

Z-14-02-AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE SPI-16-SA2/JSTA AND SA2(SPECIAL PUBLIC INTEREST /JUNIPER STATION TRANSITION AREA) TO THE SPI-16, SA2/JSTA AND SPI-17 SUBAREA 2 (SPECIAL PUBLIC INTEREST /JUNIPER STATION TRANSITION AREA) FOR PROPERTY LOCATED AT 169 (AKA 171), 175, 179, 181, 185, 191, 195, 199 ELEVENTH STREET, N.E. AND 1026 AND 1030 PIEDMONT AVENUE, N.E. AND 1020 PIEDMONT AVENUE, N.E. AND 180 TENTH STREET, N.E. FRONTING APPROXIMATELY 142 FEET ON THE NORTH SIDE OF TENTH STREET BEGINNING APPROXIMATELY 168 FEET FROM THE NORTHEAST CORNER OF PIEDMONT AVENUE. DEPTH: VARIES. AREA: APPROXIMATELY 2.6 ACRES. LAND LOT 106, 17TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: PIEDMONT AND ELEVENTH, LLC, TEN TWENTY PIEDMONT, LLC. AND ONE EIGHTY TWO TENTH, LLC APPLICANT: ATLANTA REALTY DEVELOPMENT, LLC. NPU E COUNCIL DISTRICT 6

Application File Date	January 7, 2014
Zoning Number	Z-14-02
NPU / CD	E/6
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

Workflow List:

Office of Research and Policy Analysis	Completed	02/17/2014 10:11 AM
Zoning Committee	Pending	
Atlanta City Council	Pending	
Zoning Review Board Staff	Pending	
Office of Research and Policy Analysis	Pending	
Mayor's Office	Pending	

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

LEGISLATION HISTORY – BLUE BACK

Z-14-02-AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE SPI-16-SA2/JSTA AND SA2(SPECIAL PUBLIC INTEREST /JUNIPER STATION TRANSITION AREA) TO THE SPI-16, SA2/JSTA AND SPI-17 SUBAREA 2 (SPECIAL PUBLIC INTEREST /JUNIPER STATION TRANSITION AREA) FOR PROPERTY LOCATED AT 169 (AKA 171), 175, 179, 181, 185, 191, 195, 199 ELEVENTH STREET, N.E. AND 1026 AND 1030 PIEDMONT AVENUE, N.E. AND 1020 PIEDMONT AVENUE, N.E. AND 180 TENTH STREET, N.E. FRONTING APPROXIMATELY 142 FEET ON THE NORTH SIDE OF TENTH STREET BEGINNING APPROXIMATELY 168 FEET FROM THE NORTHEAST CORNER OF PIEDMONT AVENUE. DEPTH: VARIES. AREA: APPROXIMATELY 2.6 ACRES. LAND LOT 106, 17TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: PIEDMONT AND ELEVENTH, LLC, TEN TWENTY PIEDMONT, LLC. AND ONE EIGHTY TWO TENTH, LLC APPLICANT: ATLANTA REALTY DEVELOPMENT, LLC. NPU E COUNCIL DISTRICT 6

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ZRB Recommendation	

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 at 169 (aka 171), 175, 179, 181, 185, 191, 195, 199 Eleventh Street, N.E. and 1026 and 1030 Piedmont Avenue, N.E. and 1020 Piedmont Avenue, N.E. and 180 Tenth Street, N.E., be changed from the SPI-16-SA2/JSTA and SA2 (Special Public Interest /Juniper Station Transition Area) to the SPI-16, SA2/JSTA and SPI-17 Subarea 2 (Special Public Interest /Juniper Station Transition Area) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 106, 17th 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.



OFFICE OF PLANNING

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

APPLICATION #: **Z-14-002**

DATE ACCEPTED: **01/07/2014**

NOTICE TO APPLICANT

Address of Property:

169, 179, 185, 191, 195 11Th ST NE

City Council District: **6** Neighborhood Planning Unit (NPU): **E**

Zoning Review Board (ZRB) Hearing Date:

Thursday, March 6 or 13, 2014 at 6:00 p.m.

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

The contact person for NPU E is:

Penelope Cheroff
404-892-0229
pcheroff@cheroffgroup.com

Contact info for adjacent NPUs is provided below if necessary:

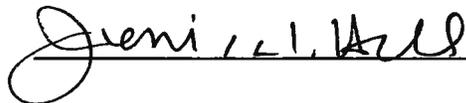
Additional Contacts:

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



APPLICATION FOR REZONING
City of Atlanta

Date Filed _____ Application Number Z-14-02

I Hereby Request That The Property Described in this Application be Rezoned
From SPI-16 - SA2/JSTA & SA2, SPI-17-SA2 & SA3 District
TO SPI-16 - SA2/JSTA & SPI-17-SA2 District

Name of Applicant Atlantic Realty Development LLC
Last Name First Name M.I.

address 3438 street name Peachtree Road, Suite 1425
city Atlanta state GA zip code 30326
phone (404) 591-2492 Fax (404) 591-2901
e-mail address bcurran@goarp.com

Name of Property Owner SEE ATTACHED LIST
Last Name First Name M.I.

address 6400 street name Powers Ferry Road NW, Suite 200
city Atlanta state GA zip code 30339
phone (678) 648-2021 Fax (678) 815-1554

