



NOTICE TO APPLICANT

Address of Property:

1845 Almata AVE NE

City Council District: 5 Neighborhood Planning Unit (NPU): N

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 N is:

Christopher Leerssen

404-921-4256

npunchair@gmail.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,

AB, for Director, Office of Zoning and
Development

Almeta Woods LLC

APPLICATION #: Z-20-075

DATE ACCEPTED: 10/06/2020



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Signed,

AB, for Director, Office of Zoning and
Development

Almeta Woods LLC

Kegan Couvrel

APPLICATION #: Z-20-075

DATE ACCEPTED: 10/06/2020

NOTARY PUBLIC

[Signature]

Sworn To And Subscribed Before Me This 1 Day Of 10, 2020.



NOTARY COMM. EXPIRES: October 31st, 2023

Owner or Agent for Owner (Applicant)

[Signature]

Print Name of Owner
Stephen Johnson (for Almata Woods, LLC)

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

Address _____ street _____ city _____ state _____ zip code _____

Name of Property Owner _____
Same as above

Phone _____

Address _____ street _____ city _____ state _____ zip code _____

Name of Applicant _____
Almata Woods LLC
Daytime Phone 678-575-7048
email sjohnson.ga@gmail.com

879 N Superior Ave. Decatur, GA 30033

APPLICANT INFORMATION

Existing Land Use _____ to _____ Proposed Land Use _____

CDP REQUEST (if applicable)

Existing Zoning (s) _____ to _____ Proposed Zoning (s) _____

The undersigned, having interest in the property herein described, respectfully petitions that said property be rezoned from R-4 to R-4A

Council District: 5 Neighborhood Planning Unit: N

Depth: +/- 230' Area: 34,017 S Land Lot: 15 Land District: 238 Dekalb County, GA

The subject property fronts +/-150.71 feet on the south side of Almata Avenue

City: Atlanta State: GA Zip Code: 30307

PROPERTY ADDRESS: 1845 Almata Avenue, N.E. PARCEL ID 15 238 05 080

REZONING REQUEST

Summary of Proposed Project: 3 lot residential subdivision

Date: _____

APPLICATION FOR REZONING

RECEIVED
DATE: 10/6/2020



AUTHORIZATION BY PROPERTY OWNER



Z-20-075

RECEIVED

DATE: 10/6/2020

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

I, STEPHEN JOHNSON
 (Owner's Name) swear and affirm that I am the owner of
 property at 1845 HUNTER AVE. MOUNTAIN VIEW 30307
DELRUS County, Georgia, which is the subject matter of the attached application. I
 authorize LINDA DUNN to file this application.

Sworn to and subscribed before me this the
1 Day of October 2020
[Signature]
 NOTARY PUBLIC



AUTHORIZATION TO INSPECT PREMISES

(Attachment I)

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.

Owner or Agent of Owner (Applicant)

Notary Public

NOTARY COMM. EXPIRES:

October 31st, 2023

Commission Expires



Sworn to and subscribed before me this 15th day of October, 2020



Z-20-075

ATTORNEY AT LAW

Z-20-075



RECEIVED

DATE: 10/6/2020

Sworn to and subscribed before me this the

5th Day of October 2020

NOTARY PUBLIC

COMMISSION EXPIRES

JENNIFER LLOYD

NOTARY PUBLIC

DEKALB COUNTY, GEORGIA
MY COMM. EXPIRES
03/25/2022

Linda I. Dunlavy

TYPE OR PRINT ATTORNEY'S NAME

1026 B Atlanta Avenue

ADDRESS

Decatur, GA 30030

CITY & STATE

ZIP CODE

ATTORNEY'S SIGNATURE

[Handwritten Signature]

404-371-4101

PHONE NUMBER

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.

Sworn to and subscribed before me this the

Sworn to and subscribed before me this the

5th Day of October 2020

NOTARY PUBLIC

COMMISSION EXPIRES

JENNIFER LLOYD

NOTARY PUBLIC

DEKALB COUNTY, GEORGIA
MY COMM. EXPIRES
03/25/2022

² Please note that as part of this Impact Analysis, the Applicant is also submitting a document entitled "Development Proposal" with Exhibits A through F comprised of Existing Site Conditions survey (A), Proposed Site Plan (B), Tree Impact Analysis (C), Jurisdictional Waters Field Assessment (D), 1932 Historical Plat (E), and Concept Review Committee Log (F). Applicant also includes photos of the Subject Property and its surrounds, relevant maps and tax records, and CDP excerpts.

character of the neighborhood. See p.227 of the 2016 CDP included herein.
orientation and design, and it provides for infill development in keeping with the
Development Proposal; it follows the platting pattern of existing neighborhoods in
(see, *Concept Elevations and Architectural Inspiration pages in the included*

scale, height, massing, size and design with those in the immediate as-built environment
the replacement of the older home on site with newer homes that will be compatible in
the needs and opportunities identified in the text of the CDP, namely: 1) it provides for
Moreover, the proposed development of the Subject Property is consistent with some of
proposed R-4A zoning classification is compatible with the Future Land Use Map.
home per lot and allows for zoning classifications from R-1 to R-4B. As such, the
designation. This designation is intended for single-family detached land uses with one
The Subject Property is within a designated Single-Family Residential Land Use
A. Compatibility with comprehensive development plan; timing of development.

IMPACT OF PROPOSED REZONING

II.

below:

Applicant files this application for the rezoning application from R-4 to R-4A in support
and furtherance of this proposal ² and addresses the required impact analysis criteria

4A zoning standards. The principal of Almata Woods LLC, Stephen Johnson, along with
his wife, Audrey Trinidad, intend to own and occupy one of the homes to be built.



Periodically, Atlanta Public Schools performs a comprehensive Facilities Master Plan to guide decisions about schools, other buildings and sites owned by APS. The 18-month Facilities Master Plan process is guided by goals and guidelines set forth by the APS

School	FTE-1 Enrollment: 2018-19	Planned capacity
Lin Elementary School	662	735
Inman Middle School	1065	840
Grady High School	1389	1275

The Subject Property is zoned to Lin Elementary, Inman Middle School and Grady High School. The number of children generated by the proposed 3 residences will be modest, i.e. less than 5. While Lin Elementary currently has capacity to accommodate the children projected to be generated by this project, the middle school and high school are currently over capacity. The FTE-1 enrollments for 2018-2019 are as follows:

Public water, sanitary sewer, electricity, and gas are available at the Subject Property. It is equidistant to the Edgewood/Candler Park MARTA station and the East Lake MARTA station—both approximately 8/10ths of a mile. The Applicant will install sidewalks along the frontage of the proposed development and thereby expand the incomplete network of sidewalks to Lake Claire Park.

B. Availability of and effect on public facilities and services.

included herein.

3 months. A more detailed project timeline is provided in the Development Proposal

It is anticipated that from zoning to home construction will take a minimum of 1 year



for the Subject Property; and promote a more reasonable balance of housing. positive influence on the surrounding land uses, will effectively restore the historic vision Development of three single-family residences on the Subject Property will have a very land uses in the area. There remain plenty of R-4 land uses in the near vicinity. Subject Property for three R-4A lots will not have an adverse effect on the balance of restore the originally conceived platting pattern to the neighborhood. Rezoning the redevelopment of a long-neglected site; provide stability to this section of Almeta; and type. The development of this subdivision in Lake Claire will provide for positive is support, planning and infrastructure already in this area of Atlanta for a project of this development. The Subject Property is uniquely suited for this type of development. There there is little or no land available in the Lake Claire neighborhood for such a

C. Availability of other land; effect on balances of land uses

While there may be other land available for a single-family three lot subdivision, aged children generated by the proposed project. Paideia) near the Subject Property should assure sufficient capacity to absorb any school year). The APS master planning process and the availability of private school options (i.e. facilities over the next five (2025-2026 school year) and ten years (2030-2031 school Master Plan will make recommendations to address capacity and enrollment in APS where the school-age populations are increasing or declining. The completed Facilities facility capacity as well as a demographic study to help forecast trends and determine

Facilities Master Plan. The Facilities Master Plan process includes examining APS school Board of Education. In 2019, APS hired a team to help develop recommendations for the



The proposed use is suitable considering its location at the end of Almeta adjacent to Lake Claire Park. The proposed lot dimensions are 100% consistent with the dimensions

E. Suitability of proposed use

and Architectural Inspiration Sections of Development Proposal for details.

The homes will be designed such that the short sides will face the street. The architecture will complement the existing as-built environment on Almeta. *See Concept Elevations*

The lots proposed for the Subject Property will meet all R-4 standards except for the narrower frontages. *See Zoning Comparison chart included in Development Proposal.*

of 50 feet will follow the long established norms within Lake Claire

50 feet. Allowing the rezoning of the Subject Property and thereby 3 lots with frontages from 50 feet to 69 feet with an overwhelming majority of lots--62%--having frontage of *included in the Development Proposal.* The remaining R-4 lots have frontages ranging those lots comply with the R-4 frontage minimum requirement of 70 feet. *See map*

Within the Lake Claire neighborhood 688 lots are zoned R-4. However, only 12% of side of Almeta where all lots (apart from the Subject Property) have frontage of 50 feet. consistent with the as-built environment than the current pattern, especially on the south it will restore the historic platting pattern to this end of Almeta. That pattern is more

designed to complement and blend with the homes in the immediate vicinity. Moreover, diversity of housing choice within the immediate area. The project is specifically neighborhood. It will replace aging housing stock with new stock and provide for a

The proposed 3-lot project will have a positive impact on the character of the

D. Effect on character of neighborhood



Due to rising land costs in the Lake Claire neighborhood plus the costs of demolition and site clean up for the Subject Property, it does not have a viable economic use as zoned. Applicant has carefully explored the option of subdividing the Subject Property

G. Economic use of current zoning

Impact Analysis and Conceptual Elevations for details.

Adjacent property will not be adversely impacted by the project proposed for the Subject Property. It will likely improve property values due to the housing choice the project will provide and the provision of a stable anchor for this end of Almeta which has been vacant and deteriorating for many years. Eliminating the neglect of this property and returning it to a contributing status will provide a substantial positive impact to surrounding properties. Moreover, considerable care has been taken in the design of the housing proposed for the Subject Property and the site lay out to minimize disruption to the existing site and to the adjoining properties. 78% of the existing tree canopy will be preserved. Building footprints on Lots 1 and 2 have been designed to be consistent with the footprint of the existing home to minimize site disturbance and tree loss. Architectural designs for the new homes will be modest and complementary to the as-built environment. As such, the overall effect on adjacent property will be positive. *See Tree*

F. Effect on Adjacent Property

It would be more suitable to develop as three lots rather than two or one. The Subject Property is unique and quite frankly a bit of an oddity with its large frontage.

of all other lots on the south side of Almeta and not inconsistent with the overall development patterns on Almeta and within the Lake Claire neighborhood as a whole. DATE: 10/6/2020



1. A decision to deny the rezoning request would amount to a taking of private property and vested property rights without just and adequate compensation.
2. A decision to deny the rezoning request would be arbitrary, irrational, and capricious and a manifest abuse of discretion.

Paragraphs 1 and 3 of the Georgia Constitution, due to the following:

Constitution; and, Article I, Section 1, Paragraphs 1 and 3, and Article III, Section III, and equal protection as guaranteed by the 5th and 14th Amendments to the United States and to deny the request for rezoning for its proposed use would be a denial of due process application for rezoning meets the requirements of the City of Atlanta Zoning Ordinance As a consequence of the foregoing, the Applicant respectfully submits that the

CONSTITUTIONAL OBJECTIONS

III.

the existing tree canopy.

downed trees on the Subject Property and clear invasive plant species which will benefit No specimen trees are proposed for removal. Moreover, the Applicant will remove for removal, 17 of those trees are relatively small—between 6 and 9 inches in diameter. 78% of the existing tree canopy will be preserved. While a total of 21 trees are proposed and replacement requirements in Chapter 158 of the Code of Ordinances. More than tree impacts. The Applicant will more than fully comply with the City's tree preservation spent considerable time assessing, analyzing, and designing the site to minimize potential As evident from the detailed Tree Impact Analysis included herein, the Applicant has

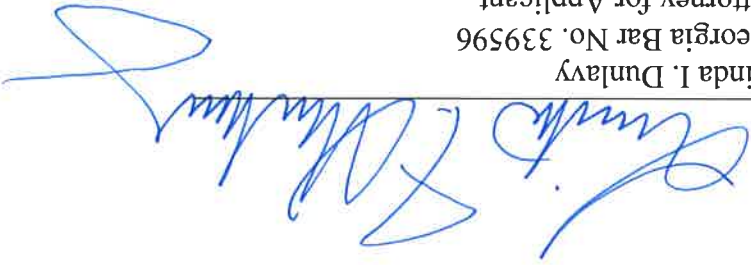
H. Tree Preservation

into two R-4 lots and found that the numbers do not work. The three-lot solution is simply the only economically viable option for redevelopment of the Subject Property.



