

Z-21-04 + V-21-02, V-21-03 & V-21-04

ADDRESS: Various Properties along Ridgeway Drive and Van Fleet Circle

APPLICANT: Carson Developments, Inc.

REQUEST: The applicant, Carson Developments, Inc., seeks to rezone 12 acres of land from R-1 (Single Family Residential) to RSFA (Single-Family Attached Residential) to develop 85 townhomes. Further, the applicant is seeking three concurrent variances from Section 23-906 of the City Code to:

- 1) V-21-02: Reduce the front yard setback from 20' to 5'.
- 2) V-21-03: Reduce the minimum building distance from the centerline from 85' on major thoroughfares and 65' on all other streets to 35' on existing public roads (Van Fleet Circle and Ridgeway Drive) and 22' on internal streets.
- 3) V-21-04: Reduce minimum distance between the fronts of buildings from 60' to 40'.

MEMORANDUM

TO: Planning Commission
FROM: Naomi Siodmok, Director of Planning and Community Development
SUBJECT: **Z-21-04 & V-21-02, V-21-03 & V-21-04**
 Various Addresses along Ridgeway Drive and Van Fleet Circle
 Parcel ID #s 18 342 01 057, 18 342 01 056, 18 342 01 055, 18 342 01 054, 18 342 01 053,
 18 342 01 052, 18 342 01 051, 18 342 01 050, 18 342 01 049, 18 342 01 048,
 18 342 01 133, 18 342 01 047, 18 342 01 046, 18 342 01 045, 18 342 01 044,
 18 342 01 064, 18 342 11 051, 18 342 11 052, 18 342 10 015, 18 342 10 016, & Tract 6 per
 legal descriptions provided with application (City right-of-way)
DATE: February 3, 2021 Planning Commission Meeting

The applicant, Carson Developments, Inc., seeks to rezone 12 acres of land from R-1 (Single Family Residential) to RSFA (Single-Family Attached Residential) to develop 85 townhomes. Further, the applicant is seeking three concurrent variances from Section 23-906 of the City Code to:

- 1) V-21-02: Reduce the front yard setback from 20' to 5'.
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- 3) V-21-04: Reduce minimum distance between the fronts of buildings from 60' to 40'.

Impacted Area



PROPOSAL

Carson Development, Inc. is proposing 85 townhomes to be served by privately owned and maintained roads. The townhomes will be of traditional design with two car garages and start from ~1,800 square feet in size. The homes will be three bedrooms and a maximum of three stories (35 feet) in height.

In order to achieve this vision, the following needs to happen:

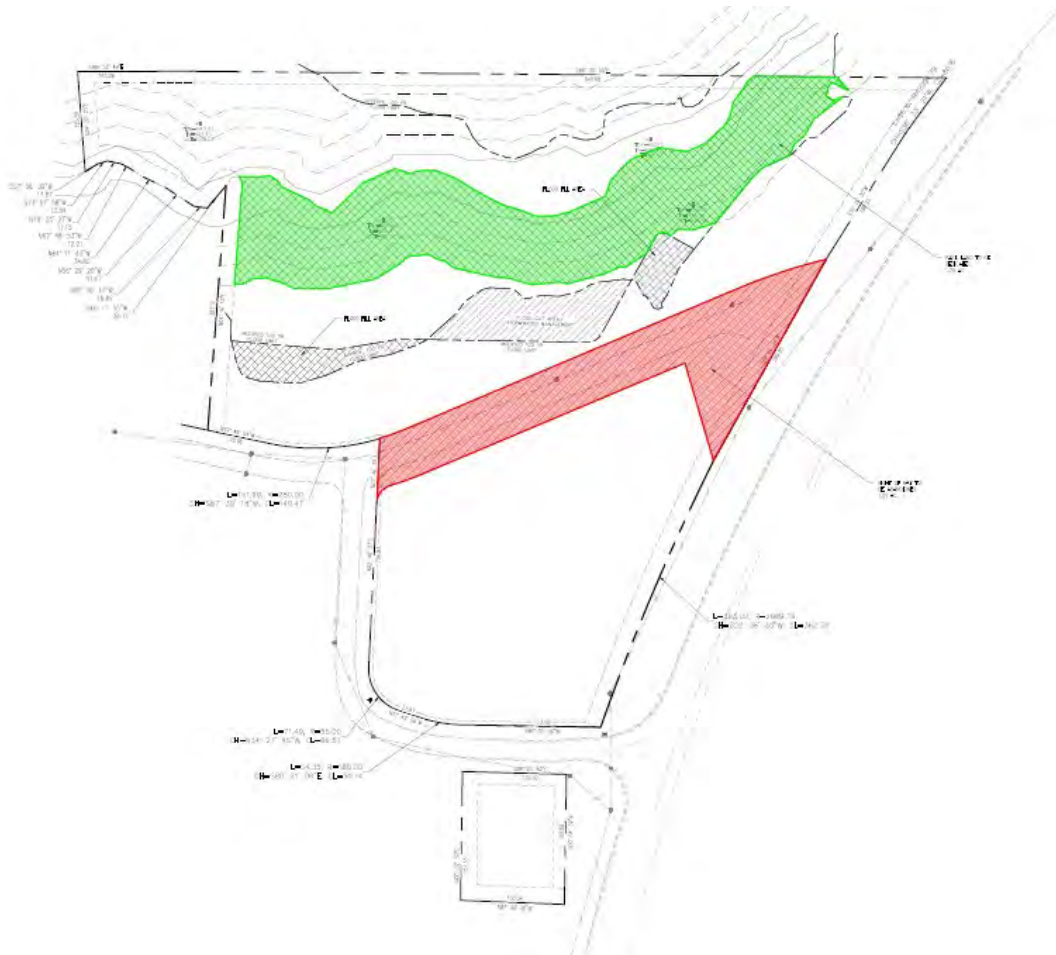
- 1) Rezoning of the property to support multi-family, townhome development
- 2) Three variances from Section 23-906 of the City Code
- 3) A land agreement (potentially a land swap) between the City and applicant in order for the applicant to develop within a right-of-way easement currently located within the proposed development.

Proposed Site Plan



Potential Land Swap

In red is the City right-of-way, while in green is the property proposed for a swap to accommodate the site plan proposed in this application. Per the proposed conditions, *parties acknowledge that a land agreement will be subject mutually agreed upon stipulations at a later date.*



FINDINGS OF FACT

Property Location

The subject properties front Peachtree Industrial Boulevard, Van Fleet Circle, and Ridgeway Drive. Twenty parcels, and some City right-of-way, are impacted by this rezoning and variance application. The properties are located in Land Lot 342 of the 18th District, DeKalb County, Georgia. It is also located in Doraville Council District 1.

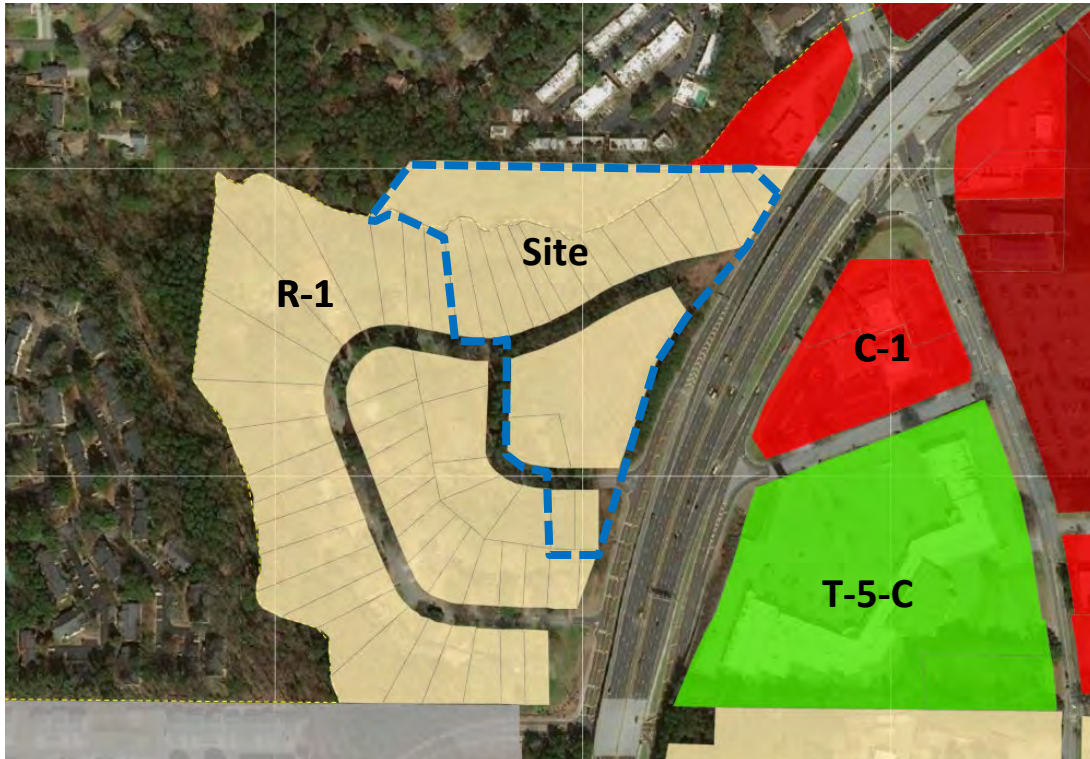
Property Characteristics

In total, the 20 parcels are 12 acres (or about 522,720 square feet). 2482 Van Fleet Circle and 2507 Van Fleet Circle are located on a hill, while the remainder of the site slopes downward from there with a significant topography change as the development approaches Nancy Creek. The site does include the 100 year flood plain, which would need to be modified to accommodate this development. Currently, the aforementioned parcels have structures homes (2) and accessory structures (2 sheds), but the remaining parcels are heavily wooded.

Characteristics of Adjoining Properties

Zoning

The subject property is neighbored by the R-1 (Single Family Residential) and C-1 (Neighborhood Commercial) zoning districts to the northeast. Across Peachtree Industrial Boulevard, is additional C-1 property and a T-5-C (Urban Center with Condition) zoning district. The remaining neighboring properties are R-1 to the south and east with Dunwoody to the north with development that is both multi-family and single family in character.



Adjacent Zoning Districts

Uses

Neighboring uses include the following:

- Gas station with convenience store to the northeast
- Restaurant and mixed use development to the east
- Single family residential to the south and west
- Single family and multi-family residential to the north

RELEVANT ZONING REQUIREMENTS

The subject property is proposed to be RSFA with 85 townhomes and conforms/does not conform with the following development controls of that district:

| Development Control | | Requirement | Proposed Development | Compliance (Y/N) |
|--------------------------------------|----------------|--|---|------------------|
| Min. Lot Area | | 5,000 SF (inclusive of all common areas) | TBD | N/A |
| Min. Lot Width | | 50 Feet | TBD | N/A |
| Min. Lot Depth | | 75 Feet | TBD | N/A |
| Min. Front Yard | | 20 Feet | 5 Feet | N (V-21-02) |
| Min. Rear Yard | | 10 Feet (20 Feet when rear yard adjoins an exterior property boundary) | 10' (20' as needed to meet requirement) | Y |
| Min. Side Yard | | 15 Feet where development adjoins an exterior property line | 15' as needed to meet requirement | Y |
| Max. Building Height | | 40 feet | 35 Feet | Y |
| Max. Ground Cover | | 75 % | 75 % or less | Y |
| Min. Floor Area | | 1,200 Square Feet | 1,817 Square Feet | Y |
| Min. Buffer Area | | 20 feet enhanced landscape buffer | 20 Feet | Y |
| Min. Building from Street Centerline | | 85 feet on major thoroughfares, 65 feet on all other streets | ~30 Feet | N (V-21-03) |
| Max. Density | | 8 units per acre | 6.98 units/acre | Y |
| Min. Distance Between Buildings | Front to front | 60 Feet | < 60 Feet | N (V-21-04) |
| | Front to rear | 60 Feet | N/A | N/A |
| | Front to side | 40 Feet | ~45 Feet | Y |
| | Rear to side | 40 feet | ~ 80 Feet | Y |
| | Side to side | 15 Feet | 15 Feet | Y |

PARKING REQUIREMENTS

| Development Control | Requirement | Proposed Development | Compliance (Y/N) |
|---------------------------|---|-----------------------------------|------------------|
| Min. Parking Requirements | Two spaces per dwelling units with more than two bedrooms | 2 car garages for 3 bedroom units | Y |

REZONING ANALYSIS

The Mayor, City Council, staff and appointed bodies shall, in deciding any rezoning application, consider the below listed standards governing the exercise of the zoning power whenever deliberating over any zoning proposal pursuant to this section:

(1) The existing uses and zoning nearby;

The subject property is neighbored by the R-1 (Single Family Residential) and C-1 (Neighborhood Commercial) zoning districts to the northeast. Across Peachtree Industrial Boulevard, is additional C-1 property and a T-5-C (Urban Center with Conditions) zoning district. The remaining neighboring properties are R-1 to the south and east with Dunwoody to the north with development that is both multi-family and single family in character.

Neighboring uses include the following:

- Gas station with convenience store to the northeast
- Restaurant and mixed use development (under construction) to the east
- Single family residential to the south and west
- Single family and multi-family residential to the north

(2) The extent to which property values are diminished by their particular zoning restriction;

Currently, the R-1 zoning designation restricts development of these properties to single family development. Per the applicant, this subdivision was originally created to provide housing to support the workers at the General Motors plant, now being redeveloped as Assembly. This may have been appropriate at the time, but now with higher intensity development proposed nearby as well as proximity to the interstate and Peachtree Industrial Boulevard, more intense development is warranted and supported by the Comprehensive Plan.

(3) The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public

Keeping the property as R-1 does not better support health, safety, and morals of the public. The ability to develop these assembled lots into town homes will allow development to occur on parcels that have been sitting vacant since the 1950s. Further, it will create an audience for new development proposed across Peachtree Industrial Boulevard.

(4) The relative harm to the public as compared to the hardship imposed upon the individual property owner

The public suffers no harm by the proposal. Rather, Doraville is benefitted by the redevelopment and its increased density needed to support nearby retail redevelopment initiatives. The current owners' collective hardship is that the property is not viable as zoned for low density single family housing. Those that desire low density single family housing have many more preferable options in lower traffic and less noisy locations.

(5) The suitability of the subject property for zoning proposed

Doraville's 2017-2037 Comprehensive Plan designates the Van Fleet/Ridgeway neighborhood as a Priority Investment Area for private investment in Figure 4-1 and as a Multi-Family Sub-Area in Figure 4-7. This Comprehensive Plan for the future of Doraville supports the suitability of the zoning proposed and anticipates the redevelopment of the subject property. The requested zoning category, RSFA, is among the recommended zoning categories in the Comprehensive Plan.

(6) The length of time the property has been vacant as zoned, considered in the context of land development of adjacent and nearby property

While the property has two homes that were built in 1964, the majority of the subject property has been subdivided, but never been built upon. The lack of use of the subject property is further proof of the lack of economic viability of the property under its current zoning.

(7) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property

Currently, these properties are generally vacant and are neighbored by commercial, residential (both multi-family and single-family), and mixed-use development, which is currently underway. The development of this site into townhomes would be consistent with the adjacent uses.

(8) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property

The zoning proposal will not adversely affect the usability of adjacent properties, but would serve as a benefit. The development will provide quality housing above the average resale price of the current homes in the Van Fleet/Ridgeway neighborhood and provide a larger audience for the mixed-use development underway across Peachtree Industrial Boulevard from the proposed townhouse development.

(9) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned

The fact that the property has remained predominantly undeveloped for at least 50 years shows that there is little economic value as currently zoned.

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

The zoning proposal will not cause excessive or burdensome impacts to streets, transportation, utilities, or schools. The development is proposed along on a major thoroughfare (Peachtree Industrial Boulevard), which can accommodate the development. Should the Georgia Department of Transportation support the proposed entrance to the community from the Peachtree Industrial Boulevard Access Road, that is where a majority of the traffic flow from the development would get in and out of the site. Further, the applicant will be subject to a sewer capacity evaluation by DeKalb County to ensure that there is sufficient sewer capacity in the DeKalb County sewer lines that are on site. Additionally, though school age children may reside within this development, existing schools should be able to absorb the growth. A [2019 – 2020 DeKalb County School District Region Map](#) and [school enrollment and capacity data](#) (click the *Data* tab and then *Enrollment & Capacity by School*) can be viewed via the links provided.

(11) Whether the zoning proposal is in conformity with the policy and intent of the land use plan

As previously mentioned, Doraville's 2017-2037 Comprehensive Plan designates the Van Fleet/Ridgeway neighborhood as a Private Investment Area in Figure 4-1 and as a Multi-Family Sub-Area in Figure 4-7. This Comprehensive Plan for the future of Doraville recognizes the suitability of the zoning proposed and anticipates the redevelopment of the subject property. The requested zoning category, RSFA, is amongst the recommended zoning categories in the Comprehensive Plan.

(12) Whether there are other existing or changing conditions affecting the use and development of property which gives supporting grounds for either approval or disapproval of the zoning proposal

There is much change going on in this area with the continued development of Carver Hills as well as the recent breaking ground to redevelop Friday's Plaza. As the Comprehensive Plan suggests, the redevelopment of the Van Fleet/Ridgeway neighborhood (designated as Carver in the Comprehensive Plan) is a location just like Assembly and along Buford Highway that is identified as significant catalysts for redevelopment in Doraville.

(13) The possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, neighborhood, a particular area or the community

Again, the proposed zoning change allows Doraville to further its goal of spurring redevelopment in the community by supporting the development of Priority Investment Areas per the Comprehensive Plan. Additionally, new residents will be welcome into the City to support nearby businesses and the existing neighborhood.

(14) The impact of the proposed zoning change upon pedestrian and vehicular circulation and traffic and thoroughfare capacities and capabilities

Proximity to Peachtree Industrial Boulevard will accommodate additional traffic generated by this development. Further, it is an aspect of this plan to complete a land agreement between the developer and the City of Doraville, which would provide the City with property for potential trails near Nancy Creek.

V-21-02: To Reduce the front yard setback

VARIANCE ANALYSIS

The Mayor and City Council are authorized to consider variances that will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the article will, in an individual case, result in practical difficulty or unnecessary hardship, so that the spirit of the article shall be observed, public safety and welfare secured, and substantial justice done. The existence of a nonconforming use of neighboring land, buildings or structures in the same or in other districts shall not constitute a reason for a variance. A variance may be granted in an individual case of unnecessary hardship upon a finding by the Mayor and City Council as relevant that the conditions pursuant to Sec. 23-1402 listed below are met:

- 1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.**

Yes, there are extraordinary conditions pertaining to this property that would support this variance. The property experiences a steep drop in topography as it approaches Nancy Creek and further has portions of the property within the 100 year flood plain. In order to develop the property with these physical conditions and meet design standards within the City Code such as the requirement that the development front the public street per [Sec. 17.5-153](#), a variance is needed.