Description of Property

Address of Property SEE ATTACHED street name _____
city Atlanta state Georgia zip code 30309
The subject property fronts 141.53 feet on the north side of Tenth Street
beginning approx. 167.6 feet from the northwest corner of Piedmont Avenue
Depth: varies Area: 2.606 acres Land Lot: 106 Land District: 17 - Fulton County, GA.
Property is zoned: SPI Council District: 6 Neighborhood Planning Unit: E



OWNER AND ADDRESS LIST**1. Owner = Piedmont & Eleventh, LLC**

✓169 (aka 171) Eleventh Street N.E., Atlanta, Georgia 30309
✓175 Eleventh Street N.E., Atlanta, Georgia 30309
✓179 Eleventh Street N.E., Atlanta, Georgia 30309
✓181 Eleventh Street N.E., Atlanta, Georgia 30309
✓185 Eleventh Street N.E., Atlanta, Georgia 30309
✓191 Eleventh Street N.E., Atlanta, Georgia 30309
✓195 Eleventh Street N.E., Atlanta, Georgia 30309
✓199 Eleventh Street N.E., Atlanta, Georgia 30309
1030 Piedmont Avenue N.E., Atlanta, Georgia 30309
✓1026 Piedmont Avenue N.E., Atlanta, Georgia 30309

2. Owner = Ten Twenty Piedmont LLC

1020 Piedmont Avenue N.E., Atlanta, Georgia 30309

3. Owner = One Eighty Two Tenth LLC

180 Tenth Street N.E., Atlanta, Georgia 30309



Z-1402

- 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.

[Handwritten Signature]

Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this

[Handwritten Signature]

14/1/13



(Notary Public)

Z-14-02

Z-14-02

SUMMARY



This Application requests a rezoning of the subject property from the SPI-16-SubArea-2/Juniper Street Transitiona Area, SPI-16 SubArea-2, SPI-17 SubArea-2 and SPI-17 SubArea-3 zoning districts to the SPI-16 SA-2/JSTA and SPI-17-SA-2 zoning districts. Specifically, the Applicant is seeking to add the Juniper Street Transition Area designation to 179, 181, 185, 191 and 195 Eleventh Street N.E. and 180 Tenth Street, which would result in 1.712 acres of the proposed development tract being zoned SPI-16 SA-2/JSTA. The properties addressed as 169 and 175 Eleventh Street included in the development tract are already zoned SPI-16 SA-2/JSTA. Similarly, the Applicant is also seeking to rezone 1020 Piedmont Avenue N.E. from SPI-17 SA-3 to SPI-17 SA-2, which would result in 0.8946 acres of the development tract being zoned SPI-17 SA-2. The subject property is a 2.607 acre assemblage of property located at the southwest intersection of 11th Street and Piedmont Avenue N.E.

The proposal is to develop multifamily residential units with ground floor commercial use on Piedmont Avenue and Tenth Street as more particularly shown on the site plan. Parking will be accommodated in a parking deck as shown on the site plan. The development will be phased, with the Eleventh Street portion of the site constituting the first phase.

In exchange for approval of the zoning requested, the Applicant also proposes to incorporate an affordable housing component into the development. Specifically, the Applicant proposes that 20% of the rental units associated with the incremental increase in density accommodated by this application be set aside for affordable renters at 120% AMI (Adjusted Median Income) as further discussed herein.

DOCUMENTED IMPACT ANALYSIS

(1) Compatibility with comprehensive development plans; timing of development.

The existing comprehensive plan designates a portion of the site as Very High Density Residential and the balance as High Density Residential. The predominantly residential development is consistent with the existing comprehensive development plan designations. If approved, redevelopment of the site will commence in the winter of 2014.

(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.

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

The subject property is a unique assemblage of land due to the unified control by affiliated owners, and the desirable location in Midtown near Piedmont Park. The

existing development on the lots consists primarily of multifamily dwellings or single family residences that have been converted to multifamily use. The change in zoning to allow a new predominantly multifamily development will be consistent with other land uses in the area.

(4) Effect on character of the neighborhood.

The character of the neighborhood will not be harmed by the requested zoning change. The existing development on the subject property consists of a collection of dilapidated residential buildings that have run the course of their useful life. The property fronting on Tenth Street is currently a partially excavated abandoned development site that has been vacant for over five years. The development of the existing hole and the replacement of the blighted residences on Eleventh Street with a phased new multifamily development following the SPI-16 and SPI-17 district regulations will revitalize this block and significantly improve the pedestrian experience.

In addition, Midtown is recognized to be lacking currently in affordable housing. SPI-16 provides a bonus for affordable housing in SubArea 1 and SubArea 3, but inexplicably not in SubArea 2. The affordable housing proposed herein is commensurate with the affordable housing bonuses allowed in the other SubAreas within SPI-16. Approval of the application will result in the addition of affordable housing in an area that has identified a need for such residences.

(5) Suitability of proposed use.

The subject property is located in an area of Midtown with predominantly residential uses with some ground floor retail and commercial uses on the ground floor level on Juniper Street and Piedmont Avenue. The proposed multifamily use with ground floor commercial use is consistent with other developments in the area.

(6) Effect on adjacent property.

The immediately adjacent property is improved with 2 chiropractor's offices, a photography studio, a medical spa, a fire station and a 4 story condominium. The property immediately across Eleventh Street is improved with a mix of residential uses including mid rise condominiums and single family homes. The property immediately across Piedmont Avenue is improved with two condominium buildings. The proposal to add additional multifamily units to the residential fabric of the neighborhood, with ground floor commercial space on Piedmont Avenue and Tenth Street will not adversely impact the adjacent property.

