

Authorization by Property Owner

(Required only if the applicant is not the owner of the property subject to the proposed application.)


David Melber, COO
The Executive Committee of the Baptist
Convention of the State of Georgia, d/b/a The
Christian Index, a Georgia religious corporation (Please Print Clearly)

I, Christian Index, a Georgia religious corporation (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1585 S Ponce de Leon, 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 THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

NAME OF APPLICANT:

LAST NAME REED FIRST NAME JOEL
ADDRESS 619 PAGE AVE NE SUITE _____
CITY ATLANTA STATE GA ZIP CODE 30307

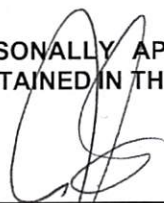
OWNER'S TELEPHONE NUMBER: _____



SIGNATURE OF OWNER
The Executive Committee of the Baptist
Convention of the State of Georgia, d/b/a The
Christian Index, a Georgia religious corporation
David Melber, COO

PRINT NAME OF OWNER

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMES, WHO SWEARS THAT THE INFORMATION CONTAINED IN THIS AUTHORIZATION IS TRUE AND CORRECT TO THE BEST KNOWLEDGE AND BELIEF.



NOTARY PUBLIC

1/19/27
DATE



Historic Preservation Studio
Office of Design
55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303 (404) 330-6145



Department of
CITY PLANNING

Application #: _____
Date Accepted: _____

Application for Certificates of Appropriateness, Staff Review, and Review and Comment
TYPE III CERTIFICATE OF APPROPRIATENESS

Applicant's Name Reed & Company (Joel Reed)

Applicant's Address 619 Page Ave. NE

City Atlanta State GA Zip 30307

Phone # 404.403.2925 E-Mail joelreed55@gmail.com

DESCRIPTION OF PROPERTY:

Property Address 1585 Ponce de Leon NE, Atlanta GA 30307

Zoning Category HC-20B & R-4 Beltline? NO In SPI / MR / MRC / NC? NO

Is Inclusionary Zoning applicable to this project? Yes No

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

DESCRIPTION OF PROJECT:

Describe clearly and in detail all proposed construction, alterations, repairs and other changes to the exterior appearance or site. The Office of Design Staff will use this description to determine the appropriate application type. Additional pages may be used if more space is needed, but "See Attached" will not be accepted

The project involves saving the Pine Bloom Mansion, once again making the mansion the "anchor" of South Ponce de Leon and the "social fortress" it originally served back in 1914 when it was built. The church will be removed and, if possible, the carriage house on the property will be restored. For decades the property and structures have not been maintained in a manner leading to their preservation but rather deterioration has taken place, as evident in the church structure and carriage house to a degree that has made the church beyond repair and possibly the carriage house as well.

Since the addition of the church to the property in 1958 and alteration to the grounds and use of the property the church had become the focal point of the property, overshadowing what was once the magnificent and prominent Pine Bloom mansion. We intend to make Pine Bloom mansion once again the main focal point of the property and to add additional secondary residential structures to the property while maintaining a majority of the historic open spaces and native landscaping of the property to the maximum extent practicable while creating a financially feasible structure that can maintain the mansion and grounds for years to come.

Cont Next Page...

The Office of Design Accepts Applications
Monday through Friday from 8:30 Am to 3:00 PM
Incomplete applications will NOT be accepted.

...Continued Project Description Pine Bloom Mansion, 1585 S. Ponce

The entire property will be returned to residential uses. Currently there are institution uses on the property with the church occupying and utilizing the property as well as Paideia school parking on the west side of the property. The property also functions at times as an ad hoc cut through between S. Ponce and Clifton Terrace. Pine Bloom mansion will be returned to residential uses along with amenity space for the residential community. This will allow for an association to be able to properly maintain the Pine Bloom mansion. The exterior of the building will be restored with painting and fixing of any rotten boards. We are proposing to add some dormers to the third floor to allow more light into this space. There are no other planned alterations to the mansion. The church will be demolished. The parapet walls have collapsed and water intrusion has been taking place for over a decade impacting the structural systems of the building. An engineering report shows over \$6M worth of repairs that would be needed. We are proposing to add five new Villas to the property, consisting of 11 units, that are de minimis in size to the mansion, and complementary in architectural styling and finishes. There will also be two new Tudor cottages added to the property of Tudor style. The goal is to incorporate the carriage house with the addition of one of the Tudor houses.

The grounds will be enhanced with a pool and landscaping. When the church was built there was a significant re-grading of the property that created a large hill in front of the church, on which it stood diminishing the Pine Bloom Mansion making the church the prominent structure on the property. With the removal of the church the front of the property will be re-graded closer to a historical natural grade. The existing parking court in front of Pinebloom mansion will be enhanced, and a parking court will be added in the footprint of where the sanctuary stood for overflow and guest parking. The parking will be behind a berm and landscaped as to not be visible from S. Ponce De Leon Ave. The historical drives on the property will be maintained in their current locations but enhanced to current code requirements. Drives will be reduced to 20' with a reinforced drivable surface to be the minimum necessary for vehicles as well as allowing for fire vehicle requirements. A parking garage for the residential units in Pinebloom will be added to the rear of the Pinebloom mansion. The remaining parking spaces for the residential units will be tucked under the units to be out of sight. The western drive next to the PATH will be relocated to the east about 90' to re-locate the drive onto the property. Currently the drive is not located on the Pine Bloom property. Gates are proposed at the S. Ponce and Clifton Terrace entrance points to prevent cut through traffic. Traffic from vehicles is not anticipated to increase given that there will only be 18 residential units on the property and the institutional use will be abandoned, cut through traffic use will be stopped and overflow parking for Paideia School will be removed.

Landscaping will be preserved to the maxim extent practicable along with large native trees. Design and layout has contemplated and located existing mature trees and tried to minimize impact where possible. Large native trees around an existing fountain as well as several in the front yard along S. Ponce de Leon and along Clifton Terrace are being preserved. An area on the property that has a historical fountain and pathway is to be primarily preserved and restored.

Setbacks will be maintained on the property or exceeded. Setbacks along S. Ponce de Leon are required to be 168'. The church sat at about the front setback line whereas the Pinebloom mansion sat back from there and therefore behind the church. Although the setback is 168' we are proposing to set the new residential units behind the existing front façade of the mansion. Furthermore, we are proposing to remove the parking spaces that sit in the sideyard setback on the west side of the property. We are requesting that the Clifton Terrace setback be reduced from 168' to 100' and possibly adjusted where Cottage 1 is sitting even further that would allow a slight reconfiguration to the drive and location of cottage two footprints to save two large trees.

Application Checklist

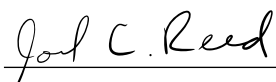
Required Submission Materials: (*Incomplete applications will NOT be accepted*). All submitted materials are retained by the Office of Design and not returned to the applicant.

Many scopes will require Compatibility Comparisons. Please see District regulations for specific requirements.

