

**Z-13-34- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) TO THE R-4A (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR PROPERTY LOCATED 1102 WOODLAND AVENUE, S.E., FRONTING APPROXIMATELY 118 FEET ON THE EAST SIDE OF WOODLAND AVENUE BEGINNING APPROXIMATELY 231 FEET FROM THE SOUTHWEST CORNER OF WOODLAND AVENUE AND EAST CONFEDERATE AVENUE. DEPTH VARIES; AREA: 0.5 ACRES. LAND LOT 10, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: PAM RAPHAEL APPLICANT: DENICE C. BEALL**

Application File Date	9-10-13
Zoning Number	Z-13-34
NPU / CD	W/1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**Review List:**

Office of Research and Policy Analysis	Completed	09/19/2013 4:45 PM
Zoning Committee	Pending	
Atlanta City Council	Pending	
Zoning Review Board Staff	Pending	
Office of Research and Policy Analysis	Pending	

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

**AN ORDINANCE  
BY**

**Z-13-34- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) TO THE R-4A (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR PROPERTY LOCATED 1102 WOODLAND AVENUE, S.E., FRONTING APPROXIMATELY 118 FEET ON THE EAST SIDE OF WOODLAND AVENUE BEGINNING APPROXIMATELY 231 FEET FROM THE SOUTHWEST CORNER OF WOODLAND AVENUE AND EAST CONFEDERATE AVENUE. DEPTH VARIES; AREA: 0.5 ACRES. LAND LOT 10, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: PAM RAPHAEL APPLICANT: DENICE C. BEALL**

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City Council  
Atlanta, Georgia

AN ORDINANCE

Z-13-34

BY: ZONING COMMITTEE

Date Filed: 9-10-13

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

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located 1102 WOODLAND AVENUE, S.E., be changed from R-4 (Single Family Residential) to the R-4A (Single Family Residential) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 10 of the 14<sup>h</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



55 Trinity Avenue S.W., Suite 3350  
 Atlanta, Georgia 30303  
 (404) 330-6145

APPLICATION #: **Z-13-034**

DATE ACCEPTED: **09/10/2013**

## NOTICE TO APPLICANT

Address of Property:  
**1102 Woodland AVE SE**

City Council District: **1** Neighborhood Planning Unit (NPU): **W**

Zoning Review Board (ZRB) Hearing Date:

**Thursday, November 7 or 14, 2013 at 6:00 p.m.**

Council Chambers, 2nd Floor, City Hall  
 55 Trinity Avenue, S.W.

The contact person for NPU W is:

**Edward Gilgor**

**edward.gilgor@gmail.com**

Contact info for adjacent NPUs is provided below if necessary:

**Additional Contacts:**

Please contact the person(s) listed above within two 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,

  
 \_\_\_\_\_  
 NG, for Director, Bureau of Planning

  
 \_\_\_\_\_  
 Denice C Beall

APPLICATION FOR REZONING  
City of Atlanta



Date Filed \_\_\_\_\_ Application Number Z-13-034

I Hereby Request That The Property Described in this Application be Rezoned  
From R4 District  
TO R-4A District

Name of Applicant Beall Denice C  
Last Name First Name M.I.

address 1985 street name Ponce De Leon Avenue  
city Atlanta state GA zip code 30307  
phone (678) 362-0047 Fax (404) 393-6008  
e-mail address 360constructionanddesign.com

Name of Property Owner Raphael Pam  
Last Name First Name M.I.

address 8048 street name N. 8th Avenue  
city Phoenix state AZ zip code 85021  
phone (480) 788-3083 Fax \_\_\_\_\_

Description of Property

Address of Property 1102 street name Woodland Avenue  
city Atlanta state GA zip code 30316  
The subject property fronts appx 118 feet on the east side of Woodland Ave.  
beginning appx 231 feet from the South corner of Confederate Ave.  
Depth: 223-227 Area: .5 acre Land Lot: 10 Land District: 14 - Fulton County, GA.  
Property is zoned: R-4 Council District: Y Neighborhood Planning Unit: W

