

DeKalb County Department of Planning & Sustainability

178 Sams Street,
Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: Tuesday, March 7, 2023
Board of Commissioners Hearing Date: Thursday, March 30, 2023

STAFF ANALYSIS

Case No.:	CZ-22-1246089	Agenda #:	2022-2259
Location/Address:	211 S. Howard Street	Commission District:	03 Super District: 06
Parcel ID(s):	15-179-06-062		
Request:	Major Modification to modify zoning conditions pursuant to CZ-18-21945 in the MR-2 (Medium Density Residential-2) Zoning District to increase the number of residential units from 6 to 8 units.		
Property Owner(s):	Chad Mercer		
Applicant/Agent:	Chad Mercer		
Acreage:	0.43 acres		
Existing Land Use:	Residential		
Surrounding Properties:	North: City of Atlanta East: R-75 & MR-2 South: R-75 & R-60 West: R-75 & MR-2		
Comprehensive Plan:	Neighborhood Center (NC) Consistent	<input checked="" type="checkbox"/> X	<input type="checkbox"/> Inconsistent

Staff Recommendation: Denial.

The Board of Commissioners approved (with conditions) a rezoning of the subject property from R-75 (Residential Medium Lot-75) to MR-2 (Medium Density Residential-2) in 2018 for the development of no more than six (6) single-family attached (townhome) dwellings (CZ-18-21945). The applicant proposes a major modification to eliminate all ten (10) conditions from the original rezoning case. As shown originally on a site plan submitted on September 16, 2022 and on a revised site plan submitted prior to the Planning Commission meeting held on March 07, 2023, the applicant proposes to increase number of dwelling units on the site from six (6) to eight (8).

Several townhome developments currently exist or are under construction along Memorial Drive within a 1000-foot radius that appear to match the density of the proposal. The proposed use is consistent with the Neighborhood Center (NC) character area.

The original site plan submitted with the modification request on September 16, 2022, had multiple deficiencies. The proposal showed unit widths of 18 feet; a minimum lot width of 20 feet is required for single-family, attached dwellings in the MR-2 Zoning District. No other information was provided that confirmed compliance to MR-2 requirements for lot area, setbacks, or density. The MR-2 Zoning District has a maximum base density of 12 dwelling units per acre. At 0.43 acres in size, the property has a maximum base density of approximately five (5) units. In the rezoning case that was approved by the Board of Commissioners in 2018, a MARTA bus shelter was proposed as a bonus density qualifying standard,

which increased the maximum density of the proposal to six (6) units. However, no additional qualifying standards were shown on the September site plan submitted with the modification request; thus, the maximum density was exceeded.

While the new plan submitted on March 07, 2023 provides some details that were missing from the original, some, such as setbacks, are incorrectly shown. Lot widths have only been increased to 19 feet, still short of the required MR-2 width. The site plan still does not include any information regarding bonus density qualifying standards.

Furthermore, the subject property abuts properties that are zoned R-75. Per Section 5.4.5. of the *Zoning Ordinance*, a 50-foot transitional buffer is required along the western and southern property lines; a variance from the Zoning Board of Appeals would be required for the proposal in its current configuration.

The conditions approved with the original rezoning provided several landscaping and screening mechanisms as well as limitations on building form in order for the proposed development to more harmoniously fit with the surrounding properties and their uses. Additionally, the existing conditions were negotiated with the neighborhood. Staff does not support complete removal of these conditions.

Signs advertising this proposal for public hearings were confirmed to have been placed on the subject property by the applicant for this cycle; however, the applicant did not attend either of the two District 3 Community Council meetings where this proposal was on the agenda.

At its meeting on March 07, 2023, the DeKalb County Planning Commission voted unanimously to recommend denial of this proposal.

Considering deficient information provided for this request and the lack of adherence to the public hearing process, staff continues to recommend denial.

Site Plan Submitted 03/07/2023

ATLANTA, GA 30318
BRIDGET@BRINKDESIGN.COM - 404-542-6139

MEMORIAL DRIVE

~60' R/W~

PER D.B. 22032, PG. 768

1 SITE PLAN - NEW
A1.01 1" = 10'-0"

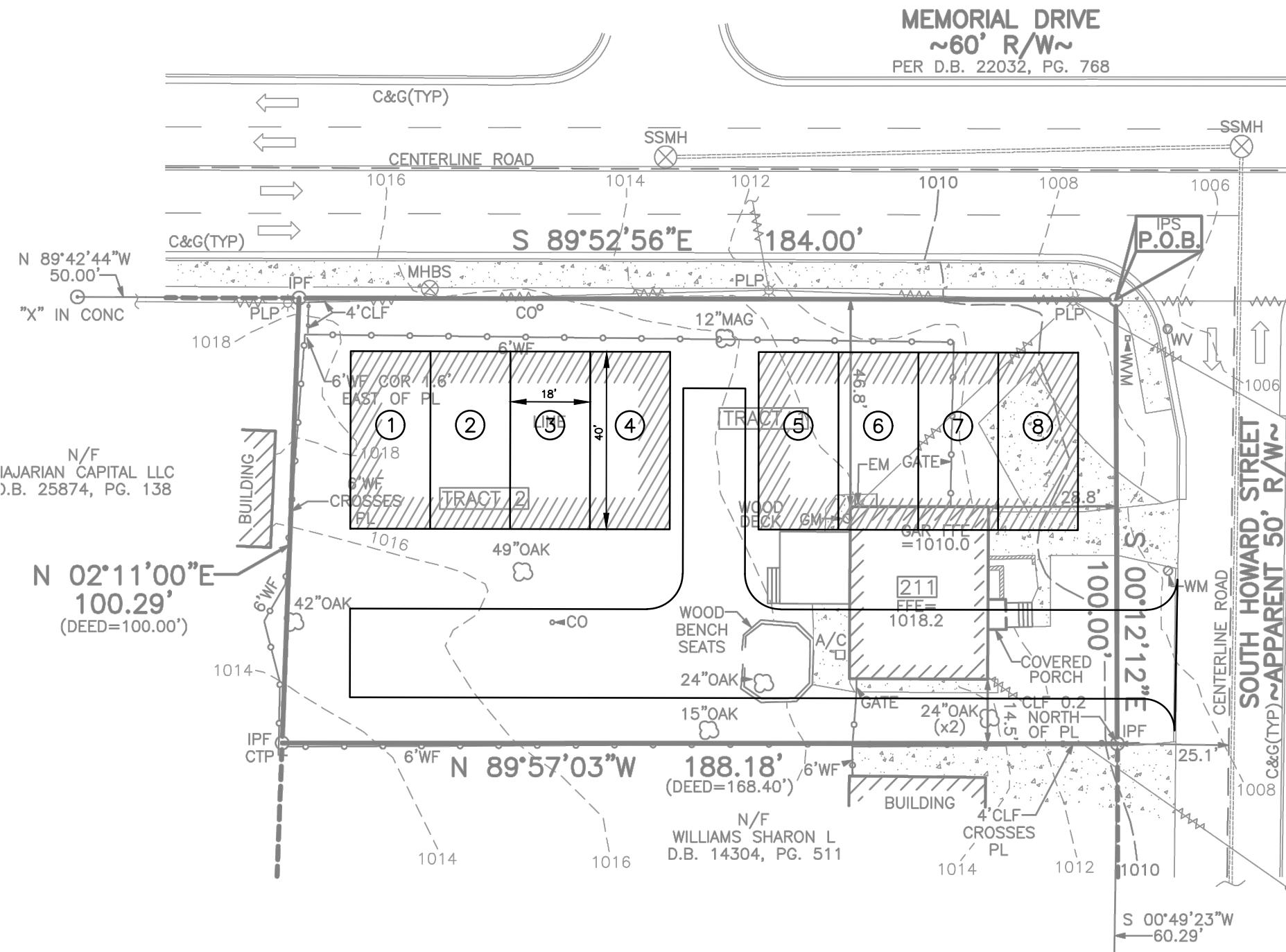
NUMBER

A1.01

ISSUED FOR CONSTRUCTION

Original Site Plan Submitted 09/2022

EXISTING CONDITIONS SURVEY



DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

Existing Conditional Zoning No.: _____

APPLICANT NAME: CHAD MERCER

Daytime Phone#: 678-410-2423 Fax #: _____ E-mail: 410chad@gmail.com

Mailing Address: 163 Sampson St NE Atlanta Ga 30312

OWNER NAME: Chad Mercer
one owner, attach contact information for each owner)

(If more than

Daytime Phone#: 678-410-2423 Fax #: _____ E-mail: 410chad@gmail.com

Mailing Address: 163 Sampson St NE Atlanta Ga 30312

SUBJECT PROPERTY ADDRESS OR LOCATION: 311 South Howard

██████████, DeKalb County, GA, 30317

District(s): 04 Land Lot(s): 62 Block(s): 6 Parcel(s): 15-179-06-062

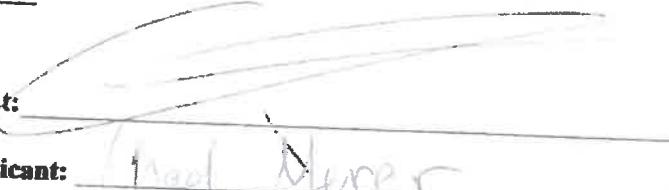
Acreage or Square Feet: 427 Commission District(s): 3 Existing Zoning: MR - 2

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Have you, the applicant, made a campaign contribution of \$250.00 or more to a DeKalb County government official within the two year period that precedes the date on which you are filing this application?

