. The one hundred and seventeen (117) on-site parking spaces provide sufficient parking under the SPI-9 Buckhead Village Parking Table for the proposed outdoor dining area.



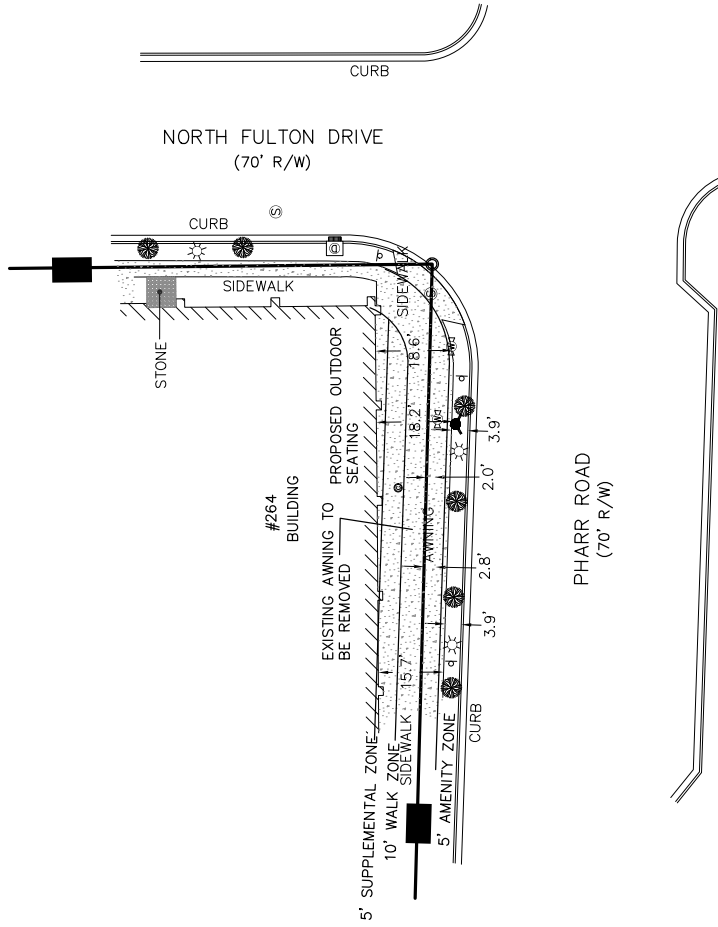
MAGNETIC NORTH
SCALE: 1" = 30'

PROPOSED PATIO EXHIBIT
PREPARED FOR: BIRKAN BARUTCU
LAND LOT 99, 17TH DISTRICT
CITY OF ATLANTA
FULTON COUNTY, GEORGIA - 03/07/2022

PROJECT
2398501

SHEET
3 OF 3

DWN: BH



PROPERTY CORNER	MANHOLE	A/C UNIT	L.L. LAND LOT	-W- WATER LINE	BSL BUILDING SETBACK LINE
○ FOUND (AS NOTED)	⊙ CLEAN OUT	⊠ GAS METER	N/F NOW OR FORMERLY	-U- OVERHEAD UTILITY LINE	CONC. CONCRETE
● 1/2" REBAR WITH	⊠ WATER METER	⊠ GAS VALVE	R/W RIGHT-OF-WAY	-S- SEWER LINE	EOP EDGE OF PAVEMENT
● CAP SET LSF# 839	⊠ WATER VALVE	⊠ CABLE BOX	P/L PROPERTY LINE	S/W SIDEWALK	PG PAGE
⊠ R/W MONUMENT	⊠ POWER POLE	⊠ POWER METER	C.B. CATCH BASIN	DB DEED BOOK	POB POINT OF BEGINNING
⊠ FIRE HYDRANT	⊠ LIGHT POLE	⊠ TELEPHONE BOX	⊠ SIGN	PB PLAT BOOK	POC POINT OF COMMENCEMENT

BOUNDARY
zone inc.
LAND SURVEYING SERVICES
& LAND PLANNING SERVICES

WWW.BOUNDARYZONE.COM (770) 271-5772

ATLANTA, GA 30309
KENNESAW, GA 30144

GRAPHIC SCALE - IN FEET
0 15 30 60

BOUNDARY REFERENCE: PLAT BOOK C16, PAGE 282
FIELDWORK PERFORMED ON 09/10/2021

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. 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, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH ALL APPLICABLE TECHNICAL STANDARDS FOR PROFESSIONAL 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. SECTION 15-6-67.