DUNLAVY LAW GROUP, LLC
Decatur, GA 30030
(404) 371-4101 Telephone
(404) 371-8901 Facsimile
ldunlavy@dunlavylawgroup.com E-mail

Linda I. Dunlavy
Georgia Bar No. 339596
Attorney for Applicant



The Applicant respectfully submits that it meets all the requirements for rezoning of the Subject Property from R-4 to R-4A as requested and looks forward to working with staff, community members, neighbors and other stakeholders to achieve this end and to receive their input and feedback.
Respectfully submitted this 6th day of October, 2020.

CONCLUSION

IV.

4. To deny the rezoning request would be contrary to the express provisions and intent of the City of Atlanta Zoning Ordinance.

3. A decision to deny the rezoning request would deny the Applicant due process of law and violate principles of equal protection.



Building type (condo, townhouse, etc.) single family detached residence
 Estimated date for completion of construction of the affordable units: December 2021
 Estimated date for the commencement of marketing: December 2021
 If parking is not included in the unit price, what is the price to purchase parking?

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

*Note that the maximum allowed bonus is 15% of base FAR.
 Bonus Square Footage* Affordable sq. footage required
 For "for sale" projects: 3 x 10%* = .30 (always round up)
 Total units total affordable units required 25% = .075
 Affordable units required

SECTION 3: DEVELOPMENT INFORMATION

Developer Name: Almeta Woods, LLC
 Developer Contact (Project Coordinator): Developer Address: Linda Dunlavy
 Email address: ldunlavy@dunlavylawgroup.com
 Telephone Number: 404-371-4101
 May we use email to contact you? Yes No

SECTION 2: DEVELOPER INFORMATION

Please provide documentation of involvement and write-down
 Land write-down Land donation Financial Assistance Other
 Is there any involvement from the City of Atlanta/Invest Atlanta in the proposed project?

Council District: 5 NPU N
 Development Address: 1845 Almeta Avenue, N.E., Atlanta GA

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Almeta Woods LLC
 Required if the rezoning application contemplates the construction of one or more residential units:

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



Developer/Project Coordinator
[Signature]
 Legal Counsel
[Signature]

Date
 10/6/20

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

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

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

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

Provide an estimate if an option is chosen to make the payment -in-lieu.
 Date payment can begin and end: _____

SECTION 4: PAYMENT IN LIEU OF UNITS

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 (Level of AMB) (% or less of AMB)	Building Total
<i>Example:</i> 1 bed/1 bath				0				

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



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

Additional Information

4 BR, 3 BA	3	\$800,000
Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Expected Average Sales Price

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.

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.

Not applicable		
Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Average Value per the DeKalb County Tax Assessor's Map as of 10/6/2020

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.

For-Sale Housing

Z-20-075

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OFFICE OF ZONING & DEVELOPMENT



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

Not applicable

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

Not applicable

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.
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.schniedercorp.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.

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

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 Bellline 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	Average Rent
EX: 2/1	25	\$1,150

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:

Rental Housing

with your application.

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

AFFORDABLE HOUSING QUESTIONS
(Attachment 2c)

RECEIVED
DATE: 10/6/2020



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): STEPHEN JOHNSON

Signature: *[Handwritten Signature]*

Date: 10/1/20

RECEIVED

OFFICE OF ZONING & DEVELOPMENT

Z-20-075

DATE: 10/6/2020



Applicant Name: Almata Woods LLC
 Phone: 678-575-7048
 E-mail: sjohnson.ga@gmail.com
 Application: Z-20-075
 Application Type: Planning/ZRB/Rezoning/NA
 Address: 1845 ALMETA AVE NE
 ATLANTA, GA 30307

Description	Amount Due	Payment Date	Account Number
Application Fee 500	\$500.00	10/06/2020	1001 250201 3413902 7210000

Sub Total

\$500.00

Owner Info :

MCCORKLE SARI ANN

Work Description:

Rezoning from R-4 to R-4A for potential subdivision

Related CAPS:

Total Fees: \$500.00

October 2020

1845 Almeta

Development Proposal

property address

1845 Almeta Avenue
Atlanta, GA 30307

prepared for

Lake Claire Neighbors / NPU-N /
Council District 5 / City of Atlanta

Introduction

About Us

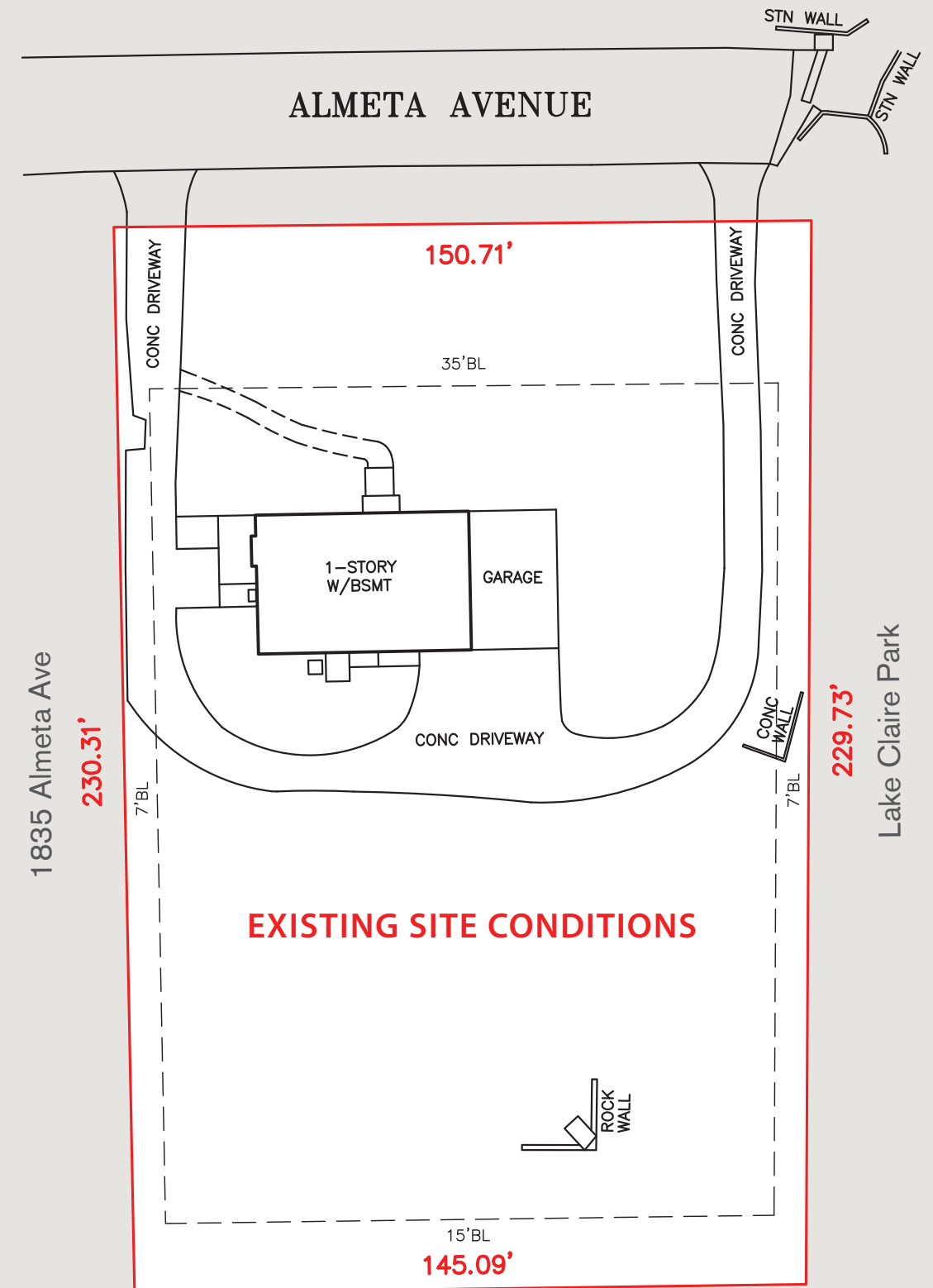
- Stephen and Audrey
- Georgia Natives
(Atlanta and Macon)
- UGA Grads
- Graphic Designer and
Marketing Professional
- 1 dog, no kids (yet)



The Property

- Purchased August 14, 2020
- On the south side of Almeta Avenue where it dead ends at Lake Claire Park
- 0.78 Wooded Acres
- 151' Street Frontage
- 230' Park Frontage

See Exhibit A: Existing Site Conditions for details





R.D.

DR.

MARLBROOK

ALMETA AV.

LAKESHORE

M'CLENDON AV.

AV.

LEONARDO

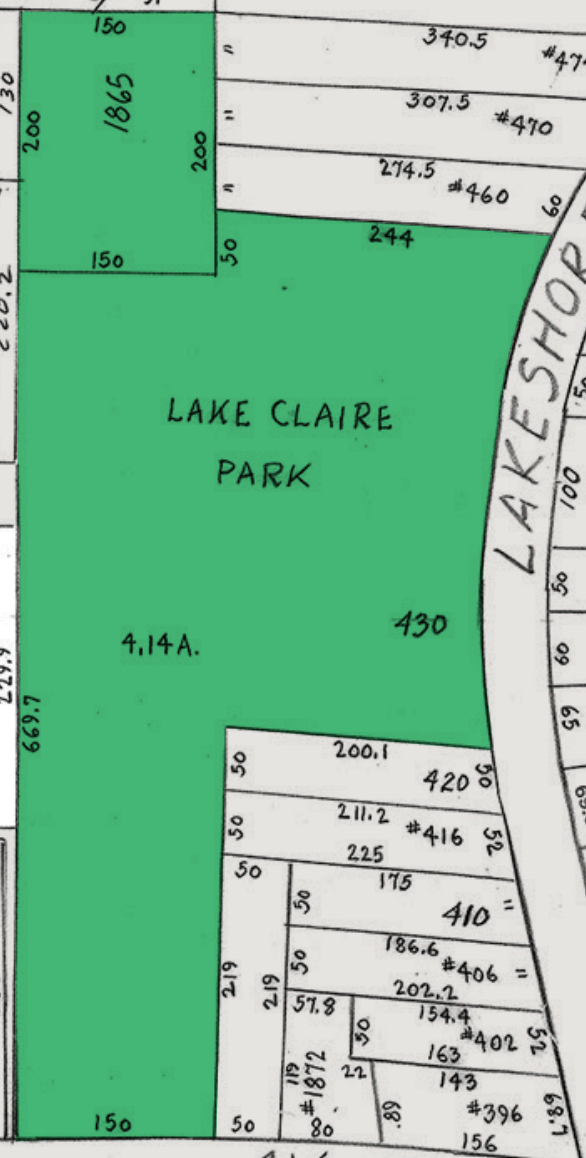
RIDGEWOOD

HAROLD

DR.