- 2) A literal interpretation of the provisions of this article would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.**

In order to develop to the site plan provided where the townhomes front the public street per [Sec. 17.5-153](#) of the City Code, a variance is needed.

- 3) Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.**

The granting of a variance will not confer upon the property any special privileges. Variances could also be requested for properties in the RSFA zoning district.

- 4) The requested variance will be in harmony with the purpose and intent of this article and will not be injurious to the neighborhood or to the general welfare.**

Approval of the requested variance will not allow a use or generate effects that would be injurious to the neighborhood or to the general welfare. The development allowed via this variance will be complementary to the neighboring residential and mixed uses.

- 5) The special circumstances are not the result of the actions of the applicant.**

The request is not a result of the actions of the applicant.

6) The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

This variance along with V-21-03 and V-21-04 are the minimum variances necessary to allow the applicant to develop the property and meet the requirement that the development front the public street.

7) The variance is not a request to permit a use of land, buildings, or structures which is not permitted by right in the district involved.

The variance does not permit a use that is not allowed by right in the zoning district.

V-21-03: Reduce the minimum building distance from the centerline VARIANCE ANALYSIS

The Mayor and City Council are authorized to consider variances that will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the article will, in an individual case, result in practical difficulty or unnecessary hardship, so that the spirit of the article shall be observed, public safety and welfare secured, and substantial justice done. The existence of a nonconforming use of neighboring land, buildings or structures in the same or in other districts shall not constitute a reason for a variance. A variance may be granted in an individual case of unnecessary hardship upon a finding by the Mayor and City Council as relevant that the conditions pursuant to Sec. 23-1402 listed below are met:

8) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.

Yes, there are extraordinary conditions pertaining to this property that would support this variance. The property experiences a steep drop in topography as it approaches Nancy Creek and further has portions of the property within the 100 year flood plain. In order to develop the property with these physical conditions and meet design standards within the City Code such as the requirement that the development front the public street per [Sec. 17.5-153](#), a variance is needed.

9) A literal interpretation of the provisions of this article would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.

In order to develop to the site plan provided where the townhomes front the public street per [Sec. 17.5-153](#) of the City Code, a variance is needed.

10) Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

The granting of a variance will not confer upon the property any special privileges. Variances could also be requested for properties in the RSFA zoning district.

11) The requested variance will be in harmony with the purpose and intent of this article and will not be injurious to the neighborhood or to the general welfare.

Approval of the requested variance will not allow a use or generate effects that would be injurious to the neighborhood or to the general welfare. The development allowed via this variance will be complementary to the neighboring residential and mixed uses.

12) The special circumstances are not the result of the actions of the applicant.

The request is not a result of the actions of the applicant.

13) The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

This variance along with V-21-03 and V-21-04 are the minimum variances necessary to allow the applicant to develop the property and meet the requirement that the development front the public street.

14) The variance is not a request to permit a use of land, buildings, or structures which is not permitted by right in the district involved.

The variance does not permit a use that is not allowed by right in the zoning district.

V-21-04: Reduce minimum distance between the fronts of buildings

VARIANCE ANALYSIS

The Mayor and City Council are authorized to consider variances that will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the article will, in an individual case, result in practical difficulty or unnecessary hardship, so that the spirit of the article shall be observed, public safety and welfare secured, and substantial justice done. The existence of a nonconforming use of neighboring land, buildings or structures in the same or in other districts shall not constitute a reason for a variance. A variance may be granted in an individual case of unnecessary hardship upon a finding by the Mayor and City Council as relevant that the conditions pursuant to Sec. 23-1402 listed below are met:

15) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.

Yes, there are extraordinary conditions pertaining to this property that would support this variance. The property experiences a steep drop in topography as it approaches Nancy Creek and further has portions of the property within the 100 year flood plain. In order to develop the property with these physical conditions and meet design standards within the City Code such as the requirement that the development front the public street per [Sec. 17.5-153](#), a variance is needed.

16) A literal interpretation of the provisions of this article would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.

In order to develop to the site plan provided where the townhomes front the public street per [Sec. 17.5-153](#) of the City Code, a variance is needed.

17) Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

The granting of a variance will not confer upon the property any special privileges. Variances could also be requested for properties in the RSFA zoning district.

18) The requested variance will be in harmony with the purpose and intent of this article and will not be injurious to the neighborhood or to the general welfare.

Approval of the requested variance will not allow a use or generate effects that would be injurious to the neighborhood or to the general welfare. The development allowed via this variance will be complementary to the neighboring residential and mixed uses.

19) The special circumstances are not the result of the actions of the applicant.

The request is not a result of the actions of the applicant.

20) The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

This variance along with V-21-03 and V-21-04 are the minimum variances necessary to allow the applicant to develop the property and meet the requirement that the development front the public street.

21) The variance is not a request to permit a use of land, buildings, or structures which is not permitted by right in the district involved.

The variance does not permit a use that is not allowed by right in the zoning district.

STAFF RECOMMENDATIONS

Z-21-04 REZONING: APPROVAL with conditions

- 1) The developer shall adhere to the site plan provided.
- 2) The developer shall provide townhomes consistent with the elevations, materials, and floor plans provided and called Lainston, Hamilton, and Smithtown.
- 3) The developer shall provide 15 additional guest parking spaces at locations within the development to be determined during the engineering of the project.
- 4) Parties (City of Doraville and Carson Developments, Inc.) acknowledge that a land agreement will be subject mutually agreed upon stipulations at a later date.

Variances (All variances comply with seven (7) of the seven (7) standards)

- **V-21-02:** To reduce the front yard setback from 20' to 5': **Approval**
- **V-21-03:** Reduce the minimum building distance from the centerline from 85' on major thoroughfares and 65' on all other streets to 35' on existing public roads (Van Fleet Circle and Ridgeway Drive) and 22' on internal streets: **Approval**
- **V-21-04:** Reduce minimum distance between the fronts of buildings from 60' to 40': **Approval**

Z-21-04

V-21-02, V-21-03, & V-21-04

**Rezoning and Variances for Carson Developments, Inc.
Various Properties along Ridgeway Dr. and Van Fleet Cir.**

February 3, 2021

Planning Commission Meeting



Request

The applicant seeks...

- **Rezone** 12 acres of land from R-1 (Single Family Residential) to RSFA (Single-Family Attached Residential) to develop 85 townhomes.
- **Three Concurrent Variances** from Sec. 23-906 of the City Code (see next slide).

Request (continued)

The applicant seeks...

- **Concurrent Variances** from Sec. 23-906 of the Code to:
 - 1) V-21-02:** Reduce the front yard setback from 20' to 5'.
 - 2) V-21-03:** Reduce the minimum building distance from the centerline from 85' on major thoroughfares and 65' on all other streets to 35' on existing public roads (Van Fleet Circle and Ridgeway Drive) and 22' on internal streets.
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Proposal

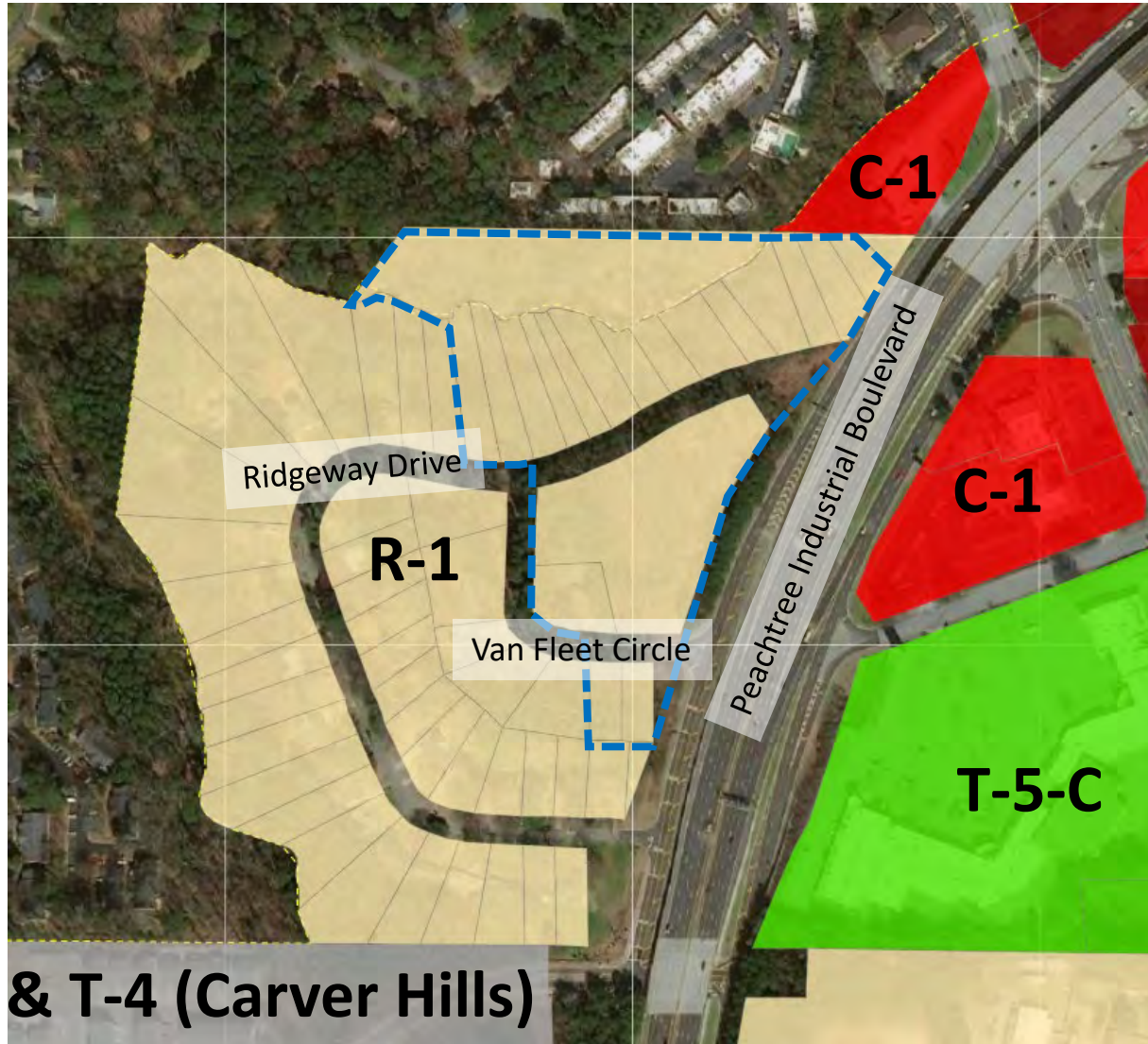
- 85 Townhomes
 - Traditional design
 - Two car garages
 - Start from ~1,800 square feet in size.
 - Three bedrooms
 - Max of three stories (35 feet) in height.

- Served by privately owned and maintained roads

Impacted Area

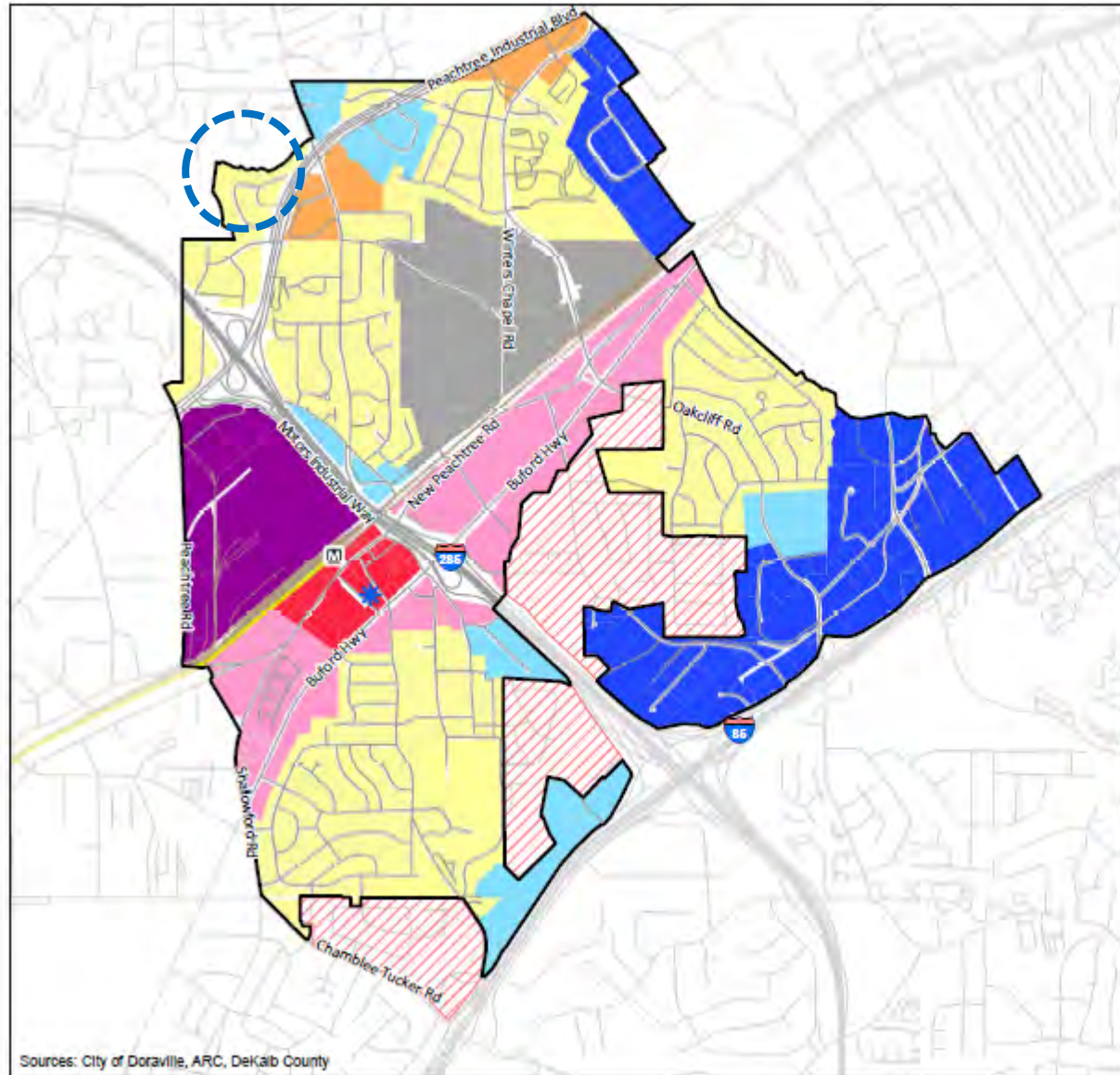


Zoning Map



T-3 & T-4 (Carver Hills)

Consistent with Comprehensive Plan



Sources: City of Doraville, ARC, DeKalb County

FIGURE 3-1: FUTURE DEVELOPMENT MAP

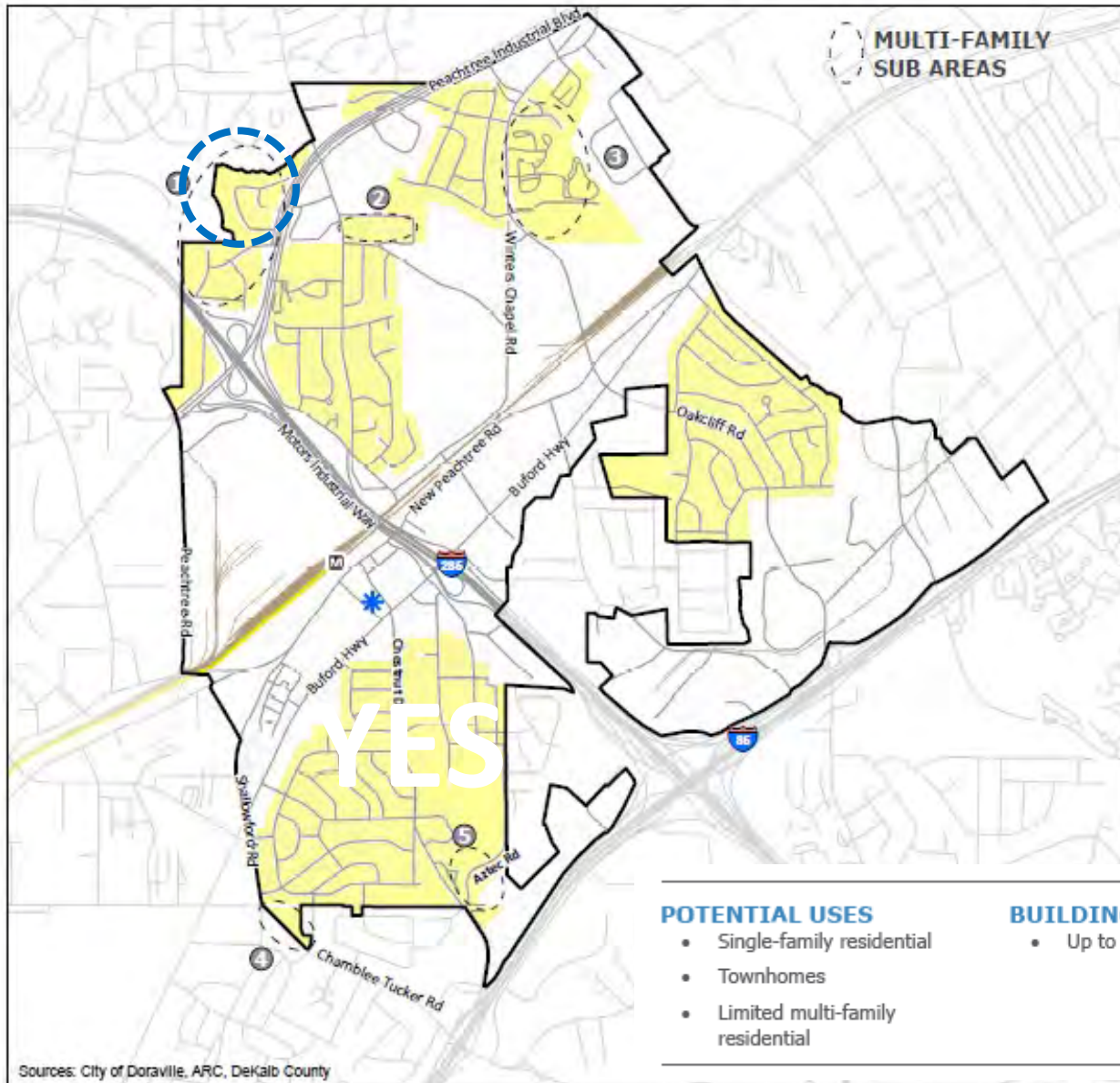
- Doraville Boundary
- City Hall
- MARTA Station
- MARTA Gold Line
- Expressway
- Street
- Railroad