Yes No If "yes", see page 4. (Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A)

Owner: Agent: _____
(Check One)

Signature of Applicant: 

Printed Name of Applicant: Chad Mercer

Major Modification Application



**MAJOR MODIFICATION APPLICATION CHECKLIST (SUBMIT 4 COMPLETE, COLLATED SETS AND PDF
FLASH DRIVE OF APPLICATION DOCUMENTS)**

- 1. **Mandatory Pre-Application Conference** with Planning & Sustainability staff. Pre-Application form to be completed in pre-application meeting. Please call (404) 371-2155 to schedule pre-app conference.
- 2. Hold a **Community Meeting** with surrounding neighborhood associations and residents. Notify staff in advance of date, time, and location of meeting. Provide documentation (e.g., meeting notice, sign-in sheets, letter(s) from homeowners associations).
- 3. **Application Form.** Form must be completely filled out and be the first page of packet.
- 4. **Notarized Authorization Form**, if the applicant is not the owner of the subject property, which
 - a. is signed and notarized by all owners of the subject property;
 - b. contains the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property; and
 - c. includes a warranty deed, if ownership is less than 2 consecutive years.
- 5. **Written Legal Description** of subject property, in metes and bounds.
- 6. **Boundary Survey** (showing existing buildings, structures, and improvements), prepared and sealed within the last ten years by a professional engineer, or land surveyor registered in the State of Georgia and is consistent with the plat(s) on Official Tax Record. Applicant shall certify that the Boundary Survey is complete and currently accurate. Site plans shall be drawn to scale showing all proposed development or redevelopment projects, proposed buildings, structures, and improvements. Site plans must include the following:
 - a. Complete boundaries of subject property including curb cuts, internal vehicular circulation facilities, and sidewalks;
 - b. Location of buildings, structures, setback lines, buffer lines, and parking;
 - c. Location of any 100-year floodplains, streams, and stream buffer lines;
 - d. Notation of the total acreage or square footage of the subject property;
 - e. Landscaping, trees, open space, and undisturbed buffers;
 - f. Notation of building square footages and heights, residential density calculations, existing and proposed lot coverage, required and proposed parking, and open space calculations;
 - g. Four copies of site plans:
 1. Full-size site plans (at least 11" x 17"): 4 copies, folded.
 2. Site plan reduced to 8 1/2" x 11". 4 copies
- 7. **Attached approved Conditions.** Include statement of any additional conditions proposed.
- 8. **Letter of Application** identifying the proposed modification to conditions, the reason for the request, the existing and proposed use of the property, and detailed characteristics of the proposed use (e.g., floor area, height of buildings, number of units, mix of unit types, hours of operation, etc)
- 9. **Written detailed Impact Analysis** of the anticipated impact of the proposed use and change in conditions, in response to the standards and factors specified in Section 27-832 of the DeKalb County Zoning Ordinance.
- 10. **Campaign disclosure statement**, if applicable, to be filed in compliance with State law.
- 11. **Application fee.** Make payable to "DeKalb County". \$250.00

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Chad Mercer Phone: 678-410-2423 Email: 410chad@gmail.com

Property Address: 211 South Howard Street

Tax Parcel ID: 15 179 06 062 Comm. District(s): 3 Acreage: .427

Existing Use: Single-Family Residential Proposed Use 8 townhome units

Supplemental Regs: 4.2.24 Overlay District: NA DRI: NA

Rezoning: Yes No

Existing Zoning: MR-2 with conditions CZ 18 21945 Proposed Zoning: MR-2 with no conditions Square Footage/Number of Units:

Rezoning Request:

Land Use Plan Amendment: Yes No

Existing Land Use: Proposed Land Use: Consistent Inconsistent

Special Land Use Permit: Yes No Article Number(s) 27-

Special Land Use Request(s)

Major Modification:

Existing Case Number(s): yes modify conditions of CZ-18 12945

Condition(s) to be modified:

Condition #1 proposed to be modified to increase townhomes from 6 to 8 units.

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: PC: 5/3/22 BOC: 5/26/22 Letter of Intent: Impact Analysis: Owner Authorization(s): Campaign Disclosure: Zoning Conditions: na Community Council Meeting: 4/13/22 Public Notice, Signs: Tree Survey, Conservation: Land Disturbance Permit (LDP): Sketch Plat: Bldg. Permits: Fire Inspection: Business License: State License: Lighting Plan: Tent Permit: Submittal Format: NO STAPLES, NO BINDERS PLEASE

Last day to hold pre-community digital meeting with 15 days notice to qualify for May 2022 agenda cycle is Feb. 23, 2022

Filing Deadline for application is Feb. 24, 2022

Review of Site Plan

Density: Density Bonuses: Mix of Uses: Open Space:
Enhanced Open Space: Setbacks: front sides side corner rear
Lot Size: Frontage: Street Widths: Landscape Strips:
Buffers: Parking Lot Landscaping: Parking - Auto: Parking - Bicycle:
Screening: Streetscapes: Sidewalks: Fencing/Walls: Bldg.
Height: Bldg. Orientation: Bldg. Separation: Bldg. Materials: Roofs:
Fenestration: Façade Design: Garages: Pedestrian Plan: Perimeter
Landscape Strip:

Possible Variances: If rezoning or major modification to zoning conditions is approved by the Board of Commissioners, any variances proposed must be considered on their merits by Board of Zoning Appeals.

Comments: Applicant to decide whether they will apply for a major modification of existing zoning conditions (Z 18 21945) of existing MR-2 which currently is approved for 6 townhome units, or whether they

Parkview Civic Club Meeting 5-09-2022

Monday, May 9, 2022

Number of Attendees: 13

Meeting Start Time: 7:01

Meeting End Time: 7:59

7:01 - Start

7:01 - Prayer

7:02 - Reading of the minutes

7:04 - Nicky and Chad Mercer regarding 211 S. Howard development

- proposal to modify the property from MR-2 W/Conditions for 6 townhomes to MR-2 W/No Conditions for 8 townhomes

- Permitting for the project will be after proposal is approved or not

- Discussion from community on how this will affect parking (townhomes will have garage for its residents)

- Talk about possible annexation of property into City of Atlanta

- Timeframe for building once everything approved is ~1 year...but probably longer (thanks, COVID)

7:40 - Short talk about Dekalb 2050 Unified Plan

- survey on website (<https://dekalb2050unifiedplan.com>)

- will be upcoming community meetings

7:45 - Park and other discussion

- Upcoming planting day @ Community Garden to go along with new free-form idea of the garden.

- No individual plots, but donations to the garden will go toward its upkeep

- \$40 Friend of Dekalb Memorial Park signs are available (contact Shannon)

- Still working on a Lidl partnership

- News that the Regional Autozone has approved putting a mural on its west-facing side.

- Kirkwood Spring Fling this Saturday the 14th

- Aircon in Clubhouse still broken

7:59 - End

Post meeting planning for the upcoming Dinner on the Deck

Good afternoon,

This email is to confirm that Nicci Kirby and Chad Mercer presented their proposal to the Parkview neighborhood at the May 9, 2022 meeting of the Parkview Civic Club. Nicci and Chad presented their plan and answered questions from the community related to the property at 211 S Howard Ave.

Please let me know if you have any questions.

Thanks,

Eric Schwartz
President, Parkview Civic Club
parkviewcivicclub@gmail.com

From: nicci kirby kirby_nicci@yahoo.com
Subject: Re: Parkview Civic Club Meeting for May 9, 2022

Date: Aug 15, 2022 at 10:44:00 AM

To: Reid, John jreid@dekalbcountyga.gov
Cc: Chad Mercer 410chad@gmail.com

Thanks John

I will put this together along with addresses and add it to the PDF.

Have a wonderful week.

Also I mailed the check and hard copy on Friday to Dekalb.

Cheers,

Nicci & Chad

Sent from my iPhone

On Aug 12, 2022, at 1:41 PM, Reid, John
<jreid@dekalbcountyga.gov> wrote:

acknowledged. just be sure to include this email as well as a copy of your notices and the list of properties and HOAs notified along with the application as one pdf document--due to heavy workloads and staffing levels we will not be able to piece together pdf files...thanks

john

From: Parkview Civic Club <parkviewcivicclub@gmail.com>
Sent: Friday, August 12, 2022 1:36 PM
To: Reid, John <jreid@dekalbcountyga.gov>
Cc: 410chad@gmail.com <410chad@gmail.com>; kirby_nicci@yahoo.com <kirby_nicci@yahoo.com>; ericwschwartz@gmail.com <ericwschwartz@gmail.com>
Subject: Parkview Civic Club Meeting for May 9, 2022

*East Lake Terrace Community Association, Brenda Pace, 2638 Glen valley Drive
Decatur GA 30032

