

Notice To Applicant

City of Atlanta - Bureau of Planning

RECEIVED
MAY 13 2008
Bureau of
Planning

APPLICATION NUMBER: **Z-08-038**

City Council District: **6** Neighborhood Planning Unit (NPU): **F**

Address of Property: **680 Drewry St**

<p>Zoning Review Board (ZRB) Hearing Date: Thursday, July 3 or 10, 2008 at 6:00 p.m.</p> <p>Council Chambers, 2nd Floor, City Hall 55 Trinity Avenue, S.W.</p>	<p>Land use amendment required for this rezoning request?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA</p>
---	--

The contact person for NPU F is:

Charlie Nalbone
404-626-1354
cn3353@att.com

Contact info for adjacent NPUs is provided below if necessary:

Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Sign Posting - The property owner is required to post a sign or signs in a conspicuous place on the property at least 15 days before the first hearing date shown above. One sign shall be placed every 600 feet along each street the property abuts. A sign posting affidavit must be returned to the Bureau of Planning to confirm posting.

Signed,



TTW, for Director, Bureau of Planning



Bill Stephenson, Applicant

APPLICATION FOR REZONING
City of Atlanta

RECEIVED
MAY 1 2008
Bureau of
Planning

Date Filed MAY 13, 2008 Application Number Z-08-38

I Herby Request That The Property Described in this Application be Rezoned
From I-1 (INDUSTRIAL) District
TO MF-4B District

Name of Applicant STEPHENSON WILLIAM L.
Last Name First Name M.I.

address 1145 street name ALTA AVENUE NE
city ATLANTA state GA zip code 30307-2572
phone 404-583-1851 Fax 404-681-0973
e-mail address WSA PC @ hotmail.com

Name of Property Owner SEVEN HOMES LLC
Last Name First Name M.I.

address 120 street name RIDGEMONT TRACE
city ATLANTA state GA zip code 30350
phone 678-795-0095 Fax _____

Description of Property

Address of Property 680 street name DREWRY
city ATLANTA state GA zip code 30306
The subject property fronts 69.99 feet on the NORTH side of DREWRY
beginning 190 # feet from the NW corner of PONCE PLACE
Depth: 153 Area: .25A Land Lot: 17 Land District: 14 FULTON County, GA.
Property is zoned: I-1 Council District: 6 Neighborhood Planning Unit: F

2-08-38

- C. **CONDITIONAL ZONING.** If the request is for zoning for new development, submit fourteen (14) copies of the site plan prepared by a State of Georgia registered architect, landscape architect, engineer, or planner holding the AICP designation. Site plans must be folded to 11" x 14". All site plans shall be sealed by the professional preparer and shall show the scale, north arrow; the location of streets and street names; sidewalks; existing and proposed buildings and their square footage, heights, and floor area ratio; parking spaces, loading areas, and number of parking spaces must also be shown. All plans for residential development must include, on the site plan, a summary of calculations in accordance with the Land Use Intensity System (see Chapter 8 of the Zoning Ordinance). For complete information regarding site plans, refer to the "Site Plan Requirements" attachment to this application form.
- D. **PLANNED DEVELOPMENT (PD) DISTRICTS.** If your request is for PD District Zoning, you must comply with the requirements of Chapter 19 of the Zoning Ordinance and with the appropriate regulations for Planned Development Housing, Office-Commercial, Mixed-Use, or Business Park as appropriate. **Certification of a PD Zoning pre-application conference is required.** Submit *Attachment 7*.
- E. **PROPERTY DESCRIPTION.** A copy of a recent plat of survey prepared by an engineer or land surveyor registered in the State of Georgia must accompany each application. In addition, a written legal description must be submitted. In cases involving more than one contiguous property, a consolidated legal description of the property must be submitted.
- F. **HOUSING APPLICATION.** If the rezoning application contemplates the construction of one or more residential units, complete the attached Atlanta Public School form, *Attachment 3*.
- G. **DEVELOPMENTS OF REGIONAL IMPACT.** If your application meets the thresholds shown on *Table II (Attachment 4)*, you must contact the Bureau of Planning for further instructions.
- H. **TREE PRESERVATION.** All development must meet the City of Atlanta Tree Ordinance. Contact the City Arborist, (404) 330-6150 for details.
- I. **COMPREHENSIVE DEVELOPMENT PLAN (CDP) AMENDMENT.** Submit *Attachment 5*.
- J. **DISCLOSURE.** Submit a disclosure statement as described in *Attachment 6*.
- K. **HEARING DATES AND PROCESSING OF APPLICANTS.** See attached Zoning Review Board Schedule.
- L. **MEETING WITH NEIGHBORHOOD PLANNING UNIT.** (NPU) You must contact the appropriate Neighborhood Planning Unit (NPU) within two business days after filing your rezoning application to appear before them prior to the public hearing of the Zoning Review Board. The name and phone number of the contact for the NPU will be provided at the time that you file your application.
- M. **FEES.** See attached fee schedule, *Attachment 8*.
- N. **AUTHORIZATION TO INSPECT PREMISES.** I hereby authorize the staff of the Bureau of Planning of the City of Atlanta to inspect the premises, which are the subject of this rezoning application.