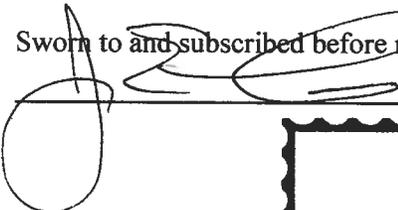
- C. **CONDITIONAL ZONING.** If the request is for zoning for new development, submit fourteen (14) copies of the site plan prepared by a State of Georgia registered architect, landscape architect, engineer, or planner holding the AICP designation. Site plans must be folded to 11" x 14". All site plans shall be sealed by the professional preparer and shall show the scale, north arrow; the location of streets and street names; sidewalks; existing and proposed buildings and their square footage, heights, and floor area ratio; parking spaces, loading areas, and number of parking spaces must also be shown. All plans for residential development must include, on the site plan, a summary of calculations in accordance with the Land Use Intensity System (see Chapter 8 of the Zoning Ordinance). For complete information regarding site plans, refer to the "Site Plan Requirements" attachment to this application form.
- D. **PLANNED DEVELOPMENT (PD) DISTRICTS.** If your request is for PD District Zoning, you must comply with the requirements of Chapter 19 of the Zoning Ordinance and with the appropriate regulations for Planned Development Housing, Office-Commercial, Mixed-Use, or Business Park as appropriate. **Certification of a PD Zoning pre-application conference is required.** Submit *Attachment 7*.
- E. **PROPERTY DESCRIPTION.** A copy of a recent plat of survey prepared by an engineer or land surveyor registered in the State of Georgia must accompany each application. In addition, a written legal description must be submitted. In cases involving more than one contiguous property, a consolidated legal description of the property must be submitted.
- F. **HOUSING APPLICATION.** If the rezoning application contemplates the construction of one or more residential units, complete the attached Atlanta Public School form, *Attachment 3*.
- G. **DEVELOPMENTS OF REGIONAL IMPACT.** If your application meets the thresholds shown on *Table II (Attachment 4)*, you must contact the Office of Planning for further instructions.
- H. **TREE PRESERVATION.** All development must meet the City of Atlanta Tree Ordinance. Contact the City Arborist, (404) 330-6150 for details.
- I. **COMPREHENSIVE DEVELOPMENT PLAN (CDP) AMENDMENT.** Submit *Attachment 5*.
- J. **DISCLOSURE.** Submit a disclosure statement as described in *Attachment 6*.
- K. **HEARING DATES AND PROCESSING OF APPLICANTS.** See attached Zoning Review Board Schedule.
- L. **MEETING WITH NEIGHBORHOOD PLANNING UNIT.** (NPU) You must contact the appropriate Neighborhood Planning Unit (NPU) within two business days after filing your rezoning application to appear before them prior to the public hearing of the Zoning Review Board. The name and phone number of the contact for the NPU will be provided at the time that you file your application.
- M. **FEES.** See attached fee schedule, *Attachment 8*.
- N. **AUTHORIZATION TO INSPECT PREMISES.** I hereby authorize the staff of the Office of Planning of the City of Atlanta to inspect the premises, which are the subject of this rezoning application.
- O. **Revisions to site plans will only be accepted up to 15 days prior to the scheduled hearing date.**

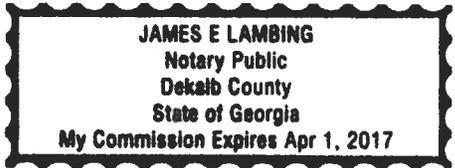
I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.



Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this 9 day of sep, 2013.

 (Notary Public)



Z-13-034

SUMMARY

Pursuant to this application, the applicant requests a rezoning of 1102 Woodland Avenue S.E. (hereinafter the "Property") from R-4 to R-4A. The subject property is located on the east side of Woodland Avenue between Custer Avenue and Confederate Avenue, approximately two hundred thirty one (231) feet from the south corner of Confederate Avenue. The Property fronts approximately one hundred eighteen (118) feet of Woodland Avenue. Currently the Property is improved with an existing single-family detached dwelling. The Property is 21,997 square feet in total area, or .504982 acre.