*Parkview Civic Club, Schwartz Eric, 1575 Liberty Ave SE Atlanta GA 30317

John J O'reilly
376 Wilkinson Dr Se
Atlanta, GA 30317-2364

Building Brothers Llc
380 Wilkinson Dr Se
Atlanta, GA 30317-2364

Mollie Bell Allen Daniel
386 Wilkinson Dr Se
Atlanta, GA 30317-2364

Annie Joyce Hardaway
390 Wilkinson Dr Se
Atlanta, GA 30317-2364

Z Innovations Llc
396 Wilkinson Dr Se
Atlanta, GA 30317-2364

Shannon L Ring
400 Wilkinson Dr Se
Atlanta, GA 30317-2321

Brett Sands
406 Wilkinson Dr Se
Atlanta, GA 30317-2321

Brenden R Howell
410 Wilkinson Dr Se
Atlanta, GA 30317-2321

Zachary A Tharp
416 Wilkinson Dr Se
Atlanta, GA 30317-2321

Tjauw Samantha Lie
420 Wilkinson Dr Se
Atlanta, GA 30317-2321

2018 3 Ih Borrower
424 Wilkinson Dr Se
Atlanta, GA 30317-2321

Fyr Sfr Borrower Llc
430 Wilkinson Dr Se
Atlanta, GA 30317-2321

Kuldip Inc
1870 Glenwood Ave Se
Atlanta, GA 30316-2312

Corey J Butler & Giancaria D Trevisan
477 S Howard St Se
Atlanta, GA 30317-2424

Jessica & Merritt Moore
473 S Howard St Se
Atlanta, GA 30317-2424

Prolific Spendthrift Trust
467 S Howard St Se
Atlanta, GA 30317-2424

Rustin Yasavolian
461 S Howard St Se
Atlanta, GA 30317-2424

Tyler Jones & Christine Edell
455 S Howard St Se
Atlanta, GA 30317-2424

Matthew Mayheu
443 S Howard St Se
Atlanta, GA 30317-2424

James & Mary Webster
439 S Howard St Se
Atlanta, GA 30317-2424

Timothy & Chreashan Twyman
437 S Howard St Se
Atlanta, GA 30317-2424

Thomas Anthony J Sr Trust
431 S Howard St Se
Atlanta, GA 30317-2424

Ellis C Liu
1565 Overland Ter Se
Atlanta, GA 30317-2312

Ian E Cilano & Justin E Tincher
1559 Overland Ter Se
Atlanta, GA 30317-2312

Robert Boyett & Dewey Simmons
1553 Overland Ter Se
Atlanta, GA 30317-2312

Ivan & Angela W Dequesada
1545 Overland Ter Se
Atlanta, GA 30317-2312

Ryan & Meredith Wagner Strachan
386 Eleanor St Se
Atlanta, GA 30317-2362

Barbara Ann Ambles
1703 Glencove Ave Se
Atlanta, GA 30317-2411

John B & Mary J Leach
1697 Glencove Ave Se
Atlanta, GA 30317-2423

Roosevelt & Louise D Wise
1691 Glencove Ave Se
Atlanta, GA 30317-2423

James & Betty Clark
1687 Glencove Ave Se
Atlanta, GA 30317-2423

James T & Jacob Alexander Omalley
1681 Glencove Ave Se
Atlanta, GA 30317-2423

In Town Holdings Group A Llc
1666 Fairway Hill Dr Se
Atlanta, GA 30317-2404

Shai Hamilton
1672 Fairway Hill Dr Se
Atlanta, GA 30317-2404

Lula M Benson
1676 Fairway Hill Dr Se
Atlanta, GA 30317-2404

Angela L Allison
1682 Fairway Hill Dr Se
Atlanta, GA 30317-2404

Chelsea Strickland & Jennifer Harridge
1686 Fairway Hill Dr Se
Atlanta, GA 30317-2404

John Dorsey & Brooke Allison Huntley
1690 Fairway Hill Dr Se
Atlanta, GA 30317-2404

Dundre L Anderson
1694 Fairway Hill Dr Se
Atlanta, GA 30317-2404

Charles S & Jennifer Currie
1700 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Brenda J Brown
1704 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Norman Kerr
1708 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Annie M Frasier
1714 Fairway Hill Dr Se
Atlanta, GA 30317-2406

James Earnest Cummings
1718 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Alicia D Brandt & Claude T Sullivan
1722 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Jennifer & Rueger B Pendergraph
1728 Fairway Hill Dr Se
Atlanta, GA 30317-2406

John Brestan
1732 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Fletcher F Holmes
1736 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Steven Sparks & Elise P Eskew
1740 Fairway Hill Dr Se
Atlanta, GA 30317-2406

James A Zeigler & Jessica A Beck
1744 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Sierra P Shear & Daniel J Gromer
1748 Fairway Hill Dr Se #2109
Atlanta, GA 30317-2406

Fermin Ruth Angelica Olmedo
1754 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Fermin Ruth A Olmedo
1758 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Premier Innovative Const Llc
1762 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Scott S Sloop
1768 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Darlene & Derek Chaney
1772 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Joseph Alexander & Rodney Holder
1776 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Demaurius Strong
1780 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Sarah Craker
1784 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Ruenella Ann & Kasinda Oni Clark
394 S Howard St Se
Atlanta, GA 30317-2420

Sandra Elaine Walton & Brenda Adilah Muhammad
400 S Howard St Se
Atlanta, GA 30317-2416

Toschia R J & Gregory Louis Walker
412 S Howard St Se
Atlanta, GA 30317-2416

Emiko L Lanier
418 S Howard St Se
Atlanta, GA 30317-2416

Day I Pemuy & Shawn M Gray
438 S Howard St Se
Atlanta, GA 30317-2416

Joel A & Margaret J K Fehrman
456 S Howard St Se
Atlanta, GA 30317-2416

Lillian B Lowe
474 S Howard St Se
Atlanta, GA 30317-2416

Alexandrea Kim & Chase Elkin
480 S Howard St Se
Atlanta, GA 30317-2416

Alan Paulk
1894 Glenwood Ave Se
Atlanta, GA 30316-2300

John S Crochet & Carissa Wetzstein
1904 Glenwood Ave Se
Atlanta, GA 30316-2314

Linda S & Richard M Ross
1910 Glenwood Ave Se
Atlanta, GA 30316-2314

Quest Ira Inc
1916 Glenwood Ave Se
Atlanta, GA 30316-2314

Tamia N Tookes
1924 Glenwood Ave Se
Atlanta, GA 30316-2314

Plh Homes Llc
1936 Glenwood Ave Se
Atlanta, GA 30316-2314

1894 & Glenwood Ave Land 1896
1896 Glenwood Ave Se
Atlanta, GA 30316-2300

Yates Golf Course Llc
2012 Glenwood Ave Se
Atlanta, GA 30316

Lillian B Lowe
460 S Howard St Se
Atlanta, GA 30317-2416

William R Allen
448 S Howard St Se
Atlanta, GA 30317-2416

Sarah Oddsen & Fitzpatrick K Decaro
428 S Howard St Se
Atlanta, GA 30317-2416

Ashley E Martin
378 S Howard St Se
Atlanta, GA 30317-2421

Kova Real Estate Llc & Pikad Real Estate Llc
366 S Howard St Se
Atlanta, GA 30317-2421

Dorothy H Appling & Alicia J Jones
360 S Howard St Se
Atlanta, GA 30317-2421

Julie R & Marco C Shaw
352 S Howard St Se
Atlanta, GA 30317-2421

Karin A Helfman & Michael J Nuala
340 S Howard St Se
Atlanta, GA 30317-2421

Jordan Dickinson & Zachary Nassan
1637 Eastport Ter Se
Atlanta, GA 30317-2401

Vanilla & William Hubbard
1641 Eastport Ter Se
Atlanta, GA 30317-2401

Charles Izard & Jessica Young
1647 Eastport Ter Se
Atlanta, GA 30317-2401

George Peker
1651 Eastport Ter Se
Atlanta, GA 30317-2401

Roberta Echols McGill
1655 Eastport Ter Se
Atlanta, GA 30317-2401

Stacy M Perrin
1661 Eastport Ter Se
Atlanta, GA 30317-2401

WT & Lizzie N Durden
1665 Eastport Ter Se
Atlanta, GA 30317-2401

Paul Wielage
1721 Fairway Hill Dr Se
Atlanta, GA 30317-2419

Timothy Lawson
1731 Fairway Hill Dr Se
Atlanta, GA 30317-2419

Jessica K Mogus & Collin E Obrien
1739 Fairway Hill Dr Se
Atlanta, GA 30317-2419

Fairway Hill Llc
1745 Fairway Hill Dr Se
Atlanta, GA 30317-2419

Harold & Sally J Buckley
1753 Fairway Hill Dr Se
Atlanta, GA 30317-2419

James B Mccord
1757 Fairway Hill Dr Se
Atlanta, GA 30317-2419

Helga Ojinmah
1761 Fairway Hill Dr Se
Atlanta, GA 30317-2419

Dorothy Ann Crowley
1767 Fairway Hill Dr Se
Atlanta, GA 30317-2419

Edward J & Betty Her Pers Rep Godfrey
1773 Fairway Hill Dr Se
Atlanta, GA 30317-2419

Jimmy Allen Smith
1779 Fairway Hill Dr Se
Atlanta, GA 30317-2419

Ronald G & Patricia Heiman
1783 Fairway Hill Dr Se
Atlanta, GA 30317-2419

Mattie D Waits
384 S Howard St Se
Atlanta, GA 30317-2421

Katherine Helen Ulrich & Eugenio Henry Fabrizio
1789 Fairway Hill Dr Se
Atlanta, GA 30317-2419

Chase & Hannah Woodfin
286 S Howard St Se
Atlanta, GA 30317-2422

John A Karnes
298 S Howard St Se
Atlanta, GA 30317-2422

Julie Nickel
304 S Howard St Se
Atlanta, GA 30317-2414

Steven & Hilda Orr
310 S Howard St Se
Atlanta, GA 30317-2414

Henry L Hill
318 S Howard St Se
Atlanta, GA 30317-2414

Kerry Loftis
328 S Howard St Se
Atlanta, GA 30317-2414

Tarr Amanda Lagoo & Angela Certrese Trimble
1636 Eastport Ter Se
Atlanta, GA 30317-2402

Kirk D Mcconnell
1640 Eastport Ter Se
Atlanta, GA 30317-2402

Caye Christy L Trust
1646 Eastport Ter Se
Atlanta, GA 30317-2402

Lanesha Renee Winfrey
1650 Eastport Ter Se
Atlanta, GA 30317-2402

Tabi Tabe Ebob
1654 Eastport Ter Se
Atlanta, GA 30317-2402

Claudette Goss
1709 Fairway Hill Dr Se
Atlanta, GA 30317-2405

Purely Royal Properties Llc
1701 Fairway Hill Dr Se
Atlanta, GA 30317-2405

Phyllis P Harris & Roland W Perrin
1695 Fairway Hill Dr Se
Atlanta, GA 30317-2403

Freeman Family Llc
1691 Fairway Hill Dr Se
Atlanta, GA 30317-2403

David Snipe & Sharon Houston
1687 Fairway Hill Dr Se
Atlanta, GA 30317-2403

Aldo Hernandez
1683 Fairway Hill Dr Se
Atlanta, GA 30317-2403

Stanley Benson
1677 Fairway Hill Dr Se
Atlanta, GA 30317-2403

Viviene Espy
1673 Fairway Hill Dr Se
Atlanta, GA 30317-2403

Harry Manning Rowland
1667 Fairway Hill Dr Se
Atlanta, GA 30317-2403

Giovanni Hobbins & Jessica Y Labib
1661 Fairway Hill Dr Se #1
Atlanta, GA 30317-2403