RECEIVED
MAY 13 2008
Bureau of Planning

O. **Revisions to site plans will only be accepted up to 15 days prior to the scheduled hearing date.**

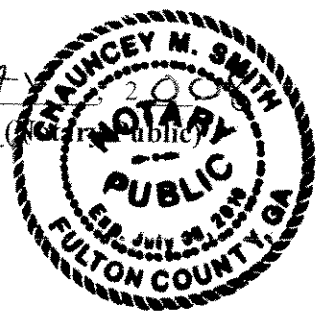
I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

Will L. Castle C.A.S.L.#

Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this 13th day of MAY

[Signature]



7-08-38

AUTHORIZATION BY PROPERTY OWNER

(Required if person filing the application is **not** the owner of the subject property or Applicant for the proposed rezoning)

RECEIVED
MAY 13 2008
Bureau of
Planning

I, W. ROBERT LEWIS (SEVEN HOMES LLC) (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 680 DREWRY ST. ATL, GA 30306 (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF FULTON COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

NAME OF APPLICANT:

LAST NAME STEPHENSON FIRST NAME WILLIAM

ADDRESS 1145 STREET NAME ALTA AVE SUITE _____

CITY ATLANTA STATE GA. ZIP CODE 30307-2572

TELEPHONE NUMBER

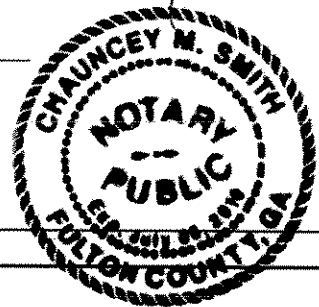
AREA CODE (404) NUMBER 583 - 1851

[Signature]
Signature of Owner
W. ROBERT LEWIS (SEVEN HOMES LLC)
Print name of owner

JL# 040328520

Personally Appeared Before Me this 13th day of MAY, 2008.

[Signature]
Notary Public



Z-08-38

BeltLine Overlay District: Certification of Pre-Application Conference

(Required by owner and applicant of the property subject to the application)

RECEIVED
MAY 13 2008
Bureau of
Planning

Date of pre-application conference: 5/12/08

LOCATION OF SUBJECT PROPERTY:

Street Address: 680 Drewry St.

Zoning Classification: I-1 Land District 14 Land Lot 17

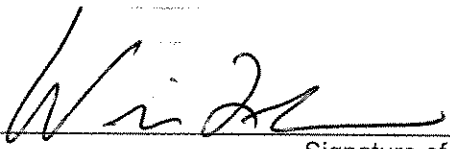
APPLICANT:

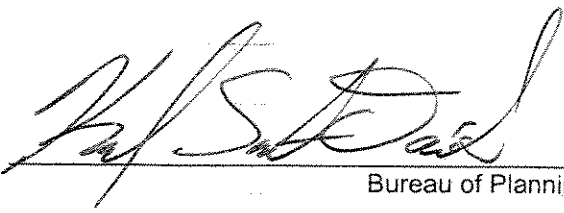
Name: WILLIAM L. STEPHENSON

Company: WILLIAM STEPHENSON ASSOCIATES PC

Address: 1145 ALTA AVENUE NE

Telephone: 404-583-1851 E-mail: WSKpc@hotmail.com


Signature of Applicant


Bureau of Planning staff

Signature of Staff only represents that the required pre-conference for an application has been held and does not indicate any position of the Bureau of Planning on the application.

WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF FULTON**

RECEIVED
MAY 13 2008
Bureau of
Planning
Z-08-38

THIS INDENTURE made this 13th day of April, 2005 between THOMAS HAROLD FLEMING A/K/A HAROLD FLEMING of the County of FULTON, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and OAK STREET DEVELOPMENT, INC., as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) DOLLARS and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 17 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SIDE OF DREWRY STREET ONE HUNDRED NINETY (190) FEET WEST FROM THE NORTHWEST CORNER OF DREWRY STREET AND PONCE DE LEON PLACE, AT THE WEST SIDE OF A TEN FOOT ALLEY; THENCE NORTH ALONG THE WEST SIDE OF SAID ALLEY ONE HUNDRED FIFTY THREE (153) FEET MORE, OR LESS, TO THE PROPERTY NOW OR FORMERLY OWNED BY MRS. FANNIE DURHAM; THENCE WESTERLY ALONG THE SOUTHERN LINE OF SAID PROPERTY SEVENTY (70) FEET TO A POINT; THENCE SOUTH PARALLEL TO SAID TEN FOOT ALLEY ONE HUNDRED SIXTY (160) FEET, MORE OR LESS, TO THE NORTH SIDE OF DREWRY STREET; THENCE EASTERLY ALONG THE NORTH SIDE OF DREWRY STREET SEVENTY (70) FEET TO THE POINT OF BEGINNING, BEING IMPROVED PROPERTY HAVING A BUILDING THEREON KNOWN AS 680 DREWRY STREET, N.E. (ALSO KNOWN AS 680 ADRIAN STREET, N.E.), ATLANTA, GEORGIA.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

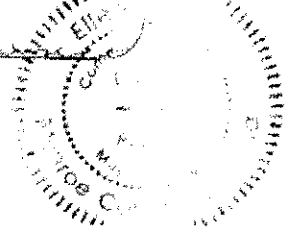
IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten signature]
Witness

Thomas Harold Fleming B;
THOMAS HAROLD FLEMING
A/K/A HAROLD FLEMING *Justin H. H.*

**AS ATTORNEY IN FACT
FOR SAID PARTY**

[Handwritten signature]
Notary Public
My commission expires:


680 Drewry Street, NE
City of Atlanta, Fulton County, GA
NPU-F, Council District 6
Virginia Highlands
Clear Creek Basin
Beltline Overlay

May 13, 2008

RECEIVED
MAY 13 2008
Bureau of
Planning

Application For Rezoning

Z-08-38

Current Zoning: I-1
Requested Zoning: MR-4B

Current Land Use: Mixed Use *No Change Requested*

A. SUMMARY OF PROPOSED PROJECT


Seven attached single family town homes facing west towards the Beltline and the Midtown skyline. The building will be three stories tall and will have a roof deck. The materials, scale and character will be similar to nearby townhomes and older structures.

B. DOCUMENTED IMPACT ANALYSIS

- (1) **Compatibility with comprehensive development plans; timing of development:** The current Land Use Map designates the site as Mixed Use. This will be verified at time of application.
- (2) **Availability of and effect on public facilities and services/referrals to other agencies:** The site has all utilities available. Sewer capacity will be reviewed with Public Works and Site Development. The site is in close proximity Inman School. Transportation access to Ponce de Leon is excellent. Drewry dead ends at the Beltline behind the Sembler City Hall East shopping center.
- (3) **Availability of other land suitable for proposed use: effect on balance of land use:** The subject property is a three lot assemblage totaling 0.25 acres. The site is west of exiting R4 property. There is a small office with an attached warehouse on the property. An ally separates our property from the houses to the east , houses that face Ponce de Leon Place.