- Alterations with no structural changes (repairs/replacement):
 - Photographs
 - Manufacturer's spec. sheets for replacement products
- Alterations with structural changes:
 - Elevations
 - Photographs
- Additions and new construction:
 - Site Plans
 - Elevations
 - Photographs
- Specific requirements for window and door work:
 - Window and door repair:
 - Photographs of each window and door proposed for repair keyed to a rough floor plan
 - Description of the repair methods that will be used
 - Window and door replacement:
 - Photographs of each window and door proposed for replacement keyed to a rough floor plan
 - Elevations (only if windows are changing location)
 - Information detailing the infeasibility of repairing the existing windows and doors including various methods considered; and,
 - Information on the proposed replacement window product (Manufacturers Spec. Sheet)
- Specific requirements for fences and site work:
 - To-scale site plans which show all 4 corners of the subject property and the structure
 - For fences and walls:
 - The location, height, and materials of the fence/wall clearly noted on the site plan
 - For paving:
 - The location and materials of the paving clearly noted on the site plan
 - For decks
 - The location of the deck clearly noted on the site plan

While it is not required and will not affect the outcome of your review, the Office of Design Staff strongly recommends that you contact your neighborhood association for their input on your project before submitting for a review.

I HEREBY AUTHORIZE THE OFFICE OF DESIGN STAFF AND MEMBERS OF THE ATLANTA URBAN DESIGN COMMISSION TO INSPECT THE PREMISES OF THE ABOVE DESCRIBED PROPERTY. I HEREBY DEPOSE AND SAY THAT ALL STATEMENTS HEREIN AND ATTACHED STATEMENTS SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



APPLICANT OR AGENT

for, DOUG YOUNG, EXECUTIVE DIRECTOR

NOTES PERTAINING TO PART II, SECTION B SPECIAL EXCEPTIONS IN TITLE COMMITMENT NUMBER 2-39738 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE OF NOVEMBER 18, 2020:

- (h) RIGHT-OF-WAY EASEMENT FROM PAUL H. CRANFORD FOR JACKSON HILL BAPTIST CHURCH TO GEORGIA POWER COMPANY, DATED JULY 22, 1955, FILED FOR RECORD AUGUST 5, 1955 AT 2:00 P.M., RECORDED IN DEED BOOK 1133, PAGE 386. RECORDS OF DEKALB COUNTY, GEORGIA. COMMENT: BLANKET DEED AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED.
- (i) RIGHT-OF-WAY EASEMENT FROM JACKSON HILL BAPTIST CHURCH TO GEORGIA POWER COMPANY, FILED FOR RECORD OCTOBER 3, 1956 AT 12:00 NOON, RECORDED IN DEED BOOK 1216, PAGE 574, AFORESAID RECORDS. COMMENT: BLANKET DEED AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED.
- (j) EASEMENT FROM JACKSON HILL BAPTIST CHURCH TO GEORGIA POWER COMPANY, DATED SEPTEMBER 3, 1957, FILED FOR RECORD OCTOBER 15, 1957 AT 3:00 P.M., RECORDED IN DEED BOOK 1284, PAGE 382, AFORESAID RECORDS. COMMENT: BLANKET DEED AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED.
- (k) RIGHT-OF-WAY EASEMENT FROM JACKSON HILL BAPTIST CHURCH TO GEORGIA POWER COMPANY, DATED MARCH 15, 1959, FILED FOR RECORD MAY 5, 1959 AT 3:00 P.M., RECORDED IN DEED BOOK 1423, PAGE 249, AFORESAID RECORDS. COMMENT: BLANKET DEED AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED.
- (l) RIGHT-OF-WAY EASEMENT FROM JACKSON HILL BAPTIST CHURCH TO GEORGIA POWER COMPANY, DATED DECEMBER 27, 1977, FILED FOR RECORD APRIL 27, 1978 AT 9:33 A.M. RECORDED IN DEED BOOK 3788, PAGE 91, AFORESAID RECORDS. COMMENT: BLANKET DEED AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED.
- (m) LIMIT ACCESS AND EASEMENT AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM JACKSON HILL BAPTIST CHURCH TO DEPARTMENT OF TRANSPORTATION, DATED NOVEMBER 29, 1984, FILED FOR RECORD DECEMBER 10, 1984 AT 8:30 A.M., RECORDED IN DEED BOOK 5114, PAGE 219, AFORESAID RECORDS. COMMENT: DOES NOT AFFECT THE SUBJECT PROPERTY, THE DESCRIBED PROPERTY WAS LATER DEEDED BACK TO THE SUBJECT PROPERTY.
- (n) CABLE EASEMENT FROM REV. JERRY LIGHT FOR JACKSON HILL BAPTIST TO PRIME CABLE OF GEORGIA, LTD., AND/OR CABLE ATLANTA LIMITED, DATED MARCH 14, 1991, FILED FOR RECORD JULY 31, 1991 AT 8:30 A.M., RECORDED IN DEED BOOK 7016, PAGE 674, AFORESAID RECORDS. COMMENT: BLANKET DEED AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED.
- (o) TERMS AND CONDITIONS OF UNRECORDED TRUST AGREEMENT KNOWN AS JACKSON HILL BAPTIST CHURCH, INC. - PROPERTY TRUST AGREEMENT, AS EVIDENCED BY THAT CERTAIN LIMITED WARRANTY DEED FROM JACKSON HILL BAPTIST CHURCH, INC., A RELIGIOUS CORPORATION TO GEORGIA BAPTIST FOUNDATION, INC., DATED APRIL 27, 1997, FILED FOR RECORD JULY 24, 1998 AT 3:53 P.M., RECORDED IN DEED BOOK 10131, PAGE 353, AFORESAID RECORDS, CORRECTED BY THAT CERTAIN CORRECTIVE LIMITED WARRANTY DEED FROM JACKSON HILL BAPTIST CHURCH, INC., A RELIGIOUS CORPORATION TO GEORGIA BAPTIST FOUNDATION, INC., DATED EFFECTIVE AS OF APRIL 27, 1997, FILED FOR RECORD JULY 31, 1998 AT 11:08 A.M., RECORDED IN DEED BOOK 10126, PAGE 782, AFORESAID RECORDS; AND THAT CERTAIN LIMITED WARRANTY DEED FROM GEORGIA BAPTIST FOUNDATION, INC., A GEORGIA NONPROFIT CORPORATION TO THE EXECUTIVE COMMITTEE OF THE BAPTIST CONVENTION OF THE STATE OF GEORGIA, D/B/A THE CHRISTIAN INDEX, A GEORGIA NONPROFIT RELIGIOUS CORPORATION, DATED JULY 16, 2000, FILED FOR RECORD SEPTEMBER 21, 2000 AT 11:49 A.M., RECORDED IN DEED BOOK 11601, PAGE 340, AFORESAID RECORDS. COMMENT: AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE.
- (p) UNDERGROUND EASEMENT FROM THE EXECUTIVE COMMITTEE OF THE BAPTIST CONVENTION OF THE STATE OF GEORGIA, D/B/A THE CHRISTIAN INDEX, N/K/A THE GEORGIA BAPTIST MISSION BOARD, A GEORGIA NON-PROFIT CORPORATION TO GEORGIA POWER COMPANY, A GEORGIA CORPORATION, DATED APRIL 14, 2020, FILED FOR RECORD AUGUST 27, 2020 AT 6:20 A.M., RECORDED IN DEED BOOK 28589, PAGE 266, AFORESAID RECORDS. COMMENT: AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
- (q) DECLARATION OF TAKING - DEPARTMENT OF TRANSPORTATION VS. 7.802 ACRES OF LAND, CERTAIN EASEMENT RIGHTS, AND THE CITY OF ATLANTA, INDIVIDUALLY, BEING DOCKET NO. 18-6428-3, DATED JULY 20, 1988, AFORESAID RECORDS. COMMENT: NO LONGER AFFECTS THE SUBJECT PROPERTY, BECAUSE DESCRIBED PROPERTY WAS DEEDED BACK TO SUBJECT PROPERTY.
- (r) RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES IN AND TO THAT PORTION OF SUBJECT PROPERTY DESCRIBED IN OR CONVEYED BY THAT CERTAIN QUITCLAIM DEED FROM GEORGIA DEPARTMENT OF TRANSPORTATION TO THE EXECUTIVE COMMITTEE OF THE BAPTIST CONVENTION OF THE STATE OF GEORGIA, D/B/A THE CHRISTIAN INDEX, DATED FEBRUARY 25, 2019, FILED FOR RECORD FEBRUARY 28, 2019 AT 4:41 P.M., RECORDED IN DEED BOOK 27408, PAGE 252, AFORESAID RECORDS. COMMENT: AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
- (s) RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES IN AND TO THAT PORTION OF SUBJECT PROPERTY DESCRIBED IN OR CONVEYED BY THAT CERTAIN QUITCLAIM DEED FROM GEORGIA DEPARTMENT OF TRANSPORTATION TO THE EXECUTIVE COMMITTEE OF THE BAPTIST CONVENTION OF THE STATE OF GEORGIA, D/B/A THE CHRISTIAN INDEX, DATED FEBRUARY 25, 2019, FILED FOR RECORD FEBRUARY 28, 2019 AT 4:41 P.M., RECORDED IN DEED BOOK 27408, PAGE 259, AFORESAID RECORDS. COMMENT: AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
- (t) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 16, PAGE 90, AFORESAID RECORDS. COMMENT: AFFECTS THE SUBJECT PROPERTY.
- (u) ALL MATTERS OF SURVEY ATTACHED TO THAT CERTAIN QUITCLAIM DEED FROM GEORGIA DEPARTMENT OF TRANSPORTATION TO THE EXECUTIVE COMMITTEE OF THE BAPTIST CONVENTION OF THE STATE OF GEORGIA, D/B/A THE CHRISTIAN INDEX, DATED FEBRUARY 25, 2019, FILED FOR RECORD FEBRUARY 28, 2019 AT 4:41 P.M., RECORDED IN DEED BOOK 27408, PAGE 252, AFORESAID RECORDS. COMMENT: AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