Future Development Areas

- Neighborhood Preservation District
- PIB Marketplace
- BuHi Cultural Corridor
- Doraville Town Center
- Assembly District
- Office Hub
- Light Industrial District
- Tank Farms District
- Annexation



Consistent with Comprehensive Plan



Adjacent Uses/ Context

Gas station &
convenience store

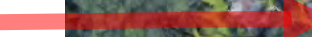
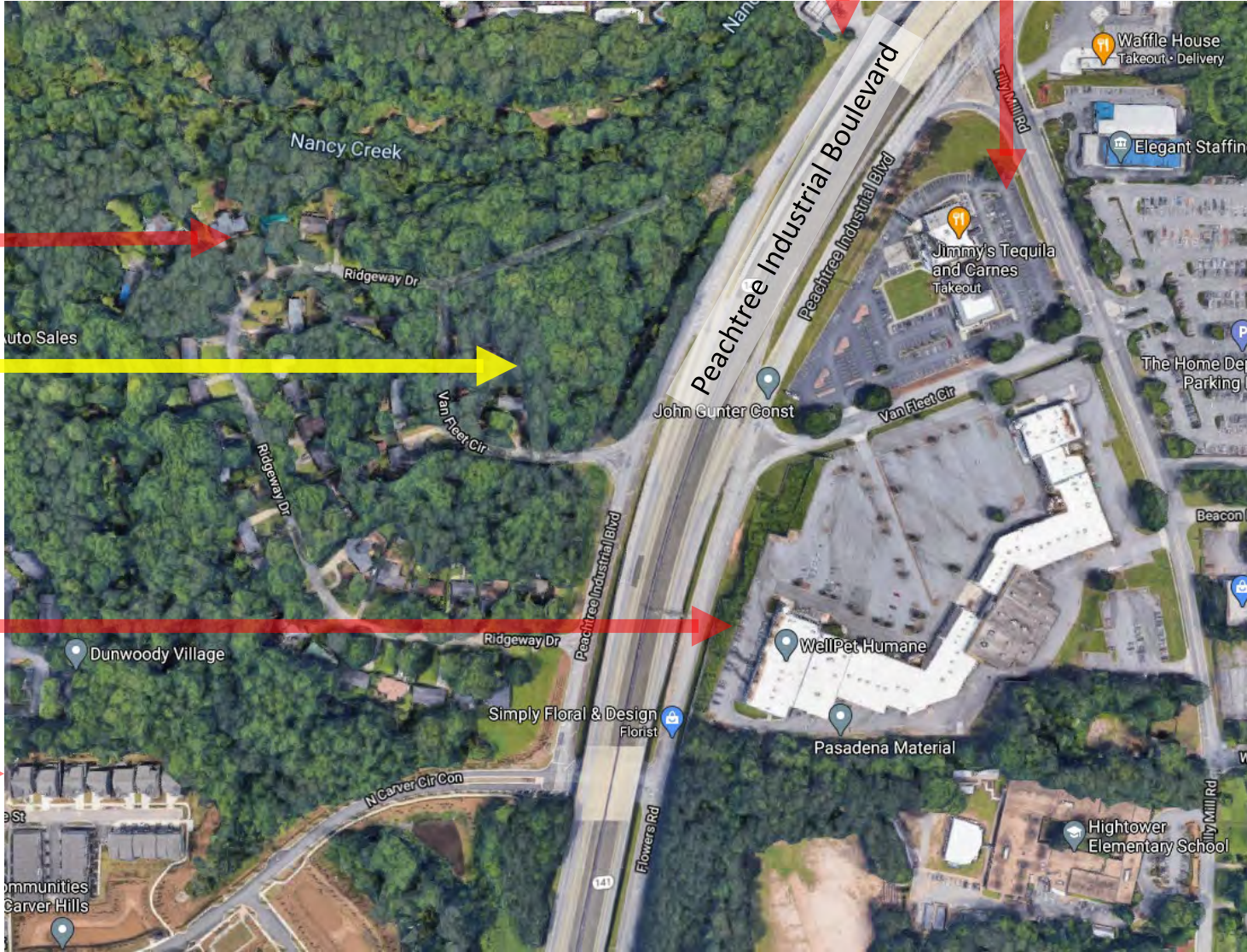
Restaurant

Single family
homes

**SUBJECT
PROPERTY**

Proposed
mixed-use
(commercial
& multi-family)

Single family &
townhomes



Site Photos (Aerial)



Site Photos – From PIB



Site Photos – Van Fleet Circle



Site Photos – Van Fleet Circle



Site Photos – Van Fleet & Ridgeway Drive



Site Photos – Existing R-1 Parcels



Site Photos – Existing Developed R-1 Parcels



Proposed Site Plan



Proposed Town Homes (Hamilton & Smithtown)



Proposed Town Homes (Hamilton & Smithtown)



HAMILTON

1817 SQ FT
 3 BED – 2.5 BATH
 2 CAR GARAGE
 MAX ROOF HEIGHT FROM GRADE: 30' 7"



SMITHTOWN

1847 SQ FT
 3 BED – 2.5 BATH
 2 CAR GARAGE
 MAX ROOF HEIGHT FROM GRADE: 30' 7"

Proposed Town Homes (Lainston)



Proposed Town Homes (Lainston)



ENTRY LEVEL



MAIN LEVEL



2 MASTER



OPTIONAL BEDROOM

LAINSTON

2018 SQ FT
3 BED/4 BED – 3.5 BATH
2 CAR GARAGE
MEAN ROOF HEIGHT FROM GRADE: 39' 10"

Land Agreement (Potential Land Swap)



Staff Recommendation

Rezoning – Approval with conditions:

- 1) The developer shall adhere to the site plan provided.
- 2) The developer shall provide townhomes consistent with the elevations, materials, and floor plans provided and called Lainston, Hamilton, and Smithtown.
- 3) The developer shall provide 15 additional guest parking spaces at locations within the development to be determined during the engineering of the project.
- 4) Parties (City of Doraville and Carson Developments, Inc.) acknowledge that a land agreement will be subject mutually agreed upon stipulations at a later date.

Variances – Approval (All variances comply with seven (7) of the seven (7) criteria)

- **V-21-02:** To reduce the front yard setback from 20' to 5'
- **V-21-03:** Reduce the minimum building distance from the centerline from 85' on major thoroughfares and 65' on all other streets to 35' on existing public roads (Van Fleet Circle and Ridgeway Drive) and 22' on internal streets
- **V-21-04:** Reduce minimum distance between the fronts of buildings from 60' to 40'



Z-21-04 Application

Application process:

- 1) Pre-application meeting with City staff. Prior to submitting the application, the applicant shall meet with the planning department to discuss the zoning proposal and the application submittal requirements.
- 2) Submittal of the application. The applicant or property owner should submit **all** items as listed on the rezoning application.
- 3) Review by City staff. The planning department will process the application. Staff may contact the applicant or owner for additional information during the review period.
- 4) Presentation to Planning Commission. The Planning Commission shall review the application and hear any presentation which the Applicant may wish to make. The Planning Commission shall make a recommendation to the City Council for approval, denial, or approval with conditions to the City Council.
- 5) Notification of public hearing. Staff will notify the applicant of the date of the public hearing. A legal notice is also sent to the local newspaper for publication.
- 6) Posting of signs on property for zoning notification. As required by ordinance, the applicant will be responsible for the cost of posting the zoning notification signs on the property for which the change in zoning has been requested prior to the public hearing in accordance with the Georgia Zoning Procedures Law.
- 7) City Council public hearing. A public hearing is required for a zoning amendment application. During the public hearing, staff will present a summary of the proposed development to the Mayor and Council. Persons in support of the proposed request and persons in opposition to the proposed request may speak during the public hearing. The applicant, property owner, and/or their representative, may be present at the meeting and should be prepared to discuss the conditional use permit and answer any questions that arise.
- 8) City Council decision. After hearing the evidence and reviewing the application as well as any staff comments, the City Council considers the proposed zoning amendment.
- 9) Conditions. The City Council may require such modifications in the proposed use and attach such conditions to the zoning amendment as they deem necessary to mitigate adverse effects of the proposed use and to carry out the spirit and intent of the ordinance. Conditions and modifications may include, but are not limited to: limitation of building size or height, increased open space, limitations on impervious surfaces, enhanced loading and parking requirements, additional landscaping, curbing, sidewalk, vehicular access and parking improvements, placement or orientation of buildings and entryways, buffer yards, landscaping and screening, signage restrictions and design, maintenance of buildings and outdoor areas, duration of the permit, and hours of operation.



REZONING APPLICATION
Community Development Department

Application # Z-21-04



APPLICANT

Name: Carson Developments, Inc.
Mailing Address: 3128 East Shadowlawn Avenue, Atlanta, GA 30305 Suite/Unit # _____
E-mail: howard@carsondev.com Daytime Phone: 404-281-7497 Fax: _____

PROPERTY OWNER

Name: Brave Acres, LLC, 2482 Van Fleet, LLC, Sylvia Glenda Palmer
Mailing Address: See Attached Exhibit
E-mail: _____ Daytime Phone: _____ Fax: _____

SUBJECT PROPERTY (provide separate cover page if more than one property)

Street Address: Van Fleet Circle & Ridgeway Drive
Tax ID Parcel No.: See Attached Exhibit Council District: _____
Current Zoning Category: R1 Requested Zoning Category: RSFA Acreage: _____
Future Land Use Character Area: Neighborhood Preservation District Within LCI Study Area: Yes _____ No

Application Submission Requirements (one copy of application materials & 3 copies of drawings if larger than 8 1/2" x 11").

SUBMIT ALL MATERIALS NOTED BELOW:

- ___ 1) Cover letter describing the requested rezoning and the development proposed for the property. The letter should provide a project overview and should also include the following information:
 - a. Building square footages and heights
 - b. Square footages of each type of use (e.g. office, retail, residential)
 - c. Residential developments: Number of dwellings, unit mix (studio, 1BR, 2BR, and 3 BR), and unit square footages
 - d. Number of parking spaces (automobile, truck, bicycle, alternative fuel charging stations)
 - e. Green space/Amenities (club house, swimming pools, walking trails,
 - f. Trash/waste disposal method (e.g. identify the private company hired to remove trash and how often it is removed)
 - g. Other uses to remain on the property, and also all uses/businesses on adjacent properties
- ___ 2) Letter responding to the 14 "Standards" criteria. List each criterion before each response.
- ___ 3) Notarized property owner (or owner representative) authorization and applicant campaign contributions disclosure using the attached forms
- ___ 4) Written Property Legal Description in metes and bounds on 8 1/2" x 11" piece of paper.
- ___ 5) Property Survey (prepared within the last 10 years) showing property lines, building footprints and parking layout.
- ___ 6) Full site plan, drawn-to-scale (see site plan check list for requirements).
- ___ 7) Floor plan, drawn-to-scale, for proposed use for projects involving adaptive reuse or interior renovations (to scale);
- ___ 8) Photographs of existing site. Conceptual Renderings and/or building elevations for new construction.
- ___ 9) CD or USB flash drive of drawings submitted in digital PDF format.
- ___ 10) Additional information: may be required by the City based upon the initial application meeting with staff.

PRE-APPLICATION MEETING WITH STAFF

Prior to submitting the CUP application, applicants shall meet with staff to discuss all application submittal requirements.

DATE RECEIVED

DATE OF MEETING: 10/22/2020

SUBJECT PROPERTY

Street Address: Van Fleet Circle and Ridgeway Drive

Tax ID Parcel No.: See Attached Exhibit

Conditional Use Requested _____

APPLICANT

Name: Carson Developments, Inc.

Mailing Address: 3128 East Shadowlawn Avenue, Atlanta, GA 30305 Suite/Unit # _____

E-mail: howard@carsondev.com Phone: 404-281-7497 Fax: _____

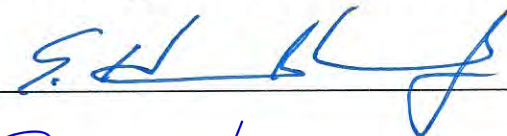
PROPERTY OWNER

Name: See Attached Exhibit

Mailing Address: _____

E-mail: _____ Phone: _____ Fax: _____

Applicant's Signature: To the best of my knowledge, this Pre-application review is correct and complete. Applicant will submit documentation for the application pursuant to the Zoning Ordinance of the City of Doraville.

Applicant signature:  Date: 1/11/2021

Staff signature:  Date: 01/27/2021

Staff name printed: Naomi Siodmok

Signature of Staff only represents that the required pre-application for a CUP application has been held and does not indicate the position of the Community Development Department on any proposal.

DATE RECEIVED


DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A. Ch 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes _____ No X

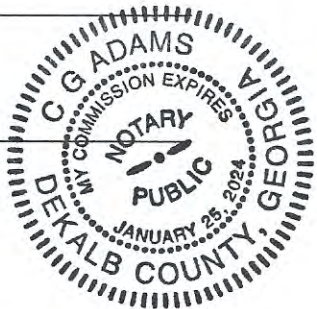
If the answer is Yes, you must file a disclosure report with the governing authority of the City of Doraville showing:

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 filing of this application and date of each such contribution.


1/11/21
 NOTARY DATE


 Notary Name Printed

1/25/2024
 EXPIRATION DATE / SEAL




1/11/21
 SIGNATURE OF APPLICANT DATE


 Applicant Name Printed

Check One: Owner _____ Applicant/Agent

Subject Property Street Address:

Van Fleet Circle & Ridgeway Drive - various address as shown on the attached exhibit

DATE RECEIVED

APPLICANT SIGNATURES

- SUBMISSION:** REQUIRED FOR SUBMITTAL FOR REVIEW BY STAFF, PLANNING COMMISSION AND CITY COUNCIL:
- **ONE (1) COMPLETED SET OF APPLICATION FORMS and**
 - **15 STAPLED SETS OF COLLATED DRAWINGS. DRAWINGS MUST BE LEGIBLE. DRAWINGS LARGER THAN 11" x 17" MUST BE FOLDED TO APPROXIMATELY 9" X 12" IN SIZE.**

APPLICATION FEE: See current City Fee Schedule: Sec. 2-261. - Zoning processing fees

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before it will be accepted. It must include all required attachments and filing fees. **An application which lacks any of the required attachments or information shall be deemed incomplete and shall not be accepted.**

CG Adams 1/11/2021

NOTARY

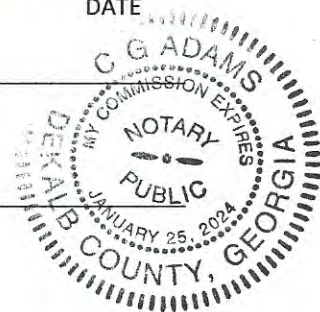
DATE

CG Adams

Notary Name Printed

1/25/2024

EXPIRATION DATE / SEAL



E. Howard Carson, Jr. 1/11/21

SIGNATURE OF APPLICANT

DATE

Carson Developments, Inc by E. Howard Carson, Jr.

Applicant Name Printed

Check One: Owner _____ Applicant/Agent

Subject Property Street Address:

Van Fleet Circle & Ridgeway Drive - various address as shown on the attached exhibit

Application #: 2-21-04

NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER



I, BRAVE ACRES, LLC C. Van McCollum, Mgr. SWEAR THAT I AM THE **PROPERTY LANDOWNER**
Printed owner(s) name

OF SUBJECT PROPERTY: Van Fleet Circle and Ridgeway Drive
WITH PARCEL ID NO.: See Attached Exhibit

AS SHOWN IN THE RECORDS OF **DEKALB COUNTY**, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION. I ALSO HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY.

NAME OF APPLICANT (PRINT CLEARLY):

Carson Developments, Inc.

ADDRESS: 3128 East Shadowlawn Avenue, Atlanta, GA 30305

TELEPHONE: 404-281-7497 EMAIL: howard@carsondev.com

Personally Appeared
Before Me

Andrew E Cope
Print Name

Who Swears That The Information Contained
In this Authorization Is True and Correct
To The Best of His or Her Knowledge and Belief.

C. Van McCollum Manager
Signature of Property Landowner

C. Van McCollum, Mgr of Brave Acres, LLC
Print Name of Property Landowner

Andrew E Cope
Signature of Notary Public

1/8/2021
Date



NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

I, Mason Graves Pritchard on behalf of 2482 Van Fleet LLC. SWEAR THAT I AM THE **PROPERTY LANDOWNER**
Printed owner(s) name

OF SUBJECT PROPERTY: 2482 Van Fleet Cir., Atlanta, GA 30360

WITH PARCEL ID NO.: 1834210015

AS SHOWN IN THE RECORDS OF **DEKALB COUNTY**, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION. I ALSO HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY.

NAME OF APPLICANT (PRINT CLEARLY):

Carson Developments, Inc.

ADDRESS: 3128 East Shadowlawn Avenue, Atlanta, GA 30305

TELEPHONE: 404-281-7497 EMAIL: howard@carsondev.com


Personally Appeared
Before Me

Brigitte Gordon
Print Name

Who Swears That The Information Contained
In this Authorization Is True and Correct
To The Best of His or Her Knowledge and Belief.


Signature of Notary Public

1/8/2021
Date


Signature of Property Landowner

Mason G. Pritchard
Print Name of Property Landowner
on behalf of 2482 Van Fleet LLC.



From: Benav
To: Esquivel, Michele
Subject: Form to be notarized
Date: Friday, January 8, 2021 2:22:29 PM



Community Development Department
Application #: 2-21-04

NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

I, SYLVIA GLENDA PALMER SWEAR THAT I AM THE PROPERTY LANDOWNER
Printed owner(s) name

OF SUBJECT PROPERTY: 2507 VANFLEET CIRCLE, DORAVILLE
WITH PARCEL ID NO.: 18 342 10 816

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION. I ALSO HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY.

NAME OF APPLICANT (PRINT CLEARLY):
CARSON DEVELOPMENTS, INC.

ADDRESS: 3128 EAST SHADOWLAWN AVENUE
ATLANTA, GA 30305

TELEPHONE: 404-281-7497 EMAIL: HOWARD@CARSONDEV.COM

Personally Appeared
Before Me

Sylvia Palmer
Print Name

Sylvia Glenda Palmer
Signature of Property Landowner
Sylvia Glenda Palmer
Print Name of Property Landowner

Who Swears That The Information Contained
In this Authorization Is True and Correct
To The Best of His or Her Knowledge and Belief.