Further, the proposed development incorporates every lot on the south side of Eleventh Street in this block that is in need of significant repair. The removal of such residences and replacement with a vibrant predominantly multifamily

development will enhance the adjacent and nearby property.

(7) **Economic use of current zoning.**

The subject property currently has four different zoning districts applicable to it with conflicting requirements that make a consolidated development challenging if not impossible. The applicant is seeking to reduce the number of zoning districts applicable to the development tract to two districts. The request maintains the SPI-17 zoning along the Piedmont Avenue frontage, consistent with the other lots fronting on Piedmont Avenue. The balance of the site remains zoned SPI-16 SA-2, but all of it, instead of just two lots will be included in the Juniper Street Transition Area.

(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-14-02

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, PIEDMONT & ELEVENTH, LLC (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 169 Eleventh Street, 175 Eleventh Street, 179 Eleventh Street, 181 Eleventh Street, 185 Eleventh Street, 191 Eleventh Street, 195 Eleventh Street, 199 Eleventh Street, 1030 Piedmont Avenue, and 1026 Piedmont Avenue, Atlanta, Georgia (PROPERTY ADDRESS).

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: Atlantic Realty Development LLC

LAST NAME _____ FIRST NAME _____

ADDRESS 3438 STREET NAME Peachtree Road SUITE 1425

CITY Atlanta STATE GA ZIP CODE 30326

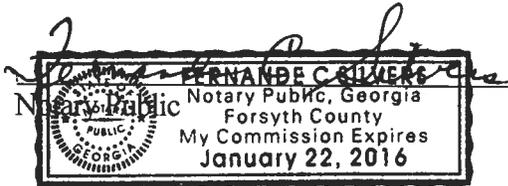
TELEPHONE NUMBER

AREA CODE (404) NUMBER 591-2492

PIEDMONT & ELEVENTH, LLC

By: 
EPHRAIM SPIELMAN, Manager

Personally Appeared Before Me this 6th day of January, 2014.


Notary Public
FERNANDO C. GILVER
Notary Public, Georgia
Forsyth County
My Commission Expires
January 22, 2016

Z-14-02



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, 1020 PIEDMONT, LLC (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1020 Piedmont Avenue, Atlanta, Georgia (PROPERTY ADDRESS).

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: Atlantic Realty Development LLC

LASTNAME _____ FIRST NAME _____

ADDRESS 3438 STREET NAME Peachtree Road SUITE 1425

CITY Atlanta STATE GA ZIP CODE 30326

TELEPHONE NUMBER

AREA CODE (404) NUMBER 591-2492

1020 PIEDMONT, LLC

By: 
EPHRAIM SPIELMAN, Manager

Personally Appeared Before Me this 6th day of January, 2014.

Z-14-02


Notary Public **FERNANDE C SILVERS**
Notary Public, Georgia
Forsyth County
My Commission Expires
January 22, 2016



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, 182 TENTH, LLC (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 182 Tenth Street,
Atlanta, Georgia (PROPERTY ADDRESS).

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: Atlantic Realty Development LLC

LAST NAME _____ FIRST NAME _____

ADDRESS 3438 STREET NAME Peachtree Road SUITE 1425

CITY Atlanta STATE GA ZIP CODE 30326

TELEPHONE NUMBER

AREA CODE (404) NUMBER 591-2492

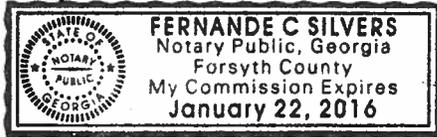
182 TENTH, LLC

By: 
EPHRAIM SPIELMAN, Manager

Personally Appeared Before Me this 6th day of January, 2014.

Z-14-02


Notary Public



AUTHORIZATION OF ATTORNEY

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.



SIGNATURE OF ATTORNEY

Morris Manning & Martin, LLP
NAME

1600 Atlanta Financial Center
ADDRESS

3343 Peachtree Road, N.E.

Atlanta	GA	30326
_____ CITY	_____ STATE	_____ ZIPCODE

(404) 233-7000

TELEPHONE NUMBER

Z-14-02



CAMPAIGN CONTRIBUTIONS DISCLOSURE STATEMENT

Pursuant to the provisions of 36 O.C.G.A. 67(A), please find below a list of those aggregate contributions made by **Morris Manning & Martin LLP, Carl E. Westmoreland, Jr. or Jessica Hill** in the past two years, aggregating \$250.00 or more, to local government officials who will consider this application.

NAME OF GOV'T OFFICIAL	OFFICIAL POSITION	AMOUNT OF CONTRIBUTION
Howard Shook	City Council Member	\$300

By: 



Z-14-02

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 Atlantic Realty Development, LLC

Address 3438 Peachtree Road, Suite 1425

City Atlanta State GA Zip Code 30326

Contact, if other than applicant _____

Zoning category requested SPI-16 SA2/JSTA & SPI-17 SA2 No. of acres of property to be rezoned 2.6066

