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.

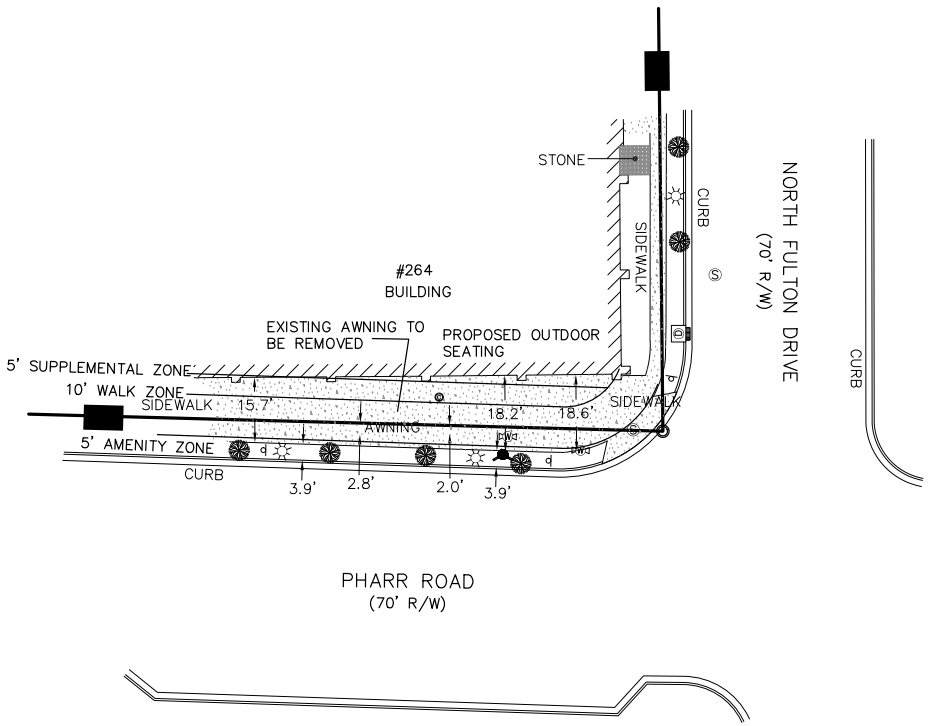
The Proposed Patio Exhibit submitted with Lucca Atlanta, LLC's City of Atlanta Application for a Special Administrative Permit details the proposed outdoor dining area.

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 then 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.



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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

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GEORGIA REGISTERED No. 2350 LAND SURVEYOR DANIEL F. CONROY

FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

DANIEL F. CONROY PLS #2350 — DATE 03/07/2022

○ PROPERTY CORNER FOUND (AS NOTED)	Ⓢ MANHOLE	Ⓐ A/C UNIT	L.L. 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	—U— OVERHEAD UTILITY LINE	CONC. CONCRETE
□ R/W MONUMENT	Ⓦ WATER METER	GAS VALVE	R/W RIGHT-OF-WAY	—S— SEWER LINE	EOP EDGE OF PAVEMENT
FIRE HYDRANT	WATER VALVE	Ⓒ CABLE BOX	P/L PROPERTY LINE	S/W SIDEWALK	PG PAGE
	Ⓟ POWER POLE	Ⓔ POWER METER	C.B. CATCH BASIN	DB DEED BOOK	POB POINT OF BEGINNING
	LIGHT POLE	Ⓣ TELEPHONE BOX	SIGN	PB PLAT BOOK	POC POINT OF COMMENCEMENT