Jacqueline Thornton
1667 Glencove Ave Se
Atlanta, GA 30317-2409

Jcs Trust
1661 Glencove Ave Se
Atlanta, GA 30317-2409

Bartram C Nason & Virginia S Sweeney
419 S Howard St Se
Atlanta, GA 30317-2415

Greshelda Hazelton & Derrick E Owens
405 S Howard St Se
Atlanta, GA 30317-2415

Anthony D Smith
395 S Howard St Se
Atlanta, GA 30317-2413

Southern State Investments Llc
387 S Howard St Se
Atlanta, GA 30317-2413

Shawn M Gray & Day I Permuy
383 S Howard St Se
Atlanta, GA 30317-2413

Jennifer B Rockhill
377 S Howard St Se
Atlanta, GA 30317-2413

Erin Pierce
365 S Howard St Se
Atlanta, GA 30317-2413

Willie C & Bailey Pamela Benton
359 S Howard St Se
Atlanta, GA 30317-2413

Robert L Perrimon & Deborah P Mitchell
357 S Howard St Se
Atlanta, GA 30317-2413

Crystal L Hopson
347 S Howard St Se
Atlanta, GA 30317-2413

Amanda B Robinson & Kimberly L Beach
341 S Howard St Se
Atlanta, GA 30317-2413

Meredith K Almond
339 S Howard St Se
Atlanta, GA 30317-2413

Patrick Jones
331 S Howard St Se
Atlanta, GA 30317-2413

Jake C Formanczyk & Lanier M Loftin
323 S Howard St Se
Atlanta, GA 30317-2413

Lewis A & Wyllina M Johnson
309 S Howard St Se
Atlanta, GA 30317-2413

Dorothy A Wimbley
297 S Howard St Se
Atlanta, GA 30317-2417

Zach Phillips
293 S Howard St Se
Atlanta, GA 30317-2417

Christian A Ortega & Roberta Setzu
285 S Howard St Se
Atlanta, GA 30317-2417

Emily Catherine & Jorge Manuel Hernandez
279 S Howard St Se
Atlanta, GA 30317

Dora Ann Houston & Shandra D Neims
273 S Howard St Se
Atlanta, GA 30317-2417

Ashley Falk & John Julian Banks
267 S Howard St Se
Atlanta, GA 30317-2417

Ethelin E Reynolds & James A Edwards
261 S Howard St Se
Atlanta, GA 30317-2417

Robyn Gay
235 S Howard St Se
Atlanta, GA 30317-2417

Douglas Alvarez
1977 Memorial Dr Se
Atlanta, GA 30317-2365

Orion P & Orion P Keifer
1931 Memorial Dr Se
Atlanta, GA 30317-2365

Anthony E & Cedric B Tuggle
230 Eleanor St Se
Atlanta, GA 30317-2305

Judy Clinksales
236 Eleanor St Se
Atlanta, GA 30317-2305

Rosa Swain
242 Eleanor St Se
Atlanta, GA 30317-2305

Errol R Anderson
248 Eleanor St Se
Atlanta, GA 30317-2305

Cameron & Whitney Aycock
256 Eleanor St Se
Atlanta, GA 30317-2305

Willie Gene Parks
264 Eleanor St Se
Atlanta, GA 30317-2305

Vaughn Barry & Dustin Edwin Cooke
270 Eleanor St Se
Atlanta, GA 30317-2305

Maxie T & Agnes Clifton
276 Eleanor St Se
Atlanta, GA 30317-2305

Phillip & Wanda L Owens
280 Eleanor St Se
Atlanta, GA 30317-2305

Glenn Solomon & Megan Wolszczak
286 Eleanor St Se
Atlanta, GA 30317-2305

Myrtle M Sanders
290 Eleanor St Se
Atlanta, GA 30317-2305

Russell Allan Rollins
296 Eleanor St Se
Atlanta, GA 30317-2305

Daniel Wain
300 Eleanor St Se
Atlanta, GA 30317-2307

Giarra Max J Neu
304 Eleanor St Se
Atlanta, GA 30317-2307

Jesse Lee & Neva G Pressley
308 Eleanor St Se
Atlanta, GA 30317-2307

Francina Sanders
314 Eleanor St Se
Atlanta, GA 30317-2307

Jieri Sumitani
318 Eleanor St Se
Atlanta, GA 30317-2307

Elizabeth A Guerrant
324 Eleanor St Se
Atlanta, GA 30317-2307

Richard Alexander Boyko & Sarah Ann Fisher
328 Eleanor St Se
Atlanta, GA 30317-2307

James R & Elizabeth M Murphy
332 Eleanor St Se
Atlanta, GA 30317-2307

Kacie Lett & Blake Gordon
338 Eleanor St Se
Atlanta, GA 30317-2307

Susan L Abramson
342 Eleanor St Se
Atlanta, GA 30317-2307

Hattie M Williams
348 Eleanor St Se
Atlanta, GA 30317-2307

Marnie Bennett
352 Eleanor St Se
Atlanta, GA 30317-2307

Edward Lineberry & Lineberry Jennifer Diaz
356 Eleanor St Se
Atlanta, GA 30317-2307

Anyitha T Muench
362 Eleanor St Se
* Atlanta, GA 30317-2307

Kevin A & Alfreda Mayes
368 Eleanor St Se
Atlanta, GA 30317-2307

Watson Prime Real Estate Llc
1556 Overland Ter Se
Atlanta, GA 30317-2313

Building Brothers Llc
1562 Overland Ter Se
Atlanta, GA 30317-2313

Re 1570 Overland Dixonestates
1570 Overland Ter Se
Atlanta, GA 30317-2313

Laura Heath
371 S Howard St Se
Atlanta, GA 30317-2413

Jake Walker
257 S Howard St Se
Atlanta, GA 30317-2417

Scott Graeme Lockhart & Kimberly Ann Turner
253 S Howard St Se
Atlanta, GA 30317-2417

Annie Lois Dixon
265 S Howard St Se
Atlanta, GA 30317-2417

Vaughn Barry & Dustin Cooke
263 S Howard St Se
Atlanta, GA 30317

Ronald C Mercer
211 S Howard St Se
Atlanta, GA 30317-2417

Sharon L Williams
213 S Howard St Se
Atlanta, GA 30317-2417

Orion P & Orion P Keifer
2046 Memorial Dr Se
Atlanta, GA 30317

Valerie Dawn Barton & Emma Clare Judson
217 S Howard St Se
Atlanta, GA 30317-2417

Marci Lynn Moss
215 S Howard St Se
Atlanta, GA 30317-2417

Patrick Rago & Elizabeth Kramer
219 S Howard St Se
Atlanta, GA 30317-2417

Lisa R & Dale J Palmer
221 S Howard St Se
Atlanta, GA 30317-2417

James A Edwards
259 S Howard St Se
Atlanta, GA 30317

Michael Craig
344 Wilkinson Dr Se
Atlanta, GA 30317-2363

Marissa S McNamara
358 Wilkinson Dr Se
Atlanta, GA 30317-2363

Gladys M Mitchell & Adrienne M Benton
362 Wilkinson Dr Se
Atlanta, GA 30317-2363

Ogene L & Deborah Davis
366 Wilkinson Dr Se
Atlanta, GA 30317-2363

Crystal Fisher
385 Eleanor St Se
Atlanta, GA 30317-2306

Stephen & Margot Hebert
381 Eleanor St Se
Atlanta, GA 30317-2306

Morgan N Caseman & Ashleigh B Henneberger
377 Eleanor St Se
Atlanta, GA 30317-2306