CLAIRE

SOUTHERLAND



Our Plans

- Return the property to its original three 50' x 230' lots
- Remove the dilapidated 1940 brick home and driveway
- Create a forever home for our family on one of the lots
- Build and sell two homes on the remaining lots

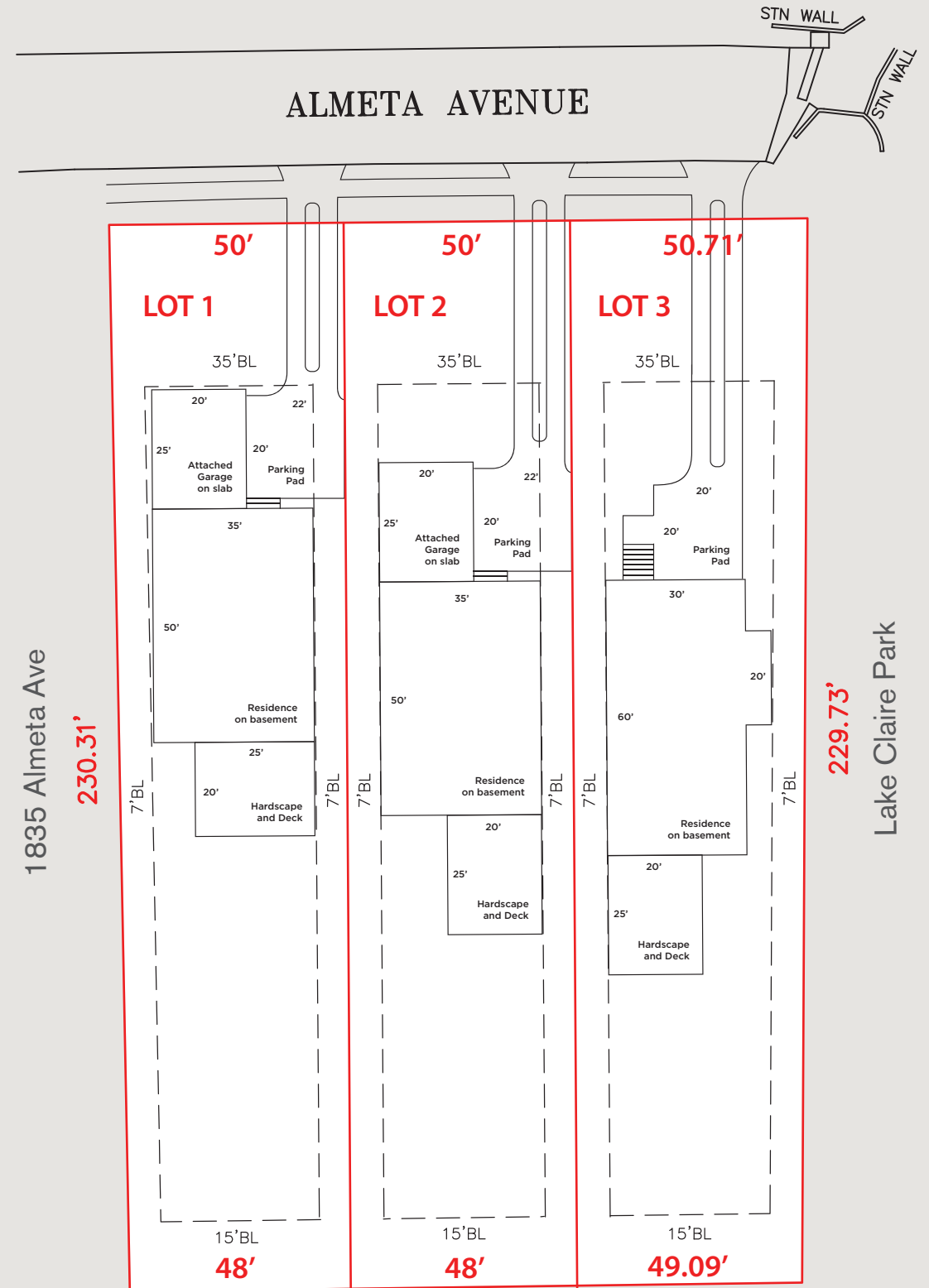
Our Goals

- Keep home designs in character with the neighborhood
- Preserve the property's tree canopy and maintain its continuity with Lake Claire Park
- Focus on sustainability and green building
- Cover our land costs through the sale of two remaining homes
- Be good stewards and neighbors

Proposed Site Plan

- Divide into 3 equal 50' wide lots
- All lots meet R-4 requirements except for street frontage
- 3 homes with short sides facing street
- Garages sited in front to minimize tree impacts of driveways and accessory structures in rear

See Exhibit B: Proposed Site Plan for details



Concept Elevations

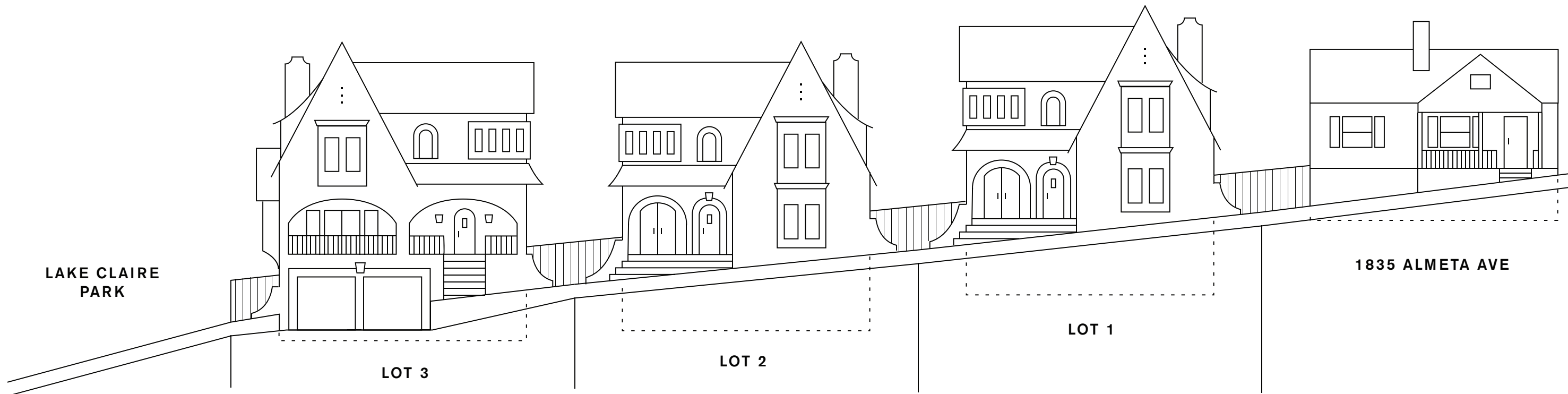


LOT 3 GARAGE EXAMPLE



LOTS 1 & 2 GARAGE EXAMPLE

- 3500–3800 sqft
- 4 BR / 4.5 BA
- 2 stories + basement



Architectural Inspiration

- English Revival / Cottage Style
- Common Style across Lake Claire
- Painted Brick and Siding Exterior

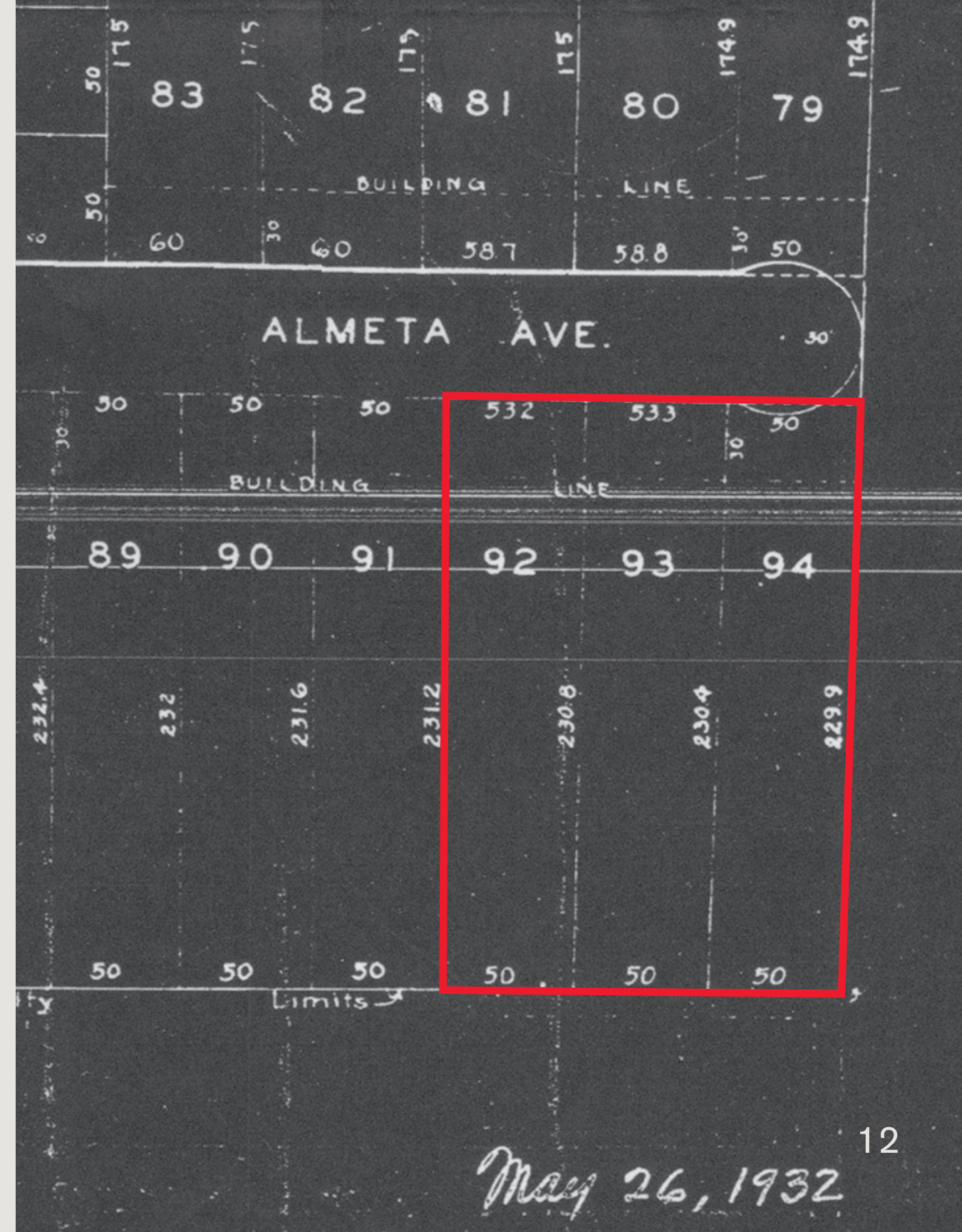


Subdividing: Why?

Historically consistent

- 1932 plat shows the property as 3 original lots (lots 92, 93, and 94)
- Old survey pins on the property mark the original lot boundaries
- Lots were combined in 1940, when the current house was built

See Exhibit E: 1932 Historical Plat for details



Consistent with the street and neighborhood

- Continues the common neighborhood and street pattern
- 62% of R-4 lots within Lake Claire are exactly 50' wide
- 50% of lots on Almeta Avenue are 50' wide
- 100% of other lots on the south side of Almeta Avenue are 50' wide

Only financially viable path given land costs

- Additional investment required for site cleanup and house demolition
- Financial viability of project depends on three lot division for any investor or developer

Subdividing: How?