Z-08-38

- (4) **Effect on character of the neighborhood:** The neighborhood is a mix: industrial facilities, converted warehouse studio space, recently built loft condominiums, and loft conversions. There is a new attached single family development to the south, across Drewry from the subject property. There is a warehouse converted into a post production studio to the immediate south. Our project will blend in.
- (5) **Suitability of proposed use:** This is a perfect use for the next phase of developmental change. Those properties closer to the Beltline will one day be redeveloped into higher density mixed use or residential projects.
- (6) **Effect on adjacent property:** Our proposed development will be the perfect scale to make the transition from the residences at the edge of Virginia Highlands to surrounding existing and future development . Materials and façade design will be based on the surrounding context of small historic older structures, and the newer brick town homes. There is an alley to the east, and a significant grade change, dropping from the back yards to the east , towards the Beltline .
- (7) **Economic Use of current zoning:** The current structures are underutilized, rented on a month to month rental to several small scale users. The site is not currently a generator of employment for the City.
- (8) **Tree Preservation:** . New planting will use recommended trees under City of Atlanta guidelines and review for tree replacement. There is one small pear tree at the rear alley side corner. We will have detailed landscape and hardscape information at the VHCA committee meetings.


RECEIVED
MAY 13 2008
Bureau of
Planning

City of Atlanta
Bureau of Planning
55 Trinity Avenue, Suite 3350
Atlanta, Georgia 30303


DATE: May 13, 2008
INVOICE #: Z-08-038

FUND #: **1A01**
ACCOUNT #: **441-202**
CENTER #: **B00001**

Bill to:

Bill Stephenson
680 Drewry St
Atlanta, GA

DESCRIPTION	AMOUNT
Application fee for rezoning 1 acre or less of land to MR-4B zoning district	\$500.00
No CDP amendment required	\$0.00
TOTAL	\$500.00


Approved by TTW

CK# 2403
PAID
MAY 13 2008
S.G.

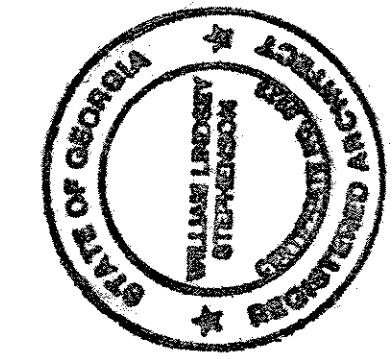
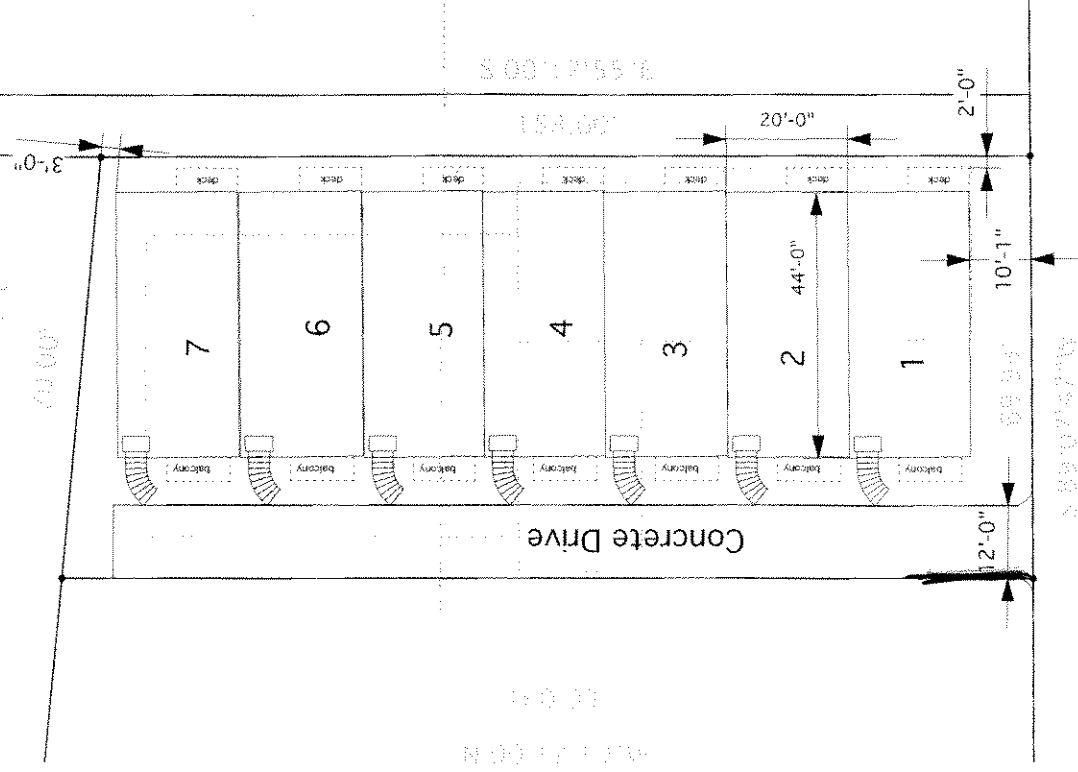
Please make checks payable to "City of Atlanta."
No refunds will be issued.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS PUBLIC OR PRIVATE.