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ATLANTA, GA 30309

KENNESAW (678) 730-4393
125 TOWN PARK DRIVE
SUITE 300
KENNESAW, GA 30144

GRAPHIC SCALE - IN FEET
15 0 30 60

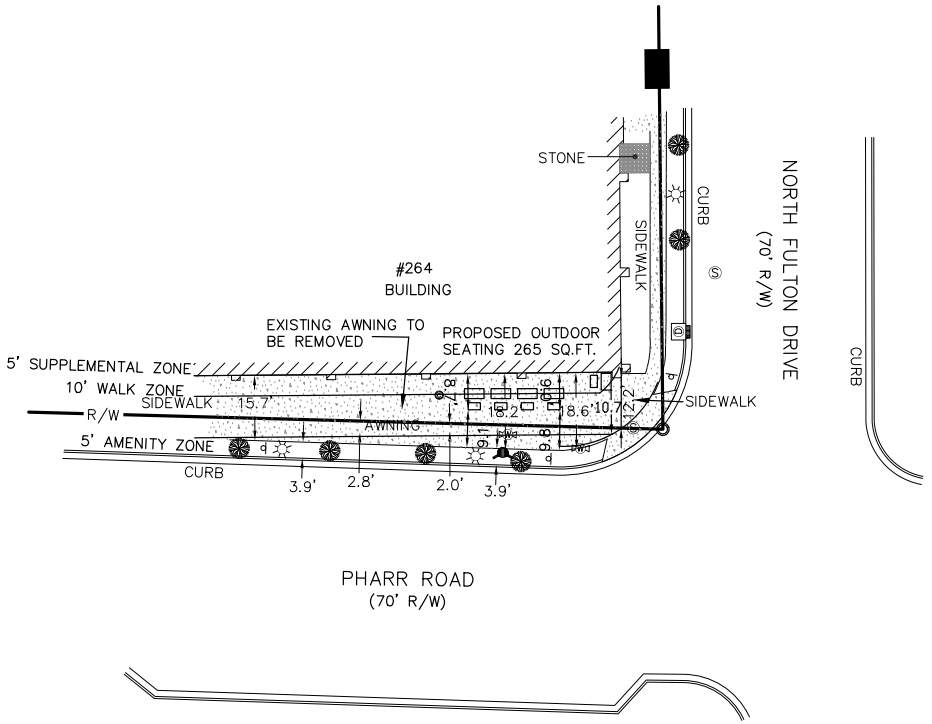
PROJECT
2398501

SHEET
3 OF 3

DWN: BH

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 16-18I.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.



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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

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03/07/2022
DANIEL F. CONROY PLS #2350 DATE

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GRAPHIC SCALE - IN FEET

15 0 30 60

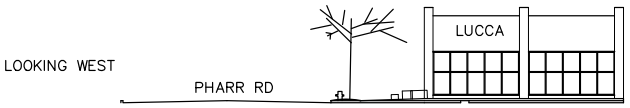
PROJECT
2398501

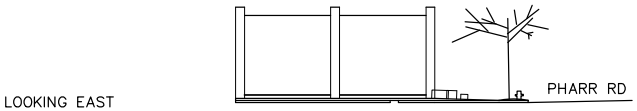
SHEET
3 OF 3

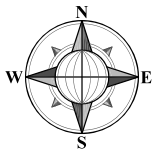
DWN: BH

STREET VIEW

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







MAGNETIC NORTH

SCALE: 1" = 30'

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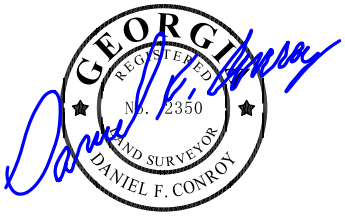