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE
DATE 03/07/2022
DANIEL F. CONROY PLS #2350

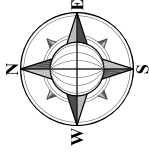
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

© COPYRIGHT 2021 - BOUNDARY ZONE, INC.
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

List of Variations
264 Pharr Road

Lucca Atlanta, LLC requests one variation in its application for a Special Administrative Permit to install outdoor dining at 264 Pharr Road. Specifically, Lucca Atlanta, LLC proposes a reduction in the required 10.0 feet Walk Zone of the sidewalk per Atlanta City Code Section 16-181.015 (SPI-9 Buckhead Village: Street Regulation Table) along Pharr Road traveling westward toward Peachtree Road. In order to accommodate the proposed outdoor dining, the width of the Walk Zone will be reduced from 10.0 feet to 9.8 feet at the mid point of the proposed outdoor dining area. The width of the Walk Zone will be further reduced from 9.8 feet to 9.1 feet at the western end of the proposed outdoor dining area.



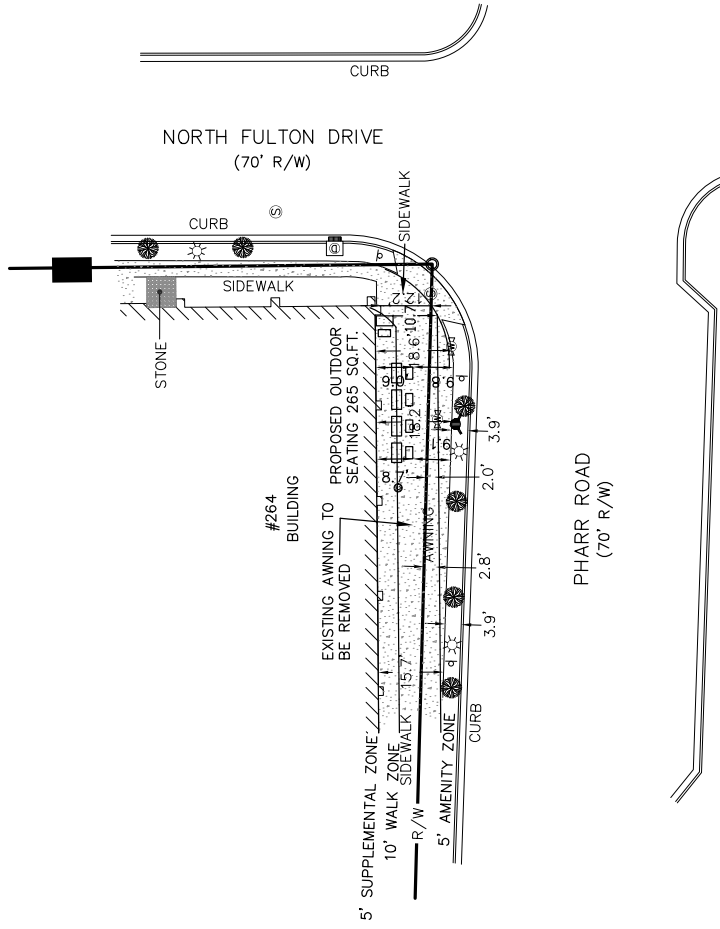
MAGNETIC NORTH
SCALE: 1" = 30'

PROPOSED PATIO EXHIBIT
 PREPARED FOR: BIRKAN BARUTCU
 LAND LOT 99, 17TH DISTRICT
 CITY OF ATLANTA
 FULTON COUNTY, GEORGIA - 03/07/2022