Rezoning from R-4 to R-4A would allow for subdivision of the current lot of record into two (2) residential lots, each lot having nearly (60) feet street frontage of Woodland Avenue. A single-family detached dwelling could in the future be constructed on the newly created residential lot.

DOCUMENTED IMPACT ANALYSIS

(1) *Compatibility with comprehensive development plans; timing of development:*

The proposed R-4A zoning district is consistent with the existing single family comprehensive plan designation. Subdivision of the the Property would occur promptly upon R-4A zoning. There are no agreements or commitments to construct a single-family residential unit on the proposed new residential lot.

(2) *Availability of and effect on public facilities and services/referrals to other agencies:*

All necessary public facilities and services are available to this Property. No adverse effect on public facilities or services is anticipated by this proposal.

(3) *Availability of other land suitable for proposed use; effect on balance of land uses:*

The balance of land uses will not be affected if the application is approved because any future construction on the new residential lot will be a single-family detached dwelling.

(4) *Effects on character of the neighborhood:*

The character of the neighborhood will be improved by the eventual anticipated construction of a dwelling complimentary to adjacent properties, thus filling in current undeveloped vacated land.



Z-13-034

Ex. A

(8) *Tree preservation:*

The applicant shall comply with the policies related to tree preservation as adopted in Section 158-28 (Policy, Purpose and Intent) of the City of Atlanta Tree Ordinance.



Z-13-034

**AUTHORIZATION BY PROPERTY OWNER**

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

I, Pam Raphael (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1102 Woodland Ave, Atlanta Ga (PROPERTY ADDRESS).

30316

AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA, WHICH

IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

**NAME OF APPLICANT:**

LAST NAME Raphael FIRST NAME Pam

ADDRESS 8048 STREET NAME N 8<sup>th</sup> Ave SUITE \_\_\_\_\_

CITY Phx STATE AZ ZIP CODE 85021

**TELEPHONE NUMBER**

AREA CODE (480) NUMBER 788 - 3083

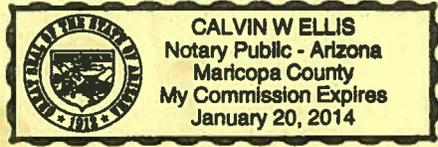
[Signature]  
Signature of Owner  
Pam Raphael  
Print name of owner

Personally Appeared Before Me this 23<sup>rd</sup> day of July, 2013.

[Signature]