Courtney Anglin
Signature of Notary Public
1/8/21

Date

COURTNEY ANGLIN
NOTARY PUBLIC
Dawson County
State of Georgia
My Comm. Expires Oct. 18, 2021

NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER



I, BRAVE ACRES, LLC C. Van McCollum, Mgr. SWEAR THAT I AM THE PROPERTY LANDOWNER
Printed owner(s) name

OF SUBJECT PROPERTY: Van Fleet Circle and Ridgeway Drive
WITH PARCEL ID NO.: See Attached Exhibit

AS SHOWN IN THE RECORDS OF **DEKALB COUNTY**, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION. I ALSO HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY.

NAME OF APPLICANT (PRINT CLEARLY):

Carson Developments, Inc.

ADDRESS: 3128 East Shadowlawn Avenue, Atlanta, GA 30305

TELEPHONE: 404-281-7497 EMAIL: howard@carsondev.com

Personally Appeared
Before Me

Andrew E Cope
Print Name

Who Swears That The Information Contained
In this Authorization Is True and Correct
To The Best of His or Her Knowledge and Belief.

C. Van McCollum Manager
Signature of Property Landowner

C. Van McCollum, Mgr of Brave Acres, LLC
Print Name of Property Landowner

Andrew E Cope
Signature of Notary Public

1/8/2021
Date



NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

I, Mason Graves Pritchard on behalf of 2482 Van Fleet LLC. SWEAR THAT I AM THE PROPERTY LANDOWNER
Printed owner(s) name

OF SUBJECT PROPERTY: 2482 Van Fleet Cir., Atlanta, GA 30360
WITH PARCEL ID NO.: 1834210015

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NAME OF APPLICANT (PRINT CLEARLY):

Carson Developments, Inc.

ADDRESS: 3128 East Shadowlawn Avenue, Atlanta, GA 30305

TELEPHONE: 404-281-7497

EMAIL: howard@carsondev.com

Personally Appeared
Before Me

Brigitte Gordon
Print Name

Mason G. Pritchard
Signature of Property Landowner

Mason G. Pritchard
Print Name of Property Landowner
on behalf of 2482 Van Fleet LLC.

Who Swears That The Information Contained
In this Authorization Is True and Correct
To The Best of His or Her Knowledge and Belief.

Brigitte Gordon
Signature of Notary Public
1/8/2021
Date



From: Rebay
To: Papalusch, Michae
Subject: Form to be notarized
Date: Friday, January 9, 2021 2:22:29 PM



Community Development Department
Application #: 7-21-04

NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

I, Sylvia Glenda Palmer SWEAR THAT I AM THE PROPERTY LANDOWNER
Printed owner(s) name

OF SUBJECT PROPERTY: 2507 VANFLEET CIRCLE, DORAVILLE
WITH PARCEL ID NO.: 18 342 10 016

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION. I ALSO HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY.

NAME OF APPLICANT (PRINT CLEARLY):

CARSON DEVELOPMENTS, INC.

ADDRESS: 3128 EAST SHADOWLAWN AVENUE
ATLANTA, GA 30305

TELEPHONE: 404-281-7997 EMAIL: HOWARD@CARSONDEV.COM

Personally Appeared
Before Me

Sylvia Palmer
Print Name

Sylvia Glenda Palmer
Signature of Property Landowner

Sylvia Glenda Palmer
Print Name of Property Landowner

Who Swears That The Information Contained
In this Authorization Is True and Correct
To The Best of His or Her Knowledge and Belief.

Courtney Anglin
Signature of Notary Public
Date: 1/8/21

COURTNEY ANGLIN
NOTARY PUBLIC
Dawson County
State of Georgia
My Comm. Expires Oct. 18, 2021



REZONING APPLICATION

Community Development Department

STANDARDS for a Rezoning

In addition to the cover letter, applicant shall submit a **letter** listing each standard and providing a written response to each standard.

Pursuant to Sec. 23-1603, the Mayor, City Council, staff and appointed bodies shall, in deciding any rezoning application, consider the below listed standards governing the exercise of the zoning power whenever deliberating over any zoning proposal:

- 1) The existing uses and zoning nearby;
- 2) The extent to which property values are diminished by their particular zoning restriction;
- 3) The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public;
- 4) The relative harm to the public as compared to the hardship imposed upon the individual property owner;
- 5) The suitability of the subject property for zoning proposed;
- 6) The length of time the property has been vacant as zoned, considered in the context of land development of adjacent and nearby property;
- 7) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
- 8) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- 9) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
- 10) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;
- 11) Whether the zoning proposal is in conformity with the policy and intent of the land use plan;
- 12) Whether there are other existing or changing conditions affecting the use and development of property which gives supporting grounds for either approval or disapproval of the zoning proposal;
- 13) The possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, neighborhood, a particular area or the community; and
- 14) The impact of the proposed zoning change upon pedestrian and vehicular circulation and traffic and thoroughfare capacities and capabilities.



REZONING APPLICATION
Community Development Department

SITE PLAN REQUIREMENTS (Survey may replace site plan if it matches the existing site conditions and no improvements or new construction are proposed):

The site plan shall be clearly drawn at a scale of not less than 100 feet per inch on a sheet size not to exceed 24" x 36". The Director may approve other sheet sizes as deemed appropriate.

The following information shall be depicted on the site plan if applicable:

- _____ Project name;
- _____ Project owner and address (both local and permanent if different), telephone numbers and e-mail address;
- _____ Date, scale and north arrow;
- _____ Site location / vicinity map;
- _____ Proposed use and development of the property;
- _____ Required yard setbacks;
- _____ Project acreage including breakdown of pervious / impervious area, and/or dedicated greenspace;
- _____ Total number of lots and minimum lot sizes (if applicable);
- _____ Names, locations, and right-of-way widths of adjoining existing streets or access drives and proposed right-of-ways and roadways;
- _____ The present zoning classification and ownership of all adjacent parcels;
- _____ Topography with contour interval no greater than 10 feet;
- _____ All proposed development features and layout;
- _____ The proposed location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement;
- _____ The location of required off street parking and loading spaces to include number of spaces and space and driveway dimensions;
- _____ Sewage disposal method (note);
- _____ Property lines with bearings and distances; location of utility and private easements;
- _____ Location of floodplains, lakes, ponds, water courses, conservation areas, and environmental areas of concern;
- _____ Building heights and gross square footage;
- _____ Proposed buffers, landscape development, sidewalks and other hardscape;
- _____ Land lot and district;
- _____ General development data in tabular form;
- _____ Name of person or company preparing the site plan;
- _____ Any other data requested by the Planning Director necessary for an understanding and evaluation of the project.

January 11, 2021

Ms. Naomi Siodmok
Principal Planner, City of Doraville
3725 Park Avenue
Doraville, GA 30340

RE: Van Fleet Assemblage Rezoning – R1 to RSFA, 12.004 Acres

Ms. Siodmok:

The purpose of this letter is to describe the proposed zoning of 12.004 acres fronting on the Peachtree Industrial Boulevard Access Road, Van Fleet Circle and Ridgeway Drive pursuant to the zoning application filed herewith. Central to the submitted zoning application is an intended land swap of 0.992 acres of now physically abandoned right of way of the eastern section of Ridgeway Drive for an as-yet undetermined but larger tract of land that will allow Doraville a future linear park along Nancy Creek.

The proposed zoning application is in conformity with the Doraville 2017-2037 Comprehensive Plan. The property, currently substantially undeveloped as it has been since the 1950's, is shown as a Private Investment Area and Multi-Family Sub-Area in the Plan. An RSFA zoning is noted in the Plan as a recommended zoning category for the property.

We intend to develop the combined 12.004 acre tract into a townhome development containing 85 townhomes to be served by privately owned and maintained roads. The townhomes to be built are of traditional design with 2 car garages that range from 1,817 square feet to 1,847 square feet and higher. The homes will be 3 bedroom and a maximum of 3 stories with a maximum height of 35'. As mentioned, each home will have a 2 car garage and numerous additional parking spaces will be provided for guest parking within the development.

The development will use the area along Nancy Creek as greenspace as an amenity and intends to cooperate with Doraville in creating a linear park along Nancy Creek that can be connected with other areas downstream that can connect with Carver Circle and the development of Carver Hills.

I appreciate the time you've offered us in the discussion of this project and look forward to bringing it to fruition. Feel free to call me with any questions, comments or concerns you may have.

Respectfully,



E. Howard Carson, Jr.

**Van Fleet Circle Assemblage
Doraville Rezoning Application
Standards for a Rezoning**

1. The existing uses and zoning nearby.

The property that is subject to the proposed zoning is bounded by single family homes zoned R1 within the Van Fleet/Ridgeway neighborhood to the south, Peachtree Industrial Boulevard & Access Road to the east, a commercially zoned gas station and apartments in Dunwoody to the north. The property across Peachtree Industrial Boulevard is in the process of being redeveloped in a large mixed use community with apartment and retail uses. Just to the south, the Carver Hills neighborhood has been redeveloped into a much more dense townhome and single family community. This leaves Van Fleet/Ridgeway totally surrounded by much more dense residential, apartment and commercial uses.

2. The extent to which property values are diminished by their particular zoning restrictions.

The Van Fleet/Ridgeway and Carver Hills neighborhoods were developed when Peachtree Industrial Boulevard (“PIB”) was a two lane road. They were developed to provide housing for the workers at the newly constructed General Motors plant, now being redeveloped as Assembly. The zoning of the two neighborhoods, possibly developed prior to the advent of zoning, was appropriate for the day when they were developed – as suburban single family housing. To say that the “neighborhood” has changed would be a grand understatement.

Now that PIB is effectively an expressway that intersects with another expressway, I-285 and adjacent, makes that old zoning obsolete. Van Fleet/Ridgeway and Carver Hills are remnants of a bygone era at a place where more intense re-development is warranted and desired by Doraville’s Comprehensive Plan. The traffic noise and extreme volumes make those existing uses and zonings less desirable for those that desire detached, single family housing.

3. The extent to which the destruction of property values of the subject property promotes the health, safety or general welfare of the public.

The property subject to the zoning application will increase property values as the area densifies. Carver Hills has already been redeveloped. Van Fleet/Ridgeway sits as it has since its original development in the 1950’s. Many attempts have been made to re-assemble the Van Fleet/Ridgeway neighborhood for redevelopment. That would have already have been done but for a small handful of uncooperative sellers holding out for uneconomic prices.

The intense retail development across PIB was once viable as it was easily accessed from surrounding residential uses by a much smaller PIB. When PIB was re-built as a raised, limited access road, it isolated Van Fleet/Ridgeway.

The only way that retail works in this age of the internet is where there are many, many homes in very close proximity, pedestrian preferably, to the retail. Van Fleet/Ridgeway as currently developed in low density housing continues to diminish surrounding retail values.

4. The relative harm to the public as compared to the hardship imposed upon the individual property owner.

The public suffers no harm by the proposal. Rather, Doraville is benefitted by the redevelopment and its increased density needed to support nearby retail redevelopment initiatives. The current owners' collective hardship is that the property is not viable as zoned for low density single family housing. Those that desire low density single family housing have many more preferable options in lower traffic and less noisy locations.

5. The suitability of the subject property for the zoning proposed.

Doraville's 2017-2037 Comprehensive Plan designates the Van Fleet/Ridgeway neighborhood as a Private Investment Area in Figure 4-1 and as a Multi-Family Sub-Area in Figure 4-7. This Comprehensive Plan for the future of Doraville clearly recognizes the suitability of the zoning proposed and anticipates the redevelopment of the subject property. The requested zoning category, RSFA, is amongst the recommended zoning categories in the Comprehensive Plan.

Further, central to the project is the proposal that the developer swap properties with Doraville – the 0.992 acres of old and abandoned right of way of Ridgeway Drive for at least 2 acres of greenspace along Nancy Creek to be improved as the first step in creating a linear trail along Nancy Creek along with additional parkland as greenspace.

6. The length of time the property has been vacant as zoned, considered in the context of land development of adjacent and nearby property.

While the property has two homes that were built many years ago, the majority of the subject property has never been built upon for whatever reason. That condition has existed long enough for the eastern part of Ridgeway Drive as it bisects the property to effectively disappear for lack of use. The lack of use of the subject property is further proof of the lack of economic viability of the property under its current zoning.

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

The zoning proposal is perfectly suitable for the reasons previously mentioned. It has no value as zoned. The properties surrounding the subject property are either redeveloped at much higher densities or are ripe for it. Also the addition of the trails and additional public greenspace will be accretive to community values.

8. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

The zoning proposal has nothing but benefits to the existing uses and usability of adjacent and nearby properties. The sales prices of the newly developed townhomes will be substantially above the current average resale prices of homes in the Van Fleet/Ridgeway neighborhood. Access is provided substantially by the multi-lane PIB Access Road which has ample capacity for the additional traffic flow from the proposed development. The commercial developments nearby will be greatly benefitted by the increased number of nearby shoppers.

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

The fact that the property mostly remains predominantly undeveloped for over 50 years is proof that there is no reasonable economic value as zoned.

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

The proposed zoning is exactly where it should be, on a major thoroughfare with little current traffic. The vast majority of the traffic flow from the development will use the PIB Access Road as ingress/egress. There is sufficient sewer capacity in the DeKalb County sewer lines that are on site. The typical buyer of a townhome in this type location typically doesn't have many, if any, children.

11. Whether the zoning proposal is in conformity with the policy and intent f the land use plan.

As previously mentioned, Doraville's 2017-2037 Comprehensive Plan designates the Van Fleet/Ridgeway neighborhood as a Private Investment Area in Figure 4-1 and as a Multi-Family Sub-Area in Figure 4-7. This Comprehensive Plan for the future of Doraville clearly recognizes the suitability of the zoning proposed and anticipates the redevelopment of the subject property. The requested zoning category, RSFA, is amongst the recommended zoning categories in the Comprehensive Plan.

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

The recent redevelopment of the GM plant now known as Assembly began a long needed and much anticipated trend of redevelopment for the I-285/PIB Interchange area. Redevelopment of the Carver Hills neighborhood furthered this trend. As Doraville's Comp Plan suggests, the redevelopment of the Van Fleet/Ridgeway neighborhood, or in this case a part thereof, is simply the next step in the modernization and redevelopment of an important area to Doraville. The to-be-redeveloped retail across PIB cannot prosper without additional rooftops to support it.

13. The possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, neighborhood, a particular area or the community.

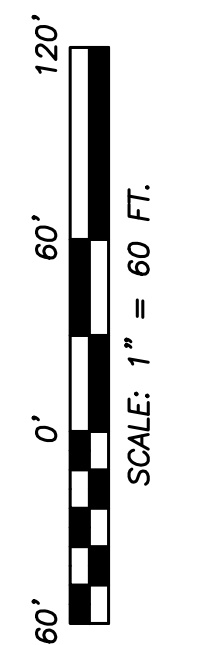
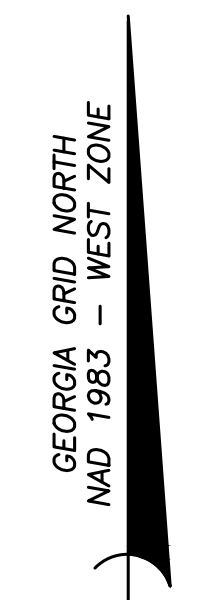
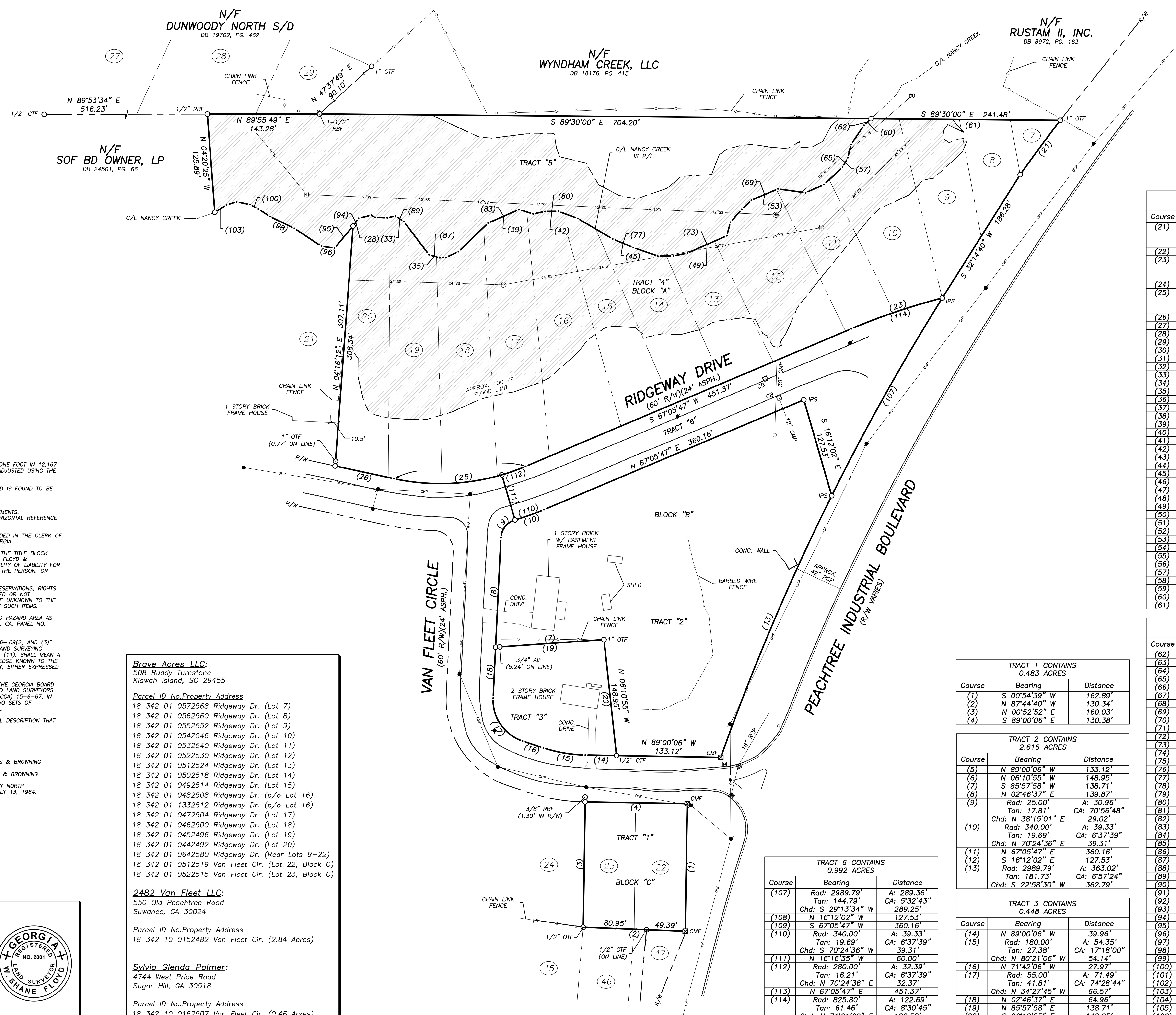
Again, this zoning change allows Doraville to further its goal of modernization. The undeveloped pieces that comprise this project will add affluent residents to an area that is key to Doraville's goals as reflected by its Comprehensive Plan.