1. I-1 to MR-4B
2. 10,008 GSF
3. No accessory space
4. Seven dwelling units
5. Forty feet tall.
6. .25 Acres net lot land area
7. 12,815 gross SF land area
8. F.A.R. Allowed/Actual 1.49/0.92 Based on net lot area
9. Total Open space Required: NA
10. Useable Open space Required: NA
11. Parking Spaces: 7 required, 14 provided (init garages)

I hereby certify that I am familiar with the Zoning Ordinance of the city of Atlanta, as amended. I also certify to the best of my knowledge and ability, these plans are accurate and comply with district and general regulations Zoning Ordinance of the City of Atlanta.



RECEIVED
MAY 13 2008
Bureau of Planning
Z-08-38

PROPERTY ADDRESS:
680 DREWRY STREET
ATLANTA, GA

LAND AREA:
0.25 AC

Proposed Site Plan. Prepared by Oak St Development	
LOT	BLOCK UNIT
SUBDIVISION	
LAND LOT 17	14TH DISTRICT SECTION
FULTON COUNTY, GEORGIA	DATE NOVEMBER 26, 2007
PLAT BOOK DEED BOOK 6931, PAGE 1	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

REGISTERED PROFESSIONAL LAND SURVEYOR
No. 2852
JOHN B. COMMINDER, JR.

SURVEY SYSTEMS & ASSOC., INC.
P.O. BOX 8688
ATLANTA GA. 31106-0688

JOB NUMBER 4-31467

FAX (404)760-0011
PHONE: (404)760-0010

I HAVE THIS DATE EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (S) IS (S) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL.

MAP ID _____
EFFECTIVE DATE: _____
ZONE: _____

* LEGEND *

- | | |
|---------------------------|-----------------------------|
| IPF IRON PIN FOUND | POB POINT OF BEGINNING |
| IRS IRON PIN SET | LLL LAND LOT LINE |
| OTP OPEN TOP PIPE FOUND | MH MAN HOLE |
| CTP CRIMP TOP PIPE FOUND | SSL SANITARY SEWER LINE |
| RRF REINFORCING BAR FOUND | CB CATCH BASIN |
| AI ANGLE IRON FOUND | JB JUNCTION BOX |
| CP CALCULATED POINT | DI DRAINAGE INLET |
| -X-X FENCE | YI YARD INLET |
| CLF CHAIN LINK FENCE | HW HEAD WALL |
| WDF WOOD FENCE | PP POWER POLE |
| WRF WIRE FENCE | PW POWER LINE |
| FC FENCE CORNER | SSE SANITARY SEWER EASEMENT |
| BL BUILDING LINE | DE DRAINAGE EASEMENT |
| R/W RIGHT-OF-WAY | UE UTILITY EASEMENT |
| PL PROPERTY LINE | AE ACCESS EASEMENT |
| PC PROPERTY CORNER | TB TOP OF BANK |
| CL CENTER LINE | CMP CORRUGATED METAL PIPE |
| CPT CARPORT | RCP REINFORCED CONC. PIPE |
| BR BRICK | APP AS PER PLAT |
| FR FRAME | APR AS PER RECORD |
| WD WOOD | APT AS PER FIELD |
| P PLAT | BC BACK OF CURB |
| D DEED | EP EDGE OF PAVEMENT |
| R RECORD | OU OWNERSHIP UNCLEAR |
| F FIELD | OH OVERHANG |
| | N NBOKS. |