A rezoning is required

- Currently zoned R-4 Single Family Residential
- Recreating the original 50' wide lots requires a rezoning to R-4A, which maintains a Single Family Residential zoning
- All three new lots exceed R-4 requirements, EXCEPT having 70'+ of street frontage
- We agree to honor all other R-4 lot requirements as a condition of approval (size, setbacks, lot coverage)

Zoning comparison

Zoning Requirements

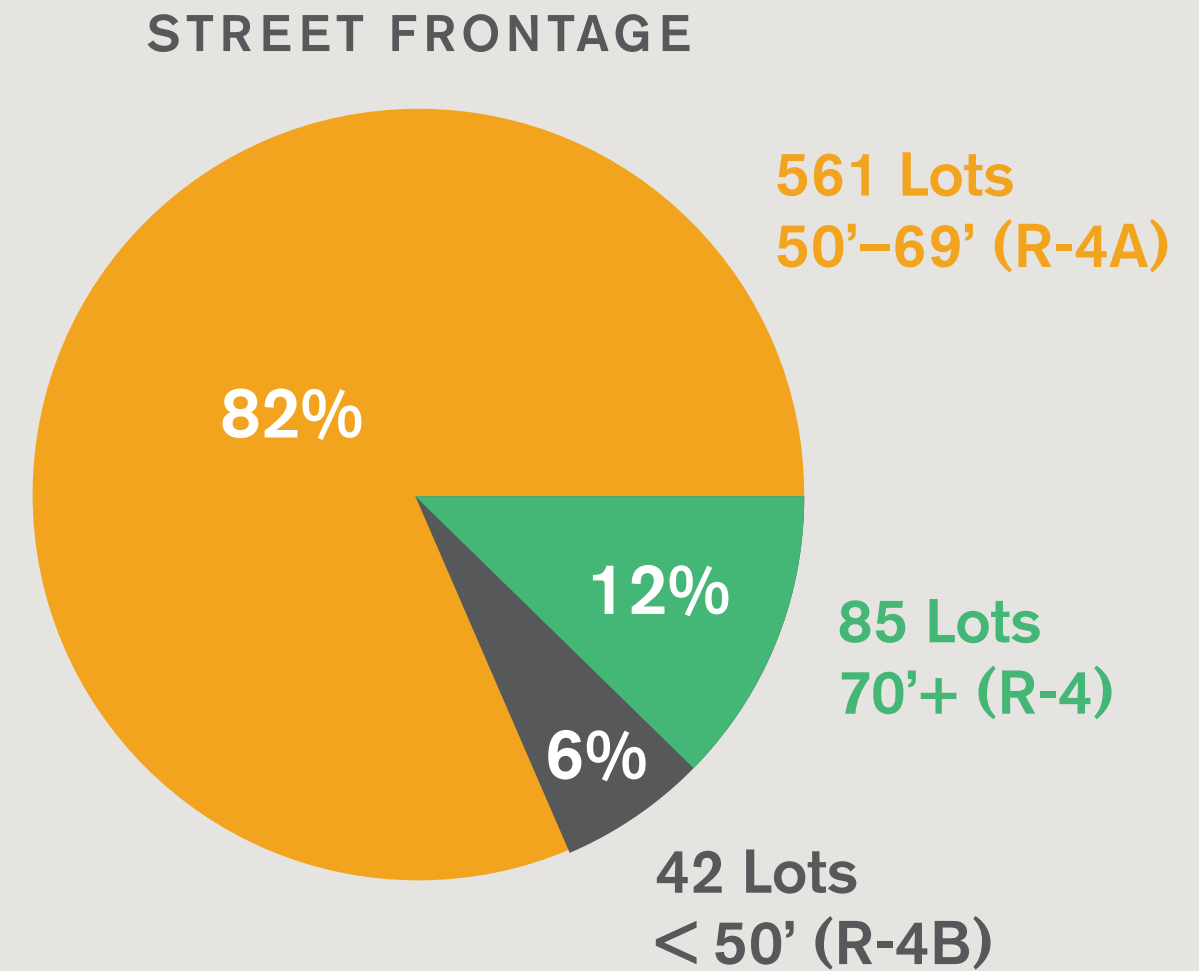
Zoning Type	R-4	R-4A
Front Setback	35'	30'
Side Setbacks	7'	7'
Back Setback	15'	15'
Min Lot Area	9,000 sqft	7,500 sqft
Min Street Frontage	70'	50'
Max Lot Coverage	50%	55%

Lot Details

New Lot 1	New Lot 2	New Lot 3	Existing
35'	35'	35'	35'
7'	7'	7'	7'
15'	15'	15'	15'
11,280 sqft	11,270 sqft	11,467 sqft	34,017 sqft
50'	50'	51'	151'
31% (3,470 sqft)	32% (3,590 sqft)	33% (3,800 sqft)	20% (6,796 sqft)

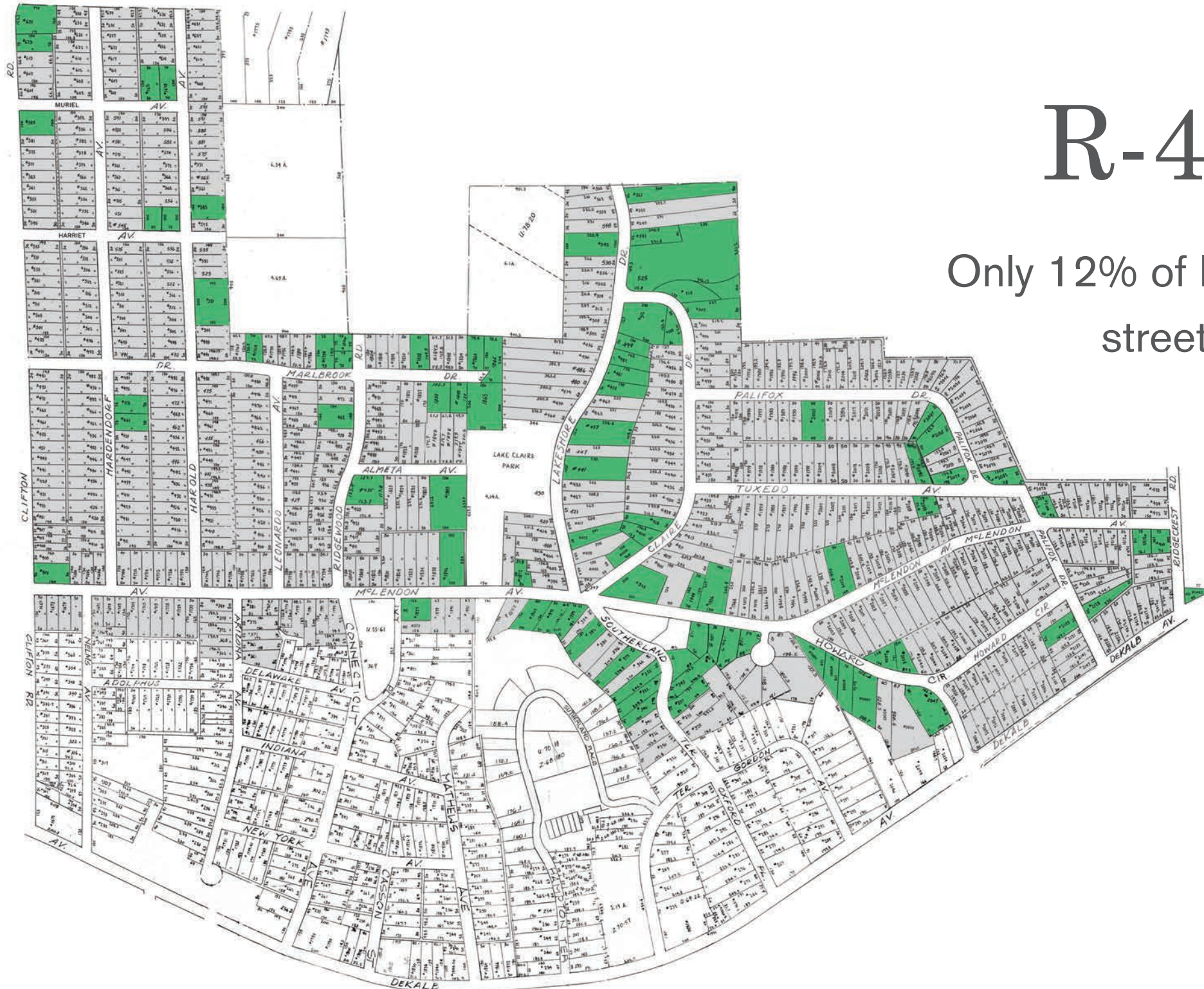
Lake Claire R-4 lot analysis

- 688 lots are zoned R-4
- Only 12% of R-4 lots comply with the R-4 street frontage requirement of 70'
- 82% of R-4 lots were “grandfathered in” but only meet the R-4A street frontage requirement of 50'–69'
- 50' of street frontage is the norm for R-4 lots in Lake Claire (425 lots)



R-4 Compliant

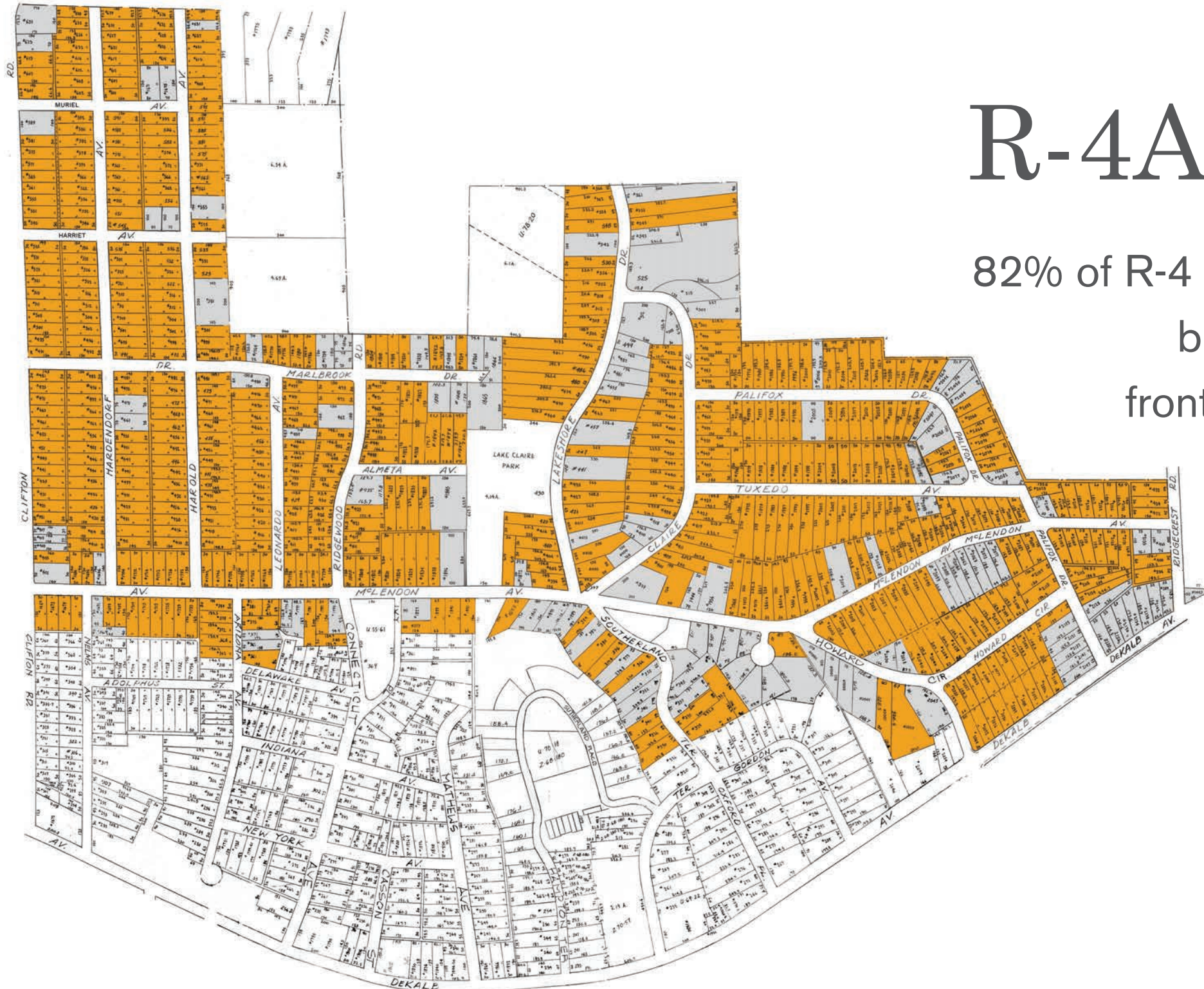
Only 12% of R-4 lots comply with the R-4 street frontage requirement of 70'



- 70'+ Street Frontage (85 Lots)
- < 70' Street Frontage (603 Lots)

R-4A Compliant

82% of R-4 lots were “grandfathered in”
but only meet the R-4A street
frontage requirement of 50’–69’



- 50’–69’ Street Frontage (561 Lots)
- Other R-4 Lots (127 Lots)

FAQ

What is the project timeline?

OCT 2020

DEC 2021

JAN 2021

MAR 2021

APR 2021

Q1 2022

Zoning & Subdivision

- Application 10/6/20
- Lake Claire Review
- NPU-N Review
- ZRB Review
- City Council Review
- Demolition & Rough Grading

Design & Planning

- Final Lot Survey & Plats
- Architectural Design
- Site Engineering
- Arborist Evaluation
- Budgeting
- Builder Selection

Permitting & Construction

- Building Permits
- Home Construction
- Driveways and Final Grading
- Sidewalk Installation
- Landscaping

How will trees be impacted?