No. of Proposed dwelling units per acre 190 Total number of dwelling units 494

Total number of units by bedroom: 245 1 BR, 226 2 BR, 23 3 BR

Monthly rental per unit \$1295-\$2995 or selling per unit _____

Projected construction completion date: July 2016

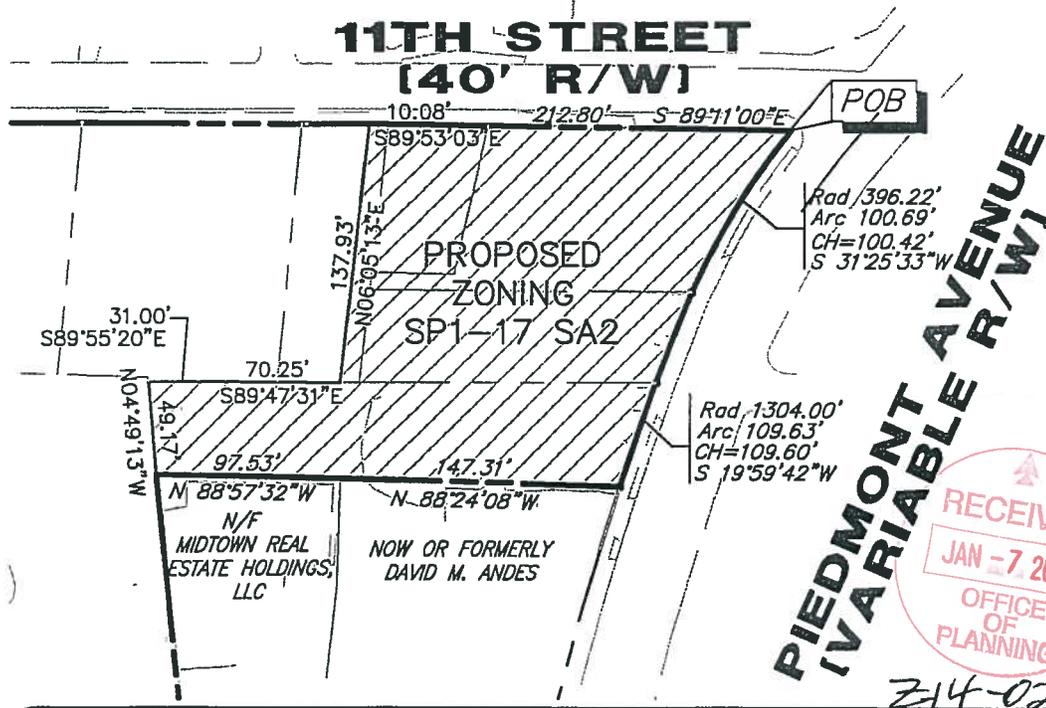


Z-14-02

LEGAL DESCRIPTION

A 0.8946 ACRE (38,969.44 S.F.) TRACT LOCATED IN LAND LOT 106 OF THE 17TH DISTRICT IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA, BOUNDED TO THE NORTH BY ELEVENTH STREET (40' R/W), BOUNDED TO THE EAST BY PIEDMONT AVENUE (R/W VARIES), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AND BEGINNING AT A POINT MADE BY THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF ELEVENTH STREET (40' R/W) AND THE WESTERLY RIGHT-OF-WAY OF PIEDMONT AVENUE (VARIABLE R/W);
 THENCE CONTINUING ALONG THE WESTERLY R/W OF PIEDMONT AVENUE AND FOLLOWING AN ARC TO THE RIGHT WITH A CHORD BEARING S31°25'33"W, HAVING A CHORD LENGTH OF 100.42 FEET, AN ARC LENGTH OF 100.69 FEET AND A RADIUS OF 396.22 FEET TO A POINT;
 THENCE FOLLOWING AN ARC TO THE RIGHT WITH A CHORD BEARING S19°59'42"W, HAVING A CHORD LENGTH OF 109.60 FEET, AN ARC LENGTH OF 109.63 FEET AND A RADIUS OF 1304.00 FEET TO A POINT, SAID POINT BEING ON THE NORTHEASTERLY CORNER OF A PROPERTY OWNED BY DAVID M. ANDES;
 THENCE LEAVING SAID RIGHT-OF-WAY AND CONTINUING ALONG SAID NORTHERLY PROPERTY LINE N88°24'08"W FOR A DISTANCE OF 147.31 FEET TO A POINT, SAID POINT BEING ON THE NORTHEASTERLY CORNER OF A PROPERTY OWNED BY MIDTOWN REAL ESTATE HOLDINGS, LLC;
 THENCE LEAVING DAVID M. ANDES PROPERTY LINE AND CONTINUING ALONG MIDTOWN REAL ESTATE HOLDINGS, LLC NORTHERLY PROPERTY LINE N88°57'32"W FOR A DISTANCE OF 97.53 FEET TO A POINT;
 THENCE LEAVING SAID PROPERTY LINE AND CONTINUING N04°49'13"W FOR A DISTANCE OF 49.17 FEET TO A POINT;
 THENCE S89°55'20"E FOR A DISTANCE OF 31.00 FEET TO A POINT;
 THENCE S89°47'31"E FOR A DISTANCE OF 70.25 FEET TO A POINT;
 THENCE N06°05'13"E FOR A DISTANCE OF 137.93 FEET TO A POINT, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF ELEVENTH STREET;
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S89°53'03"E FOR A DISTANCE OF 10.08 FEET TO A POINT;
 THENCE S89°11'00"E FOR A DISTANCE OF 212.80' TO A POINT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF PIEDMONT AVENUE AND BEING THE POINT OF BEGINNING OF SAID TRACT.