PROJECT
2398501

SHEET
3 OF 3

DWN: BH

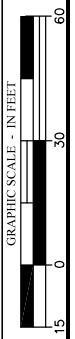


○ PROPERTY CORNER FOUND (AS NOTED)	⊗ MANHOLE	⊗ A/C UNIT	⊗ LAND LOT	— W — WATER LINE	BSL BUILDING SETBACK LINE
● 1/2" REBAR WITH CAP SET LSF# 839	⊗ CLEAN OUT	⊗ GAS METER	N/F NOW OR FORMERLY R/W RIGHT-OF-WAY	— U — OVERHEAD UTILITY LINE	CONC. CONCRETE
□ R/W MONUMENT	⊗ WATER METER	⊗ GAS VALVE	P/L PROPERTY LINE	— S — SEWER LINE	EOP EDGE OF PAVEMENT
⚡ FIRE HYDRANT	⊗ POWER POLE	⊗ CABLE BOX	C.B. CATCH BASIN	S/W SIDEWALK	PG PAGE
	⊗ LIGHT POLE	⊗ POWER METER	⊗ SIGN	DB DEED BOOK	POB POINT OF BEGINNING
		⊗ TELEPHONE BOX		PB PLAT BOOK	POC POINT OF COMMENCEMENT

BOUNDARY REFERENCE: PLAT BOOK C16, PAGE 282
 FIELDWORK PERFORMED ON 09/10/2021

BOUNDARY zone inc.
 LAND SURVEYING SERVICES & LAND PLANNING SERVICES
 SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
 WWW.BOUNDARYZONE.COM (770) 271-5772

SWANWEL (770) 271-5772
 SUWANEE, GA 30024
 ATLANTA (404) 464-8180
 ATLANTA (404) 464-8180
 KENNESAW (478) 750-1393
 KENNESAW (478) 750-1393



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. 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, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH ALL APPLICABLE TECHNICAL STANDARDS FOR PROFESSIONAL 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. SECTION 15-6-67.

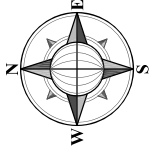


FOR THE FIRM
 BOUNDARY ZONE, INC.
 LSF #839
 NOT VALID WITHOUT ORIGINAL SIGNATURE
 Daniel F. Conroy 03/07/2022
 DANIEL F. CONROY PLS #2350 DATE

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

© COPYRIGHT 2021 - BOUNDARY ZONE, INC.
 THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.



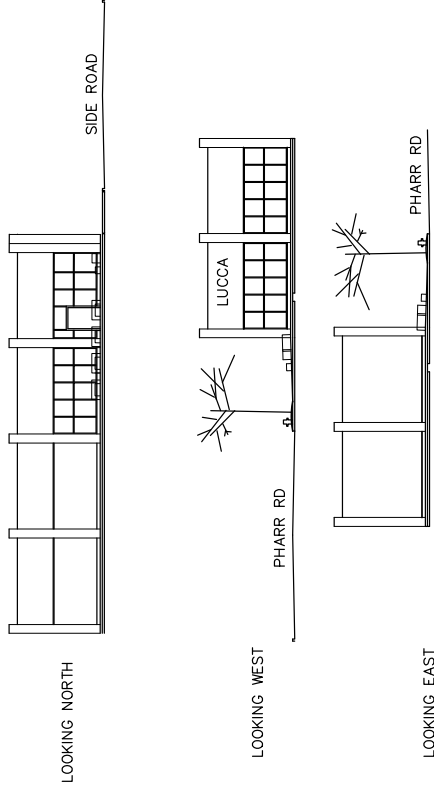
MAGNETIC NORTH
SCALE: 1" = 30'

STREET VIEW
PREPARED FOR: BIRKAN BARUCU
LAND LOT 99, 17TH DISTRICT
CITY OF ATLANTA
FULTON COUNTY, GEORGIA - 04/07/2022

PROJECT
2398501

SHEET
3 OF 3

DWN: BH



PROPERTY CORNER	MANHOLE	A/C UNIT	LAND LOT	WATER LINE	BSL BUILDING SETBACK LINE
FOUND (AS NOTED)	CLEAN OUT	GAS METER	N/F NOW OR FORMERLY	OVERHEAD UTILITY LINE	CONC. CONCRETE
1/2" REBAR WITH	WATER METER	GAS VALVE	R/W RIGHT-OF-WAY	S-S SEWER LINE	EOP EDGE OF PAVEMENT
CAP SET LSF# 839	WATER VALVE	CABLE BOX	P/L PROPERTY LINE	S/W SIDEWALK	PG PAGE
R/W MONUMENT	POWER POLE	POWER METER	C.B. CATCH BASIN	DB DEED BOOK	POB POINT OF BEGINNING
FIRE HYDRANT	LIGHT POLE	TELEPHONE BOX	Q. SIGN	PB PLAT BOOK	POC POINT OF COMMENCEMENT

