

**MRPA-13-01-AN ORDINANCE BY ZONING COMMITTEE TO GRANT A CERTIFICATE UNDER THE PROVISIONS OF THE METROPOLITAN RIVER PROTECTION ACT FOR A NEW SINGLE-FAMILY HOUSE AND DETACHED GARAGE LOCATED AT 4369 SENTINEL VIEW COURT, N.W. (PARCEL IDENTIFICATION NUMBER-17-02140002007), 1.1364 ACRES IN LAND LOT 214, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: DONZAK, LLC APPLICANT: DAVID DONNELLY NPU A COUNCIL DISTRICT 8 (ADVERTISED FOR A PUBLIC HEARING SCHEDULED ON 6/12/13)**

Application File Date	
Zoning Number	MRPA-13-01
NPU / CD	A/8
Staff Recommendation	Concur with ARC recommendation of compliance
NPU Recommendation	
ZRB Recommendation	Not required

**Review List:**

Office of Research and Policy Analysis	Completed	05/20/2013 4:30 PM
Zoning Committee	Completed	05/30/2013 3:20 PM
Atlanta City Council	Completed	06/06/2013 4:26 PM
Zoning Committee	Pending	
Zoning Staff	Pending	
Office of Research and Policy Analysis	Pending	

**HISTORY:**

05/29/13      Zoning Committee      FAVORABLE

<b>RESULT:</b>	<b>FAVORABLE [UNANIMOUS]</b>
<b>AYES:</b>	Wan, Bottoms, Shook, Smith, Young Jr.
<b>ABSENT:</b>	Joyce Sheperd

06/03/13      Atlanta City Council      REFERRED TO COMMITTEE

<b>RESULT:</b>	<b>REFERRED TO COMMITTEE [11 TO 0]</b>
<b>AYES:</b>	Martin, Smith, Shook, Winslow, Moore, Young Jr., Sheperd, Bottoms, Hall, Archibong, Adrean
<b>AWAY:</b>	Aaron Watson, Alex Wan, H. Lamar Willis, Michael Julian Bond

<b>RESULT:</b>	<b>REFERRED TO COMMITTEE [11 TO 0]</b>
<b>AYES:</b>	Martin, Smith, Shook, Winslow, Moore, Young Jr., Sheperd, Bottoms, Hall, Archibong, Adrean
<b>AWAY:</b>	Aaron Watson, Alex Wan, H. Lamar Willis, Michael Julian Bond

Certified by Presiding Officer	Certified by Clerk
Mayor's Action <i>See Authentication Page Attachment</i>	

**ORDINANCE  
BY ZONING COMMITTEE**

**MRPA-13-01-AN ORDINANCE BY ZONING COMMITTEE TO GRANT A CERTIFICATE UNDER THE PROVISIONS OF THE METROPOLITAN RIVER PROTECTION ACT FOR A NEW SINGLE-FAMILY HOUSE AND DETACHED GARAGE LOCATED AT 4369 SENTINEL VIEW COURT, N.W. (PARCEL IDENTIFICATION NUMBER-17-02140002007), 1.1364 ACRES IN LAND LOT 214, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: DONZAK, LLC APPLICANT: DAVID DONNELLY NPU A COUNCIL DISTRICT 8 (ADVERTISED FOR A PUBLIC HEARING SCHEDULED ON 6/12/13)**

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NPU Recommendation	
ZRB Recommendation	Not required

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA as follows:

SECTION 1. That a certificate under the provisions of the Metropolitan River Protection Act for land disturbance of 35,370 SF and impervious surface of 23,350 SF to enable the construction of a new single-family house with detached garage of 4369 Sentinel View Court, N.W. ( Parcel Identification Number 17 02140002007) on property of 1.1364 acres in Land Lot 214, 17th District, Fulton County, Georgia is hereby granted conditional upon the site plan entitled, "Donnelly Residential Inc., 4369 Sentinel View, Atlanta, Georgia" dated 1-22-13 by Q-B Engineering, Inc. And stamped received by the Office of Planning 4-2-13.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.





# REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street, NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: APRIL 29, 2013

(MRPA-13-01)

ARC REVIEW CODE: V1304173

TO: MAYOR KASIM REED  
 ATTN TO: TSHAKA WARREN, SENIOR PLANNER, DEVELOPMENT REVIEW DIVISION  
 FROM: Douglas R. Hooker, Executive Director

The Atlanta Regional Commission (ARC) has completed regional review of the following proposal. Below is the ARC finding. The Atlanta Regional Commission reviewed the proposed project with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

**Name of Proposal:** RC-13-01A 4369 Sentinel View  
**Submitting Local Government:** City of Atlanta

**Review Type:** Metro River

**Date Opened:** April 17, 2013

**Date Closed:** April 29, 2013

**FINDING:** ARC staff has completed the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. Our finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

**Additional Comments:**

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING  
 NATIONAL PARK SERVICE  
 COBB COUNTY

ARC ENVIRONMENTAL PLANNING  
 UPPER CHATTAHOOCHEE RIVERKEEPER  
 CITY OF SANDY SPRINGS

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
 GEORGIA CONSERVANCY

If you have any questions regarding this review, please call Jon Tuley at (404) 463-3307. This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.