- Our goal is to remove as few of the 73 trees as possible, especially large hardwoods. We anticipate removing only 4 trees larger than 10” diameter, with the remaining removed trees between 6”–9” diameter.
- Subdividing the property into 3 lots creates new side setbacks, adding 5,040 sqft of unbuildable area that will further protect trees.
- Utilizing an existing driveway corridor on Lot 3 and building on the existing home’s footprint on Lots 1 and 2 will reduce tree impact.

See Exhibit C: Tree Impact Analysis for details

Are there any runoff concerns?

- We have conducted an environmental analysis of the storm water ditch in the rear of the property and determined it to be an ephemeral stream (i.e. a watercourse without normal stream or base flow)
- Existing lot coverage on entire property is 6,796 sqft (20%)
- New total lot coverage on property would be 10,860 sqft (32%)
- This is an increase of only 4,064 sqft (12%) and is still well under the maximum allowed lot coverage of 50% for R-4 lots

See Exhibit D: Jurisdictional Waters Field Assessment for details

Will this set a precedent?

- 1845 Almeta Avenue is a unique property in Lake Claire
- Only one other Lake Claire property (521 Harold Ave.) could potentially be divided into 3 or more historical lots
- Three 50' lots would be more consistent with the neighborhood than the current property size
- All applications are evaluated on a case-by-case basis

See Exhibit G: Precedent Analysis

Is there another way?

- Would prefer not to rezone, but it is the only viable legal avenue
- Legal technicalities prevent us from directly reverting to the three historical lots of record shown on the 1932 Plat
- Would not be requesting rezoning if the resulting lots were out of character or changed them from Single Family Residential
- R-4A zones existing within R-4 zones have precedent within NPU-N and the City of Atlanta

See Exhibit G: Precedent Analysis

How do the neighbors feel?

- Property has been neglected for 10+ years, overgrown with weeds and vines, and poorly maintained trees have fallen into neighboring yards
- Almeta Avenue neighbors have been briefed and are supportive of our plan. All adjacent neighbors have signed letters of support.
- General attitude has been glad that the property will be cleaned up, responsibly maintained, and will add value to the street
- We have shared our plans with all of our neighbors within a 300' radius as required by Lake Claire and NPU-N

See Exhibit H: Neighborhood Support

Summary

- Seeking to return the property to 3 original 50' wide lots through a rezoning from R-4 to R-4A, both Single Family Residential zonings
- New lots conform to established neighborhood and street patterns and meet all R-4 requirements except for street frontage
- Few R-4 lots (12%) within Lake Claire actually meet 70' street frontage requirements, with 425 of 688 (62%) being exactly 50' wide
- We plan to live here, are not developers, and value the tree canopy and character of the neighborhood. We intend to maintain that.

Thank you!

CONTACT INFORMATION

property owner

Stephen Johnson

sjohnson.ga@gmail.com

678-575-7048

zoning attorney

Linda Dunlavy

ldunlavy@dunlavylawgroup.com

404-371-4101

October 2020

1845 Almeta

Rezoning Application

property address

1845 Almeta Avenue
Atlanta, GA 30307

prepared for

Lake Claire Neighbors / NPU-N /
Council District 5 / City of Atlanta

APPLICATION FOR REZONING

Date: _____

Summary of Proposed Project: 3 lot residential subdivision

REZONING REQUEST

PROPERTY ADDRESS: 1845 Almeta Avenue, N.E. PARCEL ID 15 238 05 080

City Atlanta State GA Zip Code 30307

The subject property fronts +/-150.71 feet on the south side of Almeta Avenue

Depth: +/- 230' Area: 34,017 S Land Lot: 15 Land District: 238 DeKalb County, GA.

Council District: 5 Neighborhood Planning Unit: N

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

R-4 to R-4A

Existing Zoning (s)

Proposed Zoning (s)

CDP REQUEST (if applicable)

to

Existing Land Use

Proposed Land Use

APPLICANT INFORMATION

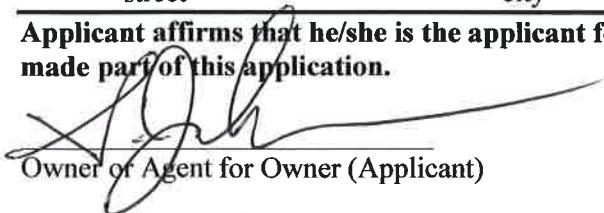
Name of Applicant Almeta Woods LLC Daytime Phone 678-575-7048 email sjohnson.ga@gmail.com

Address 879 N Superior Ave. Decatur, GA 30033
street city state zip code

Name of Property Owner Same as above Phone _____

Address _____
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.


Owner or Agent for Owner (Applicant)

Stephen Johnson (for Almeta Woods, LLC)
Print Name of Owner

Sworn To And Subscribed Before Me This 1 Day Of 10, 2020.


NOTARY PUBLIC



NOTARY COMM. EXPIRES:
October 31st, 2023

AUTHORIZATION BY PROPERTY OWNER

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

I, STEPHEN JOHNSON (Owner's Name) swear and affirm that I am the owner of property at 1845 HUMERA AVE. ATLANTA, GA 30307 (Property address). As shown in the records of DEKALB County, Georgia, which is the subject matter of the attached application. I authorize LINDA DUNLAP to file this application.

Sworn to and subscribed before me this the

1 Day of OCTOBER 2020

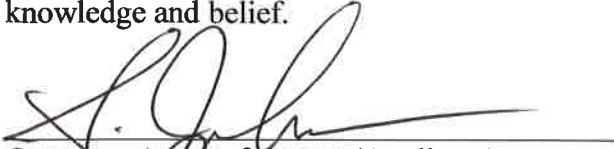

NOTARY PUBLIC



AUTHORIZATION TO INSPECT PREMISES
(Attachment I)

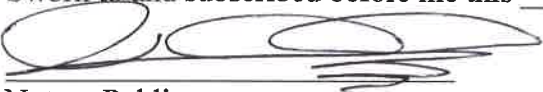
With the signature below, I authorize the staff of the Office of Zoning and Development of the City of Atlanta to inspect the premises, which are the subject of this rezoning application.

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



Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this 15th day of OCTOBER, 2020



Notary Public

NOTARY COMM. EXPIRES:
October 31st, 2023

Commission Expires



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.

Linda I. Dunlavy

TYPE OR PRINT ATTORNEY'S NAME

1026 B Atlanta Avenue

ADDRESS

Decatur, GA 30030

CITY & STATE

ZIP CODE

ATTORNEY'S SIGNATURE

404-371-4101

PHONE NUMBER

Sworn to and subscribed before me this the

5th Day of October 2, 020



NOTARY PUBLIC

COMMISSION EXPIRES

JENNIFER LLOYD

NOTARY PUBLIC
(SEAL)

DEKALB COUNTY, GEORGIA

MY COMM. EXPIRES

03/25/2022

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): STEPHEN JOHNSON

Signature: 

Date: 10/1/20

IMPACT ANALYSIS

and

Other Material Required by
City of Atlanta Zoning Ordinance

In Support of the Rezoning Application
From Its Current Zoning Classification of R-4 to R-4A
To allow for the development of a 3-lot single-family residential subdivision

Of

Almeta Woods, LLC

At Property
Located in 15th District, Land Lot 238
Known as
1845 Almeta Avenue
City of Atlanta, Georgia

Submitted for Applicant by:
Linda I. Dunlavy
Dunlavy Law Group, LLC
1026 B Atlanta Avenue
Decatur, GA 30030
(404) 371-4101 Telephone
(404) 371-8901 Facsimile
ldunlavy@dunlavylawgroup.com E-mail

IMPACT ANALYSIS IN SUPPORT OF REZONING APPLICATION

I.

INTRODUCTION AND SUMMARY OF PROPOSED PROJECT

Almeta Woods, LLC, is the owner of approximately 0.781 acres (34,017 square feet) of property zoned R-4 and located at 1845 Almeta Avenue, (“Subject Property”) in the Lake Claire neighborhood. The Future Land Use designation for the Subject Property is SFR-single-family residential. The Subject Property is on the south side of Almeta and was originally platted in 1932 (PB 10, Page 56; DeKalb County Superior Court Records) as lots 92, 93 and 94 of the Brantley and Doby Subdivision. According to records of the DeKalb County Tax Commissioner, a home was built on the Subject Property in 1940 and the three originally platted parcels became one large parcel with dimensions of approximately 150 feet at its frontage with Almeta and 230 feet deep. It is by far the largest lot on Almeta. Immediately to the east, the Subject Property abuts Lake Claire Park for +/- 230 feet. Otherwise, to the north, south and west of the Subject Property are residential properties zoned R-4. The Subject Property is the only lot fronting on Almeta which meets the minimum lot width requirements for R-4¹. All lots on the south side of Almeta are 50 feet by +/- 230 feet.

Almeta Woods, LLC, purchased the Subject Property on August 14, 2020, with the intent of demolishing the existing home, which along with the lot has been neglected and allowed to decay for more than 10 years, and redeveloping the site. Due to land prices and as-built patterns in the Lake Claire neighborhood the Applicant proposes to redevelop the Subject Property with three single-family homes in compliance with all R-

¹ The R-4 zoning district requires a minimum of 70 feet of frontage. The Subject Property has more than twice the required frontage at 150.71 feet. The next widest lot is 62.6 feet according to the cadastral map.

4A zoning standards. The principal of Almeta Woods LLC, Stephen Johnson, along with his wife, Audrey Trinidad, intend to own and occupy one of the homes to be built.

Applicant files this application for the rezoning application from R-4 to R-4A in support and furtherance of this proposal ² and addresses the required impact analysis criteria below:

II.

IMPACT OF PROPOSED REZONING

A. Compatibility with comprehensive development plan; timing of development.

The Subject Property is within a designated Single-Family Residential Land Use designation. This designation is intended for single-family detached land uses with one home per lot and allows for zoning classifications from R-1 to R-4B. As such, the proposed R-4A zoning classification is compatible with the Future Land Use Map. Moreover, the proposed development of the Subject Property is consistent with some of the needs and opportunities identified in the text of the CDP, namely: 1) it provides for the replacement of the older home on site with newer homes that will be compatible in scale, height, massing, size and design with those in the immediate as-built environment (*see, Concept Elevations and Architectural Inspiration pages in the included Development Proposal*); it follows the platting pattern of existing neighborhoods in orientation and design; and it provides for infill development in keeping with the character of the neighborhood. *See p.227 of the 2016 CDP included herein.*

² Please note that as part of this Impact Analysis, the Applicant is also submitting a document entitled "Development Proposal" with Exhibits A through F comprised of Existing Site Conditions survey (A), Proposed Site Plan (B), Tree Impact Analysis (C), Jurisdictional Waters Field Assessment (D), 1932 Historical Plat (E), and Concept Review Committee Log (F). Applicant also includes photos of the Subject Property and its surrounds, relevant maps and tax records, and CDP excerpts.

It is anticipated that from zoning to home construction will take a minimum of 1 year 3 months. A more detailed project timeline is provided in the Development Proposal included herein.

B. Availability of and effect on public facilities and services.

Public water, sanitary sewer, electricity, and gas are available at the Subject Property. It is equidistant to the Edgewood/Candler Park MARTA station and the East Lake MARTA station—both approximately 8/10ths of a mile. The Applicant will install sidewalks along the frontage of the proposed development and thereby expand the incomplete network of sidewalks to Lake Claire Park.

The Subject Property is zoned to Lin Elementary, Inman Middle School and Grady High School. The number of children generated by the proposed 3 residences will be modest, i.e. less than 5. While Lin Elementary currently has capacity to accommodate the children projected to be generated by this project, the middle school and high school are currently over capacity. The FTE-1 enrollments for 2018-2019 are as follows:

School	FTE-1 Enrollment: 2018-19	Planned capacity
Lin Elementary School	662	735
Inman Middle School	1065	840
Grady High School	1389	1275

Periodically, Atlanta Public Schools performs a comprehensive Facilities Master Plan to guide decisions about schools, other buildings and sites owned by APS. The 18-month Facilities Master Plan process is guided by goals and guidelines set forth by the APS

Board of Education. In 2019, APS hired a team to help develop recommendations for the Facilities Master Plan. The Facilities Master Plan process includes examining APS school facility capacity as well as a demographic study to help forecast trends and determine where the school-age populations are increasing or declining. The completed Facilities Master Plan will make recommendations to address capacity and enrollment in APS facilities over the next five (2025-2026 school year) and ten years (2030-2031 school year). The APS master planning process and the availability of private school options (i.e. Paideia) near the Subject Property should assure sufficient capacity to absorb any school aged children generated by the proposed project.