TRACT 2:

All that tract or parcel of land lying and being in Land Lot 242, 15th District of DeKalb County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the northeasterly property corner of Paines School Park Property; thence running along the southerly right of way of South Ponce de Leon Avenue along a curve to the right having a radius of 1020.81 feet and an arc length of 128.23 feet, being subtended by a chord of North 74 degrees 10 minutes 19 seconds West for a distance of 128.15 feet, and the POINT OF BEGINNING.

Thence FROM SAID POINT OF BEGINNING, and leaving the southerly right of way of South Ponce de Leon Avenue South 37 degrees 41 minutes 43 seconds West for a distance of 60.37 feet to a point;

Thence South 39 degrees 04 minutes 11 seconds West for a distance of 72.48 feet to a point;

Thence North 62 degrees 36 minutes 44 seconds West for a distance of 11.00 feet to a point;

Thence South 24 degrees 51 minutes 16 seconds West for a distance of 55.30 feet to a point;

Thence South 03 degrees 27 minutes 16 seconds West for a distance of 38.19 feet to a point;

Thence South 14 degrees 58 minutes 03 seconds West for a distance of 68.80 feet to a point;

Thence South 11 degrees 33 minutes 06 seconds West for a distance of 24.00 feet to a point;

Thence South 08 degrees 08 minutes 21 seconds West for a distance of 268.79 feet to a point;

Thence North 18 degrees 17 minutes 36 seconds West for a distance of 29.41 feet to a point;

Thence North 04 degrees 05 minutes 29 seconds East for a distance of 340.25 feet to a point;

Thence along a curve to the right having a radius of 236.82 feet and an arc length of 157.75 feet, being subtended by a chord of North 23 degrees 40 minutes 12 seconds East for a distance of 154.69 feet to a point;

Thence North 43 degrees 14 minutes 55 seconds East for a distance of 56.16 feet to a point;

Thence along a curve to the left having a radius of 20.00 feet and an arc length of 17.17 feet, being subtended by a chord of North 18 degrees 38 minutes 52 seconds East for a distance of 16.65 feet to a point on the southerly right of way of South Ponce de Leon Avenue;

Thence along said right of way South 68 degrees 48 minutes 23 seconds East for a distance of 61.76 feet to a point and the POINT OF BEGINNING.

Together with and subject to covenants, easements and restrictions of record.

Said property contains 0.4805 acres.

TRACT 1:

All that tract or parcel of land lying and being in Land Lot 342, 15th District, City of Atlanta, DeKalb County, Georgia and being more particularly described as follows:

Beginning at the intersection of the easterly right-of-way of Presidential Parkway (Georgia Department of Transportation Project M-91.52) and the southerly right-of-way of South Ponce de Leon Avenue;

THENCE South 31 degrees 52 minutes 17 seconds West for a distance of 61.43 feet to a point;

THENCE South 33 degrees 04 minutes 45 seconds West for a distance of 72.48 feet to a point;

THENCE North 68 degrees 26 minutes 10 seconds West for a distance of 11.00 feet to a point;

THENCE South 18 degrees 51 minutes 50 seconds West for a distance of 55.30 feet to a point;

THENCE South 02 degrees 22 minutes 10 seconds East for a distance of 38.19 feet to a point;

THENCE South 09 degrees 08 minutes 37 seconds West for a distance of 68.80 feet to a point;

THENCE South 05 degrees 43 minutes 40 seconds West for a distance of 24.00 feet to a point;

THENCE South 02 degrees 18 minutes 55 seconds West for a distance of 268.79 feet to a point;

THENCE South 23 degrees 46 minutes 39 seconds East for a distance of 123.10 feet to a point on the southerly right-of-way of Clifton Terrace;

THENCE North 51 degrees 34 minutes 02 seconds East for a distance of 223.97 feet along the southerly right-of-way of Clifton Terrace, to a point at a wall corner on the northerly right-of-way of Clifton Terrace;

THENCE North 01 degree 42 minutes 16 seconds West for a distance of 626.76 feet to an iron pin found on the southerly right-of-way of South Ponce de Leon Avenue;

THENCE along the southerly right-of-way of South Ponce de Leon Avenue and a curve to the right having a radius of 1,632.50 feet and an arc length of 134.00 feet, being subtended by a chord of North 78 degrees 48 minutes 38 seconds West for a distance of 133.90 feet to the point of beginning.

AS SURVEYED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 242 OF THE 15TH DISTRICT, CITY OF ATLANTA, DEKALB COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF PONCE DE LEON AVENUE, AND THE SOUTHWESTERLY RIGHT-OF-WAY OF SOUTH PONCE DE LEON AVENUE; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF SOUTH PONCE DE LEON A DISTANCE OF 216.90 TO AN IRON PIN SET; SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY SOUTH 68°41'54" EAST, 61.76 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF SOUTH 73°49'36" EAST AN ARC DISTANCE OF 128.30 FEET, A CHORD DISTANCE 128.21 FEET AND A RADIUS OF 954.41 FEET TO A POINT; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY NORTH 17°50'42" WEST, 121.29 FEET TO A POINT; THENCE NORTH 18°11'05" WEST, 30.04 FEET TO A POINT; THENCE NORTH 4°12'00" EAST, 340.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A CHORD BEARING OF NORTH 23°46'43" EAST AN ARC DISTANCE OF 157.74 FEET, A CHORD DISTANCE 154.69 FEET AND A RADIUS OF 230.82 FEET TO A POINT; THENCE NORTH 43°21'26" EAST, 56.16 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF NORTH 18°45'33" EAST AN ARC DISTANCE OF 17.17 FEET, A CHORD DISTANCE 16.65 FEET AND A RADIUS OF 20.00 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING.

