

*Amended

APPLICATION FOR REZONING
City of Atlanta

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Bureau of
Planning

ORIGINAL
REVISED

MAY 13, 2008

Date Filed JANUARY 9, 2009

Application Number 2-08-058

I Hereby Request That The Property Described in this Application be Rezoned
From I-1 LIGHT INDUSTRIAL District
TO MR-4B District
MULTI-FAMILY

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 404-583-1351 Fax
e-mail address WSApc@hotmail.com

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

address 675 street name DREWRY STREET
city ATLANTA state GA zip code 30306-3747
phone 404-835-9614 Fax

Description of Property

Address of Property 674-680 street name DREWRY
city ATLANTA state GA zip code 30306
The subject property fronts 99.99 feet on the NORTH side of DREWRY
beginning 190 feet from the NW corner of PONCE PL.
Depth: VARIES Area: 3625A Land Lot: 14 Land District: 17 FULTON County, GA.
Property is zoned: I-1 Council District: 6 Neighborhood Planning Unit: F

Amendment 4

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

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20838

Original Submittal: May 13, 2008
Deferred at July 11th, 2008 and October 2nd, 2008.

Revised Application January 9th, 2009.

Application For Rezoning

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

Current Land Use: Medium Density Residential *No Change Required or 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 town homes and older structures. The seven town homes have ground floor garages accessed from the alley to the east. The building foot print sits on three different elevations, to match the grade of the alley to the east. The unit closest to the street has a separate pedestrian entry facing Drewry Street. The front unit (Unit One) and the additional units have separate entries on the west side. All units are oriented towards the Midtown skyline towards the west. The upper two floors of the units extend over a sidewalk. There is a visitor and supplemental parking area and drive along the west side of the site. This is placed at a lower grade than the residential units, and the parking is set back from the street frontage. There is a tree planting zone (five feet wide along the front of the property, and a sidewalk whose width varies from six feet on the east side, at the intersection of the alley, and ten feet on the west, in anticipation of any future redevelopment of the neighboring three acre parcel which is adjacent to the Beltline.

The parking area will be a combination of pervious and impervious material, and areas adjacent to the entry drive, including the ten foot supplemental zone will incorporate native plants, a small runoff ecopond, and features to allow reuse of grey water.

There is a landscaped area to the rear of the property that will either be used as common owners space, or a yard for the two end units. Provisions will be made for bicycle, scooter and motorcycle parking.

Amended

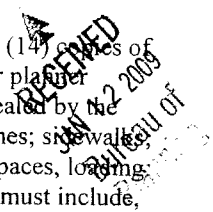
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B. DOCUMENTED IMPACT ANALYSIS

- (1) **Compatibility with comprehensive development plans; timing of development:** The current Land Use Map designates the site as Medium Density Residential.
- (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 two lot assemblage totaling 0.35 acres. The site is west of exiting R4 property. There is a small office with an attached warehouse on the property. An alley separates our property from the houses to the east, houses that face Ponce de Leon Place.
- (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 postproduction studio to the immediate south. Our project will act as a transition and scale and a buffer to the single family homes along the west side of Ponce Place. The redevelopment of the site will enhance the growing importance of Drewry Street as a connector to the Beltline for the Virginia Highlands community, and it will further the connection between Drewry Street and Pylant Street to the north.
- (5) **Suitability of proposed use:** This is a suitable 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 significant 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.

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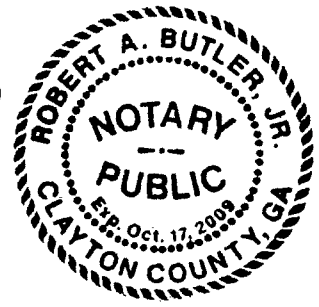
- C. **CONDITIONAL ZONING.** If the request is for zoning for new development, submit fourteen (14) copies of the site plan prepared by a State of Georgia registered architect, landscape architect, engineer, or planner holding the AICP designation. Site plans must be folded to 11" x 14". All site plans 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.
- 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.

William L. STEPHENSON

Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this 9th day of January, 2009.
[Signature] (Notary Public)



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2-0838

AUTHORIZATION BY PROPERTY OWNER

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

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I, Mania Artemis A KAMARIA SAWYER (PRINT THE Surname)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 674 DREWRY STREET, N.E. (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 AVENUE SUITE _____

CITY ATLANTA STATE GA. ZIP CODE 30307

TELEPHONE NUMBER

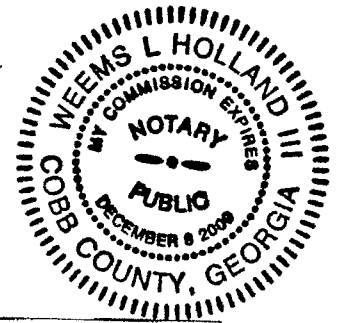
AREA CODE (404) NUMBER 583-1851

Mania Artemis
Signature of Owner
Mania Artemis
Print name of owner

Personally Appeared Before Me this 5th day of January, 2009.