BOUNDARY
zone inc. LAND SURVEYING SERVICES & LAND PLANNING SERVICES

WWW.BOUNDARYZONE.COM (770) 271-5772

ATLANTA, GA 30304
KENNESAW, GA 30144

GRAPHIC SCALE - IN FEET
0 15 30 60

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. 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, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE CURRENT 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. SECTION 15-6-67.



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839

NOT VALID WITHOUT ORIGINAL SIGNATURE

Daniel F. Conroy 04/07/2022
DATE

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

© COPYRIGHT 2021 - BOUNDARY ZONE, INC.
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

BOUNDARY REFERENCE: PLAT BOOK C16, PAGE 282
FIELDWORK PERFORMED ON 09/10/2021



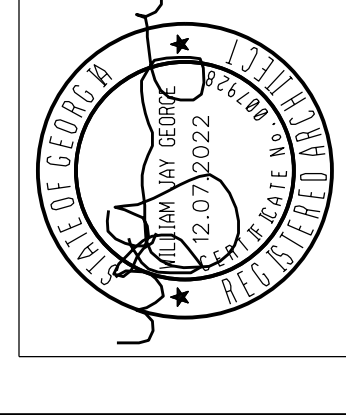




Linn

2021

PUBLIC
PARKING
City of Wood 81



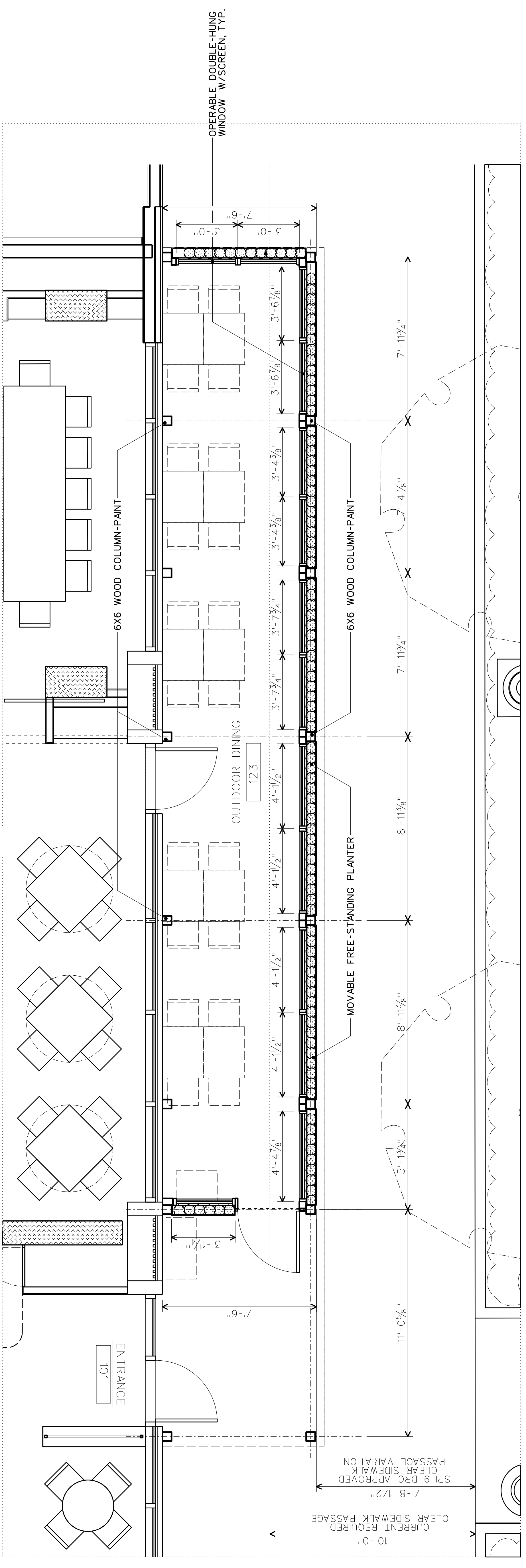
DATE	REMARKS
12.08.2020	PERMIT REVIEW/CONSTRUCTION
01.19.2021	AS-BUILDING PERMIT REVIEW
05.25.2021	REVISIONS TO PERMIT REVIEW
06.05.2021	REVISIONS TO PERMIT REVIEW
07.18.2022	CLIENT REVIEW - PROJECT RELEASE
08.03.2022	N/P.U. PRELIMINARY REVIEW
12.07.2022	N/P.U. PRELIMINARY REVIEW