C. Availability of other land; effect on balances of land uses

While there may be other land available for a single-family three lot subdivision, there is little or no land available in the Lake Claire neighborhood for such a development. The Subject Property is uniquely suited for this type of development. There is support, planning and infrastructure already in this area of Atlanta for a project of this type. The development of this subdivision in Lake Claire will provide for positive redevelopment of a long-neglected site; provide stability to this section of Almeta; and restore the originally conceived platting pattern to the neighborhood. Rezoning the Subject Property for three R-4A lots will not have an adverse effect on the balance of land uses in the area. There remain plenty of R-4 land uses in the near vicinity. Development of three single-family residences on the Subject Property will have a very positive influence on the surrounding land uses, will effectively restore the historic vision for the Subject Property; and promote a more reasonable balance of housing.

D. Effect on character of neighborhood

The proposed 3-lot project will have a positive impact on the character of the neighborhood. It will replace aging housing stock with new stock and provide for a diversity of housing choice within the immediate area. The project is specifically designed to complement and blend with the homes in the immediate vicinity. Moreover, it will restore the historic platting pattern to this end of Almeta. That pattern is more consistent with the as-built environment than the current pattern, especially on the south side of Almeta where all lots (apart from the Subject Property) have frontage of 50 feet. Within the Lake Claire neighborhood 688 lots are zoned R-4. However, only 12% of those lots comply with the R-4 frontage minimum requirement of 70 feet. *See map included in the Development Proposal.* The remaining R-4 lots have frontages ranging from 50 feet to 69 feet with an overwhelming majority of lots--62% --having frontage of 50 feet. Allowing the rezoning of the Subject Property and thereby 3 lots with frontages of 50 feet will follow the long established norms within Lake Claire

The lots proposed for the Subject Property will meet all R-4 standards except for the narrower frontages. *See Zoning Comparison chart included in Development Proposal.* The homes will be designed such that the short sides will face the street. The architecture will complement the existing as-built environment on Almeta. *See Concept Elevations and Architectural Inspiration Sections of Development Proposal for details.*

E. Suitability of proposed use

The proposed use is suitable considering its location at the end of Almeta adjacent to Lake Claire Park. The proposed lot dimensions are 100% consistent with the dimensions

of all other lots on the south side of Almeta and not inconsistent with the overall development patterns on Almeta and within the Lake Claire neighborhood as a whole. The Subject Property is unique and quite frankly a bit of an oddity with its large frontage. It would be more suitable to develop as three lots rather than two or one.

F. Effect on Adjacent Property

Adjacent property will not be adversely impacted by the project proposed for the Subject Property. It will likely improve property values due to the housing choice the project will provide and the provision of a stable anchor for this end of Almeta which has been vacant and deteriorating for many years. Eliminating the neglect of this property and returning it to a contributing status will provide a substantial positive impact to surrounding properties. Moreover, considerable care has been taken in the design of the housing proposed for the Subject Property and the site lay out to minimize disruption to the existing site and to the adjoining properties. 78% of the existing tree canopy will be preserved. Building footprints on Lots 1 and 2 have been designed to be consistent with the footprint of the existing home to minimize site disturbance and tree loss. Architectural designs for the new homes will be modest and complementary to the as-built environment. As such, the overall effect on adjacent property will be positive. *See Tree Impact Analysis and Conceptual Elevations for details.*

G. Economic use of current zoning

Due to rising land costs in the Lake Claire neighborhood plus the costs of demolition and site clean up for the Subject Property, it does not have a viable economic use as zoned. Applicant has carefully explored the option of subdividing the Subject Property

into two R-4 lots and found that the numbers do not work. The three-lot solution is simply the only economically viable option for redevelopment of the Subject Property.

H. Tree Preservation

As evident from the detailed Tree Impact Analysis included herein, the Applicant has spent considerable time assessing, analyzing, and designing the site to minimize potential tree impacts. The Applicant will more than fully comply with the City's tree preservation and replacement requirements in Chapter 158 of the Code of Ordinances. More than 78% of the existing tree canopy will be preserved. While a total of 21 trees are proposed for removal, 17 of those trees are relatively small –between 6 and 9 inches in diameter. No specimen trees are proposed for removal. Moreover, the Applicant will remove downed trees on the Subject Property and clear invasive plant species which will benefit the existing tree canopy.

III.

CONSTITUTIONAL OBJECTIONS

As a consequence of the foregoing, the Applicant respectfully submits that the application for rezoning meets the requirements of the City of Atlanta Zoning Ordinance and to deny the request for rezoning for its proposed use would be a denial of due process and equal protection as guaranteed by the 5th and 14th Amendments to the United States Constitution; and, Article I, Section I, Paragraphs 1 and 3, and Article I, Section III, Paragraphs 1 and 3 of the Georgia Constitution, due to the following:

1. A decision to deny the rezoning request would amount to a taking of private property and vested property rights without just and adequate compensation.
2. A decision to deny the rezoning request would be arbitrary, irrational, and capricious and a manifest abuse of discretion.

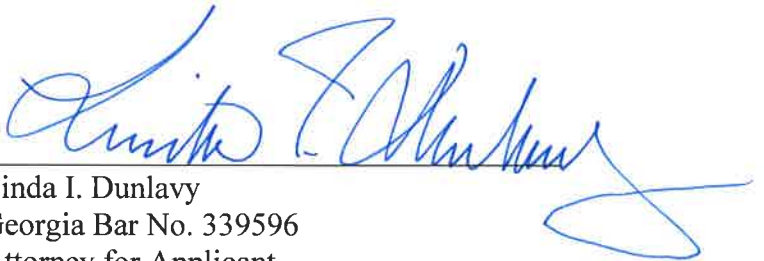
3. A decision to deny the rezoning request would deny the Applicant due process of law and violate principles of equal protection.
4. To deny the rezoning request would be contrary to the express provisions and intent of the City of Atlanta Zoning Ordinance.

IV.

CONCLUSION

The Applicant respectfully submits that it meets all the requirements for rezoning of the Subject Property from R-4 to R-4A as requested and looks forward to working with staff, community members, neighbors and other stakeholders to achieve this end and to receive their input and feedback.

Respectfully submitted this 6th day of October, 2020.



Linda I. Dunlavy
Georgia Bar No. 339596
Attorney for Applicant

DUNLAVY LAW GROUP, LLC
Decatur, GA 30030
(404) 371-4101 Telephone
(404) 371-8901 Facsimile
ldunlavy@dunlavylawgroup.com E-mail

Relevant Maps

Aerial of 1845 Almeta Ave and surrounding area

Legend

- 1845 Almeta Ave NE
- Feature 1
- Frazer Center
- Lake Claire Park

1845 Almeta Ave NE



200 ft

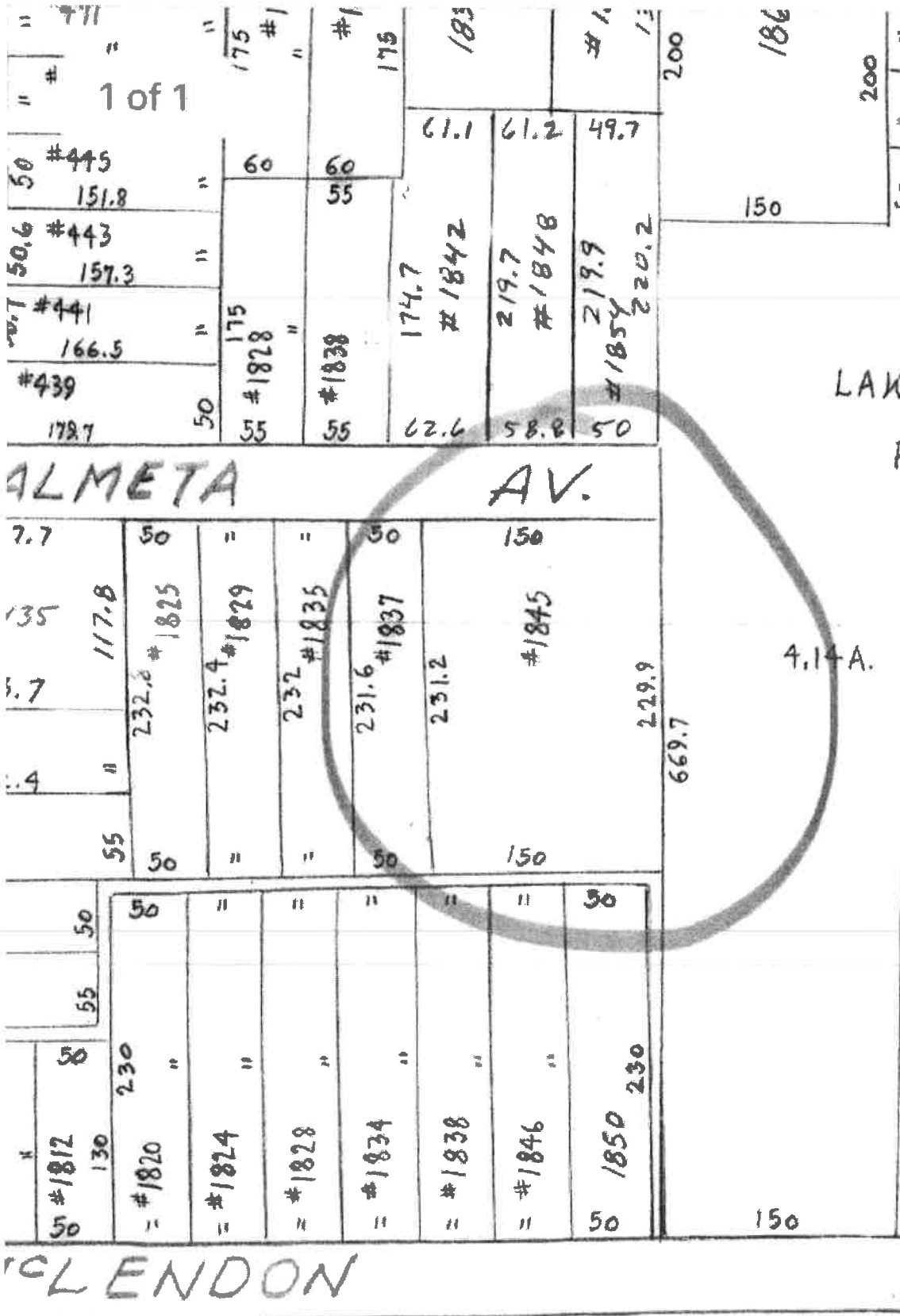


L L 239

L L 211

1/1/20
P. M. 11/10

DEPARTMENT OF
PUBLIC WORKS
DEKALB COUNTY



Property Tax Information

Property Tax Information Results

[Pay Now](#)

***Would you like to have future tax bills emailed to you?

[Back](#)



Parcel ID
Pin Number
Property Address
Property Type
Tax District

Property Identification
 15 238 05 080
 4978712
 1845 ALMETA AVE NE
 Real Estate
 61 - ATLANTA

Jan. 1st Owner
Co-Owner
Current Owner
Co-Owner
Owner Address
Care of Information

Owner Information
 Last Name, First Name
 MCCORKLE SARI ANN
 MCCORKLE SARI ANN
 MCCORKLE SARI ANN
 1845 ALMETA AVE NE
 ATLANTA GA 30307-1738

** CHANGE MAILING ADDRESS? **

Exemption Type
Tax Exempt Amount
CITY Atlanta Exemption Type
CITY Atlanta
Tax Exempt Amount

Homestead Exemption

HIF - BASIC EXEMPTION
 WITH FREEZE
 AIA - ATLANTA BASIC
 EXEMPTION
 \$2,022.21
 \$1,839.15

Exemption Type
Value Exemption Amount

\$0.00

Deed Type
Deed Book/Page
Plat Book/Page

Deed Information

WARRANTY DEED
 07634 / 00553
 0010 / 0056

Property Characteristics/
 Sales Information

Tax Information Summary

Taxable Year	2020
Millage Rate	0.042702
Dekalb County Taxes Billed	\$130.60
Dekalb County Taxes Paid	\$130.60
Dekalb County Taxes Due	\$0.00
Atlanta Taxes Billed	\$0.00
Atlanta Taxes Paid	(\$0.00)
Atlanta Taxes Due	\$0.00
Total Taxes Billed	\$130.60
Total Taxes Paid	\$130.60
Total Taxes Due	\$0.00