[Signature]

Notary Public



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ATLANTA PUBLIC SCHOOLS REVIEW REQUEST

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(Required only if application would result in construction of one or more units of new housing)

Application Number Z-08-38 (REVISED)

Name of applicant WILLIAM L. STEPHENSON RA

Address 1145 ALTA AVENUE NE

City ATLANTA State GA Zip Code 30307

Contact, if other than applicant NA

Zoning category requested MR-4B No. of acres of property to be rezoned 3.625

No. of Proposed dwelling units per acre 22 Total number of dwelling units 7

Total number of units by bedroom: 14-21

Monthly rental per unit _____ or selling per unit \$599,000

Projected construction completion date: 4th QUARTER 2010

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William Stephenson, R.A.
William Stephenson Associates PC
P.O. Box 8984
Atlanta Georgia 31106-0984
404-583-1851 WSApc@hotmail.com

January 9th, 2009

Ms. Charletta Wilson Jacks, Director
Mr. Enrique Bascunana, Urban Planner, Principal
Bureau of Planning
City Hall South Building
55 Trinity Avenue, S.W., Suite 3350
Atlanta, Georgia 30303-0310

Application For Rezoning Z-08-38
674-680 Drewry Street, N.E. City of Atlanta, Fulton County, Georgia, 30306

This is a cover letter the revised materials for the Z-08-38. As discussed the rezoning now includes 674 Drewry to the west. I am including the Owner's affidavit for that property and a combined legal description. The Owners affidavit for 680 Drewry was part of the initial application submitted last may. In November I met with Beltline Planning staff including Karl Smith Davids, as well as Mr. Bascunana. Based on their recommendations, I redesigned the project to provide unit parking access from the alley, rather from the surface parking drive to the west. I took the revised project back to the VHCA Land Use Committee at the end of December for review and comment. Because of the changes to the new design, and scheduling difficulties during the holiday season, it appears we will not be able to get a full NPU-F vote prior to the second February ZRB date.

I did not want to cause any confusion, or miscommunication by submitting incomplete material, or by not following the procedures of NPU-F for distributing information. The site plan design changes suggested by staff have been agreed to by my client, and we have also incorporated ideas from VHCA Planning committee. It does appear, based on the current schedule and the delays incurred, that we may have to request another deferral. Please let me know if you have comments and questions. I appreciate the assistance everyone at VHCA, NPU-F, and the Bureau of Planning has provided.

Sincerely,



William L. Stephenson, R.A.

cc: W. Rob Lewis, Seven Homes LLC, Elizabeth Coyle, NPU-F
Joe Krebs, Virginia Highlands Civic Association

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All that tract or parcel of land lying and being in land lot 17 of the 14th district of Fulton County, Georgia, and being more particularly described as follows:

Beginning at the 1/2" iron rebar found at the intersection of the northerly right of way of Drewry Street with the westerly right of way of a 10 foot paved, unnamed alley and running thence south 89 degrees 7 minutes 47 seconds west along the northerly right of way of Drewry Street 99.99 feet to a point; running thence north 2 degrees 37 minutes 58 seconds west 162.6 feet to a point; running thence southeasterly 108.33 feet to a point; running thence south 00 degrees 17 minutes 55 seconds east 153 feet to the northerly right of way of Drewry Street at the point of beginning.

674-680 Drewry Street NE City of Atlanta, Fulton County, GA
Revision to Z-08-38
January 9, 2008

I-1 (Industrial) to **MR-4B** (Multi-Family Residential District)
Zero lot line single-family dwellings.

Current Land Use (Medium Density Residential)/ Beltline Overlay

14,847 GSF Building Area

Seven dwelling units (density: twenty-two units per acre).
2 BR, office/ 3rd BR

Height: Forty feet . (Fifty-two feet allowed)

15,794 SF net lot land area

17,359 SF gross land area

F.A.R. Allowed/Actual **1.49/0.94** based on net lot area
F.A.R **0.855** based on gross lot area

Total Open Space Required: NA Provided
Useable Open space Required: NA Provided

Parking Spaces: 7 required, 21 provided (in garages, tandem 7+7),
Additional 12-14 on site as surface parking.* **NOTE 1**