Z-13-034

Notary Public



# ATLANTA PUBLIC SCHOOLS REVIEW REQUEST

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

Application Number \_\_\_\_\_

Name of applicant DENICE BEALL

Address 1985 Ponce de Leon Avenue

City ATLANTA State GA Zip Code 30307

Contact, if other than applicant \_\_\_\_\_

Zoning category requested P-4A No. of acres of property to be rezoned 0.50

No. of Proposed dwelling units per acre .25 Total number of dwelling units 1

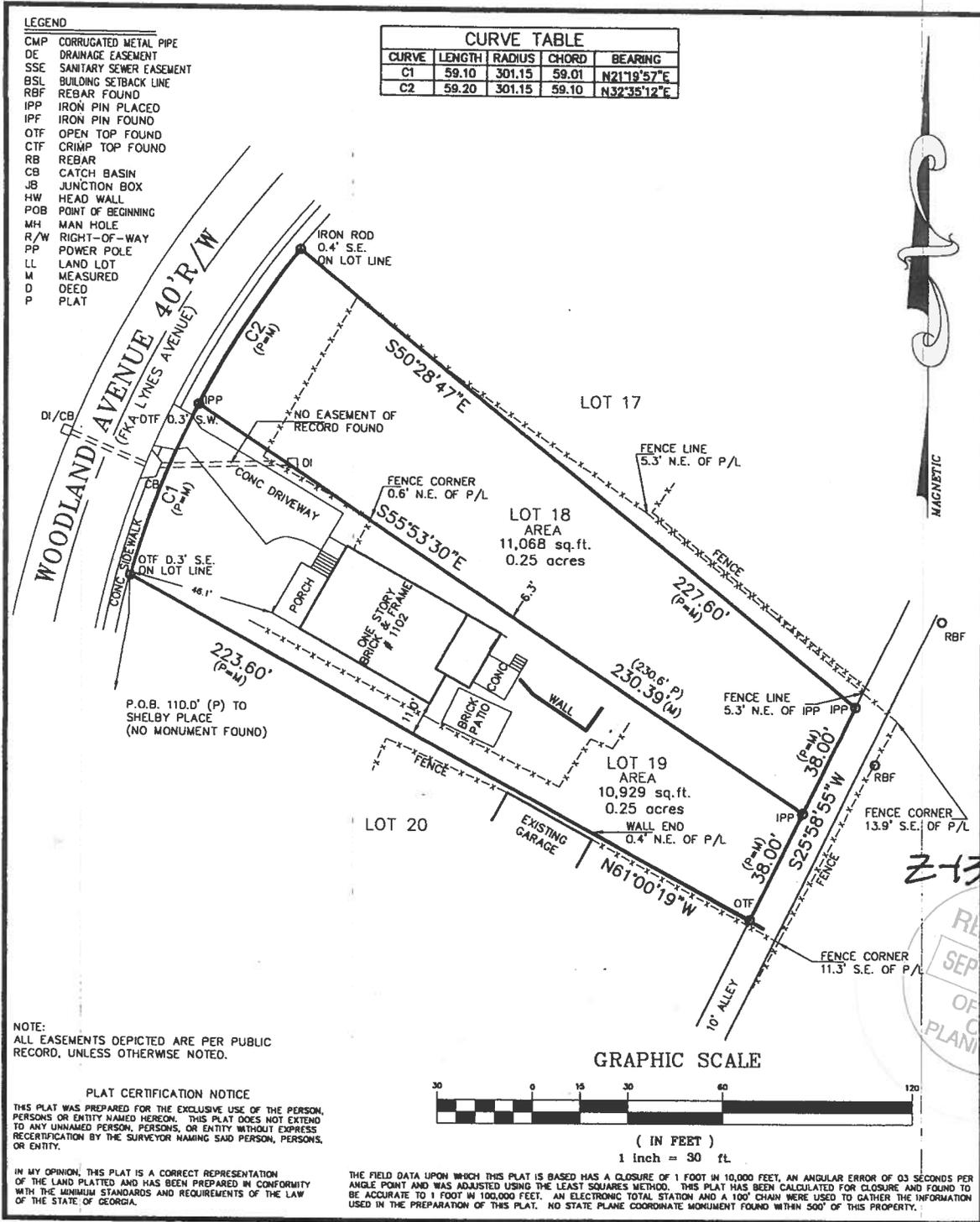
Total number of units by bedroom: 3

Monthly rental per unit \_\_\_\_\_ or selling per unit

Projected construction completion date: SPRING 2014

Z-13-034





Z-13-034

RECEIVED  
SEP 10 2013  
OFFICE OF PLANNING

FIELD DATE 09/28/09

JOB NUMBER: 09-02853

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:  
**PAMELYN P. RAPHAEL**

OWNER / PURCHASER  
**PAMELYN P. RAPHAEL**

DATE 09/30/09

SCALE 1" = 30'

LAND LOT 10 14th DISTRICT SECTION FULTON COUNTY, GEORGIA

LOT 18 & 19 BLOCK 9 UNIT TOTAL AREA OF LOT: 21,997 S.F.

SUBDIVISION ORMEWOOD HEIGHTS

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

**SOLAR LAND SURVEYING COMPANY**  
P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993  
TELEPHONE (770) 794-9055 FAX (770) 794-9052

PLOTTED BY: PLAT PREPARED FOR: PLAT BOOK 10, PAGE 190  
DEED BOOK, PAGE

Submit "B"



