

OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **Z-20-074**

10/05/2020

DATE ACCEPTED:

NOTICE TO APPLICANT

Address of Property:

2760 Lenox RD NE

City Council District: **7** Neighborhood Planning Unit (NPU): **B**

Zoning Review Board (ZRB) Hearing Date:

Thursday, December 03 or 10, 2020 at 6:00 p.m.

Council Chambers, 2nd Floor, City Hall

55 Trinity Avenue, S.W.

The contact person for NPU B is:

Nancy Bliwise

(404) 727-4170

nancy.bliwise@emory.edu

Bill Murray

bill.murray@bhhsgeorgia.com

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

Please contact the person(s) listed above within five 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.

Signed,



Kasia Zycinska



AB, for Director, Office of Zoning and Development



APPLICATION FOR REZONING

Date: 2020.09.24

Summary of Proposed Project: development of 5 single-family homes (1 taxable parcel w/ sub parcels) with single 150 ft long private road accessed from Lenox Rd via existing curb cut.

REZONING REQUEST

PROPERTY ADDRESS: 2760 Lenox Rd PARCEL ID 17 000700010428

City Atlanta State Georgia Zip Code 30324

The subject property fronts 166.79 feet on the east side of Lenox Rd

Depth: 183.5 ft Area: 31,310 sf Land Lot: 7 Land District: 17 - Fulton County, GA.

Council District: 7 Neighborhood Planning Unit: B

The undersigned, having interest in the property herein described, respectfully petitions that said property be rezoned from

RG-3-C

to

RG-3

Existing Zoning (s)

Proposed Zoning (s)

CDP REQUEST (if applicable)

low density residential

to

low density residential

Existing Land Use

Proposed Land Use

APPLICANT INFORMATION

Name of Applicant Michael Gamble Daytime Phone 404-808-3708 email mgamble@gg-architects.com

Address 935 Myrtle Street NE Atlanta Georgia 30309
street city state zip code

Name of Property Owner Prabhavathi Srinivasan Phone 4043750317

Address 8740 Colonial pl Duluth GA 30097
street city state zip code

Applicant affirms that he/she is the applicant for the property described in the attached legal description, which is made part of this application.

K. Prabhavathi Srinivasan

Owner or Agent for Owner (Applicant)

Prabhavathi Srinivasan

Print Name of Owner

Sworn To And Subscribed Before Me This 09 Day Of 25, 2020

[Signature]
NOTARY PUBLIC





AUTHORIZATION BY PROPERTY OWNER

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

I, Prabhavathi Srinivasan (Owner's Name) swear and affirm that I am the owner of property at 2760 Lenox rd Atlanta GA 30324 (Property address). As shown in the records of Fulton County, Georgia, which is the subject matter of the attached application. I authorize Rezoning to file this application.

Sworn to and subscribed before me this the 09 Day of 25 2020


NOTARY PUBLIC





AUTHORIZATION TO INSPECT PREMISES
(Attachment 1)

With the signature below, I authorize the staff of the Office of Zoning and Development of the City of Atlanta to inspect the premises, which are the subject of this rezoning application.

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

Prabhavathi Srinivasan

Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this 09 day of 25, 2020.

Notary Public

09/05/2023
Commission Expires





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PLANNING

September 24, 2020

V I A O N L I N E S U B M I S S I O N

Office of Zoning and Development
55 Trinity Avenue
Suite 3350
Atlanta, Georgia 30303
Tel: 404.330.6145
Fax: 404.658.7491

Rezoning Application - 2760 Lenox Rd
Current Zoning: RG-3-C | Proposed Zoning: RG-3

SUMMARY OF PROPOSED PROJECT

This Application seeks the rezoning, from RG-3-C to RG-3 of the parcel totaling 0.72 acres of previously developed land located in Land Lot 7 of the 17th District of Fulton County with frontage on Lenox Road, to permit the development of single family detached homes.

This application requests removing the zoning conditions imposed on this property in the 1980s. The hypothetical site plan that this lot is conditioned to is not feasible to achieve in an actual project design.

The proposed parcel development plan provides for 5 single family homes with single 150 ft long private road (driveway) accessed from Lenox Road via an existing curb cut. Each home is approx. 3,500 sf of heated space with a double car garage accessed from a side.

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F 404 . 875 . 9266

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The current and future land use calls for Low Density Residential thus, this Application is in compliance with the adopted Land Use Plan. This application is consistent with the purpose and intent of the RG-3 district, and the Subject Property is appropriate for the proposed development.