83% Lot Coverage

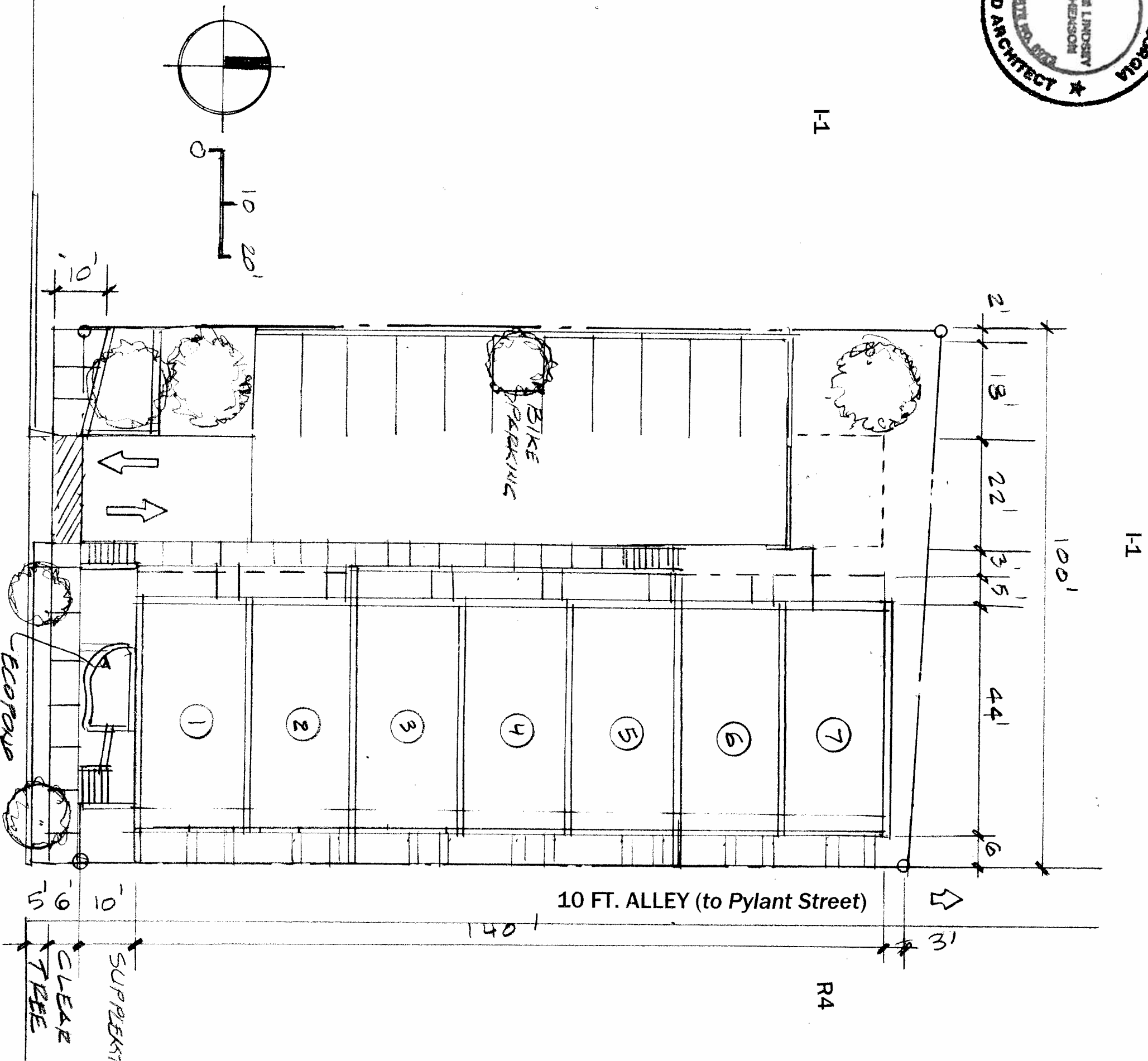
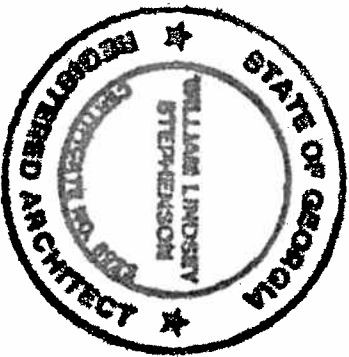
2200 SF Common Area

***NOTE 1.** Number of surface space swill requirea Special Exception under Beltline Ordinance.
VHCA has requested a reduction of surface spaces to 8.*

Z-08-38
674-680 Drewry Street, NE
NPU-F
Virginia Highlands Civic Association

Site Plan
SCALE: 1:20 January 9th, 2008

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.



DREWRY STREET

PD-H