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GRAPHIC SCALE - IN FEET

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PROJECT
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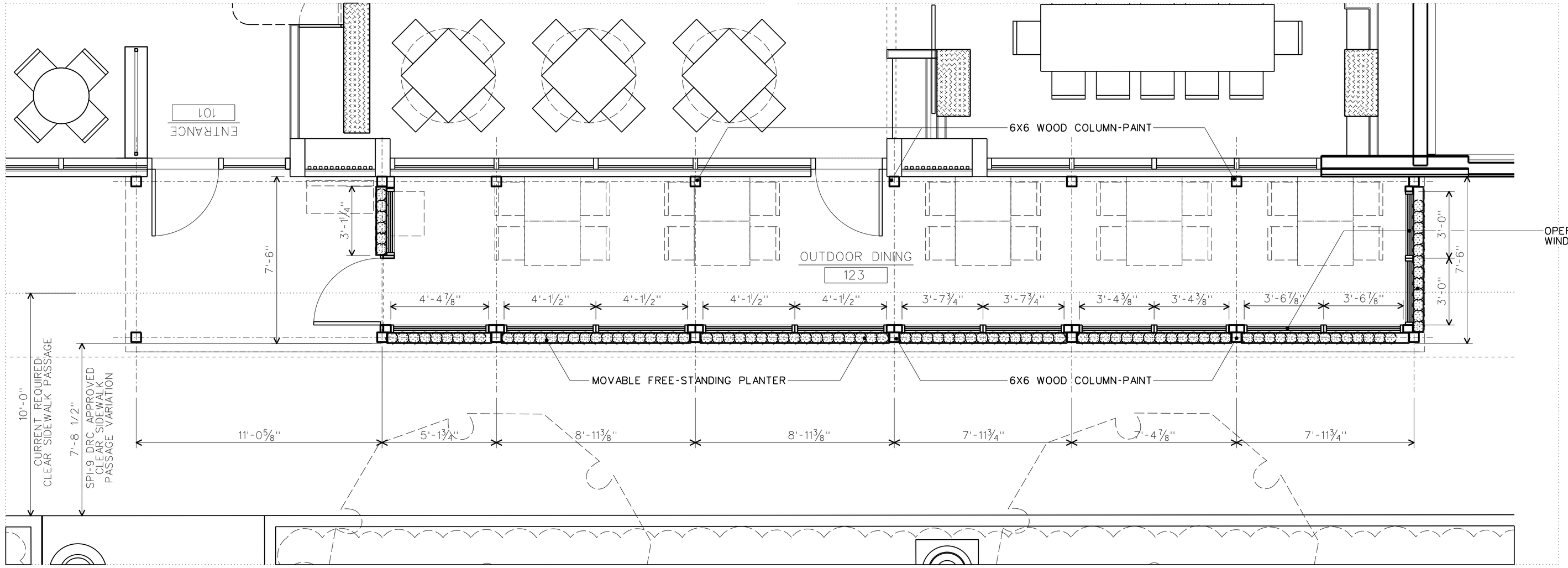
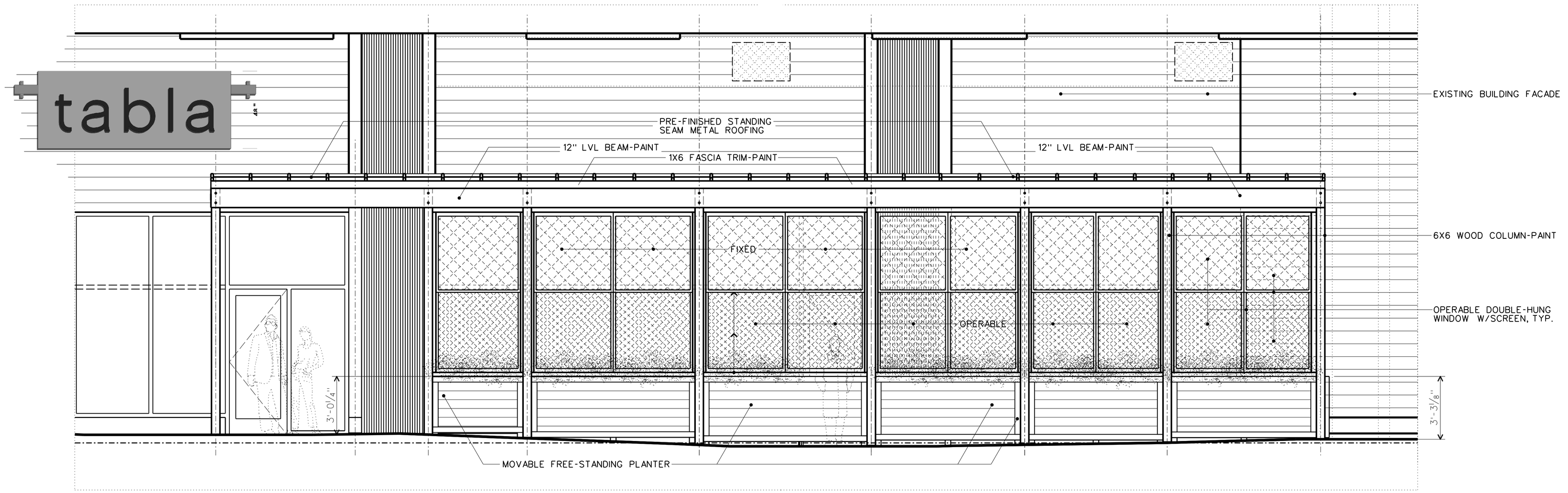
SHEET
3 OF 3

DWN: BH

PUBLIC
PARKING



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



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

W. JAY GEORGE DESIGN, LLC
ARCHITECTURE . INTERIORS . PLANNING
15 FRANKLIN STREET , #10
AVONDALE ESTATES, GEORGIA 30002
678.596.8096 . WJGDESIGN09@GMAIL.COM
WJGDESIGN.COM

STATE OF GEORGIA
WILLIAM JAY GEORGE
12.07.2022
REGISTERED ARCHITECT
REGISTRATE No. RA016229

tabla
RESTAURANT AND BAR AT MODERA . BUCKHEAD
3005 PEACHTREE ROAD - SUITE 400
ATLANTA, GEORGIA 30305

PRINT LOG

DATE	REMARKS
12.08.2020	PERMIT REVIEW/CONSTRUCTION
01.19.2021	S.A.P. APPLICATION REVIEW AND BUILDING PERMIT REVIEW
05.25.2021	REVISED S.A.P. APPLICATION REVIEW AND BUILDING PERMIT REVIEW
06.05.2021	REVISED S.A.P. APPLICATION REVIEW AND BUILDING PERMIT REVIEW
07.18.2022	CLIENT REVIEW
08.03.2022	N.P.U. PRELIMINARY REVIEW
12.07.2022	N.P.U. PRELIMINARY REVIEW

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DRAWING TITLE:
COVERED PATIO PLAN AND ELEVATION

RELEASE DATE:
12.07.2022

SHEET NO.:
A.5.2