

*City Council Agenda Item*

**Variance**



Department: Planning & Development  
Prepared By: Gabrielle Peters, Senior Planner  
Initiator: Gabrielle Peters, Senior Planner

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**SUBJECT:** PZ2024-1298: 2803 SHALLOWFORD ROAD NE

**Meeting Date:** August 15, 2024, 6:00 PM

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**REQUESTED ACTION:**

Staff recommends **APPROVAL WITH CONDITIONS** of the following variances and waivers requests:

1. Variance from Section 240-13(b)(4)(a), to not have a live-work unit that is a mixed-use dwelling and is fire separated from adjacent units.
2. Variance from Section 240-13(b)(4)(b), to reduce the minimum number of live-work units in a building from two to one.
3. Variance from Section 240-13(b)(4)(c), for live-work units to be on the ground floor oriented to the street.
2. Waiver from Section 230-27(a)(6), to not provide a minimum of 50% fenestration along the length of the building facade fronting the street.
3. Waiver from Section 230-27(a)(10), to not provide a minimum building height of 12-feet along a feeder street.
4. Waiver from Section 230-27(a)(11), to not provide a roof surfaced with a heat-reflective material.
5. Waiver from Section 320-12(a)(1), to not meet landscape standards within the permanent buffer.

Staff recommends **DENIAL** of the following variances and waivers requests:

1. Waiver from Section 230-26(a), to not install a 7-foot-wide landscape strip and 5-foot-wide sidewalk along Shallowford Road.

**BACKGROUND SUMMARY:**

- The subject property was constructed in the 1960s as a single-family residence and has been converted into a commercial office building. The applicant has been using the building as office space for their chiropractic business.
- The applicant proposes to convert the building into a live/work unit by renovating and converting the basement into a primary residence. The chiropractic business would remain on the first floor.

- Due to the extent of the interior renovation, the applicant is required to make exterior improvements subject to the Adaptive Reuse Regulations including streetscape installation, exterior building architecture and parking lot improvements, and compliance with landscape regulations.
- The applicant is requesting several variances and waivers to allow the property to remain as is.

**ISSUE:**

**FINANCIAL IMPACT:**

**Attachment List:**

PZ2024-1298 - 2803 Shallowford Rd (PDF)

1 - Application (PDF)

2 - Site Plan + Elevations (PDF)

4 - Interior Renovation (PDF)

3 - Tree Canopy (PDF)

5 - Maps (PDF)