A Berghini Michael
371 Eleanor St Se
Atlanta, GA 30317-2306

Jeanette Warren Johnson
365 Eleanor St Se
Atlanta, GA 30317-2306

Katherine Harlan
359 Eleanor St Se
Atlanta, GA 30317-2306

Falcom Homes & Investments
353 Eleanor St Se
Atlanta, GA 30317-2306

Trust Of Michael Joseph Palmer
347 Eleanor St Se
Atlanta, GA 30317-2306

Adam Weiss
339 Eleanor St Se
Atlanta, GA 30317-2306

Jeremiah Hassett & Courtney Gober
331 Eleanor St Se
Atlanta, GA 30317-2306

McArthur & Joann Jones
327 Eleanor St Se
Atlanta, GA 30317-2306

Kelsey W & Michelle R Burke
323 Eleanor St Se
Atlanta, GA 30317-2306

Thomas R & Melissa R Holmes
317 Eleanor St Se
Atlanta, GA 30317-2306

Benedicta & Benjamin Austin
313 Eleanor St Se
Atlanta, GA 30317-2306

Neeraj & Shweta Nagpal
305 Eleanor St Se
Atlanta, GA 30317-2306

James D & Autumn T Cole
299 Eleanor St Se
Atlanta, GA 30317-2353

Minnie L Bell
295 Eleanor St Se
Atlanta, GA 30317-2353

Charlie Daniel
287 Eleanor St Se
Atlanta, GA 30317-2353

Pauline Respress
281 Eleanor St Se
Atlanta, GA 30317-2353

Beverly Ephraim & Brenda Lewis
277 Eleanor St Se
Atlanta, GA 30317-2353

Clifford Eugene & Lois Banks
271 Eleanor St Se
Atlanta, GA 30317-2353

Robert C Chadwell
1581 Lincoln Ave Se
Atlanta, GA 30317-2310

Adam T Hatfield
1577 Lincoln Ave Se
Atlanta, GA 30317-2310

Shannon S Kost
1573 Lincoln Ave Se
Atlanta, GA 30317-2310

Annie B Good
276 Warren St Se
Atlanta, GA 30317-2354

Adriana C Heffley & Akshay Pendharkar
280 Warren St Se
Atlanta, GA 30317-2354

Leland W & Sandra H Leonard
284 Warren St Se
Atlanta, GA 30317-2354

Arthur J Rice & Megan A Bartlett
288 Warren St Se
Atlanta, GA 30317-2354

Juanita Ball
292 Warren St Se
Atlanta, GA 30317-2354

Kathleen B Hicks & Gregory S Kacynski
296 Warren St Se
Atlanta, GA 30317-2354

Heather & Joseph A Tell
300 Warren St Se
Atlanta, GA 30317-2315

Sondra J Walker
304 Warren St Se
Atlanta, GA 30317-2315

Benjamin Eades & Melissa Terry
308 Warren St Se
Atlanta, GA 30317-2315

Jeremy C Wicks & Haviland Miller
312 Warren St Se
Atlanta, GA 30317-2315

Eunice Smith
316 Warren St Se
Atlanta, GA 30317-2315

Aysha H Khoury
320 Warren St Se
Atlanta, GA 30317-2315

~~My Preparatory Academy Incorp~~
1807 Memorial Dr Se
Atlanta, GA 30317-2103

Chali Abebe
308 Wilkinson Dr Se
Atlanta, GA 30317-2319

~~Secretary Of Hsng & Urbn Dev~~
316 Wilkinson Dr Se
Atlanta, GA 30317-2319

William T & Yvonne Craig
320 Wilkinson Dr Se
Atlanta, GA 30317-2319

Ktip 1 Lic
326 Wilkinson Dr Se
Atlanta, GA 30317-2319

Harlan Victor & Saba Malinda Hale
315 Warren St Se
Atlanta, GA 30317-2314

Helen Nason Greeson
311 Warren St Se
Atlanta, GA 30317-2314

Ryan P Sconyers
307 Warren St Se
Atlanta, GA 30317-2314

Tahmid Mohiuddin
303 Warren St Se
Atlanta, GA 30317-2314

Margareta OConnell
299 Warren St Se
Atlanta, GA 30317-2331

Brandon Steinbook & Christine Nau
295 Warren St Se
Atlanta, GA 30317-2331

Joshua D & Macey Milstead
293 Warren St Se
Atlanta, GA 30317-2331

Fabiola Panchetti & Erin Lester
289 Warren St Se
Atlanta, GA 30317-2331

Mark G Hogan & Michael Flappan
287 Warren St Se
Atlanta, GA 30317-2331

Wolande Management Group Inc
325 Warren St Se
Atlanta, GA 30317

~~Hodis Associates Ltd & Argo Associates Ltd
1805 Memorial Dr Se
Atlanta, GA 30317-2103~~

~~Energy Operations Inc
1855 Memorial Dr Se
Atlanta, GA 30317~~

Brune Michael Of
1559 Liberty Ave Se
Atlanta, GA 30317-2308

Steve & Tonia Ruff
1563 Liberty Ave Se
Atlanta, GA 30317-2308

Ashish S & Sarah E Bagle
1567 Liberty Ave Se
Atlanta, GA 30317-2308

Kevin Cradeur
1571 Liberty Ave Se
Atlanta, GA 30317-2308

Reginald Sanders
1581 Liberty Ave Se
Atlanta, GA 30317-2308

Johnny White
1587 Liberty Ave Se
Atlanta, GA 30317-2308

Nathaniel Thorn & Patreeya Prasertvit
1591 Liberty Ave Se
Atlanta, GA 30317-2308

Kristin R Lonergan
1597 Liberty Ave Se
Atlanta, GA 30317-2308

Michelle Lynn Hudes
1598 Lincoln Ave Se
Atlanta, GA 30317-2311

William C Scruggs
1594 Lincoln Ave Se
Atlanta, GA 30317-2311

Melanie M Harris & Jessica L Hubley
1590 Lincoln Ave Se
Atlanta, GA 30317-2311

Alison Guilbeaux
1586 Lincoln Ave Se
Atlanta, GA 30317-2311

Cantrina Hayslett & Lillie B Huddleston
1595 Liberty Ave Se
Atlanta, GA 30317-2308

Nancy Wheless
1574 Lincoln Ave Se
Atlanta, GA 30317-2311

Brian S Kennedy & Chelsea E Anderson
1570 Lincoln Ave Se
Atlanta, GA 30317-2311

Jordan Padgett
1566 Lincoln Ave Se
Atlanta, GA 30317-2311

Ariel J Liberman
1562 Lincoln Ave Se
Atlanta, GA 30317-2311

Emily Brebach & Barney Culver
1558 Lincoln Ave Se
Atlanta, GA 30317-2311

Clifford Banks
1578 Lincoln Ave Se
Atlanta, GA 30317-2311

Wren South Lic
1539 Millwood Pl
Atlanta, GA 30317

Wren South Lic
1537 Millwood Pl
Atlanta, GA 30317

Simcoin Re Lic
2029 Memorial Dr Se
Atlanta, GA 30317

Tracy Mcmurtry
2011 Memorial Dr Se
Atlanta, GA 30317-2506

Evan Mark Pitstick & Annelies Maria Paula Marien
1993 Memorial Dr Se
Atlanta, GA 30317-2356

Daniel Cooper
204 S Howard St Se
Atlanta, GA 30317-2418

Molly Prucha & Ryan Rolando
210 S Howard St Se
Atlanta, GA 30317-2418

Michael Cherfane & Lisa Hamilton
214 S Howard St Se
Atlanta, GA 30317-2418

Thr Georgia
218 S Howard St Se
Atlanta, GA 30317-2418

Richer G Herbert
222 S Howard St Se
Atlanta, GA 30317-2418

Vivian Simmons Johnson
226 S Howard St Se
Atlanta, GA 30317-2418

Taylor G & Lindsay N Sketch
228 S Howard St Se
Atlanta, GA 30317-2418

Christine S Tholl
232 S Howard St Se
Atlanta, GA 30317-2418

Adrian C Rosser
266 S Howard St Se
Atlanta, GA 30317-2418

Evan C Dunn & Jennifer L Nelson
272 S Howard St Se
Atlanta, GA 30317-2418

Melissa Abreu
278 S Howard St Se
Atlanta, GA 30317-2418

Roger Lee Scales & Sarah Scales Turner
1662 Glencove Ave Se
Atlanta, GA 30317-2410

James M & Karen A Herbert
1668 Glencove Ave Se
Atlanta, GA 30317-2410

Hamilton R & Leah M Baker
1672 Glencove Ave Se
Atlanta, GA 30317-2410

Debrah Boeras & Perry Benjamin Collins
1678 Glencove Ave Se
Atlanta, GA 30317-2410

William Scott Macdowell & Karen D Lucarelli
1682 Glencove Ave Se
Atlanta, GA 30317-2410

Philip J Elder & Nora Artinian
1686 Glencove Ave Se
Atlanta, GA 30317-2410

Krista Powell
1690 Glencove Ave Se
Atlanta, GA 30317-2410

Earnestine Collier
1696 Glencove Ave Se
Atlanta, GA 30317-2410

Patricia Braaf
1702 Glencove Ave Se
Atlanta, GA 30317-2412

Beulah Wise Sims & Elizabeth Wise Pealer
220 S Howard St Se
Atlanta, GA 30317-2418

Krista Stockerl & Christian Velasco
2017 Memorial Dr Se
Atlanta, GA 30317-2506

Lizzie Mae Hall
230 S Howard St Se
Atlanta, GA 30317-2418

Stanton Grove Missionary & Baptist Church
2015 Memorial Dr Se
Atlanta, GA 30317-2506

James H Macbeth
2013 Memorial Dr Se
Atlanta, GA 30317-2506

Roarhouse Llc
1582 Lincoln Ave Se
Atlanta, GA 30317-2311

Paul V Callaway & Haley N Adams
1579 Liberty Ave Se
Atlanta, GA 30317-2308

Frederick & Meagan Kathleen Schwartz
1575 Liberty Ave Se
Atlanta, GA 30317-2308

~~Sabita Enterprise Inc
1891 Memorial Dr Se
Atlanta, GA 30317~~

~~Sabita Enterprise Inc
1895 Memorial Dr Se
Atlanta, GA 30317-2308~~

~~Warren South Llc
1911 Memorial Dr Se #1540
Atlanta, GA 30317~~

James E Russell
1927 Memorial Dr Se
Atlanta, GA 30317-2330

Konner & Julia Carol Horton
211 Eleanor St Se
Atlanta, GA 30317-2300

Amanda West & Robert H Leonard
1598 Liberty Ave Se
Atlanta, GA 30317-2309

Shirley Matthews
1594 Liberty Ave Se
Atlanta, GA 30317-2309

Johnny White
1590 Liberty Ave Se
Atlanta, GA 30317-2309

Johnny White
1586 Liberty Ave Se
Atlanta, GA 30317-2309

Bec & C Investments Inc
1582 Liberty Ave Se
Atlanta, GA 30317-2309

Karla P Alvarez
1578 Liberty Ave Se
Atlanta, GA 30317-2309

Joseph L & Amanda T Dinwiddie
1574 Liberty Ave Se
Atlanta, GA 30317-2309

Daniel H Orrock
1570 Liberty Ave Se
Atlanta, GA 30317-2309

2018 3 lh Borrower
1566 Liberty Ave Se
Atlanta, GA 30317-2309

Kenie A James
1562 Liberty Ave Se
Atlanta, GA 30317-2309

Robert J & Katelyn R Hellman
1558 Liberty Ave Se
Atlanta, GA 30317-2309

~~Sabita Enterprise Inc
1885 Memorial Dr Se
Atlanta, GA 30317-2309~~

~~Warren South Llc
1540 Millwood Pl
Atlanta, GA 30317~~

~~Ami Mondal
1542 Millwood Pl
Atlanta, GA 30317~~

~~Han Htet
1544 Millwood Pl
Atlanta, GA 30317~~

~~Warren South Llc
1546 Millwood Pl
Atlanta, GA 30317~~

~~Warren South Llc
1548 Millwood Pl
Atlanta, GA 30317~~

~~Warren South Llc
1911 Memorial Dr Se #1550
Atlanta, GA 30317~~

~~Warren South Llc
1549 Millwood Pl
Atlanta, GA 30317~~

~~Warren South Llc
1547 Millwood Pl
Atlanta, GA 30317~~

~~Oluwaqbeminiyi Sofowora & Motolani Aina
1545 Millwood Pl
Atlanta, GA 30317~~

~~Warren South Llc
1541 Millwood Pl
Atlanta, GA 30317~~

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar, signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 3-25-22