DRAWN BY APR
CHECKED BY RH
DATE 1-6-14
SCALE N.T.S.
JOB NO. 13-033
CAD FILE 13033-XHBT-LEGAL5
SHEET 1

RECEIVED
 JAN -7 2014
 OFFICE OF PLANNING

LEGAL DESCRIPTION

SP1-17 SA2 ZONING

PIEDMONT & 11TH STREET APTS.

LL 106, 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA

ATLANTIC REALTY PARTNERS
 3378 PEACHTREE ROAD
 ATLANTA, GEORGIA 30326
 OFFICE: 404-591-2496

LEGAL DESCRIPTION

A 1.7120 ACRE (74,574.62 S.F.) TRACT LOCATED IN LAND LOT 106 OF THE 17TH DISTRICT IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA, BOUNDED TO THE NORTH BY ELEVENTH STREET (40' R/W), BOUNDED TO THE SOUTH BY 10TH STREET (60' R/W), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MADE BY THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF ELEVENTH STREET (40' R/W) AND THE WESTERLY RIGHT-OF-WAY OF PIEDMONT AVENUE (VARIABLE R/W);

THENCE CONTINUING ALONG THE SOUTHERLY R/W OF 11TH STREET N89°11'00"W FOR A DISTANCE OF 212.80 FEET TO A POINT; THENCE N89°53'03"W FOR A DISTANCE OF 10.08 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF SAID TRACT; THENCE LEAVING SAID R/W AND CONTINUING S06°05'13"W FOR A DISTANCE OF 137.93 FEET TO A POINT; THENCE N89°47'31"W FOR A DISTANCE OF 70.25 FEET TO A POINT; THENCE N89°55'20"W FOR A DISTANCE OF 31.00 FEET TO A POINT; THENCE S04°49'13"E FOR A DISTANCE OF 49.17 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF A TRACT OWNED BY MIDTOWN REAL ESTATE HOLDINGS, LLC; THENCE CONTINUING ALONG THE WESTERLY PROPERTY LINE OF A TRACT OWNED BY MIDTOWN REAL ESTATE HOLDINGS, LLC S05°50'24"E FOR A DISTANCE OF 220.72 FEET TO A POINT, SAID POINT BEING ON THE NORTHERLY R/W OF 10TH STREET; THENCE LEAVING SAID PROPERTY LINE AND CONTINUING ALONG SAID R/W S89°09'51"W FOR A DISTANCE OF 141.53 FEET TO A POINT; THENCE LEAVING SAID R/W AND CONTINUING N00°22'42"E FOR A DISTANCE OF 239.85 FEET TO A POINT; THENCE N00°22'42"E FOR A DISTANCE OF 25.12' FEET TO A POINT; THENCE N89°24'46"W FOR A DISTANCE OF 76.20 FEET TO A POINT; THENCE N05°22'30"E FOR A DISTANCE OF 142.96 FEET TO A POINT; SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF ELEVENTH STREET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S89°53'03"E FOR A DISTANCE OF 291.85 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF SAID TRACT.

DRAWN BY APR
CHECKED BY RH
DATE 1-6-14
SCALE N.T.S.
JOB NO. 13-033
CAD FILE 13033-XHBT-LEGAL3
SHEET 2



Z-14-02

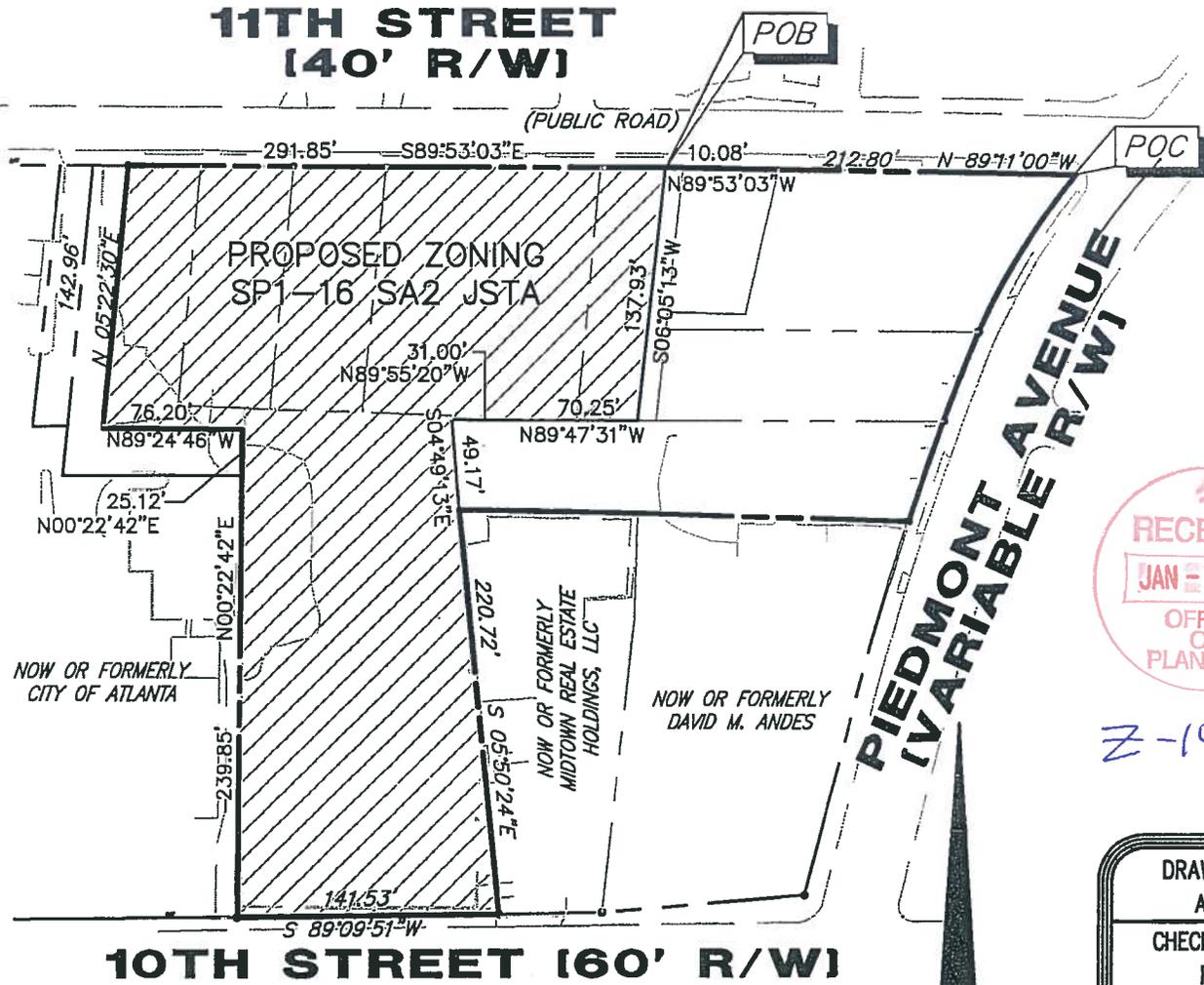
J. Lancaster Associates, inc.
 Engineering & Development Consultants
 Planners . Engineers . Landscape Architects
 255 VILLAGE PARKWAY, SUITE 630 (770) 955-2421
 MARIETTA, GA 30067 JLASSOC@BELLSOUTH.NET