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# APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: CITY OF ATLANTA

2. Owner(s) of Record of Property to be Reviewed:

Name(s): DONZAK LLC DONZAK, LLC

Mailing Address: 3994 HIBBOWORNE CIRCLE

City: MARIETTA State: GA Zip: 30066

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770 630 1561 Fax: 470.514.5697

Other Numbers: \_\_\_\_\_

3. Applicant(s) or Applicant's Agent(s):

Name(s): D. DONNELLY

Mailing Address: P.O. BOX 191374

City: ATLANTA State: GA Zip: 31119

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404.597.8510 Fax: 470.514.5697

Other Numbers: \_\_\_\_\_

4. Proposed Land or Water Use:

Name of Development: 4369 SENTINEL VIEW

Description of Proposed Use: SINGLE FAMILY RESIDENCE

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: LAND LOT 214; 17TH LAND DISTRICT; FULTON COUNTY, GEORGIA

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_

4369 SENTINEL VIEW

Size of Development (Use as Applicable):

Acres: Inside Corridor: 1.1364 ACRES

Outside Corridor: 0.0 ACRES

Total: 1.1364

Lots: Inside Corridor: 1

Outside Corridor: 0

Total: 1

Units: Inside Corridor: 1

Outside Corridor: 0

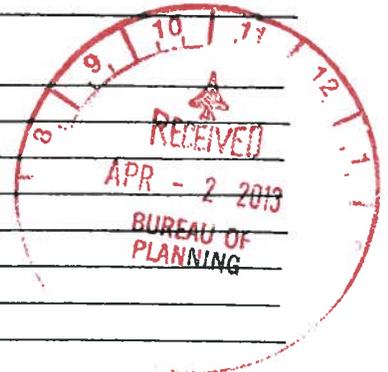
Total: 1

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor: N/A

Outside Corridor: N/A

Total: N/A



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6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? NO

If "yes", describe the additional land and any development plans: \_\_\_\_\_

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? YES

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): EXISTING RESIDENCE

7. How Will Sewage from this Development be Treated?

A. Septic tank NO

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system CITY OF ATLANTA SEWER

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
A				(90)	(75)
B	<u>7,229 SF</u>	<u>5,780 SF</u>	<u>4,330 SF</u>	(80)	<u>80</u> (60) <u>60</u>
C	<u>42,272 SF</u>	<u>29,590 SF</u>	<u>19,020 SF</u>	(70)	<u>70</u> (45) <u>45</u>
D				(50)	(30)
E				(30)	(15)
F				(10)	(2)
Total:				N/A	N/A

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9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? NO  
If "yes", indicate the 100-year floodplain elevation: \_\_\_\_\_

**NOTE:** For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

**NOTE:** All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? NO  
If "yes", indicate the 500-year flood plain elevation: \_\_\_\_\_

**NOTE:** Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

**FOR ALL APPLICATIONS:**

- Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).
- Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)
- Written consent of all owners to this application. (Space provided on this form)
- Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)
- Description of proposed use(s). (Space provided on this form)
- Existing vegetation plan.
- Proposed grading plan.
- Certified as-builts of all existing land disturbance and impervious surfaces.
- Approved erosion control plan.
- Detailed table of land-disturbing activities. (Both on this form and on the plans)

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- Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.
- Documentation on adjustments, if any.
- Cashier's check or money order (for application fee).

**FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):**

- Site plan.
- Land-disturbance plan.

**FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:**

- Concept plan.
- Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

\_\_\_\_\_

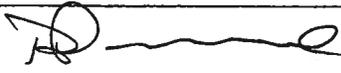
 \_\_\_\_\_

Signature(s) of Owner(s) of Record 4.2.13

Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

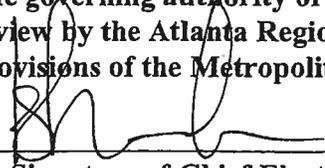
\_\_\_\_\_

 \_\_\_\_\_

Signature(s) of Applicant(s) or Agent(s) 4.2.13

Date

14. The governing authority of CITY OF ATLANTA requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

 \_\_\_\_\_

Signature of Chief Elected Official or Official's Designee 4-2-13

Date

TOHAKA WAPPEN

MKPA-13-01

12-058Legal.txt

LEGAL DESCRIPTION  
4369 Sentinel View

All that tract or parcel of land lying and being in land lot 214 of the 17th Land District of Fulton County, Georgia, which tract is more particularly described as follows:

Beginning at a point formed by the intersection of the westerly right-of-way line of Whitewater Creek Road and the northerly right-of-way of Sentinel View; Thence running along said northerly right-of-way line of Sentinel View for a distance of 834.8 feet to an iron pin, said point being the POINT OF BEGINNING;

Thence running along said northerly right-of-way line of Sentinel View North 67 degrees 55 minutes 50 seconds west for a distance of 230.00 feet to a point;

Thence continuing along said northerly right-of-way line of Sentinel View and running North 22 degrees 17 minutes 51 seconds East for a distance of 230.00 feet to an iron pin;

Thence leaving said northerly right-of-way line of Sentinel View and running South 60 degrees 34 minutes 51 seconds East for a distance of 231.91 feet to an iron pin;

Thence running South 22 degrees 20 minutes 02 seconds West for a distance of 200.33 feet to an iron pin, said iron pin being the POINT OF BEGINNING.

Together with and subject to covenants, easements and restrictions of record, said property contains 49,502 Square Feet or 1.1364 Acres, more or less.