The development is compliant with Pine Hills neighborhood requirement for support to be 8 dwelling units per acre or less. Additionally, the front setback of forty (40) feet meets is compliant with Pine Hills neighborhood requirement for support.

DOCUMENTED IMPACT ANALYSIS

1. **Compatibility with comprehensive development plans; timing of development:**

The proposed rezoning is consistent with the written policies in the Comprehensive Plan with regard to protection of residential neighborhoods. The proposed single-family development is compatible in view of the adjacent and nearby uses. The single-family units will provide needed variety to the residential opportunities in the area. Currently, the subject is developed with one single family home, a last holdout during the 80's and 90's redevelopment of Lenox Road in a suburban multi-family pattern. The current use is incompatible with the city's approved pattern of Low Density Residential. Therefore, the proposed zoning brings the property into compliance with the Future Land Use map.

Regarding timing of the development, as noted above the current single-family home appears to be a lone holdout to the multifamily redevelopment of Lenox Rd. This development is a decided laggard in that respect. The locational advantage of the neighborhood with its proximity to Buckhead's business, retail and entertainment district attracted medium density development in recent decades driving the potential for developments such as is proposed.

2. **Availability of other land suitable for proposed use: effect on balance of land uses:**

As mentioned above the current use is an apparent holdout from the time when Lenox Road was exclusively single-family residences. There is little land available in the corridor that is not developed at near its economic limit. This development will have negligible effects on balance of land use.

3. **Effect on character of the neighborhood:**

The neighborhood character is predominately suburban multi-family with minor commercial property. The proposed development is appropriate for the area and will fit well into the character of the neighborhood.



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The architecture of the proposed development is intended to be in keep with the existing transitional style of the adjacent properties.

4. **Suitability of proposed use:**

The proposed use is suitable as the small area, steep topography and existing tree cover are all best served by a single-family development. Single-family development has the most flexibility to adapt to existing site conditions.

5. **Effect on adjacent property:**

There will not be any adverse effect upon the use or usability of adjacent or nearby properties. The future residents of the subject may help support the amenity uses in the adjacent development through association membership. The existing residential uses to the south of the site will benefit from preservation of the tree cover in the front setback, mitigating traffic noise from Lenox Road

6. **Economic use of the current zoning:**

The current zoning has little economic use, as the site plan that the property is conditioned to is not feasible for an actual development which will continue to render this site undevelopable in the future unless the site plan conditions are removed.

7. **Tree Preservation:**

While substantial amount of trees (noted on the tree site plan) will be removed, the majority of trees along the Lenox Road frontage in the 40' setback will be preserved as well as min. of 30% of existing tree coverage required by zoning will remain. The proposed development will comply with all requirements of the City of Atlanta Tree Ordinance.

CONCLUSION

The proposed Rezoning Application is consistent with the intent of the Comprehensive Plan and compatible with the surrounding properties and uses. It will result in an improvement to the existing conditions and property values in the area. Thus, the Applicant respectfully requests the approval of the rezoning request.

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Best regards,

Michael Gamble

935 Myrtle St NE
Atlanta, GA 30309
404.875.7751 - 2#
mgamble@gg-architects.com

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ATLANTA . GEORGIA . 30309
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ATTORNEY AT LAW



I swear and affirm, as an attorney at law, that I have been authorized by the owner of the property subject to the proposed rezoning to file this application.

TYPE OR PRINT ATTORNEY'S NAME

ADDRESS

CITY & STATE ZIP CODE

ATTORNEY'S SIGNATURE

PHONE NUMBER

Sworn to and subscribed before me this the _____
Day of _____ 2 _____

NOTARY PUBLIC

COMMISSION EXPIRES

(SEAL)

ATLANTA PUBLIC SCHOOL REVIEW REQUEST
(Required only if application would result in construction of one or more units of new housing)
(Attachment 2)



Application Number: _____

Applicant: _____

Address: _____

Current Zoning: _____ Proposed Zoning: _____

Acres: _____

Total number of Dwelling Units: _____

Dwelling units per Acre: _____

Monthly Rent Per Unit: _____

Selling Price per Unit: _____

Projected Completion: _____

AFFORDABLE HOUSING SUPPLEMENTAL FORM (RENTAL)
(Attachment 2a)



Required if the rezoning application contemplates the construction of five or more residential units

SECTION 1: DEVELOPMENT INFORMATION

Development Name: _____

Development Address: _____

Council District: _____ NPU _____

Is Inclusionary Zoning applicable to this project? Yes No

***Note: IZ applies to all new or conversion multifamily residential rental projects with ten (10) or more units in the Beltline Overlay District OR Westside Neighborhoods of English Avenue, Vine City, Ashview Heights, or AUC. For these projects, applicant must complete and submit the Inclusionary Zoning Certification Form.**

Is there any involvement from the City of Atlanta/Invest Atlanta in the proposed project?