THIS DRAWING AND ALL ASSOCIATED INFORMATION IS THE PROPERTY OF W. JAY GEORGE DESIGN, LLC. REPRODUCTION OR USE IS STRICTLY PROHIBITED.

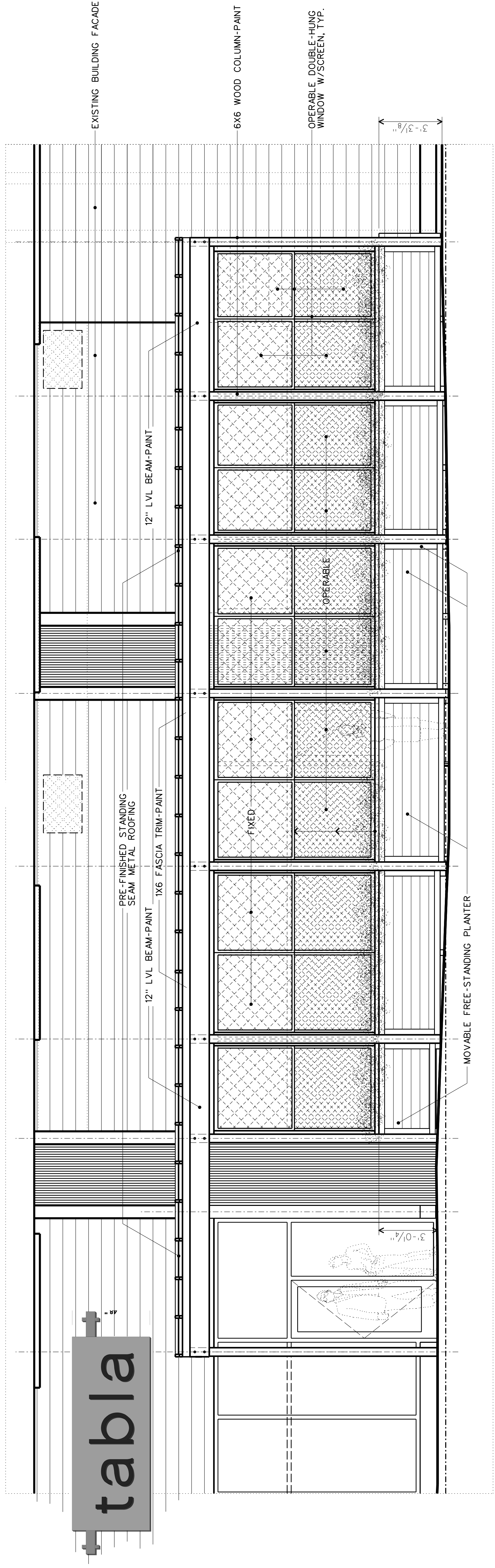
COVERED PATIO PLAN AND ELEVATION

RELEASE DATE:
12.07.2022

SHEET NO.:
A.5.2



1 OUTDOOR DINING CANOPY FLOOR PLAN
 A.5.2 3/8"=1'-0"



2 OUTDOOR DINING CANOPY PHARR ROAD EXTERIOR ELEVATION
 A.5.2 3/8"=1'-0"