LOT 1



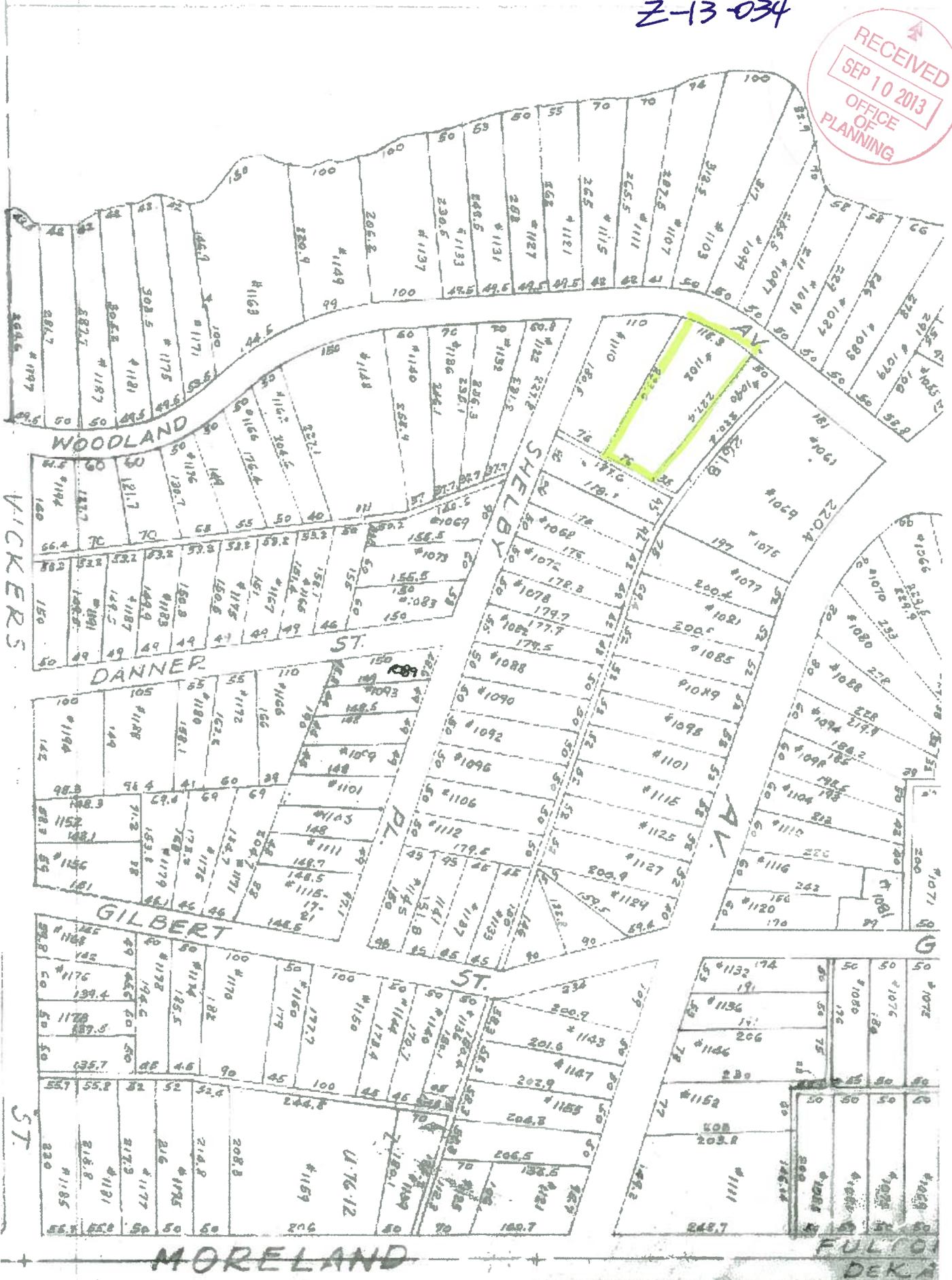
LOT 2



Z-13-034

Exhibit "C"

Z-13-034



Blind "D"

Summary of Street Frontage of Lots on Woodland Ave.