14. The impact of the proposed zoning change upon pedestrian and vehicular circulation and traffic and thoroughfare capacities and capabilities.

By virtue of the easy access to the proposed project on the PIB Access Road and its access without stop to PIB southbound to job corridors makes the proposed project the right project in the right place at the right time. It is also a goal and part of the proposal to swap land with Doraville to help create a linear park along Nancy Creek that can encourage future pedestrian connectivity in greenspace.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

- LEGEND
AIF ANGLE IRON FOUND
AMF ALUM. MONUMENT FOUND
BC BACK OF CURB
BSL BUILDING SETBACK LINE
CB CATCH BASIN
C/C CENTERLINE
CMF CONC. MONUMENT FOUND
C/C CLEANOUT
CONC. CONCRETE
CTF CRIMPED TOP FOUND
DB DEED BOOK
DE DRAINAGE EASEMENT
DI DROP INLET
EP EDGE OF PAVEMENT
ESMT EASEMENT
GAS METER
GMD GEORGIA MILITIA DISTRICT
HEADWALL
IPS 1/2" REBAR SET
JUNCTION BOX
LL LAND LOT
LLL LAND LOT LINE
LP LIGHT POLE
M MAGNANILE
MNS MAG NAIL SET
N/F NOW OR FORMERLY
OHP OVERHEAD POWER
OTF OPEN TOP FOUND
PB PLAT BOOK
P/S POWER POLE
P/L PROPERTY LINE
POB POINT OF BEGINNING
P/P PLAT SLIDE
RFB REBAR FOUND
R/W RIGHT OF WAY
S/D SUBDIVISION
S/P SERVICE POLE
U/M UTILITY MANHOLE
W/M WATER METER
W/V WATER VALVE
Y/I YARD INLET



THE CLOSURE PRECISION OF THE FIELD SURVEY IS ONE FOOT IN 12,167 FEET, ANGULAR ERROR IS 6" PER POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 98,938 FEET.

EQUIPMENT USED:
LEICA TCPR 1205 FOR ANGULAR & LINEAR MEASUREMENTS.
LEICA GS 14 DUAL FREQUENCY RTK ROVER FOR HORIZONTAL REFERENCE POINTS USING THE LEICA SMARTNET RTK NETWORK.

ALL DEED REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURTS OFFICE OF DEKALB COUNTY, GEORGIA.

THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. FLOYD & ASSOCIATES, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON, OR PERSONS, NAMED IN THE TITLE BLOCK.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN PER FEMA FLOOD MAP FOR DEKALB COUNTY, GA, PANEL NO. 13089C0010K, EFFECTIVE DATE: 8/15/2019.

THE TERM "CERTIFICATION" AS USED IN RULE "180-6--09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

THIS PROPERTY IS A PART OF THE HISTORICAL LEGAL DESCRIPTION THAT IS ON THE SELLER'S VESTING DEED.

- REFERENCES:
1. MCARTHUR ESTATES SUBDIVISION PLAT BY WATTS & BROWNING DATED: AUGUST 1951, (PB 19, PG. 6).
2. DUNWOODY NORTH SUBDIVISION PLAT BY WATTS & BROWNING DATED: AUGUST 15, 1958.
3. 3.58 ACRE SURVEY OF LAND BEHIND DUNWOODY NORTH SUBDIVISION BY WATTS & BROWNING DATED: JULY 13, 1964.
4. DB 24272, PG. 50.
5. DB 18508, PG. 185.
6. DB 25431, PG. 336.
7. DB 19821, PG. 547.
8. DB 18176, PG. 417.
9. DB 8972, PG. 164.

SURVEYORS CERTIFICATE
This plat is a re-confirmation of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information on this plat does not imply approval of any local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.
W. SHANE FLOYD
GA RLS #2801
DATE 1/8/2021

Brave Acres LLC:
508 Ruddy Turnstone
Kiawah Island, SC 29455

Table with 3 columns: Parcel ID, No., Property Address. Lists lots 7 through 22 and Block C.

2482 Van Fleet LLC:
550 Old Peachtree Road
Suwanee, GA 30024

Sylvia Glenda Palmer:
4744 West Price Road
Sugar Hill, GA 30518

Table with 3 columns: Parcel ID, No., Property Address. Lists lot 23 and Block C.

TRACT 4 CONTAINS 4.892 ACRES
Table with 3 columns: Course, Bearing, Distance. Lists courses 21 through 61.

TRACT 5 CONTAINS 2.573 ACRES
Table with 3 columns: Course, Bearing, Distance. Lists courses 62 through 106.

TRACT 1 CONTAINS 0.483 ACRES
Table with 3 columns: Course, Bearing, Distance. Lists courses 1 through 4.

TRACT 2 CONTAINS 2.616 ACRES
Table with 3 columns: Course, Bearing, Distance. Lists courses 5 through 107.

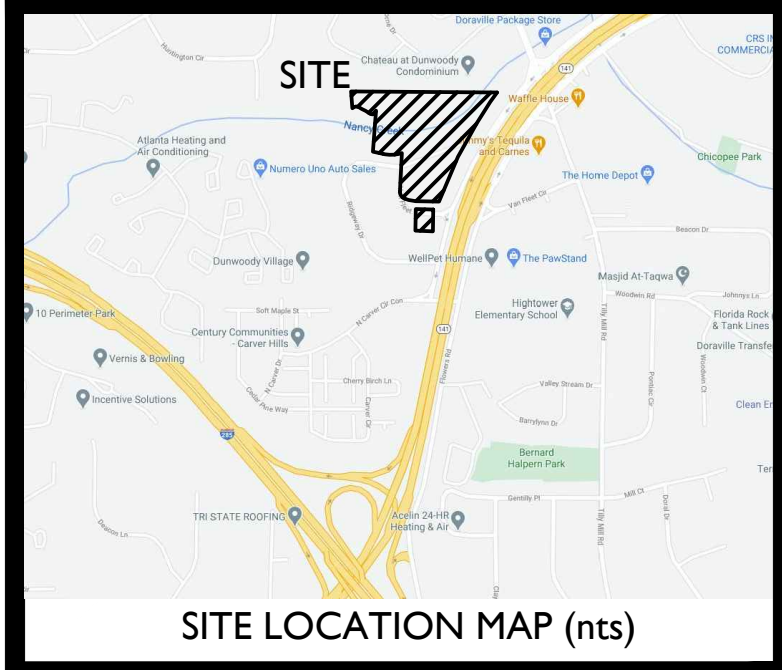
TRACT 3 CONTAINS 0.448 ACRES
Table with 3 columns: Course, Bearing, Distance. Lists courses 108 through 114.

TRACT 6 CONTAINS 0.992 ACRES
Table with 3 columns: Course, Bearing, Distance. Lists courses 107 through 114.

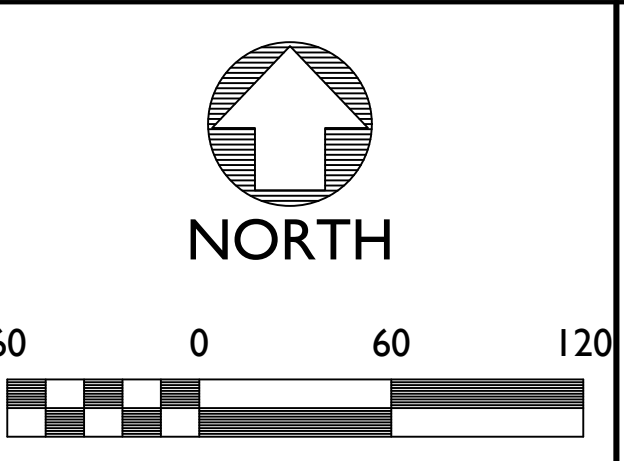
FLOYD & ASSOCIATES, INC.
2060 BUFORD HWY., SUITE 105
BUFORD, GEORGIA 30518
PHONE (770) 531-0900 FAX (770) 531-0995
LAND SURVEYING FIRM #1155

RETRACEMENT SURVEY FOR:
VAN FLEET ASSEMBLAGE
CARSON DEVELOPMENTS, INC.
LAND LOT 342, 18TH DISTRICT
DEKALB COUNTY, GEORGIA

JOB NO: JN2020-114
DATE: 1/8/2021
FIELD DATE: 12/14/2020
SCALE: 1"=60FT



NOTE:
1. SANITARY SEWER SERVICE WILL BE PROVIDED BY DEKALB COUNTY.
2. REFERENCE SURVEY BY FLOYD AND ASSOCIATED, DATED 1-8-2021.



ZONING SITE PLAN

VAN FLEET TOWNHOMES

DORAVILLE, GEORGIA

PROJECT INFORMATION

PROJECT NO.: 20-0000

DATE: January 8, 2021

SCALE: 1" = 60'

FILE NAME: vanfleet p04.dwg

DESIGN/DRAWN: slr/sch

PROJECT INFORMATION

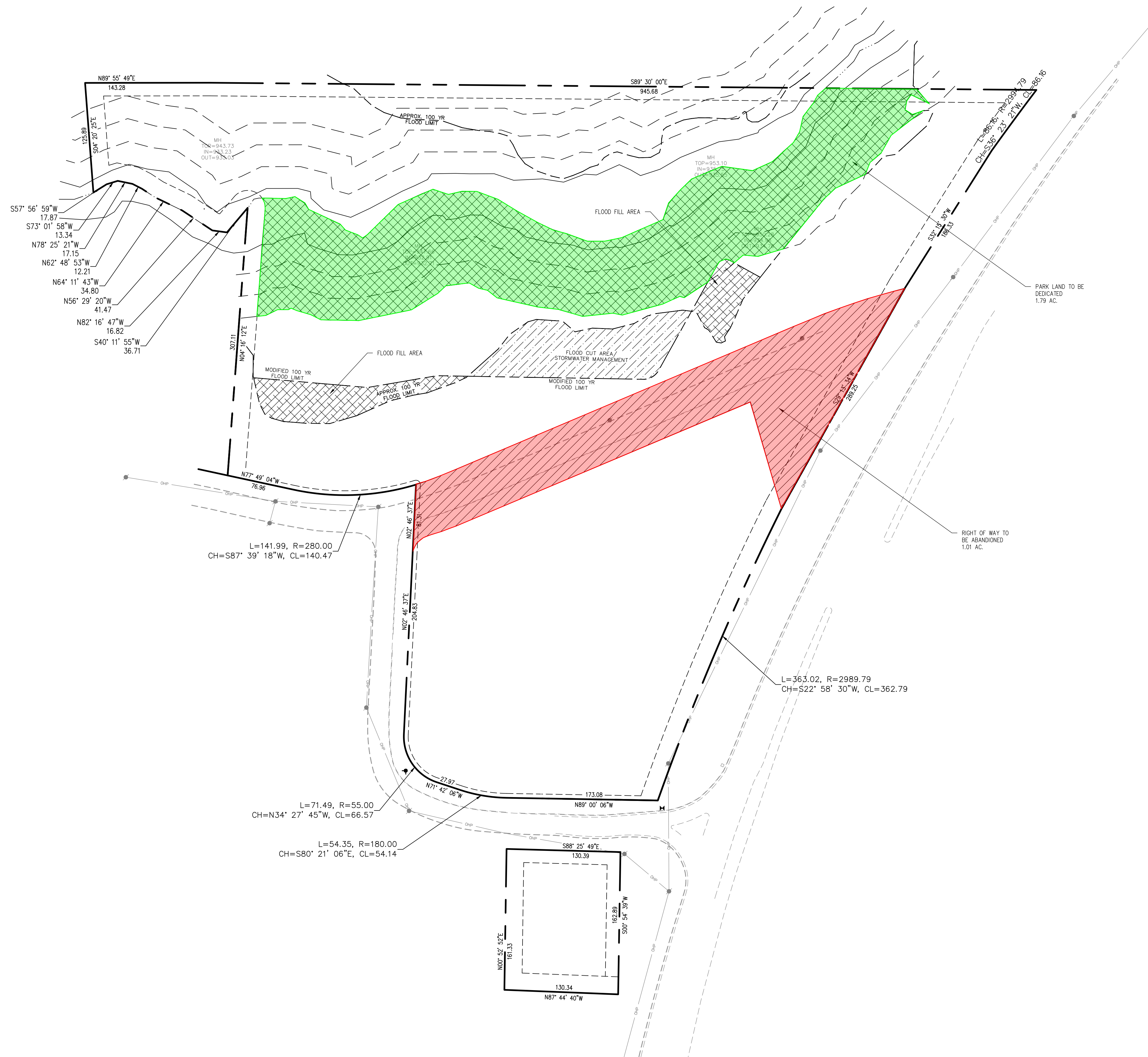
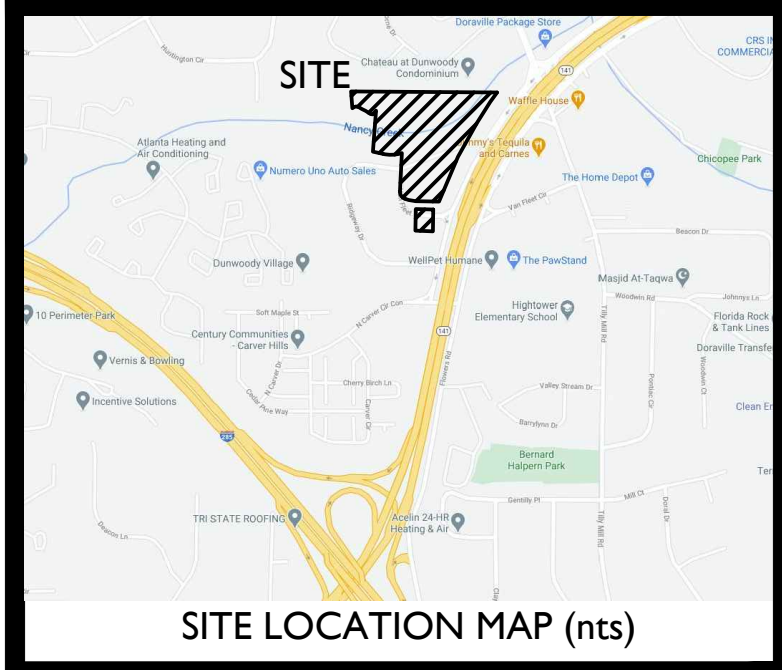
PROJECT NO.: 20-0000

DATE: January 8, 2021

SCALE: 1" = 60'

FILE NAME: vanfleet p04.dwg

DESIGN/DRAWN: slr/sch



SITE DATA:

VAN FLEET CIRCLE
CITY OF DORAVILLE, DEKALB COUNTY GEORGIA
LAND LOT: 342
DISTRICT: 18TH

SITE ACREAGE: 12.031 AC
PROPOSED USE: TOWNHOMES
EX. ZONING: R-1
PROPOSED ZONING: RSFA
PROPOSED UNITS: 85
DENSITY: 7.06 UNITS/AC
MAXIMUM DENSITY: 8.0 UNITS/ AC.

SETBACKS:
FRONT: 5' *
SIDE: 15' (ADJOINING ADJ. PROPERTY)
REAR: 10'
20' EXTERIOR PROPERTY

* VARIANCE REQUESTED

MAXIMUM GROUND COVERAGE: 75%
MAXIMUM BUILDING HEIGHT: 40'
MINIMUM FLOOR AREA: 1,200 S.F.

MINIMUM DISTANCE BETWEEN BUILDINGS:
FRONT TO FRONT: 60'
FRONT TO REAR: 60'
FRONT TO SIDE: 40'
REAR TO SIDE: 40'
SIDE TO SIDE: 15'

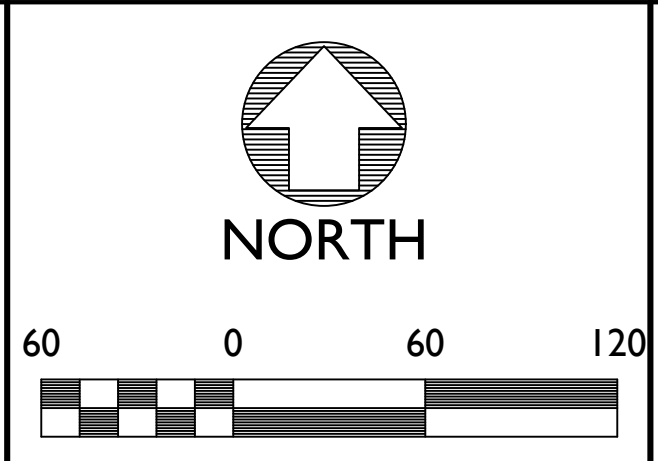
DEVELOPER:
CARSON DEVELOPMENTS, INC.
HOWARD CARSON
3128 EAST SHADOWLAWN AVE.
ATLANTA, GEORGIA 30305
(404) 281-7497
howard@carsondev.com

OWNERS:
BRAVE ACRES, LLC
508 RUDDY TURNSTONE
KIAWAH ISLAND, S.C. 29455

2482 VAN FLEET, LLC
550 OLD PEACHTREE ROAD
SUWANEE, GA. 30024

SYLVIA GLENDA PALMER
4744 WEST PRICE ROAD
SUGAR HILL GA. 30518

NOTE:
1. SANITARY SEWER SERVICE WILL BE PROVIDED BY DEKALB COUNTY.
2. REFERENCE SURVEY BY FLOYD AND ASSOCIATED, DATED 1-8-2021.