LEGAL DESCRIPTION SP1-16 SA2 JSTA ZONING

ATLANTIC REALTY PARTNERS
3378 PEACHTREE ROAD
ATLANTA, GEORGIA 30326
OFFICE: 404-591-2496

PIEDMONT & 11TH STREET APTS.

LL 106, 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA



Z-14-02

DRAWN BY	APR
CHECKED BY	RH
DATE	1-6-14
SCALE	1" = 100'
JOB NO.	13-033
CAD FILE	13033-XHBT-LEGAL4
SHEET	1



Hancaster Associates, inc.
 Engineering & Development Consultants
 Planners Engineers Landscape Architects
 255 VILLAGE PARKWAY, SUITE 630 (770) 955-2421
 MARIETTA, GA 30067 JLASSOC@BELLSOUTH.NET

<p>SITE PLAN SP1-16 SA2 JSTA ZONING PIEDMONT & 11TH STREET APTS. LL 106, 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA</p>	<p>ATLANTIC REALTY PARTNERS 3378 PEACHTREE ROAD ATLANTA, GEORGIA 30326 OFFICE: 404-591-2496</p>
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RECEIPT

CITY OF ATLANTA
ATLANTATEST
55 TRINITY AVE SW

Application: Z-14-002
Application Type: Planning/ZRB/Rezoning/NA
Address: 195 11TH ST NE, ATLANTA, GA 30309
Owner Name: PIEDMONT & ELEVENTH LLC
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
354870	8022	\$3,000.00	01/07/2014	JADEGBOYE		

Owner Info.: PIEDMONT & ELEVENTH LLC

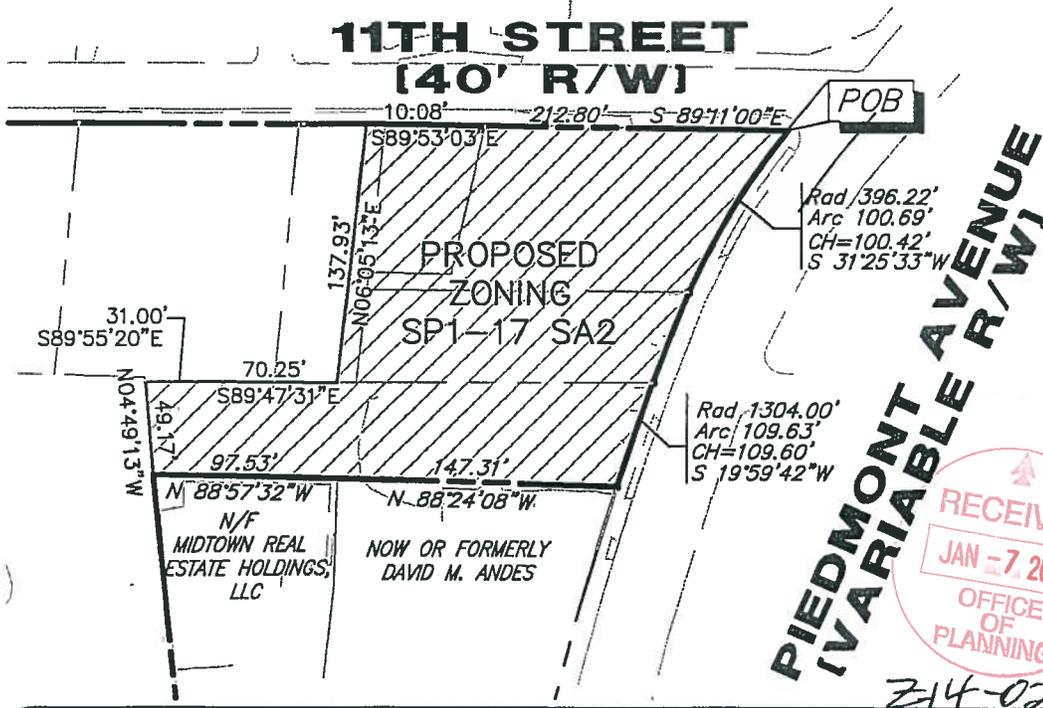
Work Description: Rezoning properties from SPI-16-SA2/JSTA & SA2 and SPI-17-SA2 & SA3 to SPI-16 SA2/JSTA & SPI-17 SA2