TO WHOM IT MAY CONCERN:

(I), (WE), Chad Mercer
Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Nicci Kirby

Name of Applicant or Representative

to file an application on (my) (our) behalf

VERONICA HALE
NOTARY PUBLIC
Clayton County
State of Georgia
My Commission Expires February 13, 2026

Nicci Kirby
Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 179 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHWESTERLY CORNER OF MEMORIAL DRIVE AND HOWARD STREET, RUNNING THENCE WESTERLY ALONG THE SOUTH SIDE OF MEMORIAL DRIVE 184 FEET TO AN IRON PIN FOUND; THENCE SOUTHERLY AND AT AN INTERIOR ANGLE OF 93 DEGREES 22 MINUTES WITH THE PRECEDING COURSE 100 FEET TO AN IRON PIN FOUND; THENCE EASTERLY AT AN INTERIOR ANGLE OF 86 DEGREES 40 MINUTES WITH THE PRECEDING COURSE 188.4 FEET (HAVING BEEN REFERENCED INCORRECTLY IN PRIOR DEEDS AS BEING 168.4 FEET) TO AN IRON PIN FOUND ON THE WESTERLY SIDE OF HOWARD STREET; THENCE NORTH ALONG THE WESTERLY SIDE OF HOWARD STREET 100 FEET TO THE POINT OF BEGINNING; BEING IMPROVED PROPERTY HAVING A HOUSE THEREON KNOWN AS NO. 211 S. HOWARD STREET, ACCORDING TO THE MOST RECENT SYSTEM OF NUMBERING HOUSES IN ATLANTA, DEKALB COUNTY, GEORGIA.

BEING THE SAME PROPERTY AS CONVEYED IN THE WARRANTY DEED FROM ZEV COHEN PROFESSIONAL LLC TO BENJAMIN WEST LEININGER DATED SEPTEMBER 8, 2014, RECORDED IN DEED BOOK 24589, PAGE 523, DEKALB COUNTY, GEORGIA RECORDS.

TAX PARCEL ID # 15-179-06-062

PROPOSED SUBDIVISION

LINE CHART		LOT AREA CHART	
L1		LOT 1	4,495 S.F. / .102 ACRES
S 007°12'12"E	100.05'	LOT 2	2,502 S.F. / .057 ACRES
		LOT 3	2,503 S.F. / .057 ACRES
L2		LOT 4	2,503 S.F. / .057 ACRES
S 007°12'12"E	100.06'	LOT 5	2,504 S.F. / .057 ACRES
		LOT 6	4,133 S.F. / .097 ACRES
L3		TOTAL AREA 0.427 ACRES 18,629 SQ. FEET	
S 007°12'12"E	100.11'		
L4			
S 03°12'12"E	100.14'		
L5			
S 007°12'12"E	100.17'		

NOTE:
ZONING INFORMATION SHOWN HEREON
TAKEN FROM ZONING MAPS AND
MUNICIPALITY ONLINE LIBRARY.
NO ZONING REPORT PROVIDED FOR
THIS PLAT.

THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS' REQUIREMENTS REGARDING WETLANDS.

CURRENT ZONING INFORMATION
ZONING PER DEKalB COUNTY, GEORGIA
ZONED R-75
(RESIDENTIAL - MEDIUM LOT-75) DISTRICT
BUILDING DESIGN REQUIREMENTS:
FRONT - 30'
SIDE - 7'-0" INTERIOR - 30' CORNER LOT
REAR - 40'
MINIMUM LOT AREA - 10,000 S.F.
LOT WIDTH AT STREET FRONTAGE - 75'
LOT WIDTH AT BUILDING LINE - 75'
MAXIMUM LOT COVERAGE - 35%

PROPOSED ZONING INFORMATION
PER DEKalB COUNTY, GEORGIA
ZONING LOT 2 (MEDIUM DENSITY RESIDENTIAL DISTRICT)

BUILDING SETBACK REQUIREMENTS:

FRONT - MINIMUM 10' MAXIMUM 20'
INTERIOR SIDE - SUPERCEDED BY REQUIRED
TRANSITIONAL BUFFER

SIDE ON STREET - MINIMUM 10', MAXIMUM 20'
REAR - SUPERCEDED BY REQUIRED TRANSITIONAL BUFFER

MINIMUM UNIT SIZE - 1,000 SQ FEET

MAXIMUM HEIGHT - 3 STORIES

MINIMUM SIDE YARD SPACE - 15'

MINIMUM LOT SIZE - 1,000 SF

MAXIMUM LOT COVERAGE - 80%

04/09/18

PROJECT DESCRIPTION

BEN LEININGER

211 SOUTH HOWARD STREET, ATLANTA, GEORGIA

ADAM & LEE LAND PLATING

5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8895

www.eduvark.com

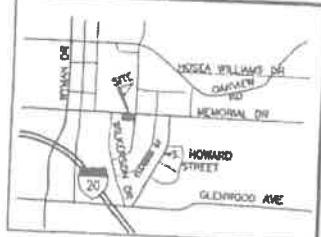
770MM-0104

EIGENVALUES

JAMES A. JACOBS

34/06/11

DATE OF PLAT PREPARATION
10/31/17 BY: DMU
DATE OF FIELD PLAT
10/26/17 BY: AMB
DRAFTED
PLAT 2450 9, PG. 523
SCALE: 1 - 30'
SHEET # 2 OF 3
17279



LEGEND

SCALE : 1" = 30'

OWNER INFORMATION
LEININGER BENJAMIN WEST
211 S. HOWARD ST.
ATLANTA, GEORGIA 30317
501-456-7565

ELECTRIC SERVICE TO BE PROVIDED BY OVERHEAD POWER LINES TO BUILDING

**WATER, ELECTRICITY AND
SANITARY SEWER SERVICE TO
BE PROVIDED BY DEKALB
COUNTY, GEORGIA.**

A small, dark, cylindrical magnet with a hook at the bottom, used for hanging the bell.

Comm. 346

Item No. 204528

Date: 4/24/18

Clerk's Office

Conn. County Johnson

RECOMMENDED CONDITIONS

Z-18-21945

7/24/18

1. The subject property shall be developed for no more than six fee simple townhomes, in substantial compliance with the layout shown on the site plan titled "Subdivision Plat for Ben Leininger", prepared by Adam and Lee Platting, dated 4/5/18, subject to subdivision sketch plat review.
2. An evergreen landscape screen shall be planted along the west and south property lines, subject to approval by the County Arborist, to screen the proposed development from view by residents of adjoining properties. The required transitional buffer fence shall be installed with the fence's finished side facing outward. The fence shall be limited to 6 feet in height and otherwise conform to code.
3. An evergreen hedge not to exceed 3' in height shall be planted parallel to the sidewalks on the north and east sides, but access shall be preserved for pedestrians to access each unit from Memorial Drive. Adequate sight triangles must be provided at the corner.
4. The building shall be a maximum of 40 feet in height.
5. No second-story decks or balconies shall be allowed on the south sides of the units.
6. All exterior lighting shall be screened or shielded to minimize light spillage outside the development.
7. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.
8. The developer shall extend, to the driveway at 213 South Howard Street, the sidewalk that currently borders a portion of the South Howard Street frontage of the subject property.
9. The driveway, fence, and other common areas shall be maintained by the homeowner's association.
10. The applicant will consult with the County arborist who will approve appropriate trees and placement along the Howard and Memorial frontages. The arborist shall also approve the landscape screening for the west and southern sides.

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

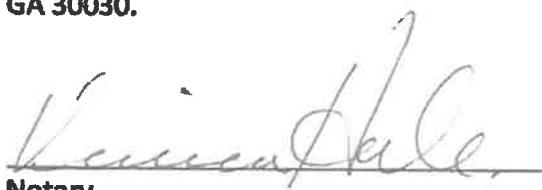
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

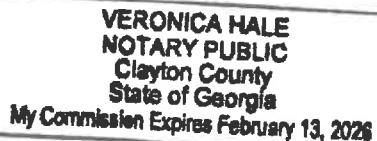
Yes _____ No *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filling of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.


Notary




Feb. 13, 2026
Expiration Date/ Seal

Signature of Applicant /Date

Check one: Owner Agent

*Notary seal not needed if answer is "no".

Statement of Intent

The Applicant CM Capital, LLC, is seeking to modify the .427 acres of land located at; 211 South Howard Street, Atlanta Ga 30317 (the "Subject Property") The Applicant is seeking to Modify the Subject Property from MR-2 with conditions CZ 18 21945 (6 Units) to MR-2 with no conditions to allow for 2 more units to be added, for a total of 8 units. The new proposal is consistent with the Subject Property's original land use. The Subject Property is located in the Parkview Neighborhood.

SITE DATA SUMMARY	
Address:	211 South Howard St Atlanta Ga 30317
Total Property:	.427AC
ZONING CLASSIFICATION	
Existing Zoning:	MR-2 W/Conditions
Proposed Zoning:	MR-2 W/Out Conditions
Jurisdiction:	Dekalb County
MODIFICATION REQUEST	
Single Family Residential from 6 approved units to a Proposed 8	

This document is submitted both as a Statement of Intent and Impact Analysis with regard to
211 South Howard Street Atlanta Ga 30317

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

*This parcel does not contain historic buildings, sites, districts or archeological resources.