LAND SWAP PLAN

VAN FLEET TOWNHOMES

DORAVILLE, GEORGIA

PROJECT INFORMATION

PROJECT NO.: 20-0000

DATE: January 8, 2021

SCALE: 1" = 60'

FILE NAME: vanfleet p04.dwg

DESIGN/DRAWN: slr/sch

Brave Acres LLC:

508 Ruddy Turnstone
Kiawah Island, SC 29455

| <u>Parcel ID No.</u> | <u>Property Address</u> | |
|----------------------|-------------------------|-------------------|
| 18 342 01 057 | 2568 Ridgeway Dr | (Lot 7) |
| 18 342 01 056 | 2560 Ridgeway Dr | (Lot 8) |
| 18 342 01 055 | 2552 Ridgeway Dr | (Lot 9) |
| 18 342 01 054 | 2546 Ridgeway Dr | (Lot 10) |
| 18 342 01 053 | 2540 Ridgeway Dr | (Lot 11) |
| 18 342 01 052 | 2530 Ridgeway Dr | (Lot 12) |
| 18 342 01 051 | 2524 Ridgeway Dr | (Lot 13) |
| 18 342 01 050 | 2518 Ridgeway Dr | (Lot 14) |
| 18 342 01 049 | 2514 Ridgeway Dr | (Lot 15) |
| 18 342 01 048 | 2508 Ridgeway Dr | (p/o Lot 16) |
| 18 342 01 133 | 2512 Ridgeway Dr | (p/o Lot 16) |
| 18 342 01 047 | 2504 Ridgeway Dr | (Lot 17) |
| 18 342 01 046 | 2500 Ridgeway Dr | (Lot 18) |
| 18 342 01 045 | 2496 Ridgeway Dr | (Lot 19) |
| 18 342 01 044 | 2492 Ridgeway Dr | (Lot 20) |
| 18 342 01 064 | 2580 Ridgeway Dr | (Rear Lots 9-22) |
| 18 342 01 051 | 2519 Van Fleet Cir | (Lot 22, Block C) |
| 18 342 01 052 | 2515 Van Fleet Cir | (Lot 23, Block C) |

2482 Van Fleet LLC:

550 Old Peachtree Road
Suwanee, GA 30024

| <u>Parcel ID No.</u> | <u>Property Address</u> | |
|----------------------|-------------------------|--------------|
| 18 342 10 015 | 2482 Van Fleet Cir | (2.84 Acres) |

Sylvia Glenda Palmer:

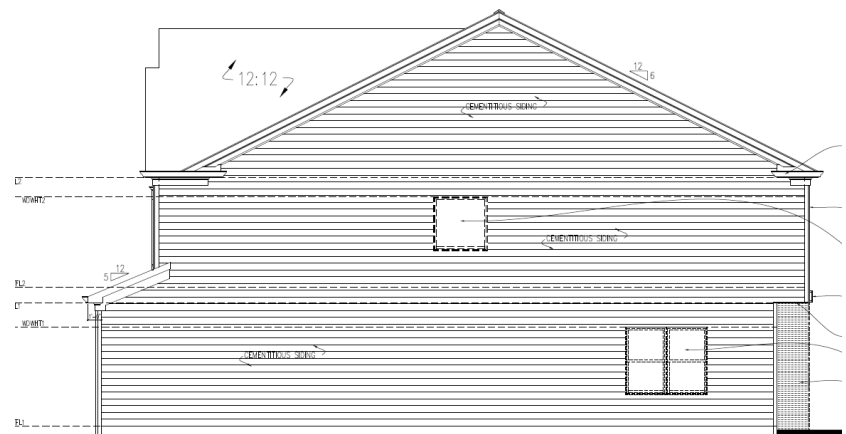
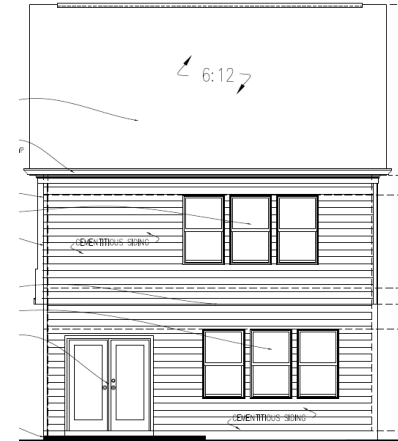
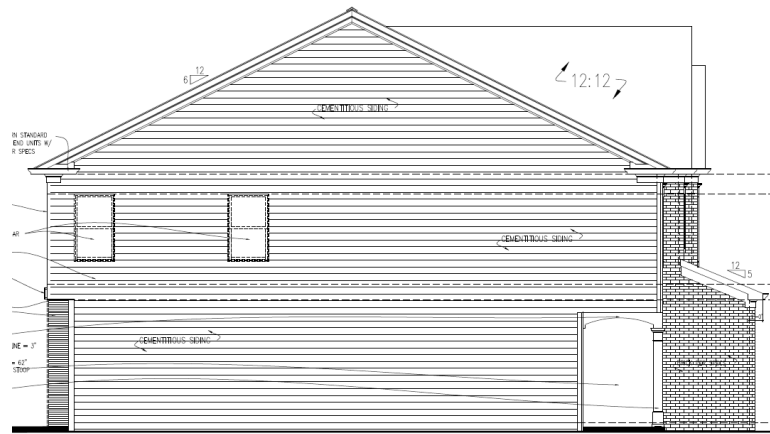
4744 West Price Road
Sugar Hill, GA 30518

| <u>Parcel ID No.</u> | <u>Property Address</u> | |
|----------------------|-------------------------|--------------|
| 18 342 10 016 | 2507 Van Fleet Cir | (0.46 Acres) |

VAN FLEET

HAMILTON & SMITHTOWN

Z-21-04



*SIDE & REAR ELEVATION: HARDIE LAP

VAN FLEET

Z-21-04



HAMILTON

1817 SQ FT
3 BED – 2.5 BATH
2 CAR GARAGE
MAX ROOF HEIGHT FROM GRADE: 30' 7"



SMITHTOWN

1847 SQ FT
3 BED – 2.5 BATH
2 CAR GARAGE
MAX ROOF HEIGHT FROM GRADE: 30' 7"

VAN FLEET

LAINSTON

Z-21-04



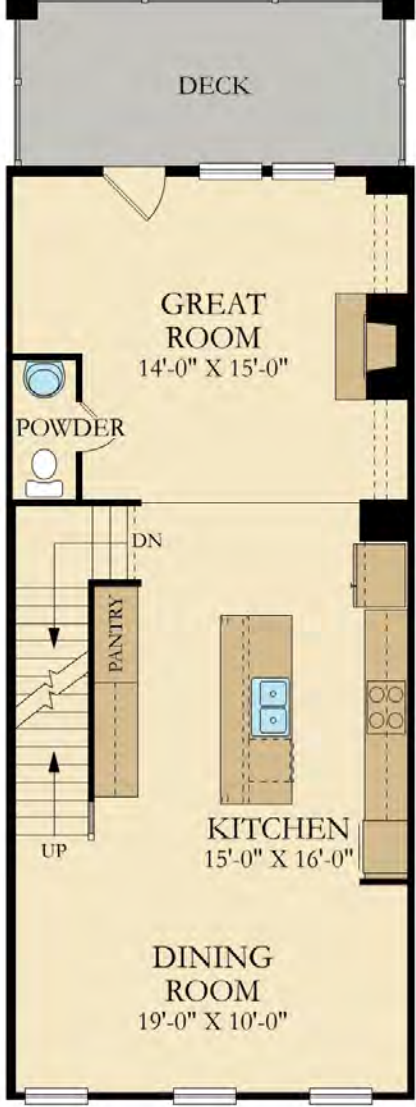
*SIDE & REAR
ELEVATION: HARDIE LAP

VAN FLEET

Z-21-04



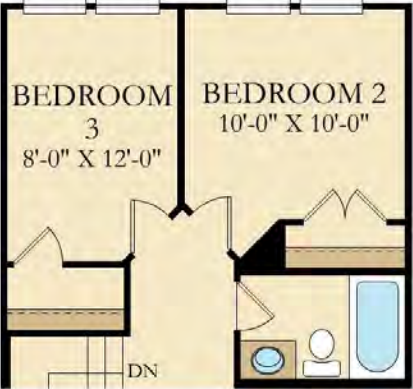
ENTRY LEVEL



MAIN LEVEL



2 MASTER



OPTIONAL BEDROOM

LAINSTON

2018 SQ FT

3 BED/4 BED – 3.5 BATH

2 CAR GARAGE

MEAN ROOF HEIGHT FROM GRADE: 39' 10"

**VAN FLEET ASSEMBLAGE
CARSON DEVELOPMENTS, INC.**

TRACT 1

All that tract or parcel of land lying and being in Land Lot 342 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at the concrete monument found at the intersection of the southerly right-of-way of Van Fleet Circle (60' R/W) and the easterly right-of-way of Peachtree Industrial Boulevard (R/W varies);

Thence South 00 Degrees 54 Minutes 39 Seconds West for a distance of 162.89 feet to a point;
Thence North 87 Degrees 44 Minutes 40 Seconds West for a distance of 130.34 feet to a point;
Thence North 00 Degrees 52 Minutes 52 Seconds East for a distance of 160.03 feet to a point;
Thence South 89 Degrees 00 Minutes 06 Seconds East for a distance of 130.38 feet to a point;
which is the TRUE POINT OF BEGINNING.

Said property contains 21,045 Square Feet, 0.483 Acres more or less.

TRACT 2

All that tract or parcel of land lying and being in Land Lot 342 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at the concrete monument found at the intersection of the northerly right-of-way of Van Fleet Circle (60' R/W) and the easterly right-of-way of Peachtree Industrial Boulevard (R/W varies);

Thence North 89 Degrees 00 Minutes 06 Seconds West for a distance of 133.12 feet to a point;
Thence North 06 Degrees 10 Minutes 55 Seconds West for a distance of 148.95 feet to a point;
Thence South 85 Degrees 57 Minutes 58 Seconds West for a distance of 138.71 feet to a point;
Thence North 02 Degrees 46 Minutes 37 Seconds East for a distance of 139.87 feet to a point;
Thence along a curve to the right having a radius of 25.00 feet and an arc length of 30.96 feet, being subtended by a chord of North 38 Degrees 15 Minutes 01 Seconds East for a distance of 29.02 feet to a point;
Thence with a reverse curve to the left having a radius of 340.00 feet and an arc length of 39.33 feet, being subtended by a chord of North 70 Degrees 24 Minutes 36 Seconds East for a distance of 39.31 feet to a point;
Thence North 67 Degrees 05 Minutes 47 Seconds East for a distance of 360.16 feet to a point;
Thence South 16 Degrees 12 Minutes 02 Seconds East for a distance of 127.53 feet to a point;
Thence along a curve to the left having a radius of 2989.79 feet and an arc length of 363.02 feet, being subtended by a chord of South 22 Degrees 58 Minutes 30 Seconds West for a distance of 362.79 feet to a point;
which is the TRUE POINT OF BEGINNING.

Said property contains 113,973 Square Feet, 2.616 Acres more or less.

TRACT 3

All that tract or parcel of land lying and being in Land Lot 342 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the concrete monument found at the intersection of the northerly right-of-way of Van Fleet Circle (60' R/W) and the easterly right-of-way of Peachtree Industrial Boulevard (R/W varies), proceed along said northerly right-of-way of Van Fleet Circle North 89 Degrees 00 Minutes 06 Seconds West for a distance of 133.12 feet to a point, said point being the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING as thus established, thence North 89 Degrees 00 Minutes 06 Seconds West for a distance of 39.96 feet to a point;

Thence along a curve to the right having a radius of 180.00 feet and an arc length of 54.35 feet, being subtended by a chord of North 80 Degrees 21 Minutes 06 Seconds West for a distance of 54.14 feet to a point;

Thence North 71 Degrees 42 Minutes 06 Seconds West for a distance of 27.97 feet to a point;

Thence along a curve to the right having a radius of 55.00 feet and an arc length of 71.49 feet, being subtended by a chord of North 34 Degrees 27 Minutes 45 Seconds West for a distance of 66.57 feet to a point;

Thence North 02 Degrees 46 Minutes 37 Seconds East for a distance of 64.96 feet to a point;

Thence North 85 Degrees 57 Minutes 58 Seconds East for a distance of 138.71 feet to a point;

Thence South 06 Degrees 10 Minutes 55 Seconds East for a distance of 148.95 feet to a point; which is the TRUE POINT OF BEGINNING.

Said property contains 19,516 Square Feet, 0.448 Acres more or less.

TRACT 4

All that tract or parcel of land lying and being in Land Lot 342 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the concrete monument found at the intersection of the northerly right-of-way of Van Fleet Circle (60' R/W) and the easterly right-of-way of Peachtree Industrial Boulevard (R/W varies), proceed along said easterly right-of-way of Peachtree Industrial Boulevard along a curve to the right having a radius of 2989.79 feet and an arc length of 363.02 feet, being subtended by a chord of North 22 Degrees 58 Minutes 30 Seconds East for a distance of 362.79 feet to a point; thence along a curve to the right having a radius of 2989.79 feet and an arc length of 289.36 feet, being subtended by a chord of North 29 Degrees 13 Minutes 34 Seconds East for a distance of 289.25 feet to a point; thence North 32 Degrees 14 Minutes 40 Seconds East for a distance of 186.28 feet to a point; thence along a curve to the right having a radius of 2994.79 feet and an arc length of 86.16 feet, being subtended by a chord of North 36 Degrees 23 Minutes 21 Seconds East for a distance of 86.16 feet to a point, said point being the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING as thus established, thence along a curve to the left having a radius of 2994.79 feet and an arc length of 86.16 feet, being subtended by a chord of South 36 Degrees 23 Minutes 21 Seconds West for a distance of 86.16 feet to a point;
Thence South 32 Degrees 14 Minutes 40 Seconds West for a distance of 186.28 feet to a point;
Thence along a curve to the left having a radius of 825.80 feet and an arc length of 122.69 feet, being subtended by a chord of South 71 Degrees 21 Minutes 09 Seconds West for a distance of 122.58 feet to a point;
Thence South 67 Degrees 05 Minutes 47 Seconds West for a distance of 451.37 feet to a point;
Thence along a curve to the right having a radius of 280.00 feet and an arc length of 171.46 feet, being subtended by a chord of South 84 Degrees 38 Minutes 21 Seconds West for a distance of 168.80 feet to a point;
Thence North 77 Degrees 49 Minutes 04 Seconds West for a distance of 76.96 feet to a point;
Thence North 04 Degrees 16 Minutes 12 Seconds East for a distance of 307.11 feet to a point;
Thence North 35 Degrees 05 Minutes 14 Seconds East for a distance of 12.21 feet to a point;
Thence North 76 Degrees 36 Minutes 18 Seconds East for a distance of 16.91 feet to a point;
Thence South 59 Degrees 03 Minutes 20 Seconds East for a distance of 5.21 feet to a point;
Thence South 87 Degrees 25 Minutes 14 Seconds East for a distance of 15.65 feet to a point;
Thence North 77 Degrees 02 Minutes 02 Seconds East for a distance of 10.84 feet to a point;
Thence South 55 Degrees 38 Minutes 51 Seconds East for a distance of 13.15 feet to a point;
Thence South 37 Degrees 14 Minutes 59 Seconds East for a distance of 52.89 feet to a point;
Thence South 73 Degrees 41 Minutes 01 Seconds East for a distance of 14.47 feet to a point;
Thence North 84 Degrees 37 Minutes 46 Seconds East for a distance of 7.68 feet to a point;
Thence North 65 Degrees 26 Minutes 07 Seconds East for a distance of 17.58 feet to a point;
Thence North 46 Degrees 05 Minutes 34 Seconds East for a distance of 52.63 feet to a point;
Thence North 66 Degrees 19 Minutes 42 Seconds East for a distance of 43.17 feet to a point;
Thence South 72 Degrees 17 Minutes 12 Seconds East for a distance of 18.76 feet to a point;
Thence North 78 Degrees 00 Minutes 02 Seconds East for a distance of 15.57 feet to a point;
Thence North 89 Degrees 37 Minutes 32 Seconds East for a distance of 17.10 feet to a point;
Thence South 69 Degrees 46 Minutes 07 Seconds East for a distance of 26.17 feet to a point;
Thence South 59 Degrees 40 Minutes 30 Seconds East for a distance of 52.00 feet to a point;
Thence South 67 Degrees 16 Minutes 54 Seconds East for a distance of 28.45 feet to a point;
Thence South 71 Degrees 10 Minutes 44 Seconds East for a distance of 33.02 feet to a point;
Thence North 89 Degrees 50 Minutes 38 Seconds East for a distance of 19.95 feet to a point;
Thence North 78 Degrees 37 Minutes 22 Seconds East for a distance of 18.10 feet to a point;
Thence North 66 Degrees 17 Minutes 58 Seconds East for a distance of 54.98 feet to a point;
Thence North 15 Degrees 16 Minutes 59 Seconds East for a distance of 17.90 feet to a point;
Thence North 40 Degrees 55 Minutes 02 Seconds East for a distance of 21.98 feet to a point;
Thence North 46 Degrees 41 Minutes 39 Seconds East for a distance of 16.82 feet to a point;
Thence North 67 Degrees 04 Minutes 28 Seconds East for a distance of 36.95 feet to a point;
Thence South 82 Degrees 04 Minutes 56 Seconds East for a distance of 35.60 feet to a point;
Thence North 65 Degrees 48 Minutes 01 Seconds East for a distance of 25.95 feet to a point;
Thence North 47 Degrees 00 Minutes 54 Seconds East for a distance of 32.15 feet to a point;
Thence North 29 Degrees 20 Minutes 14 Seconds East for a distance of 13.86 feet to a point;
Thence North 13 Degrees 20 Minutes 32 Seconds East for a distance of 17.54 feet to a point;
Thence North 33 Degrees 55 Minutes 55 Seconds East for a distance of 29.69 feet to a point;
Thence North 47 Degrees 23 Minutes 50 Seconds East for a distance of 12.19 feet to a point;

Thence South 89 Degrees 30 Minutes 00 Seconds East for a distance of 241.48 feet to a point; which is the TRUE POINT OF BEGINNING.

Said property contains 213,108 Square Feet, 4.892 Acres more or less.