- 1. Lots with street frontage less than 50 feet: 10
- 2. Lots with street frontage between 50 feet and 59 feet: 15
- 3. Lots with street frontage between 60 feet and 70 feet: 7
- 4. Lots with street frontage greater than 70 feet: 6

Z-13-034



Deed Book 29394 Pg 111  
Juanita Hicks  
Clerk of Superior Court  
Fulton County, Georgia

**EXHIBIT "A"**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA IN LAND LOT 10 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOTS 18 AND 19 IN BLOCK 9 OF THE SUBDIVISION OF ORMEWOOD HEIGHTS, AS PER PLAT RECORDED IN PLAT BOOK 10, PAGE 190, FULTON COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE EAST SIDE OF WOODLAND AVENUE TWO HUNDRED FIFTY ONE AND FOUR TENTHS (251.4) FEET SOUTHERLY FROM THE SOUTHEAST CORNER OF WOODLAND AVENUE AND CONFEDERATE AVENUE; THENCE SOUTHERLY ALONG THE EAST SIDE OF WOODLAND AVENUE ONE HUNDRED EIGHTEEN AND THREE TENTHS (118.3) FEET TO THE NORTHWEST CORNER OF LOT 20, SAID SUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 20 TWO HUNDRED TWENTY THREE AND SIXTH TENTHS (223.6) FEET TO AN ALLEY; THENCE NORTHERLY ALONG THE WEST SIDE OF SAID ALLEY SEVENTY SIX (76) FEET TO THE LINE OF LOT 17, SAID SUBDIVISION; THENCE WESTERLY ALONG THE LINE OF SAID LOT 17 TWO HUNDRED TWENTY SEVEN AND SIX TENTHS (227.6) FEET TO THE EAST SIDE OF WOODLAND AVENUE AND THE POINT OF BEGINNING; BEING IMPROVED PROPERTY AND KNOWN AS NO. 1102 WOODLAND AVENUE, S.E., ATLANTA, GA 30316.**

*Z-13-034*



Deed Book 31513 Pg 690  
Juanita Hicks  
Clerk of Superior Court  
Fulton County, Georgia

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**BEGINNING AT A POINT ON THE EAST SIDE OF WOODLAND AVENUE 251.4 FEET SOUTHERLY FROM THE SOUTHEAST CORNER OF WOODLAND AVENUE AND CONFEDERATE AVENUE; THENCE SOUTHERLY ALONG THE EAST SIDE OF WOODLAND AVENUE 118.3 FEET TO THE NORTHWEST CORNER OF LTO 20, SAID SUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 20 223.6 FEET TO AN ALLEY; THENCE NORTHERLY ALONG THE WEST SIDE OF SAID ALLEY 76 FEET TO THE LINE OF LOT 17, SAID SUBDIVISION; THENCE WESTERLY ALONG HTE LINE OF SAID LOT 17 227.6 FEET TO THE EAST SIDE OF WOODLAND AVENUE AND THE POINT OF BEGINNING; BEING IMPROVED PROPERTY AND KNOWN AS NO. 1102 WOODLAND AVENUE, S.E., ATLANTA, GA 30316.**

*Z-13-034*



## RECEIPT

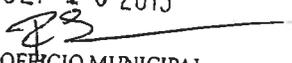
CITY OF ATLANTA  
ATLANTATEST  
55 TRINITY AVE SW

**Application:** Z-13-034  
**Application Type:** Planning/ZRB/Rezoning/NA  
**Address:** 1102 WOODLAND AVE SE, ATLANTA, GA 30316  
**Owner Name:** RAPHAEL PAMELYN P  
**Owner Address:**  
**Application Name:**

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
342144	1173	\$500.00	09/10/2013	RPLEWIS		

**Owner Info.:** RAPHAEL PAMELYN P

**Work Description:** Rezone property from R-4 to R-4A to enable subdivision of property back to original platting

PAID  
CITY OF ATLANTA  
SEP 10 2013  
  
EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR

Deed Book 29394 Pg 111  
Juanita Hicks  
Clerk of Superior Court  
Fulton County, Georgia