G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

*The proposed site plan promotes new growth to the community. The property will have no burden on the existing street, transportation facilities or utilities. The addition of housing options will increase the amount of people in the school district, including children, but will not be enough to affect local schools.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources

*The proposed site plan will not have any negative environmental impacts, trees and green space will be added to help mitigate stormwater, enhance aesthetic beauty, provide wildlife habitat, and increase property value.

Impact Analysis of the anticipated impact of the proposed use on the surrounding properties, in response to the standards and factors specified in Section 27-7.3.4. of the DeKalb County Zoning Ordinance.

Section 27-832. Standards and factors governing review of proposed amendments to official zoning maps. The following standards and factors are found to be relevant to the exercise of the County's zoning powers and shall govern the review of all proposed amendments to the official zoning maps:

A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

*The property is currently a single family home, that was already approved for 6 units, the modification is asking for 8 units using the same proposed area/footprint.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

*. The proposed site plan respects the adjacent development types. As noted on the plan, single family attached housing.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

* The current zoning designation is MR-2 w/Conditions CZ 18 21945. The previously approved site plan contemplated 6 residential units single family attached, The proposed site plan would be to allow 8 residential units single family attached. Making a more uniform product that will allow for similar density and an more manageable future HOA.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.

* The site plan modification will not adversely affect the existing uses. Adjacent uses include single family homes, which are being respected with similar development type on the parcel in question. Additionally, the usability of the surrounding properties will not be adversely affected..

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

*The previously approved site plan was slatted for 6 homes, we are only adding 2 more and decreasing the original square footage of the 6.

Street, Atlanta. The property has approximately 100 feet on the west side of South Howard Street and approximately 184 feet on the south side of Memorial Drive and contains 0.4 acre.

RECOMMENDATIONS:

COMMUNITY COUNCIL: (2/13/18) FULL CYCLE DEFERRAL. (12/13/17) FULL CYCLE DEFERRAL.

PLANNING COMMISSION: (3/6/18) APPROVAL WITH CONDITIONS. (1/9/18) FULL CYCLE DEFERRAL.

PLANNING STAFF: APPROVAL WITH CONDITIONS.

PLANNING STAFF ANALYSIS: The proposal is consistent with the intent of the Neighborhood Center character area which envisions housing of up to 24 units per acre. The street-facing orientation of the proposed townhomes is consistent with the following policy of the 2035 Comprehensive Plan: "Create pedestrian communities that focus on the relationship between the street, buildings, streetscaping, and people." (NC Policy No. 4) The proposed development would be located on a major thoroughfare, which is a suitable location for residential development of the proposed density and height. Moreover, it is supported by recent County approval of similar proposed townhome developments located on Memorial Drive within 500 feet of the subject property, including 1911-1921 Memorial Drive (CZ-17-21293), with a density of 20 units per acre, and the Moderns, with a density of approximately 15 units per acre. Because the full transitional buffer is not provided next to the west side and the rear property lines, staff recommends a landscape screen to buffer adjoining single-family residential properties. If conditioned as recommended by staff, the proposed development is expected to be suitable. Therefore, the Department of Planning and Sustainability recommends "Approval With Conditions".

PLANNING COMMISSION VOTE: (3/6/18) Approval with Conditions, 7-1-0. J. West moved and V. Moore seconded for approval as recommended and conditioned by Staff. T. Snipes opposed. (1/9/18) Full Cycle Deferral, 7-1-0. J. West moved, V. Moore seconded for approval as recommended and conditioned by Staff. T. Snipes opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (2/13/18) Full Cycle Deferral, 6-2-0, to allow applicant time to address concerns about water runoff and whether fire walls between residential units will be sufficient. (12/13/17) Full Cycle Deferral, 10-0-0. CC3 recommended full cycle deferral in accordance with the applicant's request.



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Legislation Details (With Text)

File #:	2018-1508	Version:	2	Name:
Type:	Ordinance	Status:		Public Hearing
File created:	12/28/2017	In control:		Board of Commissioners - Zoning Meeting
On agenda:	4/24/2018	Final action:		
Title:	COMMISSION DISTRICT(S): 3 & 6 D2. Z 18 21945 Benjamin Leininger			
Indexes:				
Attachments:	1. Staff Report and Application, 2. Recommended Conditions, 3. 2018 04.24 item 2018-1508 Comm. Johnson & Gannon.pdf			

Date	Ver.	Action By	Action	Result
4/24/2018	2	Board of Commissioners	approved with conditions	Pass
3/27/2018	2	Board of Commissioners - Zoning Meeting	deferred 30 days	Pass
3/6/2018	2	Planning Commission	approved with conditions per staff recommendation	Pass
1/23/2018	2	Board of Commissioners - Zoning Meeting	deferred.	Pass
1/9/2018	2	Planning Commission	Full cycle deferral per staff recommendation	Pass

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 6

D2. Z 18 21945 Benjamin Leininger

PETITION NO: Z-18-21945

PROPOSED USE: New House

LOCATION: 211 South Howard Street, Atlanta

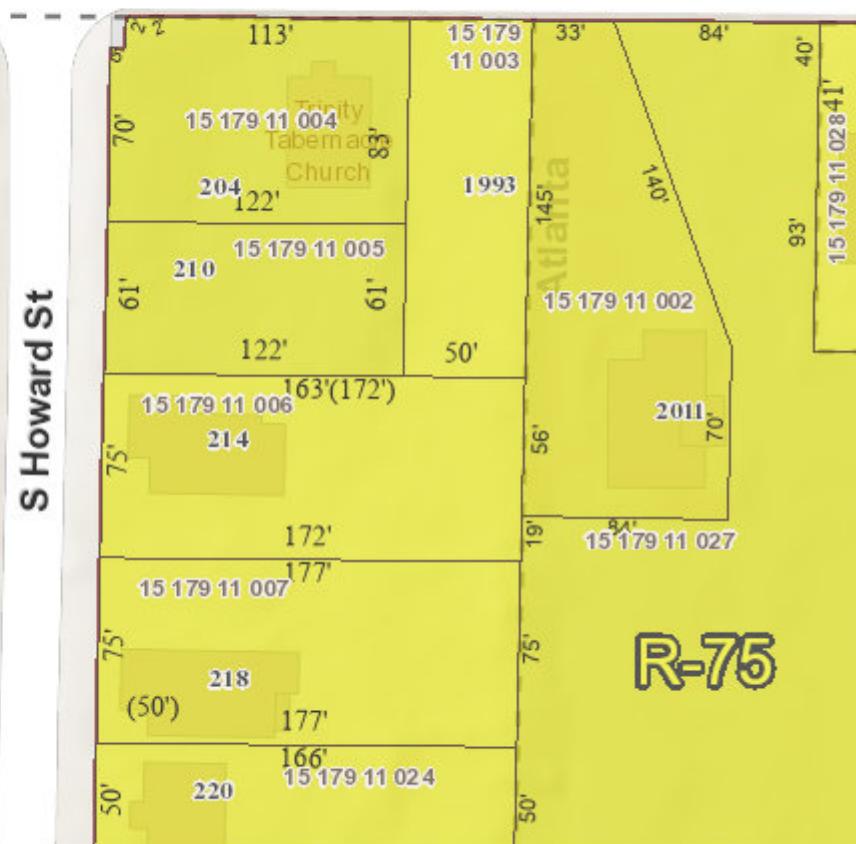
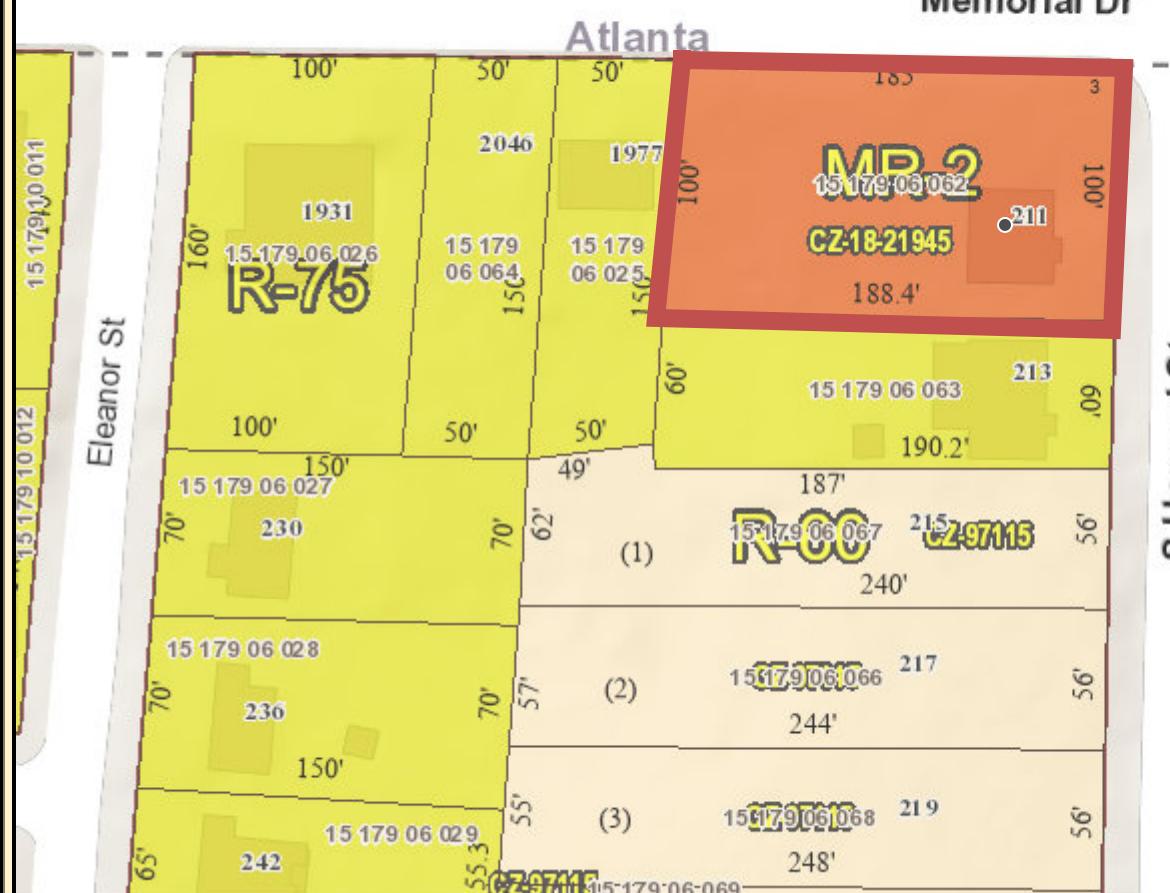
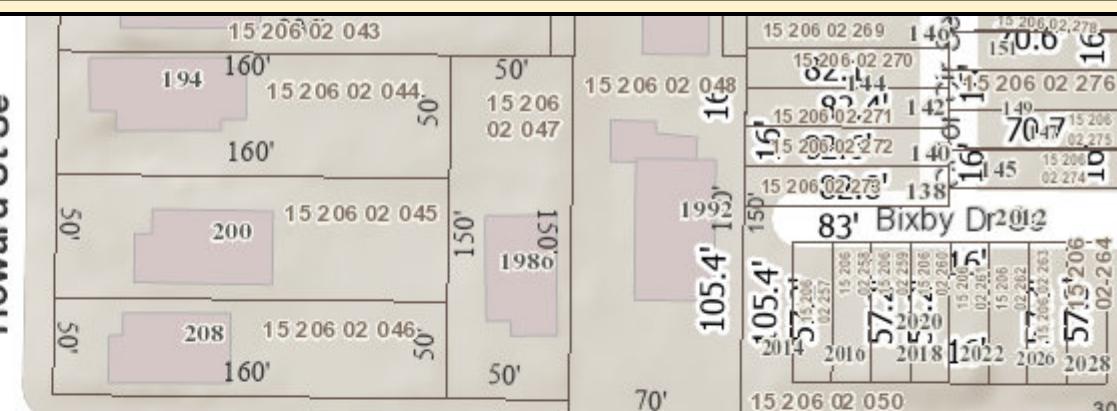
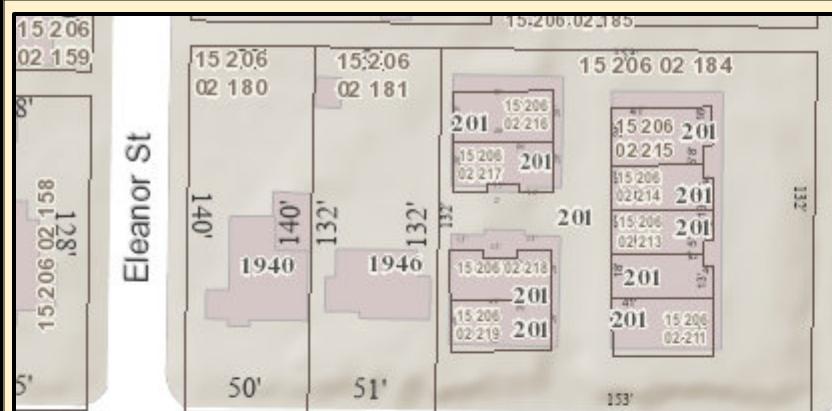
PARCEL NO.: 15-179-06-062