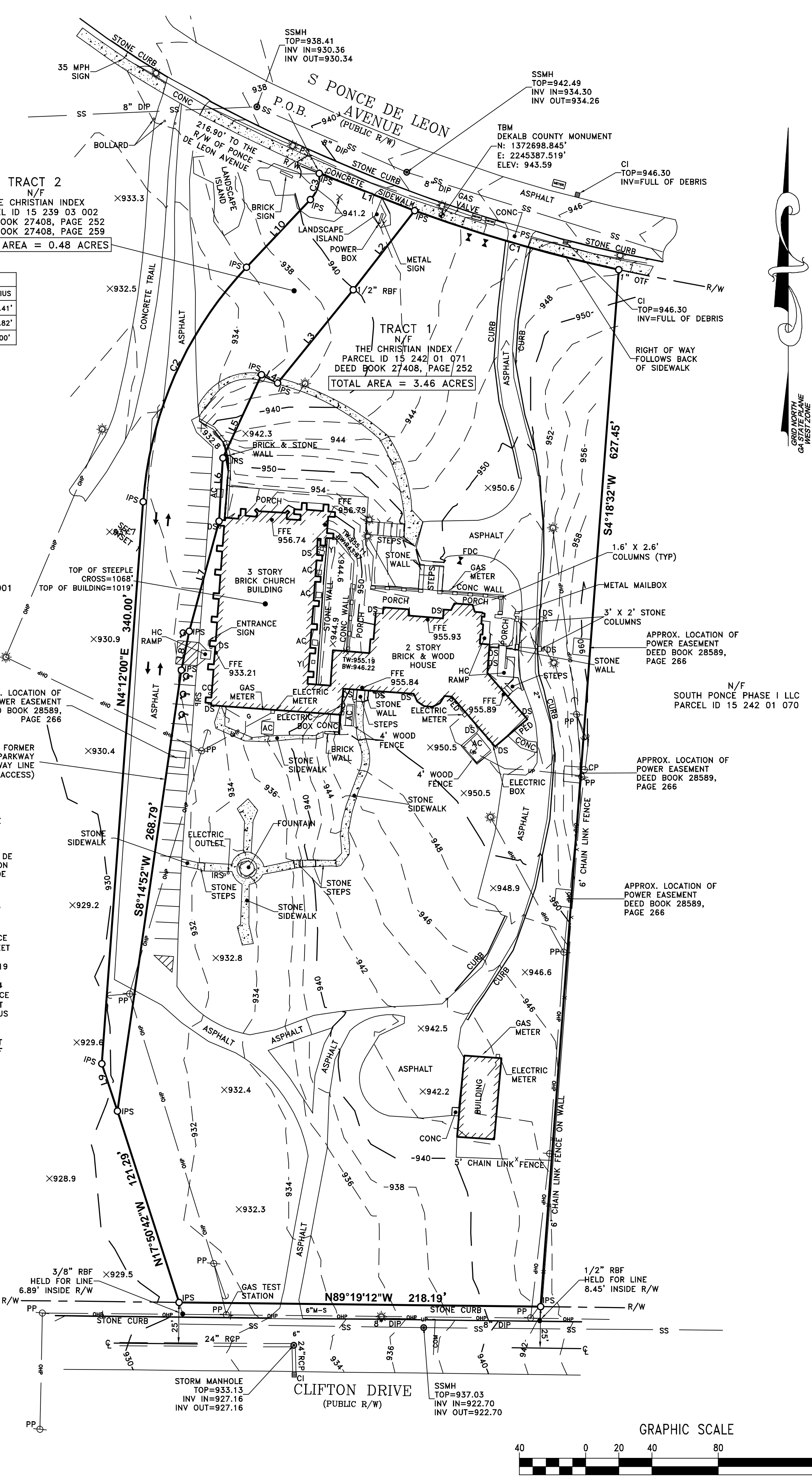
1. SAID TRACT OR PARCEL CONTAINING 3.94 ACRES.

CURVE TABLE				
CURVE	DIRECTION	LENGTH	CH LENGTH	RADIUS
C1	S73°49'36"E	128.30'	128.21'	954.41'
C2	N23°46'43"E	157.74'	154.69'	230.82'
C3	N18°45'33"E	17.17'	16.65'	20.00'

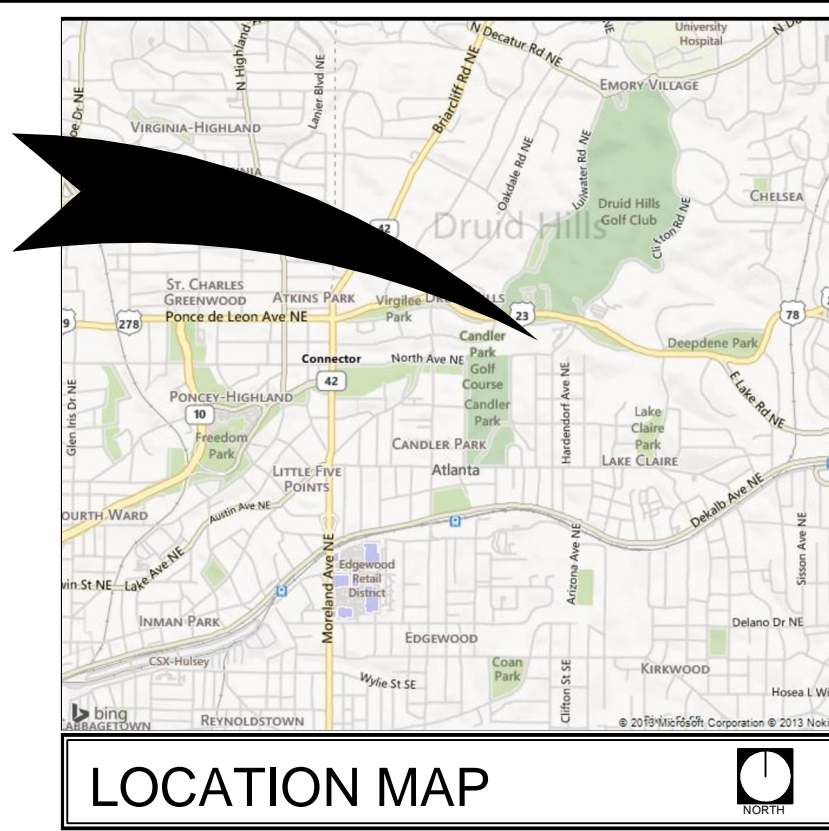
LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S68°41'54"E	61.76'
L2	S37°48'14"W	60.49'
L3	S39°00'42"W	72.48'
L4	S62°30'13"E	11.00'
L5	S24°47'47"W	55.36'
L6	S3°33'47"W	38.19'
L7	S15°04'34"W	68.80'
L8	S11°39'37"W	24.00'
L9	N18°11'05"W	30.04'
L10	N43°21'26"E	56.16'

TRACT 2
THE CHRISTIAN INDEX
PARCEL ID 15 239 03 002
DEED BOOK 27408, PAGE 252
DEED BOOK 27408, PAGE 259
TOTAL AREA = 0.48 ACRES