Dekalb County Taxes

First Payment Date	8/21/2020
First Payment Amount	\$130.60
Last Payment Date	8/21/2020
Last Payment Amount	\$130.60

[Tax Paid Receipt](#)

[Tax Bill Details](#)

-- Choose a Tax Year -- **v**

[Get Tax Payoff Info.](#)

Property Tax Mailing Address

Dekalb County Tax
 Commissioner
 Collections Division
 PO Box 100004
 Decatur, GA 30031-7004

Prior Years Tax
 *** Please note that payment posting information may be delayed due to batch processing ***

Dekalb County Tax	Total Owed	Total Paid	Total Due	Adjusted Bill Due Date
2020	\$130.60	\$130.60	\$0.00	

[NBHD Code](#) 1691
[Zoning Type](#) -
[Improvement Type](#) 15-TRADITIONAL
[Year Built](#) 1940
[Condition Code](#) AVERAGE
[Quality Grade](#) AVERAGE PLUS
[Air Conditioning](#) YES
[Fireplaces](#) 1
[Stories](#) 1.5
[Square Footage](#) 1,974 Sq. Ft.
[Basement Area](#) 694 Sq. Ft.
[% Bsmt Finished](#) 462 Sq. Ft.
[Bedrooms](#) 3
[Bathrooms](#) 2
[Last Deed Date](#) 4/1/1993
[Last Deed Amount](#) \$174,500.00

[Click here to view property map](#)

[Additional Property Information](#)

Property Value/Billing Assessment

[Taxable Year](#) 2020
[Land Value](#) \$329,600
[Building Value](#) \$189,800
[Misc. Improvement Value](#) \$0
[Total Value](#) \$519,400
[40% Taxable Assessment](#) \$207,760

Information as of 10/5/2020
 For additional information on the data above,
 contact the Property Appraisal Department at 404-371-2471

Year	Amount	Year	Amount	Year	Amount	Year	Amount
2019	\$63.58	2019	\$63.58	2019	\$0.00		
2018	\$262.00	2018	\$262.00	2018	\$0.00		
2017	\$808.14	2017	\$808.14	2017	\$0.00		
2016	\$761.92	2016	\$761.92	2016	\$0.00		
2015	\$886.82	2015	\$886.82	2015	\$0.00		
2014	\$546.80	2014	\$546.80	2014	\$0.00		
2013	\$558.86	2013	\$558.86	2013	\$0.00		
City Atlanta Tax							
TaxYear	Total Owed	Total Paid	Total Due	Adjusted Bill Due Date			
2019	\$4,721.19	\$4,721.19	\$0.00				
2018	\$5,384.45	\$5,384.45	\$0.00				
2017	\$4,408.77	\$4,408.77	\$0.00				
2016	\$4,746.45	\$4,746.45	\$0.00				
2015	\$4,767.55	\$4,767.55	\$0.00				
2014	\$4,798.01	\$4,798.01	\$0.00				
2013	\$4,644.49	\$4,644.49	\$0.00				

[Delinquent Taxes/ Tax Sale Information](#)

[Tax Sale File Number](#)
[Fifa-GED Book/Page](#)
[Levy Date](#)
[Sale Date](#)
[Delinquent Amount Due](#)

Call 404-298-3053 for Payoff Amount

Relevant CDP Excerpts

mat, improving urban design, protecting neighborhood character, creating vibrant corridors and districts, expanding transportation options, ensuring housing diversity, supporting jobs and innovation and creating a user-friendly code.

Changing the Land Use Designation of a Parcel

A close correlation exists between the future land use designation and the zoning of a parcel. As set forth in the Zoning Ordinance, it is the policy of the City Council that amendments, including rezoning, be compatible with the Comprehensive Development Plan, including the future land use designation of the parcel. A property owner/applicant must petition the City of Atlanta to officially change the future land use designation when a property owner/applicant seeks to rezone a property to a zoning classification that is not compatible with the future land use designation of the property depicted on the Future Land Use Map. The land use amendment must be approved before or concurrently with the rezoning approval.

For example, the "Single-Family Residential" land use designation allows only the zoning districts of R-1, R-2, R-3, R-4, and PD-H. If a property owner were to seek a zoning classification of R-5 (duplex), then a request for a "CDP land use map amendment" must also be filed along with the rezoning application, in order to initiate the process of changing the land use map designation of the property to Low-Density Residential.

Public hearings to consider amendments to the Future Land Use Map, along with other changes to the Comprehensive Development Plan, occur four times a year in March, June, September and November. These quarterly public hearings are conducted in the Atlanta City Hall Council Chambers and presided over by the Chair of the Community Development/Human Resources Committee (CD/HR Committee). From time to time, and as needed, public hearings on CDP amendments such as to the Future Land Use Map occur at the CD/HR Committee meetings. After a recommendation by the CD/HR Committee, the full City Council makes the final decisions on a Future Land Use Map (aka CDP) amendment.

Needs and Opportunities

Infill and Design

- **Older homes are being replaced with newer homes that are incompatible in scale, height, massing, size and design.****
- **Preserve existing neighborhoods.***
- Not all neighborhoods have design guidelines to ensure appropriate new and infill development that complements the character of the community.
- Some new subdivisions do not follow the same platting pattern as existing neighborhoods, particularly in the street layout, orientation and design.
- Major roadways are developed with unattractive suburban/auto oriented type development.
- Development regulations allow suburban type development in the City.
- The city is still rebuilding from the urban disinvestment of the 1970's and 1980's. Some parts of the city still have a significant amount of blight.
- Some infill development is not in keeping with the character of the neighborhood.
- There is a lack of rehabilitation in some neighborhoods and some corridors.
- Need to focus on place making and developing sense of place particularly in centers and corridors.

Mix of Land Uses

- There is inadequate mix of uses (like corner groceries or drugstores) within neighborhoods.
- There are not enough neighborhood centers to serve adjacent neighborhoods.
- In some cases there is not enough transition between land uses.



Applicant's Deed for Subject Property

After Recording Return To:

The Fryer Law Firm
70 Lenox Pointe NE
Atlanta, GA 30324
File No.: 2020-01916

2020128620 DEED BOOK 28615 Pg 439
Filed and Recorded: 9/4/2020 4:53:00 PM
Recording Fee: \$25.00
Real Estate Transfer Tax: \$1,150.00
Prepared By:
4582573621

15 238 05080

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF DEKALB

THIS INDENTURE made this 14th day of August, 2020 between Sari Ann McCorkle, as party or parties of the first part, hereinafter called Grantor, and Almata Woods, LLC, a Georgia limited liability company, as party or 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 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt 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 Grantee,

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

SUBJECT to restrictive covenants and general utility easements of record

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 benefit 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 owning, holding or claiming by, through or under the said Grantor

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 14th day of August, 2020

Sari Ann McCorkle
Sari Ann McCorkle

Signed, sealed and delivered in the

presence of:

Lancy Woods

Undersigned at Witness:

Kevin Murphy

Notary Public

My commission expires 4/3/2023

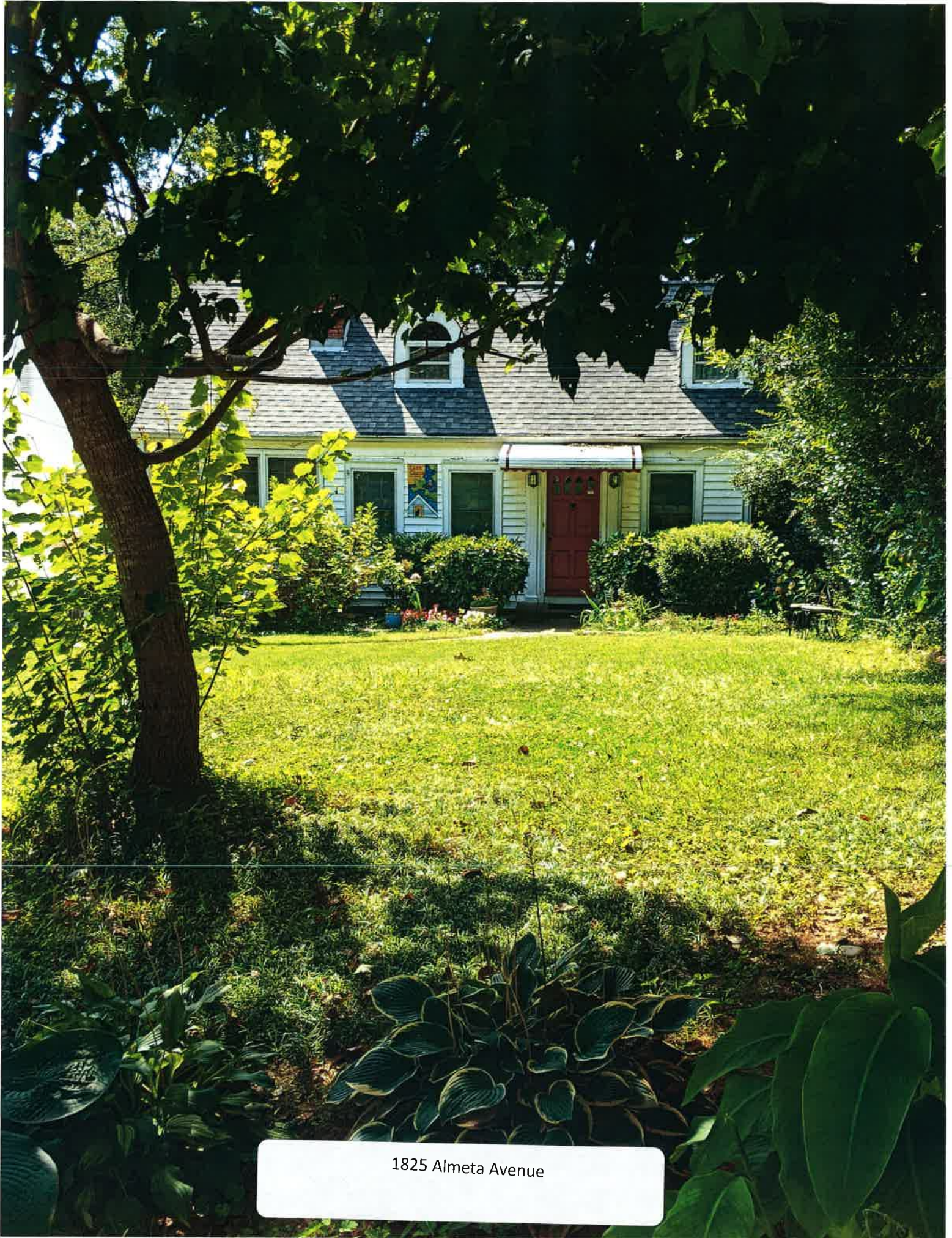


{2020-01916.PFD/2020-01916:10}

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 238, 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING LOTS 92, 93, 94, BRANTLEY & DOBY PROPERTY, ACCORDING TO PLAT RECORDED AT PLAT BOOK 10, PAGE 56, DEKALB COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION, BEING KNOWN AS 1845 ALMETA AVENUE N.E. ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.