Land write-down Land donation Financial Assistance

Other _____

Please provide documentation of involvement. and write-down

SECTION 2: DEVELOPER INFORMATION

Developer Name: _____

Developer Contact (Project Coordinator): Developer Address: _____

Email address: _____ May we use email to contact you? Yes No

Telephone Number: _____

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For rental projects: _____ x 10%* = (always round up) Total units

Total affordable units required 25% =

Bonus Square Footage* _____ Affordable sq. footage required _____

*Note that the maximum allowed bonus is 15% of base FAR.

b) Building details

In addition to water, which of the following utilities will be included in the rent (mark applicable):

Cooking gas Electric Gas heat Electric heat Other _____

Is parking included in the rent for the: affordable units? Yes No

Market-rate units? Yes No



If parking is not included, what is the monthly cost per space?

Estimated date for the commencement of marketing: _____

Estimated date for completion of construction of the affordable units: _____

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/ Unit	Total Square Footage Per Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (___% or less of AMI)	Unit Mix
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units								
Market Rate Units						N/A	N/A	
						N/A	N/A	
						N/A	N/A	

SECTION 4: PAYMENT IN LIEU OF UNITS

Provide an estimate if an option is chosen to make the payment -in-lieu.

Date payment can begin and end: _____

For rental projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Amount owed}}{\text{Amount owed}} \times \$100,000 = \$ \text{Amount owed}$$

(Round up to nearest whole number)

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq. ft.)} \times 15\% \times \$ \text{Median price per base FAR foot} = \$ \text{Amount owed}$$

Developer/Project Coordinator

Date

AFFORDABLE HOUSING SUPPLEMENTAL FORM (FOR SALE)
(Attachment 2b)

Required if the rezoning application contemplates the construction of one or more residential units.

SECTION 1: DEVELOPMENT INFORMATION

Development Name: _____

Development Address: _____

Council District: _____ NPU _____

Is there any involvement from the City of Atlanta/Invest Atlanta in the proposed project?

Land write-down Land donation Financial Assistance

Other _____

Please provide documentation of involvement and write-down

SECTION 2: DEVELOPER INFORMATION

Developer Name: _____

Developer Contact (Project Coordinator): Developer Address: _____

Email address: _____ May we use email to contact you? Yes No

Telephone Number: _____

SECTION 3: DEVELOPMENT INFORMATION

Affordable units required

For "for sale" projects: _____ x 10%* = _____ (always round up)

Total units total affordable units required 25% = _____

Bonus Square Footage* _____ Affordable sq. footage required _____

*Note that the maximum allowed bonus is 15% of base FAR.

Is parking included in the price of market rates units? Yes No

Is parking included in the price of affordable units? Yes No

If parking is not included in the unit price, what is the price to purchase parking? _____

Estimated date for the commencement of marketing: _____

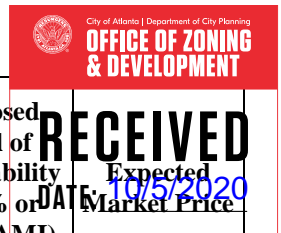
Estimated date for completion of construction of the affordable units: _____

Building type (condo, townhouse, etc.) _____

Z-20-074



For each unit configuration, fill out a separate row, as applicable (see example).



Unit Configuration	Square feet per unit	Number of affordable units proposed	Number of market rate units proposed	Total #	Proposed Assessments	Proposed Affordable Price*	Proposed Level of Affordability (___% or less of AMI)	Expected Market Price
<i>Example:</i> 1 bed/1 bath				0				
Building Total								

SECTION 4: PAYMENT IN LIEU OF UNITS

Provide an estimate if an option is chosen to make the payment -in-lieu.