TRACT 5

All that tract or parcel of land lying and being in Land Lot 342 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the concrete monument found at the intersection of the northerly right-of-way of Van Fleet Circle (60' R/W) and the easterly right-of-way of Peachtree Industrial Boulevard (R/W varies), proceed along said easterly right-of-way of Peachtree Industrial Boulevard along a curve to the right having a radius of 2989.79 feet and an arc length of 363.02 feet, being subtended by a chord of North 22 Degrees 58 Minutes 30 Seconds East for a distance of 362.79 feet to a point; thence along a curve to the right having a radius of 2989.79 feet and an arc length of 289.36 feet, being subtended by a chord of North 29 Degrees 13 Minutes 34 Seconds East for a distance of 289.25 feet to a point; thence North 32 Degrees 14 Minutes 40 Seconds East for a distance of 186.28 feet to a point; thence along a curve to the right having a radius of 2994.79 feet and an arc length of 86.16 feet, being subtended by a chord of North 36 Degrees 23 Minutes 21 Seconds East for a distance of 86.16 feet to a point; thence leaving said easterly right-of-way of Peachtree Industrial Boulevard, North 89 Degrees 30 Minutes 00 Seconds West for a distance of 241.48 feet to a point, said point being the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING as thus established, thence South 47 Degrees 23 Minutes 50 Seconds West for a distance of 12.19 feet to a point;
 Thence South 33 Degrees 55 Minutes 55 Seconds West for a distance of 29.69 feet to a point;
 Thence South 13 Degrees 20 Minutes 32 Seconds West for a distance of 17.54 feet to a point;
 Thence South 29 Degrees 20 Minutes 14 Seconds West for a distance of 13.86 feet to a point;
 Thence South 47 Degrees 00 Minutes 54 Seconds West for a distance of 32.15 feet to a point;
 Thence South 65 Degrees 48 Minutes 01 Seconds West for a distance of 25.95 feet to a point;
 Thence North 82 Degrees 04 Minutes 56 Seconds West for a distance of 35.60 feet to a point;
 Thence South 67 Degrees 04 Minutes 28 Seconds West for a distance of 36.95 feet to a point;
 Thence South 46 Degrees 41 Minutes 39 Seconds West for a distance of 16.82 feet to a point;
 Thence South 40 Degrees 55 Minutes 02 Seconds West for a distance of 21.98 feet to a point;
 Thence South 15 Degrees 16 Minutes 59 Seconds West for a distance of 17.90 feet to a point;
 Thence South 66 Degrees 17 Minutes 58 Seconds West for a distance of 54.98 feet to a point;
 Thence South 78 Degrees 37 Minutes 22 Seconds West for a distance of 18.10 feet to a point;
 Thence South 89 Degrees 50 Minutes 38 Seconds West for a distance of 19.95 feet to a point;
 Thence North 71 Degrees 10 Minutes 44 Seconds West for a distance of 33.02 feet to a point;
 Thence North 67 Degrees 16 Minutes 54 Seconds West for a distance of 28.45 feet to a point;
 Thence North 59 Degrees 40 Minutes 30 Seconds West for a distance of 52.00 feet to a point;
 Thence North 69 Degrees 46 Minutes 07 Seconds West for a distance of 26.17 feet to a point;
 Thence South 89 Degrees 37 Minutes 32 Seconds West for a distance of 17.10 feet to a point;

Thence South 78 Degrees 00 Minutes 02 Seconds West for a distance of 15.57 feet to a point;
 Thence North 72 Degrees 17 Minutes 12 Seconds West for a distance of 18.76 feet to a point;
 Thence South 66 Degrees 19 Minutes 42 Seconds West for a distance of 43.17 feet to a point;
 Thence South 46 Degrees 05 Minutes 34 Seconds West for a distance of 52.63 feet to a point;
 Thence South 65 Degrees 26 Minutes 07 Seconds West for a distance of 17.58 feet to a point;
 Thence South 84 Degrees 37 Minutes 46 Seconds West for a distance of 7.68 feet to a point;
 Thence North 73 Degrees 41 Minutes 01 Seconds West for a distance of 14.47 feet to a point;
 Thence North 37 Degrees 14 Minutes 59 Seconds West for a distance of 52.89 feet to a point;
 Thence North 55 Degrees 38 Minutes 51 Seconds West for a distance of 13.15 feet to a point;
 Thence South 77 Degrees 02 Minutes 02 Seconds West for a distance of 10.84 feet to a point;
 Thence North 87 Degrees 25 Minutes 14 Seconds West for a distance of 15.65 feet to a point;
 Thence North 59 Degrees 03 Minutes 20 Seconds West for a distance of 5.21 feet to a point;
 Thence South 76 Degrees 36 Minutes 18 Seconds West for a distance of 16.91 feet to a point;
 Thence South 35 Degrees 05 Minutes 14 Seconds West for a distance of 12.21 feet to a point;
 Thence South 40 Degrees 11 Minutes 55 Seconds West for a distance of 36.71 feet to a point;
 Thence North 82 Degrees 16 Minutes 47 Seconds West for a distance of 16.82 feet to a point;
 Thence North 56 Degrees 29 Minutes 20 Seconds West for a distance of 41.47 feet to a point;
 Thence North 64 Degrees 11 Minutes 43 Seconds West for a distance of 34.80 feet to a point;
 Thence North 56 Degrees 40 Minutes 35 Seconds West for a distance of 17.61 feet to a point;
 Thence North 62 Degrees 48 Minutes 53 Seconds West for a distance of 12.21 feet to a point;
 Thence North 78 Degrees 25 Minutes 21 Seconds West for a distance of 17.15 feet to a point;
 Thence South 73 Degrees 01 Minutes 58 Seconds West for a distance of 13.34 feet to a point;
 Thence South 57 Degrees 56 Minutes 59 Seconds West for a distance of 17.87 feet to a point;
 Thence North 04 Degrees 20 Minutes 25 Seconds West for a distance of 125.89 feet to a point;
 Thence North 89 Degrees 55 Minutes 49 Seconds East for a distance of 143.28 feet to a point;
 Thence South 89 Degrees 30 Minutes 00 Seconds East for a distance of 704.20 feet to a point;
 which is the TRUE POINT OF BEGINNING.

Said property contains 112,076 Square Feet, 2.573 Acres more or less.

TRACT 6

All that tract or parcel of land lying and being in Land Lot 342 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the concrete monument found at the intersection of the northerly right-of-way of Van Fleet Circle (60' R/W) and the easterly right-of-way of Peachtree Industrial Boulevard (R/W varies), proceed along said easterly right-of-way of Peachtree Industrial Boulevard along a curve to the right having a radius of 2989.79 feet and an arc length of 363.02 feet, being subtended by a chord of North 22 Degrees 58 Minutes 30 Seconds East for a distance of 362.79 feet to a point; thence along a curve to the right having a radius of 2989.79 feet and an arc length of 289.36 feet, being subtended by a chord of North 29 Degrees 13 Minutes 34 Seconds East for a distance of 289.25 feet to a point, said point being the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING as thus established, thence along a curve to the left having a radius of 2989.79 feet and an arc length of 289.36 feet, being subtended by a chord of South 29 Degrees 13 Minutes 34 Seconds West for a distance of 289.25 feet to a point;
Thence North 16 Degrees 12 Minutes 02 Seconds West for a distance of 127.53 feet to a point;
Thence South 67 Degrees 05 Minutes 47 Seconds West for a distance of 360.16 feet to a point;
Thence along a curve to the right having a radius of 340.00 feet and an arc length of 39.33 feet, being subtended by a chord of South 70 Degrees 24 Minutes 36 Seconds West for a distance of 39.31 feet to a point;
Thence North 16 Degrees 16 Minutes 35 Seconds West for a distance of 60.00 feet to a point;
Thence along a curve to the left having a radius of 280.00 feet and an arc length of 32.39 feet, being subtended by a chord of North 70 Degrees 24 Minutes 36 Seconds East for a distance of 32.37 feet to a point;
Thence North 67 Degrees 05 Minutes 47 Seconds East for a distance of 451.37 feet to a point;
Thence along a curve to the right having a radius of 825.80 feet and an arc length of 122.69 feet, being subtended by a chord of North 71 Degrees 21 Minutes 09 Seconds East for a distance of 122.58 feet to a point;
which is the TRUE POINT OF BEGINNING.

Said property contains 43,229 Square Feet, 0.992 Acres more or less.

V-21-02 Application

Application # V-21-02

DATE RECEIVED

APPLICANT

Name: Carson Developments, Inc.
Mailing Address: 3128 East Shadowlawn Avenue, Atlanta, GA 30305 Suite/Unit # _____
E-mail: howard@carsondev.com Daytime Phone: 404-281-7497 Fax: _____

PROPERTY OWNER

Name: See Attached Exhibit
Mailing Address: _____
E-mail: _____ Daytime Phone: _____ Fax: _____

SUBJECT PROPERTY

Street Address: See Attached Exhibit
Tax ID Parcel No.: _____ Council District: _____
Current Zoning Category: R1 Future Land Use Character Area: Neighborhood Preservation District

Variance(s) Requested (submit separate cover letter if necessary): A variance to Sec. 23-906B of the Code changing the front yard setback from 20' to 5', predicated on the rezoning of the assemblage from R1 to RSFA. Applicant desires that the variance be heard concurrently with the underlying zoning.

Application Submission Requirements (one copy of application materials & 15 copies of drawings if larger than 8 1/2" x 11").

SUBMIT ALL MATERIALS NOTED BELOW:

- ___ 1) Cover letter describing the requested variance, the proposed scope of work and the rationale for the variance.
- ___ 2) Letter responding to each of the seven (7) "Standards" criteria. List each criterion before each response.
- ___ 3) Property Survey showing property lines, building footprints and parking layout for setback reductions. Applications seeking a streambank setback variance, surveys should also show topography lines, stream/floodplain areas and corresponding setback lines.
- ___ 4) For Stream buffer variances, provide Information outlined in this application.
- ___ 5) Full site plan, drawn-to-scale, for projects with any proposed new construction, additions, and/or site development work. Setback dimensions should be labeled (see site plan check list for plan requirements).
- ___ 6) Notarized property owner (or owner representative) authorization and applicant campaign contributions disclosure using the attached forms.
- ___ 7) Photographs, renderings, building elevations (as applicable to the variance request and project scope).
- ___ 8) CD or USB flash drive of drawings submitted in digital PDF format.
- ___ 9) Additional information required by the City based upon the initial application meeting with staff.

Application #: V-21-02

PRE-APPLICATION MEETING WITH STAFF

Prior to submitting the CUP application, applicants shall meet with staff to discuss all application submittal requirements.

DATE RECEIVED

DATE OF MEETING: 10/22/2020

SUBJECT PROPERTY

Street Address: Van Fleet Circle and Ridgeway Drive

Tax ID Parcel No.: See Attached Exhibit

Conditional Use Requested _____

APPLICANT

Name: Carson Developments, Inc.

Mailing Address: 3128 East Shadowlawn Avenue, Atlanta, GA 30305 Suite/Unit # _____

E-mail: howard@carsondev.com Phone: 404-281-7497 Fax: _____

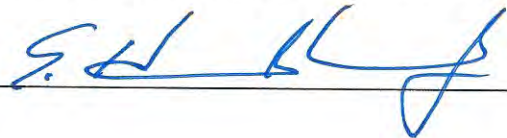
PROPERTY OWNER

Name: See Attached Exhibit

Mailing Address: _____

E-mail: _____ Phone: _____ Fax: _____

Applicant's Signature: To the best of my knowledge, this Pre-application review is correct and complete. Applicant will submit documentation for the application pursuant to the Zoning Ordinance of the City of Doraville.

Applicant signature:  Date: 11/11/2020

Staff signature: _____ Date: _____

Staff name printed: _____

Signature of Staff only represents that the required pre-application for a CUP application has been held and does not indicate the position of the Community Development Department on any proposal.

DATE RECEIVED

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A. Ch 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes ___ No X

If the answer is Yes, you must file a disclosure report with the governing authority of the City of Doraville 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 filing of this application and date of each such contribution.

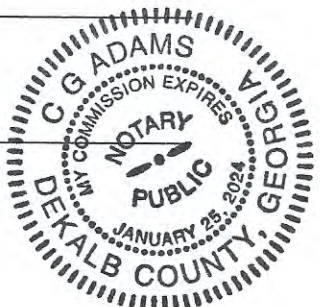
C G Adams 1/11/21
 NOTARY DATE

[Signature] 1/11/21
 SIGNATURE OF APPLICANT DATE

C G ADAMS
 Notary Name Printed

E. HOWARD CARSON, JR
 Applicant Name Printed

1/25/2024
 EXPIRATION DATE / SEAL



Check One: Owner ___ Applicant/Agent

Subject Property Street Address:

Van Fleet Circle & Ridgeway Drive - various address as shown on the attached exhibit

Brave Acres LLC:

508 Ruddy Turnstone
Kiawah Island, SC 29455

| <u>Parcel ID No.</u> | <u>Property Address</u> | |
|----------------------|-------------------------|-------------------|
| 18 342 01 057 | 2568 Ridgeway Dr | (Lot 7) |
| 18 342 01 056 | 2560 Ridgeway Dr | (Lot 8) |
| 18 342 01 055 | 2552 Ridgeway Dr | (Lot 9) |
| 18 342 01 054 | 2546 Ridgeway Dr | (Lot 10) |
| 18 342 01 053 | 2540 Ridgeway Dr | (Lot 11) |
| 18 342 01 052 | 2530 Ridgeway Dr | (Lot 12) |
| 18 342 01 051 | 2524 Ridgeway Dr | (Lot 13) |
| 18 342 01 050 | 2518 Ridgeway Dr | (Lot 14) |
| 18 342 01 049 | 2514 Ridgeway Dr | (Lot 15) |
| 18 342 01 048 | 2508 Ridgeway Dr | (p/o Lot 16) |
| 18 342 01 133 | 2512 Ridgeway Dr | (p/o Lot 16) |
| 18 342 01 047 | 2504 Ridgeway Dr | (Lot 17) |
| 18 342 01 046 | 2500 Ridgeway Dr | (Lot 18) |
| 18 342 01 045 | 2496 Ridgeway Dr | (Lot 19) |
| 18 342 01 044 | 2492 Ridgeway Dr | (Lot 20) |
| 18 342 01 064 | 2580 Ridgeway Dr | (Rear Lots 9-22) |
| 18 342 01 051 | 2519 Van Fleet Cir | (Lot 22, Block C) |
| 18 342 01 052 | 2515 Van Fleet Cir | (Lot 23, Block C) |

2482 Van Fleet LLC:

550 Old Peachtree Road
Suwanee, GA 30024

| <u>Parcel ID No.</u> | <u>Property Address</u> | |
|----------------------|-------------------------|--------------|
| 18 342 10 015 | 2482 Van Fleet Cir | (2.84 Acres) |

Sylvia Glenda Palmer:

4744 West Price Road
Sugar Hill, GA 30518

| <u>Parcel ID No.</u> | <u>Property Address</u> | |
|----------------------|-------------------------|--------------|
| 18 342 10 016 | 2507 Van Fleet Cir | (0.46 Acres) |

DATE RECEIVED

APPLICANT SIGNATURES

SUBMISSION:

REQUIRED FOR SUBMITTAL FOR REVIEW BY STAFF, PLANNING COMMISSION AND CITY COUNCIL:

- **ONE (1) COMPLETED SET OF APPLICATION FORMS and**
- **15 STAPLED SETS OF COLLATED DRAWINGS. DRAWINGS MUST BE LEGIBLE. DRAWINGS LARGER THAN 11" x 17" MUST BE FOLDED TO APPROXIMATELY 9" X 12" IN SIZE.**

APPLICATION FEE:

See current City Fee Schedule: Sec. 2-261. - Zoning processing fees

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before it will be accepted. It must include all required attachments and filing fees. **An application which lacks any of the required attachments or information shall be deemed incomplete and shall not be accepted.**

[Handwritten Signature] 1/11/2021

NOTARY

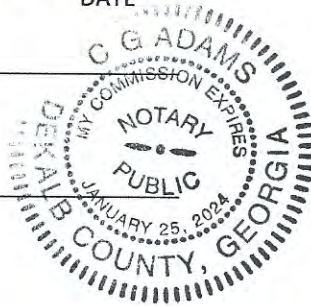
DATE

CG Adams

Notary Name Printed

1/25/2024

EXPIRATION DATE / SEAL



[Handwritten Signature] 1/11/21

SIGNATURE OF APPLICANT

DATE

Carson Developments, Inc by E. Howard Carson, Jr.

Applicant Name Printed

Check One: Owner _____ Applicant/Agent

Subject Property Street Address:

Van Fleet Circle & Ridgeway Drive - various address as shown on the attached exhibit

NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER



I, BRAVE ACRES, LLC C. Van McCollum, Mgr. SWEAR THAT I AM THE PROPERTY LANDOWNER
Printed owner(s) name

OF SUBJECT PROPERTY: Van Fleet Circle and Ridgeway Drive
WITH PARCEL ID NO.: See Attached Exhibit

AS SHOWN IN THE RECORDS OF **DEKALB COUNTY**, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION. I ALSO HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY.

NAME OF APPLICANT (PRINT CLEARLY):

Carson Developments, Inc.

ADDRESS: 3128 East Shadowlawn Avenue, Atlanta, GA 30305

TELEPHONE: 404-281-7497

EMAIL: howard@carsondev.com

Personally Appeared
Before Me

Andrew E Cope
Print Name

Who Swears That The Information Contained
In this Authorization Is True and Correct
To The Best of His or Her Knowledge and Belief.

C. Van McCollum, Manager
Signature of Property Landowner

C. Van McCollum, Mgr of Brave Acres, LLC
Print Name of Property Landowner

Andrew E Cope
Signature of Notary Public

1/8/2021
Date



NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

I, Mason Graves Pritchard on behalf of 2482 Van Fleet LLC. SWEAR THAT I AM THE PROPERTY LANDOWNER
Printed owner(s) name

OF SUBJECT PROPERTY: 2482 Van Fleet Cir., Atlanta, GA 30360
WITH PARCEL ID NO.: 1834210015

AS SHOWN IN THE RECORDS OF **DEKALB COUNTY**, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION. I ALSO HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY.

NAME OF APPLICANT (PRINT CLEARLY):

Carson Developments, Inc.

ADDRESS: 3128 East Shadowlawn Avenue, Atlanta, GA 30305

TELEPHONE: 404-281-7497

EMAIL: howard@carsondev.com

Personally Appeared
Before Me

Brigitte Gordon
Print Name

Who Swears That The Information Contained
In this Authorization Is True and Correct
To The Best of His or Her Knowledge and Belief.

Mason G. Pritchard
Signature of Property Landowner

Mason G. Pritchard
Print Name of Property Landowner
on behalf of 2482 Van Fleet LLC.

Brigitte Gordon
Signature of Notary Public

1/8/2021
Date



From: Renay
To: Paulsch, niches
Subject: Form to be notarized
Date: Friday, January 8, 2021 2:22:29 PM



Community Development Department
Application #: V-21-02

NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

I, SYLVIA GLENDA PALMER SWEAR THAT I AM THE PROPERTY LANDOWNER
Printed owner(s) name

OF SUBJECT PROPERTY: 2507 VANFLEET CIRCLE, DORAVILLE
WITH PARCEL ID NO.: 18 342 10 016

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION. I ALSO HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY.

NAME OF APPLICANT (PRINT CLEARLY):

CARSON DEVELOPMENTS, INC.

ADDRESS: 3128 EAST SHADOWLAWN AVENUE
ATLANTA, GA 30305

TELEPHONE: 404-281-7997 EMAIL: HOWARD@CARSONDEV.COM

Personally Appeared
Before Me

Sylvia Palmer
Print Name

Sylvia Glenda Palmer
Signature of Property Landowner

Sylvia Glenda Palmer
Print Name of Property Landowner

Who Swears That The Information Contained
In this Authorization Is True and Correct
To The Best of His or Her Knowledge and Belief.

Courtney Anglin
Signature of Notary Public
Date: 1/8/21

COURTNEY ANGLIN
NOTARY PUBLIC
Dawson County
State of Georgia
My Comm. Expires Oct. 18, 2021

CARSON DEVELOPMENTS, INC.