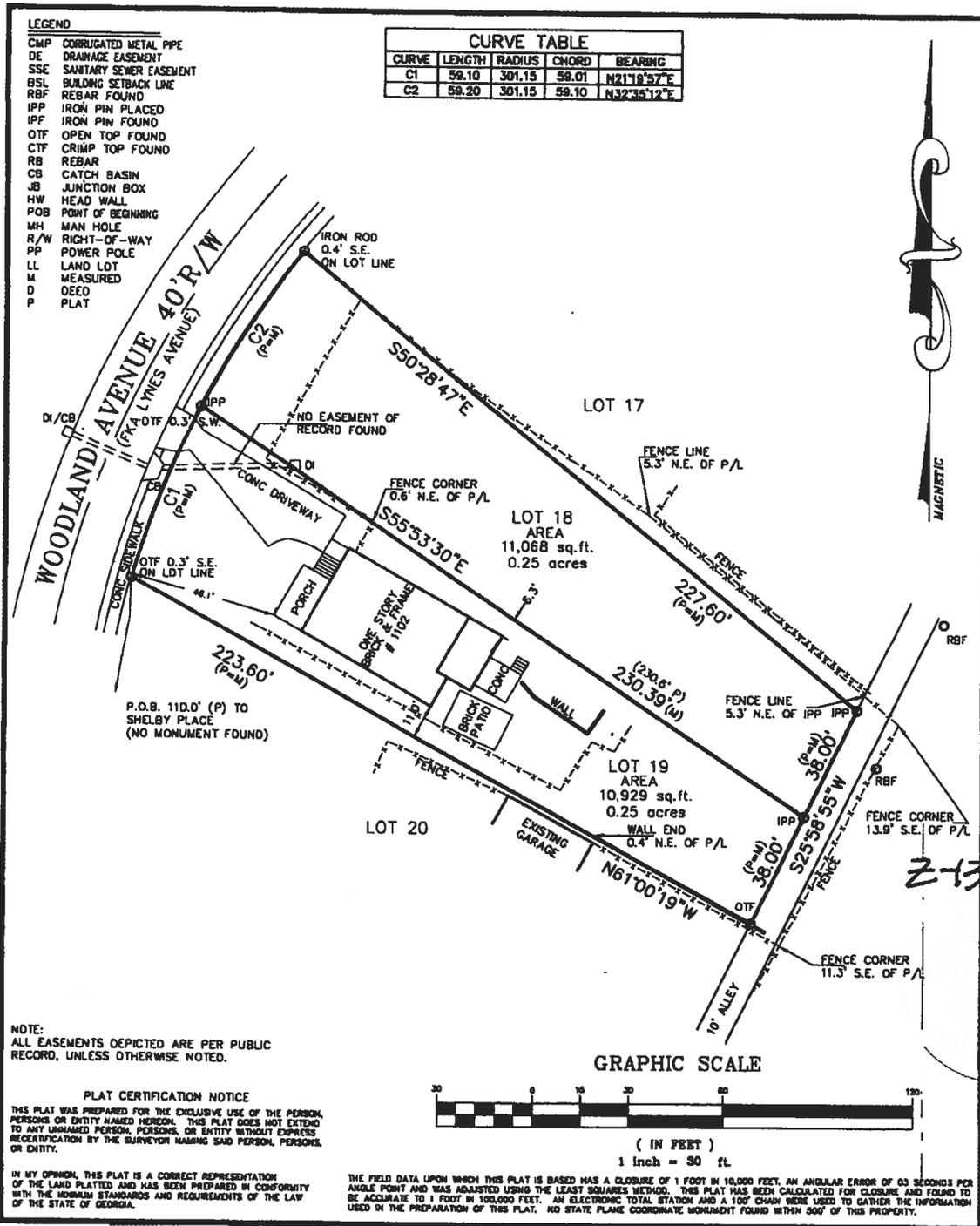
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*Z-13-034*





Z-13-034

	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: <b>PAMELYN P. RAPHAEL</b>		FIELD DATE 09/28/09
	OWNER / PURCHASER <b>PAMELYN P. RAPHAEL</b>		DATE 09/30/09
	LAND LOT 10 14th DISTRICT SECTION		SCALE 1" = 30'
	LOT 18 & 19 BLOCK 9 UNIT		FULTON COUNTY, GEORGIA TOTAL AREA OF LOT: 21,997 S.F.
SUBDIVISION ORMEWOOD HEIGHTS		<b>SOLAR LAND SURVEYING COMPANY</b> P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770)794-9052	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PLAT BOOK 10 PAGE 190 DEED BOOK PAGE	

PLOTTED BY: \_\_\_\_\_ PLAT PREPARED FOR: \_\_\_\_\_

Submit "B"