Date payment can begin and end: _____

For “for sale” projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{(Round up to nearest whole number)}} \times 10\% = \text{_____} \times \$100,000 = \$ \text{_____}$$

Amount Owed

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq. ft.)} \times 15\% \times \$ \text{median price per base FAR foot} = \$ \text{_____}$$

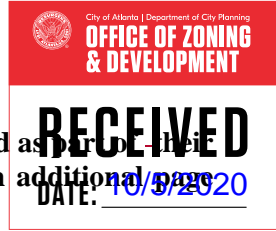
Amount owed

Developer/Project Coordinator

Date

AFFORDABLE HOUSING QUESTIONS

(Attachment 2c)



Applicants for rezoning should only answer these questions if housing will be eliminated or created as part of the development plans. If the requested information cannot fit in the space below, please attach an additional page with your application.

Rental Housing

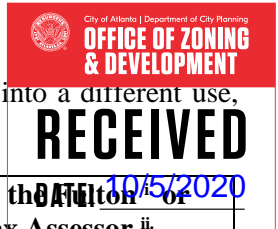
If you are planning to eliminate rental housing through demolition or a conversion of a property into a different use, please provide the following information on the existing rental units:

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Average Rent
EX: 2/1	25	\$1,150

If you are planning to create rental housing through new construction or a conversion of a property into a different use, please provide the following information on the proposed rental units. If your proposed development is required to comply with the Inclusionary Zoning policy for the Beltline Overlay District and the Westside, and you are not paying the in-lieu fee, break out the affordable inclusionary zoning units on separate rows.

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Expected Average Rent

For-Sale Housing



If you are planning to eliminate for-sale housing through demolition or a conversion of a property into a different use, please provide the following information on the existing homeownership units.

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Average Value per the Atlanta or DeKalb County Tax Assessor ii.

If any of the units to be eliminated have been vacant for a year or more, and/or are currently uninhabitable, please specify that information.

If you are planning to create for-sale housing through new construction or conversion of a property into a different use, please provide the following information on the proposed homeownership units.

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Expected Average Sales Price

Additional Information

If you wish to explain any of the information provided above, please use this space.



Are you seeking assistance from a local government, development authority, or other governmental entity to fund, partially or in whole, your development? If so, please describe:

1) The type of assistance you intend to apply for and/or have received; and

Five horizontal lines for handwritten response to question 1.

2) Any rental or sales affordability requirements that will come with this assistance.

Five horizontal lines for handwritten response to question 2.

^{i.} To determine the value of homeownership units in DeKalb County, use the DeKalb County Tax Commissioner’s real estate search function. The link to this website is: <https://taxcommissioner.dekalbcountyga.gov/TaxCommissioner/TCSearch.asp>. Use the “Total Value”, not the “Assessed Value”. If there are multiple properties that are the same unit type, average their values together.

^{ii.} To determine the value of homeownership units in Fulton County, use the qPublic.net function from the Fulton County Tax Commissioner. The link to this website is: <https://qpublic.schneidercorp.com/Application.aspx?App=FultonCountyGA&Layer=Parcels&PageType=Search>. Use the “Total Value”, not the “Assessed Value”. If there are multiple properties that are the same unit type, average their values together.

DISCLOSURE REPORT

(Attachment 5)



Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application.

Circle One: Yes No

If the answer is YES, proceed to section 1 through 4.
If the answer is NO, complete only section 4.

1. Circle One: Party to Rezoning In Opposition of Rezoning

If party to rezoning, complete section 2, 3 and 4 below.
If opposition, proceed to section 3 and 4 below.

2. List all individuals or business entities which have and ownership interest in the property which is subject of this rezoning action: _____

3. Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (please print): Prabharathi Srinivasan

Signature: K. Prabharathi Srinivasan

Date: 10/7/2020



CITY OF ATLANTA
55 TRINITY AVE SW

Application: Z-20-074
Application Type: Planning/ZRB/Rezoning/NA
Address: 2760 LENOX RD NE
ATLANTA, GA 30324

Applicant Name: Kasia Kasia Kasia
Phone: 9012871179
E-mail: kasia@gg-architects.com

Description	Amount Due	Payment Date	Account Number
Application Fee 500	\$500.00	10/05/2020	1001 250201 3413902 7210000
Sub Total	\$500.00		

Owner Info : BLAISE MARLENE
,

Work Description: Rezoning to remove conditions (RG-3-C to RG-3)
Related CAPS:

Total Fees: \$500.00