TRACT 1
THE CHRISTIAN INDEX
PARCEL ID 15 242 01 071
DEED BOOK 27408, PAGE 252
TOTAL AREA = 3.46 ACRES



SITE



SURVEY LEGEND

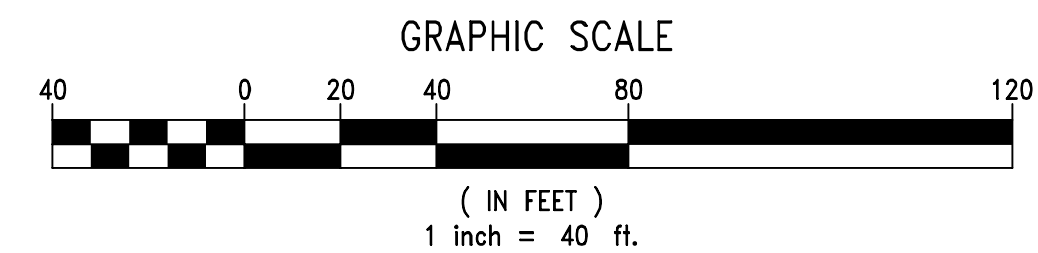
SPOT ELEVATION	×790.3
UNDERGROUND POWER	— PS —
FOR STREET LIGHT & SIGNS	— UNK — UNK —
UNKNOWN UNDERGROUND LINE	— UNK — UNK —
UNDERGROUND POWER LINE	— UP —
OVERHEAD POWER LINE	— OHP —
STORM SEWER	— SS —
SANITARY SEWER LINE	— SSS —
UNDERGROUND COMMUNICATION LINE	— COM —
UNDERGROUND GAS LINE	— G —
WATER VALVE	⊗
WATER METER	⊠
FIRE HYDRANT	⊙
COMMUNICATION POLE	⊙ CP
POWER POLE	⊙ PP
LIGHT POLE	⊙ LP
SIGN	⊙ SW
SINGLE WING CATCH BASIN	⊙ SWCB
DOUBLE WING CATCH BASIN	⊙ DWCB
YARD INLET	⊙ YI
CURB INLET	⊙ CI
STORM MANHOLE	⊙ SM
CONCRETE INVERT	⊙
FIRE DEPARTMENT CONNECTION	⊙
IRRIGATION SYSTEM	IRS
DOWN SPOUT	DS
AIR CONDITIONER UNIT	AC
REBAR FOUNDER	RBF
IRON PIN SET (1/2" REBAR)	IPS
POINT OF BEGINNING	POB
POINT OF COMMENCEMENT	POC
RIGHT OF WAY	R/W
CENTERLINE	C
OPEN TOP PIPE FUND	OTF
COMMUNICATION PEDESTAL	PEDESTAL
DIRECTION OF PHOTOGRAPH	→

REFERENCES:

1. TOPOGRAPHIC SURVEY OF A PORTION OF PAIDEIA SCHOOL PARK PREPARED BY W.K. DICKSON, DATED JULY 6, 1988 AND LAST REVISED JULY 7, 1988.
2. WARRANTY DEED TO THE EXECUTIVE COMMITTEE OF BAPTIST CONVENTION OF THE STATE OF GEORGIA, DATED 7/16/2000, DEED BOOK 11601, PAGE 340, DEKALB COUNTY RECORDS.
3. WARRANTY DEED TO LAWRENCE LEVIN AND PATRICIA WHEELER, DATED 12/29/1995, DEED BOOK 8829, PAGE 711, AFORESAID RECORDS.
4. PLAT OF SURVEY FOR LAWRENCE LEVIN AND PATRICIA WHEELER, PREPARED BY McCLUNG SURVEYING, INC., DATED 12/13/1995, REVISED 9/30/1997.
5. RIGHT OF WAY DEED TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED 11/29/1984, DEED BOOK 5114, PAGE 219, AFORESAID RECORDS.
6. RIGHT OF WAY PLANS FOR PRESIDENTIAL PARKWAY PROJECT M-9152 (2), PREPARED BY GEORGIA DEPARTMENT OF TRANSPORTATION, DATED 9/21/1984.

GENERAL NOTES:

1. NO PORTION OF THIS PROPERTY IS LOCATED IN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD HAZARD AREA ACCORDING TO DEKALB COUNTY FEMA FLOOD INSURANCE RATE MAP No. 13089C0064K DATED AUGUST 15, 2019. THE PROPERTY IS IN ZONE "X". THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THIS PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE OR VERIFY THIS DETERMINATION.
2. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
3. THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 39,276 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER SETUP, AND WAS ADJUSTED USING THE COMPASS RULE. A TOPCON GPT 3002W ELECTRONIC TOTAL STATION WAS USED TO MEASURE ANGLES AND DISTANCES.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 175,391 FEET.
5. HORIZONTAL DATUM IS GRID NORTH, GEORGIA WEST ZONE, NAD 83. VERTICAL DATUM IS NAVD 88. HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WAS ESTABLISHED USING A TOPCON HIPER PRO GPS RECEIVER AND A LOCAL GPS RTK NETWORK.
6. THIS SURVEY HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



COLUMBIA ENGINEERING
2763 MEADOW CHURCH RD
SUITE 100
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(770) 925-0357
CERTIFICATE OF AUTHORIZATION
#LSF000902

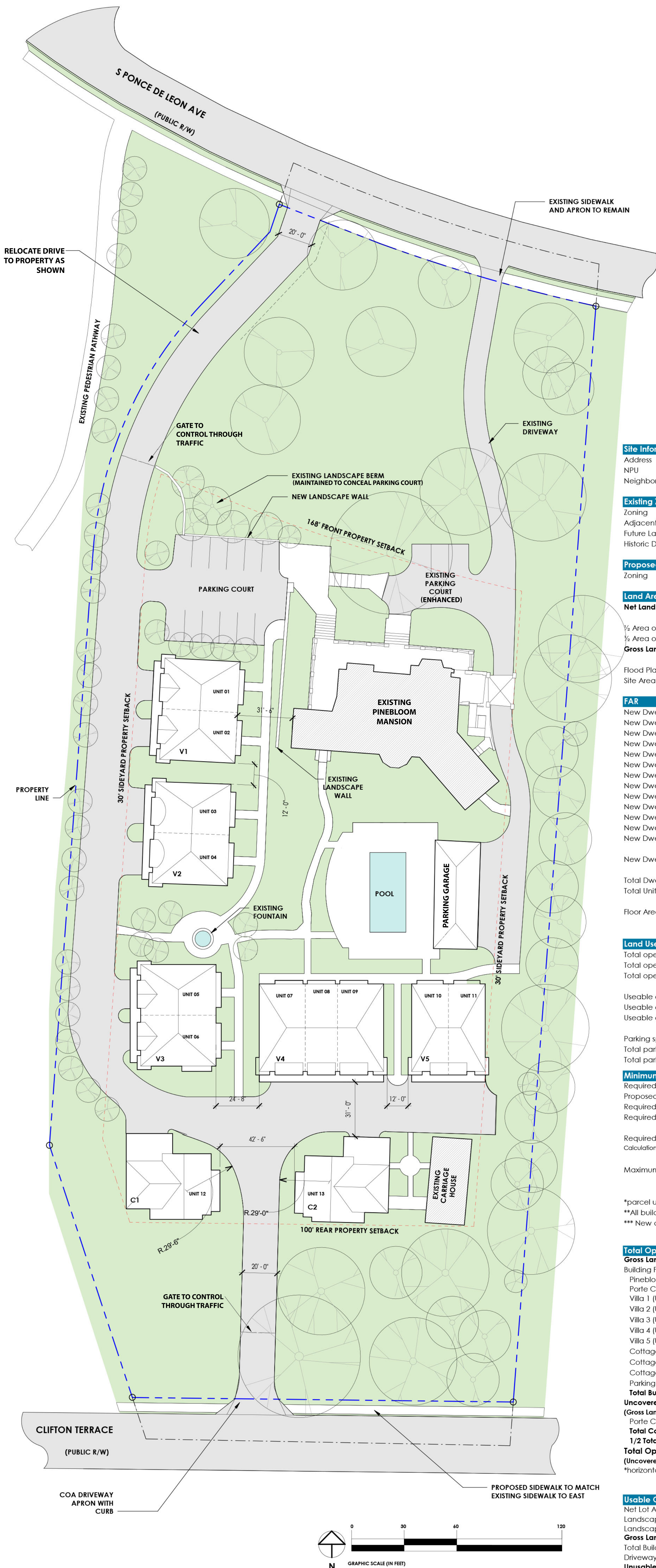
ALTANSPS LAND TITLE/TOPOGRAPHIC SURVEY FOR:
REED & COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY
LAND LOT 242, 15TH DISTRICT
CITY OF ATLANTA
DEKALB COUNTY, GEORGIA