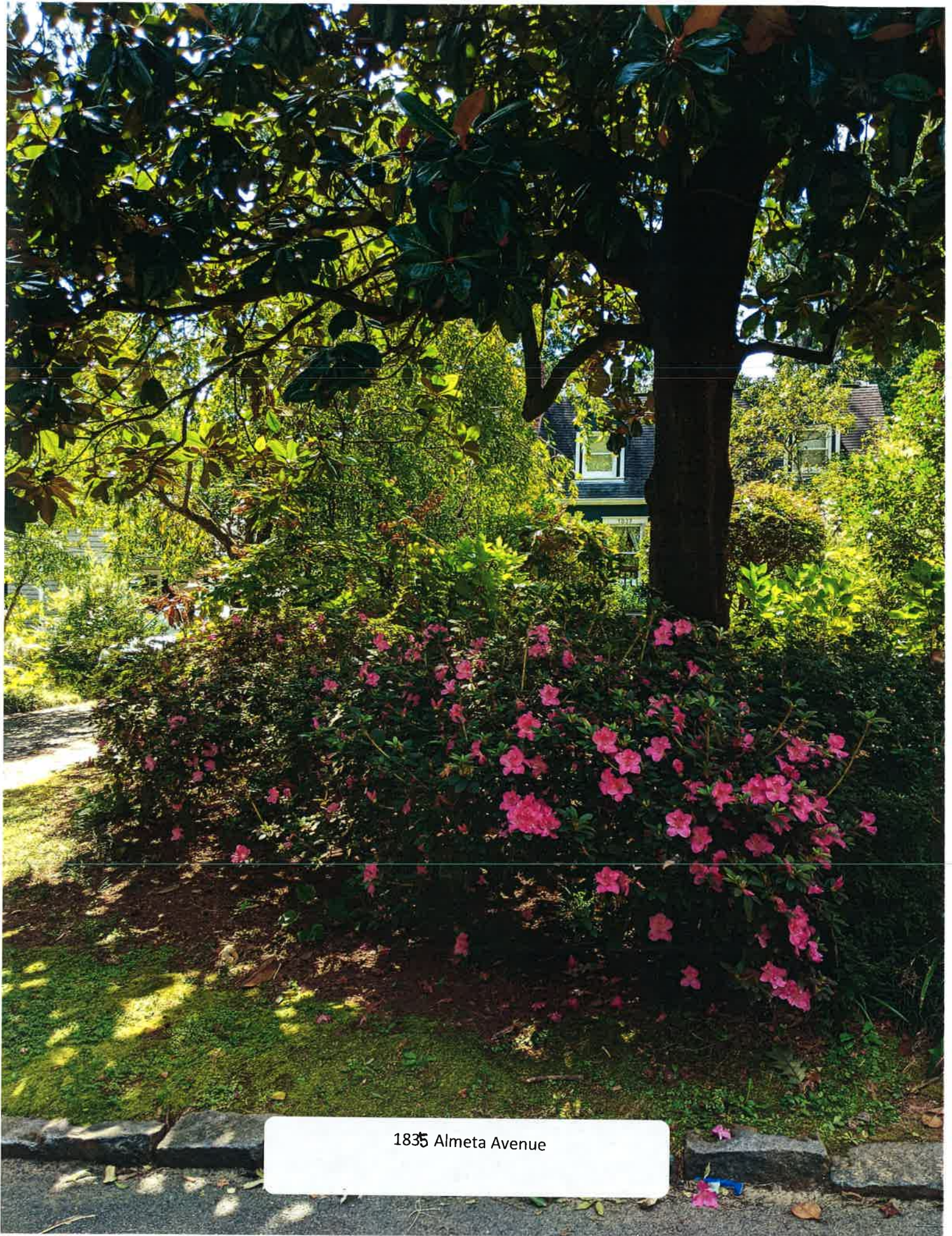
Photos of Homes and Lots on Almeta



1825 Almeta Avenue



1829 Almeta Avenue



1835 Almeta Avenue



1835 Almeta Avenue



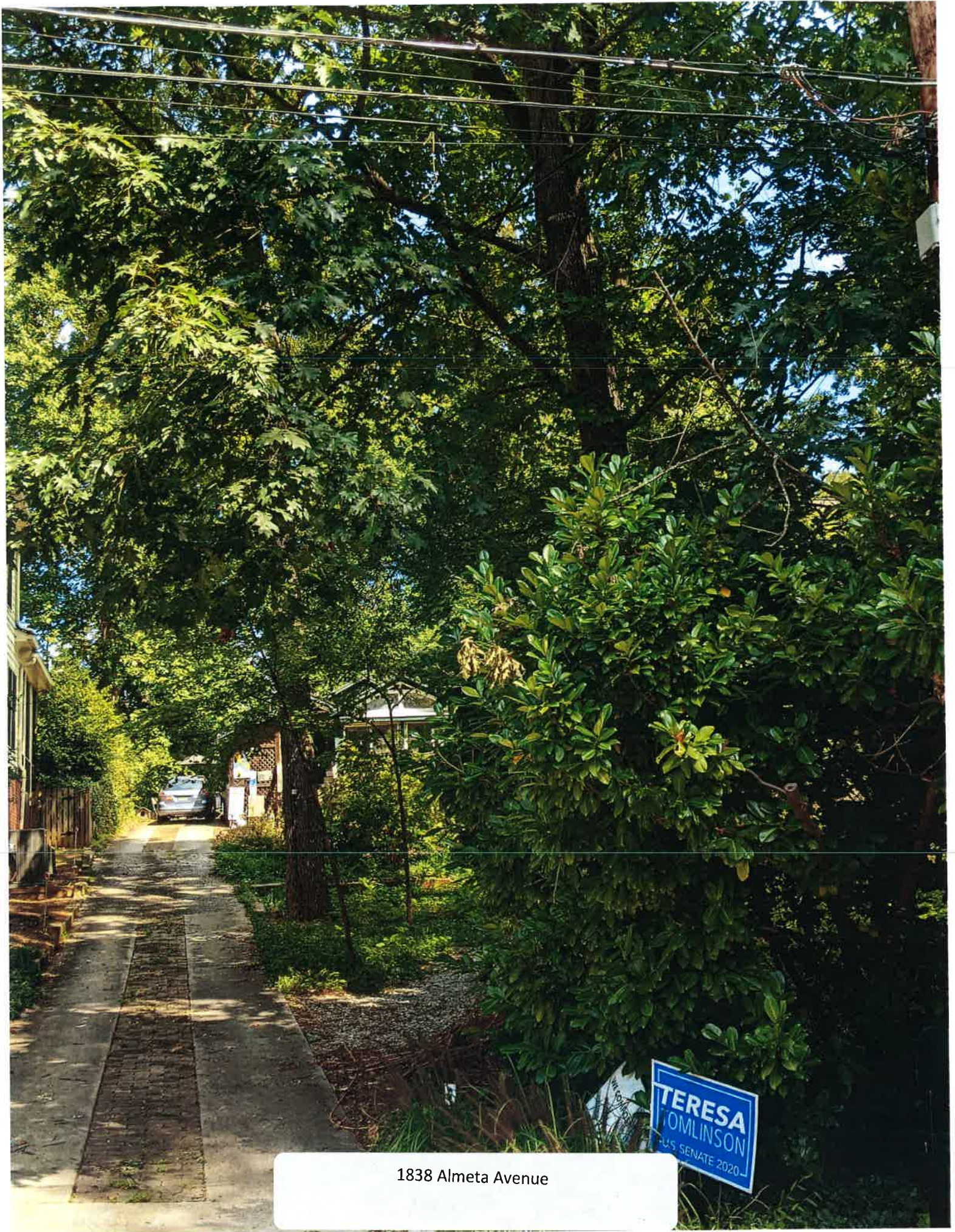
1837 Almeta Avenue



183 Almeta Avenue



1828 Almeta Avenue



1838 Almeta Avenue



Image capture: Feb 2020 © 2020 Google

Atlanta, Georgia



Street View

Frazer Center

Brook Dr NE



King Biscuit Café
andler Park

1838 Almeta Avenue



1842 Almeta Avenue



1850 Almeta Avenue

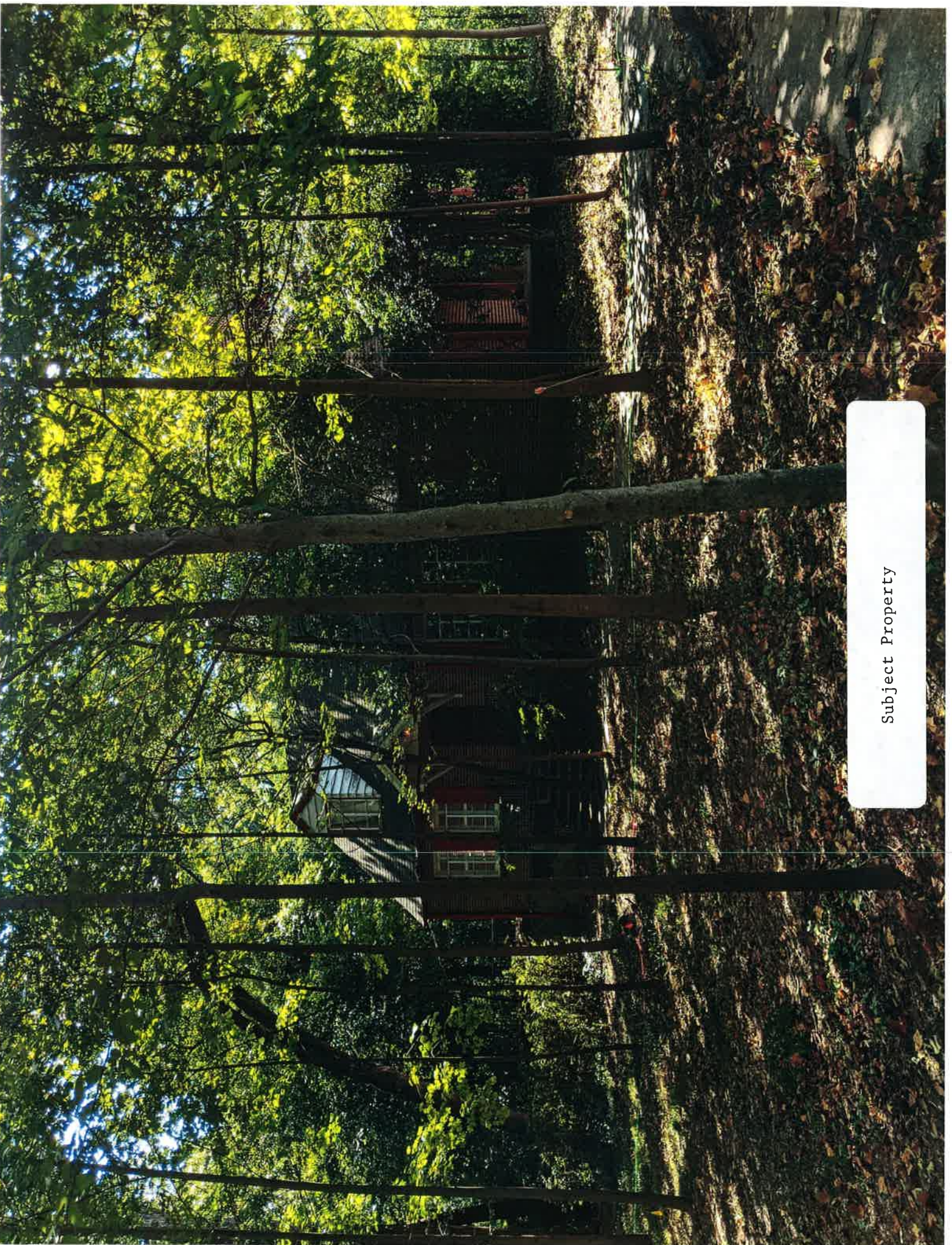


1850 Almeta Avenue



BID
HARR
2020

1854 Almeta Avenue



Subject Property



LEGAL DESCRIPTION

All that tract or parcel of land lying in Land Lot 238 of the 15th District, DeKalb County, Georgia and being more particularly described as follows:

Beginning at a Point on the southeastern corner of the intersection of Ridgewood Road and Almeta Avenue, N.E., in the City of Atlanta, and from said Point of Commencement proceeding along the southern right of way of Almeta Avenue, N.E., to a ½" RBF approximately 327.7 feet to the Point of Beginning at the northwest corner of Lot 92 of the Brantley and Doby Property Subdivision. From said Point of Beginning proceed North 89 degrees 27 minutes 18 seconds East 150.71 feet to a ½ " RBF, thence South 00 degrees 17 minutes 23 seconds West 229.73 feet to a ½" RBF, thence proceed South 89 degrees 13 inches 24 seconds West 145.09 feet to a ½" RBF, thence North 01 degrees 06 minutes 41 seconds West 230.31 feet to the Point of Beginning.

Together with and subject to covenants, easements and restrictions of record; and as according to that certain survey for Almeta Woods LLC, prepared by Survey Land Express, Inc., bearing the seal and certification of Eugene A. Stepanov, Georgia Registered Land Surveyor No. 3197, dated September 24, 2020, containing +/- 0.781 acres more or less. Said property being commonly known as 1845 Almeta Avenue, N.E. Atlanta, DeKalb County, Georgia, according to the present system of numbering in DeKalb County, Georgia.

Parcel ID 15 238 05 080

{2020-01916.PFD/2020-01916:10}



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