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To rezone property from R-75 (Single-Family Residential) to MR-2 (Medium-Density Residential - 2) to allow construction of six attached townhomes. (Revised from request to rezone property to the R-60 (Single-Family Residential) district to allow a lot split and construction of a single-family house on the resulting new lot.) The property is located at the southwest corner of South Howard Street and Memorial Drive, at 211 South Howard



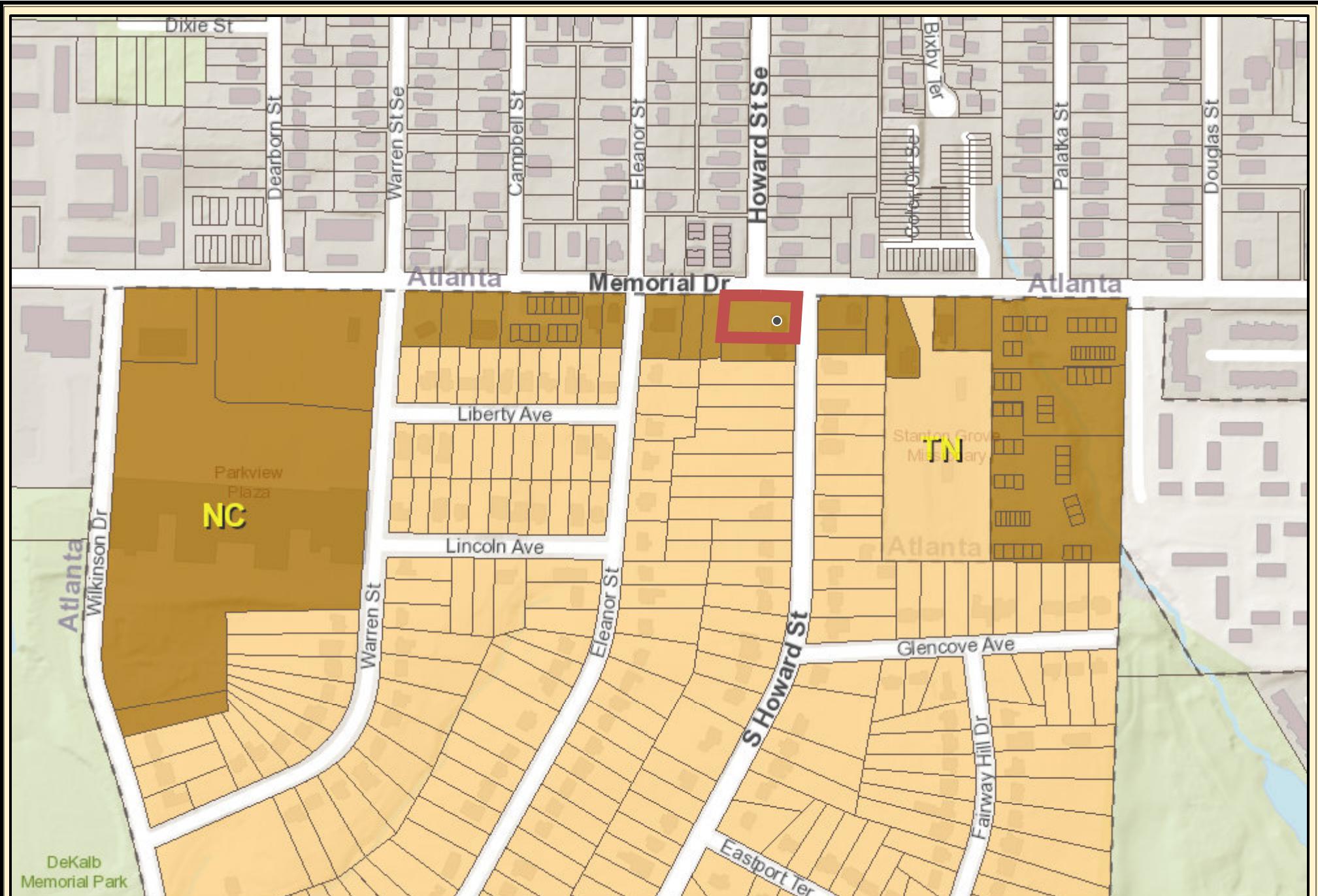
211 S. Howard St. Zoning Map

Date Printed: 10/27/2022



DeKalb County GIS Disclaimer

DeKalb County GIS Disclaimer
The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages what so ever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



211 S. Howard St. FLU Map

0 0.0175 0.035 0.07 0.105 0.14
mi

Date Printed: 10/27/2022



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



211 S. Howard St. Aerial Map

0 0.00225 0.0045 0.009 0.0135 0.018
mi

Date Printed: 10/27/2022



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

From: [Bragg, Rachel L.](#)
To: [Chappell, Adam W](#)
Subject: FW: 211 S. Howard project
Date: Thursday, March 16, 2023 2:47:42 PM

See below from the neighborhood association.

Rachel L. Bragg, MHP

Zoning Administrator (she/her)

DeKalb County Department of Planning & Sustainability

rlbragg@dekalbcountyga.gov

Cell Phone: 470-371-1494

From: Alicia Sullivan <adsuperfine49@gmail.com>

Sent: Thursday, March 16, 2023 1:25 PM

To: Bragg, Rachel L. <RLBragg@dekalbcountyga.gov>

Subject: 211 S. Howard project

Hey, lady, hope all is well with you. Per the proposed project revisions for 211 S. Howard, I just wanted to touch base with you about it. We just had our monthly PCC meeting and the subject came up. They asked me to please reiterate the following information:

When Chad presented the ORIGINAL plans to the neighborhood in a meeting, it was for **six** townhomes and included conditions on the project, and THIS is what the neighborhood approved.

Since then, he's revised the project to eight townhomes and he now wants NO conditions. He presented this to us in another monthly meeting, and we had many questions that he was unable or unwilling to answer/clarify. So we do NOT approve of the change, especially the "no conditions" part. We think the conditions are important, and are very uncomfortable with the idea his project would be unfettered by no conditions. So we want to make sure the Planning department is aware of this because from what we can tell, Chad is trying to claim that we approved the second plan as well as the first. This is not true.

And if you would please continue to send me updates and links to each meeting where the project is going to be discussed, I'll make sure to share that information and that as many neighbors as possible attend to make their voices heard.

Right now, he has that property listed for rent so I don't know exactly what his deal is. I know he hasn't submitted any revised project plans to the county so I guess it is just on indefinite hold but we aren't going to assume anything. Chad can be slippery that way.

thanks!

Alicia