REVISIONS	DATE

DRAWING TITLE
ALTANSPS LAND TITLE SURVEY

DWG FILE:	
DRAWN BY:	JR
PROJECT NO:	4257.00
FIELD DATE:	12/17/13
PLAT DATE:	12/24/13
SCALE:	1"=40'

S-1



Site Information	
Address	1585 S Ponce De Leon Ave NE, Atlanta, GA 30307
NPU	N
Neighborhood	Druid Hills

Existing Zoning	
Zoning	HC-20B
Adjacent Zoning Designation	North: "HC-20B"; South: "R-4"; "SPI-7"; West: "HC-20B"; East "HC-20B"
Future Land Use	Office/ Institutional/ Residential
Historic District	Druid Hills Landmark District

Proposed Zoning	
Zoning	N/A

Land Area	
Net Land Area	171,756 SF
	3.94 Acres
1/2 Area of Adjacent ROW (S Ponce; 50'x150' wide)	4,492 SF
1/2 Area of Adjacent ROW (Clifton Terrace; 25'x198.5' wide)	5,308 SF
Gross Land Area (net area + 1/2 of adjacent ROWs)	181,556 SF
	4.17 Acres
Flood Plain Area	N/A Acres
Site Area Net of Floor Plain/ Wetlands	N/A Acres

FAR	
New Dwelling Unit 1	3,661 SF
New Dwelling Unit 2	3,661 SF
New Dwelling Unit 3	3,661 SF
New Dwelling Unit 4	3,661 SF
New Dwelling Unit 5	3,661 SF
New Dwelling Unit 6	3,814 SF
New Dwelling Unit 7	3,784 SF
New Dwelling Unit 8	2,527 SF
New Dwelling Unit 9	3,784 SF
New Dwelling Unit 10	2,959 SF
New Dwelling Unit 11	2,959 SF
New Dwelling Unit 12	3,788 SF
New Dwelling Unit 13	5,288 SF
New Dwelling Units within Pinebloom (units 14-18)	6,090 SF
Total Dwelling Units	18 units
Total Units Per Gross Acre	4.32 units per acre
Floor Area Ratio (FAR) Provided	0.294 FAR

Land Use Intensity Ratios per Table 1, Sec. 14-08.001	
Total open space ratio required (per LUI table)	.73
Total open space provided	154,500 sf
Total open space ratio provided	0.85
Useable open space ratio required (per LUI table)	.46
Useable open space provided	91,785
Useable open space ratio provided	0.51
Parking spaces required per unit (per LUI table)	1.4 Per Unit
Total parking spaces required	25 Parking Spaces
Total parking spaces Provided	56 Parking Spaces

Minimum Yard and Development Requirements	
Required Front Setback along S Ponce	168 Feet
Proposed Setback along Clifton Terrace*	100 Feet
Required Setback along Clifton Terrace*	168 Feet
Required Side Setback	30 Feet

Required Minimum Building Separation: D=4+5*(L/10)	10.0 Feet**
Calculation used for Building Separation: D=4+2*(40/10)	
Maximum Building Height	45 Feet***

*parcel under review has been identified as a double frontage parcel; the principle structure addresses S Ponce.
 **All building separations exceed 10 feet
 *** New construction will not exceed 45' in height as measured by definition in Chapter 29

Total Open Space	
Gross Land Area (net area + 1/2 of adjacent ROWs)	181,556 SF
Building Footprints	
Pinebloom Mansion	4,965 SF
Porte Cochere	674 SF
Villa 1 (Unit 1-2)	2,818 SF
Villa 2 (Unit 3-4)	2,818 SF
Villa 3 (Unit 5-6)	2,818 SF
Villa 4 (Unit 7-9)	3,976 SF
Villa 5 (Unit 10-11)	2,354 SF
Cottage 1 (Unit 12)	2,148 SF
Cottage 2 (Unit 13)	2,148 SF
Cottage 2 (Existing Carriage House)	1,105 SF
Parking Garage	1,569 SF
Total Building Footprints	27,393 SF
Uncovered Total Open Space:	154,163 SF
(Gross Land Area - Total Building Footprints)	
Porte Cochere*	674 SF
Total Covered Open Space	674 SF
1/2 Total Covered Open Space	337 SF
Total Open Space:	154,500 SF
(Uncovered Total Open Space + 1/2 Covered Total Open Space)	
*horizontal coverage does not exceed sf of open sides	

Usable Open Space	
Net Lot Area	171,756 SF
Landscape area within S. Ponce ROW	578 SF
Landscape area within Clifton Terrace ROW	1,710 SF
Gross Land Area (Net area + Landscape area w/in ROWs)	174,044 SF
Total Building Footprints	27,393 SF
Driveways on Site	54,866 SF
Unusable Open Space	82,259 SF
Total Usable Open Space	91,785 SF
(Gross Land Area - Unusable Open Space)	

PINEBLOOM

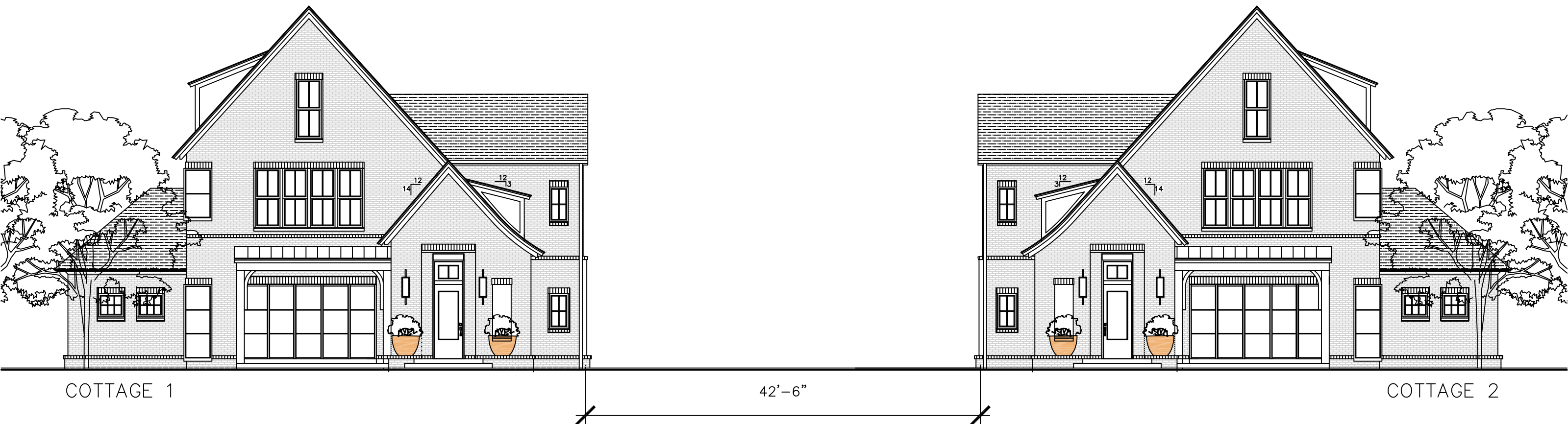
Scale: 1" = 30'-0"
 1/19/2021



VILLAS 1, 2, & 3 (V1, V2 & V3) ELEVATION



VILLAS 4 & 5 (V4 & V5) ELEVATION



COTTAGE 1

42'-6"