PAID
CITY OF ATLANTA
JAN 06 2014
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

LEGAL DESCRIPTION

A 0.8946 ACRE (38,969.44 S.F.) TRACT LOCATED IN LAND LOT 106 OF THE 17TH DISTRICT IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA, BOUNDED TO THE NORTH BY ELEVENTH STREET (40' R/W), BOUNDED TO THE EAST BY PIEDMONT AVENUE (R/W VARIES), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AND BEGINNING AT A POINT MADE BY THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF ELEVENTH STREET (40' R/W) AND THE WESTERLY RIGHT-OF-WAY OF PIEDMONT AVENUE (VARIABLE R/W);
 THENCE CONTINUING ALONG THE WESTERLY R/W OF PIEDMONT AVENUE AND FOLLOWING AN ARC TO THE RIGHT WITH A CHORD BEARING S31°25'33"W, HAVING A CHORD LENGTH OF 100.42 FEET, AN ARC LENGTH OF 100.69 FEET AND A RADIUS OF 396.22 FEET TO A POINT;
 THENCE FOLLOWING AN ARC TO THE RIGHT WITH A CHORD BEARING S19°59'42"W, HAVING A CHORD LENGTH OF 109.60 FEET, AN ARC LENGTH OF 109.63 FEET AND A RADIUS OF 1304.00 FEET TO A POINT, SAID POINT BEING ON THE NORTHEASTERLY CORNER OF A PROPERTY OWNED BY DAVID M. ANDES;
 THENCE LEAVING SAID RIGHT-OF-WAY AND CONTINUING ALONG SAID NORTHERLY PROPERTY LINE N88°24'08"W FOR A DISTANCE OF 147.31 FEET TO A POINT, SAID POINT BEING ON THE NORTHEASTERLY CORNER OF A PROPERTY OWNED BY MIDTOWN REAL ESTATE HOLDINGS, LLC;
 THENCE LEAVING DAVID M. ANDES PROPERTY LINE AND CONTINUING ALONG MIDTOWN REAL ESTATE HOLDINGS, LLC NORTHERLY PROPERTY LINE N88°57'32"W FOR A DISTANCE OF 97.53 FEET TO A POINT;
 THENCE LEAVING SAID PROPERTY LINE AND CONTINUING N04°49'13"W FOR A DISTANCE OF 49.17 FEET TO A POINT;
 THENCE S89°55'20"E FOR A DISTANCE OF 31.00 FEET TO A POINT;
 THENCE S89°47'31"E FOR A DISTANCE OF 70.25 FEET TO A POINT;
 THENCE N06°05'13"E FOR A DISTANCE OF 137.93 FEET TO A POINT, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF ELEVENTH STREET;
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S89°53'03"E FOR A DISTANCE OF 10.08 FEET TO A POINT;
 THENCE S89°11'00"E FOR A DISTANCE OF 212.80' TO A POINT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF PIEDMONT AVENUE AND BEING THE POINT OF BEGINNING OF SAID TRACT.



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CAD FILE 13033-XHBT-LEGAL5
SHEET 1

RECEIVED
 JAN -7 2014
 OFFICE OF PLANNING

LEGAL DESCRIPTION

SP1-17 SA2 ZONING

PIEDMONT & 11TH STREET APTS.

LL 106, 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA

ATLANTIC REALTY PARTNERS
 3378 PEACHTREE ROAD
 ATLANTA, GEORGIA 30326
 OFFICE: 404-591-2496

LEGAL DESCRIPTION

A 1.7120 ACRE (74,574.62 S.F.) TRACT LOCATED IN LAND LOT 106 OF THE 17TH DISTRICT IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA, BOUNDED TO THE NORTH BY ELEVENTH STREET (40' R/W), BOUNDED TO THE SOUTH BY 10TH STREET (60' R/W), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MADE BY THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF ELEVENTH STREET (40' R/W) AND THE WESTERLY RIGHT-OF-WAY OF PIEDMONT AVENUE (VARIABLE R/W);