COTTAGE 2

the Pinebloom Cottage Look

SCALE: N.T.S.
JAN 18, 2020
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CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

DEPARTMENT OF CITY PLANNING
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

TIM KEANE
Commissioner

KEVIN BACON, AIA, AICP
Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 1585 South Ponce De Leon Ave.
APPLICATION: CA3-21-037 & 036
MEETING DATE: February 10, 2021

FINDINGS OF FACT:

Historic Zoning: Druid Hills Landmark District **Other Zoning:** N/A

Date of Construction:

Property Location: South block face of South Ponce De Leon Ave. west of the Clifton Rd. intersection.
Property also has frontage along the north block face of Clifton Ter. west of the Page Ave. intersection.

Contributing (Y/N)?: Original house, known as “Pinebloom” is contributing. Church building/addition is noncontributing. Accessory structure is contributing.

Building Type / Architectural form/style: Tudor Revival

Project Components Subject to Review by the Commission: Alterations, new construction of accessory structures, and site work.

Project Components NOT Subject to Review by the Commission: N/A.

Relevant Code Sections: Sec. 16-20 & Sec. 16-20B

Deferred Application (Y/N)?: No. **Previous Applications/Known Issues:**

SUMMARY CONCLUSION / RECOMMENDATION CA3-21-037: Deferral.

SUMMARY CONCLUSION / RECOMMENDATION CA3-21-036: Deferral.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Sec. 16-20 & Sec. 16-20B of the Zoning Ordinance of the City of Atlanta.

Variance Request

The requested variance is to allow a reduction in the Clifton Ter. front yard setback from 168' (required) to 100' (proposed).

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

The Applicant cites the double frontage nature of the lot.

The application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship;

The Applicant states that requiring the secondary frontage to conform to the same frontage as the principal frontage would severely restrict development on the lot. The Applicant also identifies an existing accessory structure which is set 100' from the Clifton Ter. frontage.

Such conditions are peculiar to the particular piece of property involved;

The Applicant states that this structure is one of two double frontage lots in the District with frontage along Clifton Ter. The Applicant also cites the existing accessory structure set back 100' from Clifton Ter. as evidence of a 100' rear yard setback on the property originally.

Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.

The Applicant states that the properties near the Clifton Ter. frontage as being outside of the Landmark District zoning as well as the relatively narrow front yard setbacks of these properties as evidence that a 68' reduction in the required Clifton Ter. front yard would not cause substantial detriment to the public good or impair the intent of the Landmark District regulations or the Commission's ability to enforce them on other properties.

In general, Staff finds that the request responds to the variance criteria, but given its recommendation regarding CA3-21-036 and that the variance and overall design composition are closely linked, it would recommend deferral of CA3-21-037.

Application of the Landmark District regulations

As stated in the findings of fact, the existing site includes the historic home known as "Pinebloom," a non-historic church building, a non-historic church addition, and a historic accessory structure. The review process for these structures will be different according to their historic importance to the site. For alterations to the historic home and carriage house, the District regulations require reviews by the Atlanta Urban Design Commission. However, for alterations to the non-historic church building and additions, including their demolition, no review is required. As such, Staff will not comment on the demolition of the non-historic church building and the non-historic church addition in their review unless the work would impact the historic principal or accessory structure on the site.

General Development Controls

From a purely quantitative perspective, the number of multifamily units that are permitted on the property is a function of the property size such that for each dwelling unit provided there is at least 3,600 sf of lot area. The proposed eighteen (18) dwelling units meets the quantitative District regulation as there is at least 64,800 sq. ft. of property area. The number of multifamily units is further defined by a minimum square footage for each unit provided in an existing building. As part of the proposal, the Applicant is seeking to convert the historic principal structure on the property into 4 dwelling units. The District regulations require at least 750 sf for each new unit created in an existing structure. The Applicant's floor area calculations show square footage of 6,090 sf associated with these new units. To confirm the requirement that each new dwelling unit in the principal structure contains at least 750 sf, Staff would recommend the Applicant clarify on the site plan the square footage of each new dwelling unit proposed in the historic principal structure.

Regarding the lot coverage, the District regulations refer to the Land Use Intensity (LUI) Table of the Residential General zoning district (RG) which doesn't calculate lot coverage per se but does have total and usable open space requirements which do define lot coverage differently by requiring minimum amounts of open space (total and usable). Further, the floor area ratio (FAR) that would be applied to the chart is not prescribed by the District regulations but rather calculated based on the number of units and the size of the units allowed by the District regulations concerning the net lot area.

The LUI Table requires that all calculations related to it be done using the gross lot area. To calculate the effective FAR, the total residential square footage proposed (both in the new buildings and the existing, retained buildings) would be divided by the gross lot area (181,556 sq. ft.), resulting in an effective FAR of .294. The closest FAR listed in the LUI Table is .214, resulting in a required open space of .76 of the gross lot area and the usable open space of .51 of the gross lot area. While the site plan lists different minimum percentages for both the total open space and the usable open space, Staff finds that the requirements have been met or exceeded.

The District regulations also use the RG zoning district regulations to calculate the distance between the buildings. The submission includes a summary of these calculations, but it is not clear to the Staff how these calculations were arrived at. The Staff would recommend the Applicant document compliance with the building separation calculations.

The proposal includes fifty-six (56) on-site parking spaces where twenty-nine (29) are required from a quantitative perspective. The design and location of the parking is discussed in "Site Elements."

The District regulations restrict building on slopes of greater than 25% for houses and no greater than 15% for other structures. No indication as to whether the current proposal meets this requirement has been given. The District regulations also prohibit development in the 100-year floodplain. No indication is given as to whether the subject property lies within a 100-year floodplain. As such, Staff recommends the Applicant document that none of the buildings violate the minimum drainage controls.

Site Elements

The Applicant is proposing two new parking locations between the principal structure and South Ponce De Leon Ave. These parking areas appear to be replacing parking that is lost in the

reconfiguration of the existing driveway. In general, Staff finds that the location of the proposed parking would detract from both the historic site features and would not reinforce the character of either the site or the District in general. As such, Staff recommends the parking lots on the north half of the property be removed and replaced with parallel parking along the driveway on the northwest / west portion of the site where head-in parking currently exists along the side of the church addition.

The portion of hardscape between the historic principal structure and the site which connected the historic home to the non-contributing church appears to be retained in the proposed site plan. Staff finds that the removal of this hardscape could greatly increase the degree that the site conforms to the historic lot conditions. As such, Staff recommends the Applicant explain the need for retaining the existing hardscape.