THENCE CONTINUING ALONG THE SOUTHERLY R/W OF 11TH STREET N89°11'00"W FOR A DISTANCE OF 212.80 FEET TO A POINT; THENCE N89°53'03"W FOR A DISTANCE OF 10.08 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF SAID TRACT; THENCE LEAVING SAID R/W AND CONTINUING S06°05'13"W FOR A DISTANCE OF 137.93 FEET TO A POINT; THENCE N89°47'31"W FOR A DISTANCE OF 70.25 FEET TO A POINT; THENCE N89°55'20"W FOR A DISTANCE OF 31.00 FEET TO A POINT; THENCE S04°49'13"E FOR A DISTANCE OF 49.17 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF A TRACT OWNED BY MIDTOWN REAL ESTATE HOLDINGS, LLC; THENCE CONTINUING ALONG THE WESTERLY PROPERTY LINE OF A TRACT OWNED BY MIDTOWN REAL ESTATE HOLDINGS, LLC S05°50'24"E FOR A DISTANCE OF 220.72 FEET TO A POINT, SAID POINT BEING ON THE NORTHERLY R/W OF 10TH STREET; THENCE LEAVING SAID PROPERTY LINE AND CONTINUING ALONG SAID R/W S89°09'51"W FOR A DISTANCE OF 141.53 FEET TO A POINT; THENCE LEAVING SAID R/W AND CONTINUING N00°22'42"E FOR A DISTANCE OF 239.85 FEET TO A POINT; THENCE N00°22'42"E FOR A DISTANCE OF 25.12' FEET TO A POINT; THENCE N89°24'46"W FOR A DISTANCE OF 76.20 FEET TO A POINT; THENCE N05°22'30"E FOR A DISTANCE OF 142.96 FEET TO A POINT; SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF ELEVENTH STREET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S89°53'03"E FOR A DISTANCE OF 291.85 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF SAID TRACT.

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SHEET 2



Z-14-02

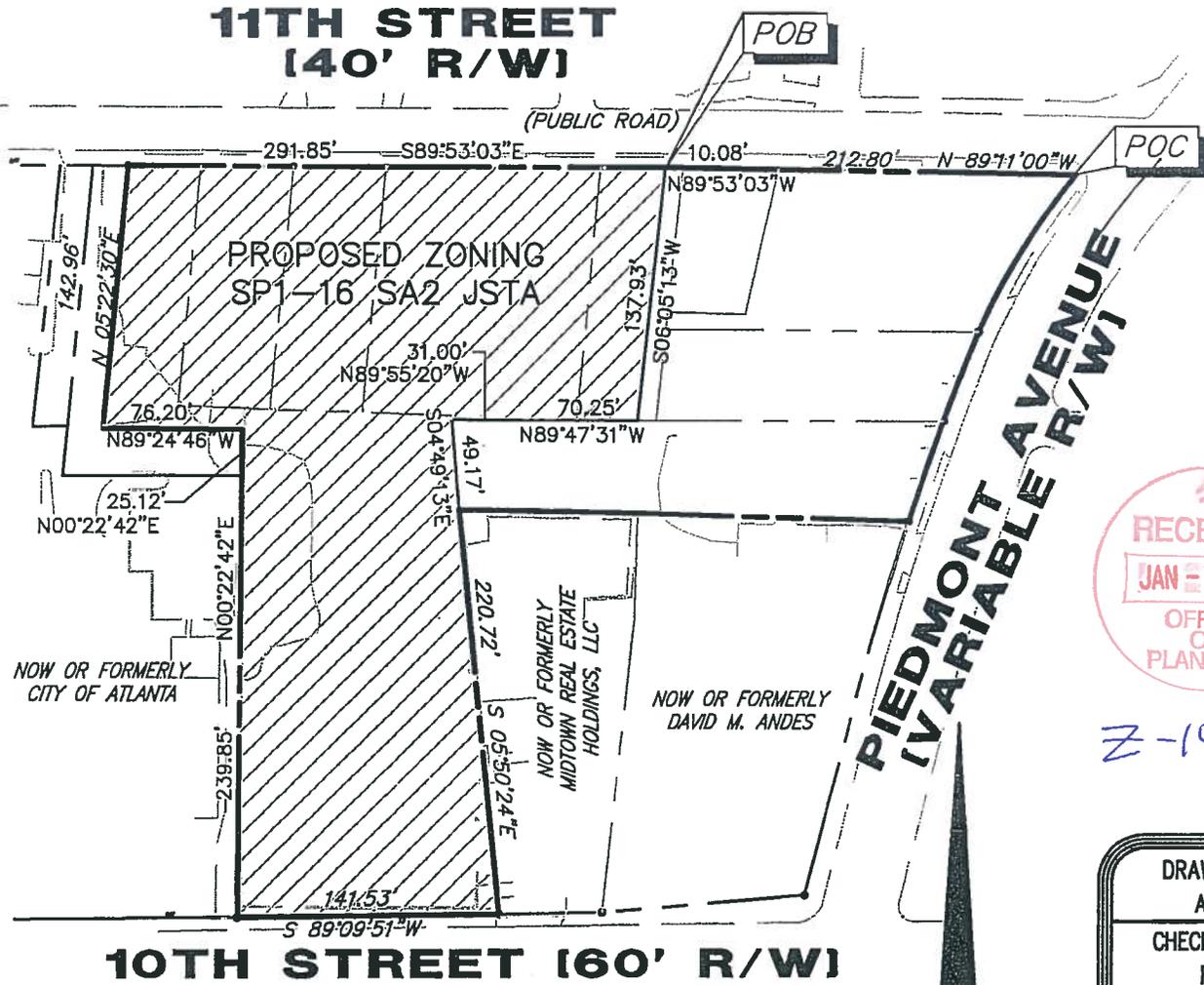
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LEGAL DESCRIPTION SP1-16 SA2 JSTA ZONING

ATLANTIC REALTY PARTNERS
3378 PEACHTREE ROAD
ATLANTA, GEORGIA 30326
OFFICE: 404-591-2496

PIEDMONT & 11TH STREET APTS.

LL 106, 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA



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