A pool is proposed to the rear of the historic home. Generally, the area associated with the pool and the pool deck is roughly similar to the footprint of the historic home on the site. Staff finds that the footprint of the pool and pool deck is incompatible with the overall site composition and the relative sizes of the existing and proposed buildings. Further, Staff finds that reducing the deck surrounding the pool and moving the pool further north on the site would free additional site space that could be used to better reconfigure the placement of villas 4 and 5. Staff recommends the pool hardscape and relocated pool be reduced in size and repositioned on the site to increase the overall compatibility of the project with the District.

Regarding villas 4 and 5, Staff finds that their relocation towards the east and interior of the lot, which could be accommodated via reducing the hardscape around the pool and moving the pool towards the north, could result in the reduction of overall tree loss while also maintaining the traditional yard distance typified by historic principal and accessory structures. As such, Staff recommends the Applicant consider alternate locations for villas 4 and 5 which would protect existing trees and replicate traditional yard distances.

The site plan shows several pedestrian walk areas that end abruptly where driveways begin. Staff finds that pedestrian travel should be prioritized on the site and continue across drives. Additionally, pedestrian connections to Clifton Ter., including connections from the front of cottages 1 & 2, should be included as part of the proposal. As such, Staff recommends the pedestrian infrastructure be prioritized and expanded as part of this proposal. Staff further recommends that pedestrian access to Clifton Ter. be provided.

At the southern end of the property between cottage #1 & #2, staff finds that the turn radii provided are excessive. This condition, along with a straight primary drive, creates a pavement “tunnel vista” effect that is incompatible with the historic character of both the property and the District. Staff recommends the turning radii between cottages #1 & #2 be reduced. Staff further recommends the straight driveway leading from Clifton Ter. be reconfigured to include a curved layout to reduce the visual impact of the pavement on the site. Staff is also concerned about the overall width and treatment of the driveways on the site. While it understands there are minimums related to fire truck access and maneuverability, reducing the driveways to their absolute minimum widths (and/or using materials to “visually” reduce their practical impact on the site composition would increase the overall compatibility of the project with the District.

Along the north and south driveways, access gates are proposed. The District regulations prohibit fences, including gates, between principal structures and the street. On the southern end of the property, this would also include any gate between villa #4 and Clifton Ter. Staff recommends the access gates be moved to compliant locations.

In general, the materials of the proposed paving and walk areas have not been noted. Staff recommends the Applicant detail the materials for the proposed paving and walk areas, to include a response to the driveway “width” concerns noted above.

The District regulations require that each tree that is removed be replaced even if recompense is otherwise being sued to comply with the City’s general Tree Ordinance. Staff has not received a tree survey or a tree replacement plan as part of this proposal. As such, Staff recommends the Applicant provide a tree survey and tree replacement plan.

The project will be required to conform to stormwater and drainage requirements. While those requirements are not necessarily subject to a review by the Commission, Staff finds that their proper implementation has the potential to affect the design of the proposal which is a concern of the Commission. As such, Staff recommends the Applicant provide information relating to the stormwater and drainage requirements and how they will be met by the proposal.

Architectural Elements

While Staff understands the current stage of the design process for the project, the information received by Staff is lacking regarding the architectural elements of the new structures and the alterations to the existing structure.

There will be considerable demolition work to the non-contributing church building addition where it is attached to the existing principal structure. No information is provided about the approach to this demolition and/or the resulting restoration work on the house were the church addition connected. Further, Staff assumes that there will exterior renovations of some kind to the existing principal structure. No information is provided about this work either. Therefore, Staff recommends that existing and proposed elevations be provided for the demolition work in general, the demolition interface between the church addition and principal house specifically, and any general alterations to the principal structure.

Regarding the design of the new dwelling units on the site, the Applicant has only provided partial elevations. The District regulations require the new structures to be both secondary and subordinate to the principal structure, which Staff would interpret to be a simplified Tudor Revival style on structures that are both shorter in height and less massive than the principal structure. To review the proposed structures, Staff will need complete elevations of them. Additionally, the relationship between proposed villa #1 and the historic principal structure will have a significant impact on the overall character of the property given their proximity to each other and their prominence on the site. Because of this, Staff finds that a study comparing in context the proposed villa #1 and the historic principal structure is also required.

As such, Staff recommends the Applicant provide complete elevations for the proposed dwellings and a study comparing the new dwellings to the principal structure. Staff further recommends the Applicant provide elevations of the proposed parking structure. Lastly, Staff recommends the Applicant provide information on the proposed materials that will be used in the new dwellings.

STAFF RECOMMENDATION CA3-20-037: Deferral.

STAFF RECOMMENDATION CA3-20-036: Deferral to allow the applicant time to address the following concerns:

1. To confirm the requirement that each new dwelling unit in the principal structure contains at least 750 sf, the Applicant shall clarify on the site plan the square footage of each new dwelling unit proposed in the historic principal structure, per Sec. 16-20B.004(1)(a);
2. The Applicant shall document compliance with the building separation calculations, per Sec. 16-20B.004(5)(b);
3. The Applicant shall document that none of the buildings violate the minimum drainage controls, per Sec. 16-20B.003(5);
4. The parking lots on the north half of the property shall be removed and replaced with parallel parking along the driveway on the northwest portion of the site, Per Sec. 16-20B.003(4);
5. The Applicant shall explain the need for retaining the existing hardscape, Per Sec. 16-20B.003(4);
6. The Applicant shall explore the effect that a reduced pool hardscape and relocated pool would have on the site plan as a whole, Per Sec. 16-20B.003(4);
7. the Applicant consider alternate locations for villas 4 and 5 which would protect existing trees and replicate traditional yard distances, Per Sec. 16-20B.003(4);
8. The Applicant shall explore ways that pedestrian infrastructure can be prioritized as part of this proposal, Per Sec. 16-20B.003(4);
9. Pedestrian access to Clifton Ter. shall be provided, Per Sec. 16-20B.003(4);
10. The Applicant shall explore options to reduce the turning radii between cottages #1 & #2, Per Sec. 16-20B.003(4);
11. The straight driveway leading from Clifton Ter. shall be reconfigured to include a curved layout to reduce the visual impact of the pavement on the site, Per Sec. 16-20B.003(4);
12. The access gates shall be moved to compliant locations, Per Sec. 16-20B.003(7)(a);
13. The Applicant shall detail the materials for the proposed paving and walk areas, Per Sec. 16-20B.003(4);
14. The Applicant shall provide a tree survey and tree replacement plan, Per Sec. 16-20B.003(4)(i);
15. The Applicant shall provide information relating to the stormwater and drainage requirements and how they will be met by the proposal;
16. Existing and proposed elevations for the demolition and required alterations to the principal structure shall be provided, Per Sec. 16-20B.003(6);
17. The Applicant shall provide complete elevations for the proposed dwellings and a study comparing the new dwellings to the principal structure, Per Sec. 16-20B.003(6);
18. The Applicant shall provide elevations of the proposed parking structure, Per Sec. 16-20B.003(6);
19. The Applicant shall provide information on the proposed materials that will be used in the new dwellings, Per Sec. 16-20B.003(6); and,
20. All updated plans and documents shall be submitted no less than 8 days before the deferred meeting date.

cc: Applicant
Neighborhood

CA3-21-037 & 036 for 1585 South Ponce De Leon Ave.

February 10, 2021

Page 7 of 7

File