V-21-02

January 12, 2021

Ms. Naomi Siodmok
Principal Planner, City of Doraville
3725 Park Avenue
Doraville, GA 30340

RE: Van Fleet Assemblage Rezoning – Variance to Sec. 23-906B of the Code to allow a front setback reduction from 20' to 5'

Ms. Siodmok:

The purpose of this letter is to describe a proposed variance related to a proposed rezoning of 12.004 acres fronting on the Peachtree Industrial Boulevard Access Road, Van Fleet Circle and Ridgeway Drive pursuant to the zoning application filed for the assemblage. The proposed rezoning is from R1 to RSFA to allow single family attached townhomes.

In meetings with Doraville staff, it was requested that the site plan for the development incorporate street fronting homes along Van Fleet Circle. In order to accommodate this request, a variance as described above is necessary to make those homes true, street fronting homes that are alley loaded and built close to the road as they would have been in an urban village. Without the variance, it is not practical or consistent with the land planning intent to include street fronted homes.

I appreciate the time you've offered us in the discussion of this project and look forward to bringing it to fruition. Feel free to call me with any questions, comments or concerns you may have.

Respectfully,



E. Howard Carson, Jr.

**Van Fleet Assemblage Variance
Seven Questions Criteria**

- 1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.**

It is our desire to develop a community with an inviting streetscape and a more urban feel which includes homes that front on the existing streets. The Current required setback of 20' will make the homes 30' off the existing curb of the street and not have the intimate feel that makes these types of communities a success. The variance request is to establish the desired architectural feel the City has requested in the design.

- 2) A literal interpretation of the provisions of this article would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.**

This type and style of product was not anticipated at the time the code was written. The product with the desired look and feel cannot be constructed without the variance.

- 3) Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.**

The proposed variance will not convey any special privileges to this property.

- 4) The requested variance will be in harmony with the purpose and intent of this article and will not be injurious to the neighborhood or to the general welfare.**

The proposed variance is in harmony with the desired intent of the development and is in the best interest of the neighborhood's general welfare.

- 5) The special circumstances are not the result of the actions of the applicant.**

The variance request is not as a result of the actions of the landowner.

- 6) The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.**

The proposed variance is the minimum required in order to develop the community as desired by the city.

- 7) The variance is not a request to permit a use of land, buildings, or structures which is not permitted by right in the district involved.**

The proposed variance is not a request to permit a land use not already permitted by the City code.

**VAN FLEET ASSEMBLAGE
CARSON DEVELOPMENTS, INC.**

TRACT 1

All that tract or parcel of land lying and being in Land Lot 342 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at the concrete monument found at the intersection of the southerly right-of-way of Van Fleet Circle (60' R/W) and the easterly right-of-way of Peachtree Industrial Boulevard (R/W varies);

Thence South 00 Degrees 54 Minutes 39 Seconds West for a distance of 162.89 feet to a point;
Thence North 87 Degrees 44 Minutes 40 Seconds West for a distance of 130.34 feet to a point;
Thence North 00 Degrees 52 Minutes 52 Seconds East for a distance of 160.03 feet to a point;
Thence South 89 Degrees 00 Minutes 06 Seconds East for a distance of 130.38 feet to a point;
which is the TRUE POINT OF BEGINNING.

Said property contains 21,045 Square Feet, 0.483 Acres more or less.

TRACT 2

All that tract or parcel of land lying and being in Land Lot 342 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at the concrete monument found at the intersection of the northerly right-of-way of Van Fleet Circle (60' R/W) and the easterly right-of-way of Peachtree Industrial Boulevard (R/W varies);

Thence North 89 Degrees 00 Minutes 06 Seconds West for a distance of 133.12 feet to a point;
Thence North 06 Degrees 10 Minutes 55 Seconds West for a distance of 148.95 feet to a point;
Thence South 85 Degrees 57 Minutes 58 Seconds West for a distance of 138.71 feet to a point;
Thence North 02 Degrees 46 Minutes 37 Seconds East for a distance of 139.87 feet to a point;
Thence along a curve to the right having a radius of 25.00 feet and an arc length of 30.96 feet, being subtended by a chord of North 38 Degrees 15 Minutes 01 Seconds East for a distance of 29.02 feet to a point;
Thence with a reverse curve to the left having a radius of 340.00 feet and an arc length of 39.33 feet, being subtended by a chord of North 70 Degrees 24 Minutes 36 Seconds East for a distance of 39.31 feet to a point;
Thence North 67 Degrees 05 Minutes 47 Seconds East for a distance of 360.16 feet to a point;
Thence South 16 Degrees 12 Minutes 02 Seconds East for a distance of 127.53 feet to a point;
Thence along a curve to the left having a radius of 2989.79 feet and an arc length of 363.02 feet, being subtended by a chord of South 22 Degrees 58 Minutes 30 Seconds West for a distance of 362.79 feet to a point;
which is the TRUE POINT OF BEGINNING.

Said property contains 113,973 Square Feet, 2.616 Acres more or less.

TRACT 3

All that tract or parcel of land lying and being in Land Lot 342 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the concrete monument found at the intersection of the northerly right-of-way of Van Fleet Circle (60' R/W) and the easterly right-of-way of Peachtree Industrial Boulevard (R/W varies), proceed along said northerly right-of-way of Van Fleet Circle North 89 Degrees 00 Minutes 06 Seconds West for a distance of 133.12 feet to a point, said point being the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING as thus established, thence North 89 Degrees 00 Minutes 06 Seconds West for a distance of 39.96 feet to a point;
 Thence along a curve to the right having a radius of 180.00 feet and an arc length of 54.35 feet, being subtended by a chord of North 80 Degrees 21 Minutes 06 Seconds West for a distance of 54.14 feet to a point;
 Thence North 71 Degrees 42 Minutes 06 Seconds West for a distance of 27.97 feet to a point;
 Thence along a curve to the right having a radius of 55.00 feet and an arc length of 71.49 feet, being subtended by a chord of North 34 Degrees 27 Minutes 45 Seconds West for a distance of 66.57 feet to a point;
 Thence North 02 Degrees 46 Minutes 37 Seconds East for a distance of 64.96 feet to a point;
 Thence North 85 Degrees 57 Minutes 58 Seconds East for a distance of 138.71 feet to a point;
 Thence South 06 Degrees 10 Minutes 55 Seconds East for a distance of 148.95 feet to a point; which is the TRUE POINT OF BEGINNING.

Said property contains 19,516 Square Feet, 0.448 Acres more or less.

TRACT 4

All that tract or parcel of land lying and being in Land Lot 342 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the concrete monument found at the intersection of the northerly right-of-way of Van Fleet Circle (60' R/W) and the easterly right-of-way of Peachtree Industrial Boulevard (R/W varies), proceed along said easterly right-of-way of Peachtree Industrial Boulevard along a curve to the right having a radius of 2989.79 feet and an arc length of 363.02 feet, being subtended by a chord of North 22 Degrees 58 Minutes 30 Seconds East for a distance of 362.79 feet to a point; thence along a curve to the right having a radius of 2989.79 feet and an arc length of 289.36 feet, being subtended by a chord of North 29 Degrees 13 Minutes 34 Seconds East for a distance of 289.25 feet to a point; thence North 32 Degrees 14 Minutes 40 Seconds East for a distance of 186.28 feet to a point; thence along a curve to the right having a radius of 2994.79 feet and an arc length of 86.16 feet, being subtended by a chord of North 36 Degrees 23 Minutes 21 Seconds East for a distance of 86.16 feet to a point, said point being the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING as thus established, thence along a curve to the left having a radius of 2994.79 feet and an arc length of 86.16 feet, being subtended by a chord of South 36 Degrees 23 Minutes 21 Seconds West for a distance of 86.16 feet to a point;
Thence South 32 Degrees 14 Minutes 40 Seconds West for a distance of 186.28 feet to a point;
Thence along a curve to the left having a radius of 825.80 feet and an arc length of 122.69 feet, being subtended by a chord of South 71 Degrees 21 Minutes 09 Seconds West for a distance of 122.58 feet to a point;
Thence South 67 Degrees 05 Minutes 47 Seconds West for a distance of 451.37 feet to a point;
Thence along a curve to the right having a radius of 280.00 feet and an arc length of 171.46 feet, being subtended by a chord of South 84 Degrees 38 Minutes 21 Seconds West for a distance of 168.80 feet to a point;
Thence North 77 Degrees 49 Minutes 04 Seconds West for a distance of 76.96 feet to a point;
Thence North 04 Degrees 16 Minutes 12 Seconds East for a distance of 307.11 feet to a point;
Thence North 35 Degrees 05 Minutes 14 Seconds East for a distance of 12.21 feet to a point;
Thence North 76 Degrees 36 Minutes 18 Seconds East for a distance of 16.91 feet to a point;
Thence South 59 Degrees 03 Minutes 20 Seconds East for a distance of 5.21 feet to a point;
Thence South 87 Degrees 25 Minutes 14 Seconds East for a distance of 15.65 feet to a point;
Thence North 77 Degrees 02 Minutes 02 Seconds East for a distance of 10.84 feet to a point;
Thence South 55 Degrees 38 Minutes 51 Seconds East for a distance of 13.15 feet to a point;
Thence South 37 Degrees 14 Minutes 59 Seconds East for a distance of 52.89 feet to a point;
Thence South 73 Degrees 41 Minutes 01 Seconds East for a distance of 14.47 feet to a point;
Thence North 84 Degrees 37 Minutes 46 Seconds East for a distance of 7.68 feet to a point;
Thence North 65 Degrees 26 Minutes 07 Seconds East for a distance of 17.58 feet to a point;
Thence North 46 Degrees 05 Minutes 34 Seconds East for a distance of 52.63 feet to a point;
Thence North 66 Degrees 19 Minutes 42 Seconds East for a distance of 43.17 feet to a point;
Thence South 72 Degrees 17 Minutes 12 Seconds East for a distance of 18.76 feet to a point;
Thence North 78 Degrees 00 Minutes 02 Seconds East for a distance of 15.57 feet to a point;
Thence North 89 Degrees 37 Minutes 32 Seconds East for a distance of 17.10 feet to a point;
Thence South 69 Degrees 46 Minutes 07 Seconds East for a distance of 26.17 feet to a point;
Thence South 59 Degrees 40 Minutes 30 Seconds East for a distance of 52.00 feet to a point;
Thence South 67 Degrees 16 Minutes 54 Seconds East for a distance of 28.45 feet to a point;
Thence South 71 Degrees 10 Minutes 44 Seconds East for a distance of 33.02 feet to a point;
Thence North 89 Degrees 50 Minutes 38 Seconds East for a distance of 19.95 feet to a point;
Thence North 78 Degrees 37 Minutes 22 Seconds East for a distance of 18.10 feet to a point;
Thence North 66 Degrees 17 Minutes 58 Seconds East for a distance of 54.98 feet to a point;
Thence North 15 Degrees 16 Minutes 59 Seconds East for a distance of 17.90 feet to a point;
Thence North 40 Degrees 55 Minutes 02 Seconds East for a distance of 21.98 feet to a point;
Thence North 46 Degrees 41 Minutes 39 Seconds East for a distance of 16.82 feet to a point;
Thence North 67 Degrees 04 Minutes 28 Seconds East for a distance of 36.95 feet to a point;
Thence South 82 Degrees 04 Minutes 56 Seconds East for a distance of 35.60 feet to a point;
Thence North 65 Degrees 48 Minutes 01 Seconds East for a distance of 25.95 feet to a point;
Thence North 47 Degrees 00 Minutes 54 Seconds East for a distance of 32.15 feet to a point;
Thence North 29 Degrees 20 Minutes 14 Seconds East for a distance of 13.86 feet to a point;
Thence North 13 Degrees 20 Minutes 32 Seconds East for a distance of 17.54 feet to a point;
Thence North 33 Degrees 55 Minutes 55 Seconds East for a distance of 29.69 feet to a point;
Thence North 47 Degrees 23 Minutes 50 Seconds East for a distance of 12.19 feet to a point;

Thence South 89 Degrees 30 Minutes 00 Seconds East for a distance of 241.48 feet to a point; which is the TRUE POINT OF BEGINNING.

Said property contains 213,108 Square Feet, 4.892 Acres more or less.

TRACT 5

All that tract or parcel of land lying and being in Land Lot 342 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the concrete monument found at the intersection of the northerly right-of-way of Van Fleet Circle (60' R/W) and the easterly right-of-way of Peachtree Industrial Boulevard (R/W varies), proceed along said easterly right-of-way of Peachtree Industrial Boulevard along a curve to the right having a radius of 2989.79 feet and an arc length of 363.02 feet, being subtended by a chord of North 22 Degrees 58 Minutes 30 Seconds East for a distance of 362.79 feet to a point; thence along a curve to the right having a radius of 2989.79 feet and an arc length of 289.36 feet, being subtended by a chord of North 29 Degrees 13 Minutes 34 Seconds East for a distance of 289.25 feet to a point; thence North 32 Degrees 14 Minutes 40 Seconds East for a distance of 186.28 feet to a point; thence along a curve to the right having a radius of 2994.79 feet and an arc length of 86.16 feet, being subtended by a chord of North 36 Degrees 23 Minutes 21 Seconds East for a distance of 86.16 feet to a point; thence leaving said easterly right-of-way of Peachtree Industrial Boulevard, North 89 Degrees 30 Minutes 00 Seconds West for a distance of 241.48 feet to a point, said point being the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING as thus established, thence South 47 Degrees 23 Minutes 50 Seconds West for a distance of 12.19 feet to a point;
 Thence South 33 Degrees 55 Minutes 55 Seconds West for a distance of 29.69 feet to a point;
 Thence South 13 Degrees 20 Minutes 32 Seconds West for a distance of 17.54 feet to a point;
 Thence South 29 Degrees 20 Minutes 14 Seconds West for a distance of 13.86 feet to a point;
 Thence South 47 Degrees 00 Minutes 54 Seconds West for a distance of 32.15 feet to a point;
 Thence South 65 Degrees 48 Minutes 01 Seconds West for a distance of 25.95 feet to a point;
 Thence North 82 Degrees 04 Minutes 56 Seconds West for a distance of 35.60 feet to a point;
 Thence South 67 Degrees 04 Minutes 28 Seconds West for a distance of 36.95 feet to a point;
 Thence South 46 Degrees 41 Minutes 39 Seconds West for a distance of 16.82 feet to a point;
 Thence South 40 Degrees 55 Minutes 02 Seconds West for a distance of 21.98 feet to a point;
 Thence South 15 Degrees 16 Minutes 59 Seconds West for a distance of 17.90 feet to a point;
 Thence South 66 Degrees 17 Minutes 58 Seconds West for a distance of 54.98 feet to a point;
 Thence South 78 Degrees 37 Minutes 22 Seconds West for a distance of 18.10 feet to a point;
 Thence South 89 Degrees 50 Minutes 38 Seconds West for a distance of 19.95 feet to a point;
 Thence North 71 Degrees 10 Minutes 44 Seconds West for a distance of 33.02 feet to a point;
 Thence North 67 Degrees 16 Minutes 54 Seconds West for a distance of 28.45 feet to a point;
 Thence North 59 Degrees 40 Minutes 30 Seconds West for a distance of 52.00 feet to a point;
 Thence North 69 Degrees 46 Minutes 07 Seconds West for a distance of 26.17 feet to a point;
 Thence South 89 Degrees 37 Minutes 32 Seconds West for a distance of 17.10 feet to a point;

Thence South 78 Degrees 00 Minutes 02 Seconds West for a distance of 15.57 feet to a point;
 Thence North 72 Degrees 17 Minutes 12 Seconds West for a distance of 18.76 feet to a point;
 Thence South 66 Degrees 19 Minutes 42 Seconds West for a distance of 43.17 feet to a point;
 Thence South 46 Degrees 05 Minutes 34 Seconds West for a distance of 52.63 feet to a point;
 Thence South 65 Degrees 26 Minutes 07 Seconds West for a distance of 17.58 feet to a point;
 Thence South 84 Degrees 37 Minutes 46 Seconds West for a distance of 7.68 feet to a point;
 Thence North 73 Degrees 41 Minutes 01 Seconds West for a distance of 14.47 feet to a point;
 Thence North 37 Degrees 14 Minutes 59 Seconds West for a distance of 52.89 feet to a point;
 Thence North 55 Degrees 38 Minutes 51 Seconds West for a distance of 13.15 feet to a point;
 Thence South 77 Degrees 02 Minutes 02 Seconds West for a distance of 10.84 feet to a point;
 Thence North 87 Degrees 25 Minutes 14 Seconds West for a distance of 15.65 feet to a point;
 Thence North 59 Degrees 03 Minutes 20 Seconds West for a distance of 5.21 feet to a point;
 Thence South 76 Degrees 36 Minutes 18 Seconds West for a distance of 16.91 feet to a point;
 Thence South 35 Degrees 05 Minutes 14 Seconds West for a distance of 12.21 feet to a point;
 Thence South 40 Degrees 11 Minutes 55 Seconds West for a distance of 36.71 feet to a point;
 Thence North 82 Degrees 16 Minutes 47 Seconds West for a distance of 16.82 feet to a point;
 Thence North 56 Degrees 29 Minutes 20 Seconds West for a distance of 41.47 feet to a point;
 Thence North 64 Degrees 11 Minutes 43 Seconds West for a distance of 34.80 feet to a point;
 Thence North 56 Degrees 40 Minutes 35 Seconds West for a distance of 17.61 feet to a point;
 Thence North 62 Degrees 48 Minutes 53 Seconds West for a distance of 12.21 feet to a point;
 Thence North 78 Degrees 25 Minutes 21 Seconds West for a distance of 17.15 feet to a point;
 Thence South 73 Degrees 01 Minutes 58 Seconds West for a distance of 13.34 feet to a point;
 Thence South 57 Degrees 56 Minutes 59 Seconds West for a distance of 17.87 feet to a point;
 Thence North 04 Degrees 20 Minutes 25 Seconds West for a distance of 125.89 feet to a point;
 Thence North 89 Degrees 55 Minutes 49 Seconds East for a distance of 143.28 feet to a point;
 Thence South 89 Degrees 30 Minutes 00 Seconds East for a distance of 704.20 feet to a point;
 which is the TRUE POINT OF BEGINNING.

Said property contains 112,076 Square Feet, 2.573 Acres more or less.

TRACT 6

All that tract or parcel of land lying and being in Land Lot 342 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the concrete monument found at the intersection of the northerly right-of-way of Van Fleet Circle (60' R/W) and the easterly right-of-way of Peachtree Industrial Boulevard (R/W varies), proceed along said easterly right-of-way of Peachtree Industrial Boulevard along a curve to the right having a radius of 2989.79 feet and an arc length of 363.02 feet, being subtended by a chord of North 22 Degrees 58 Minutes 30 Seconds East for a distance of 362.79 feet to a point; thence along a curve to the right having a radius of 2989.79 feet and an arc length of 289.36 feet, being subtended by a chord of North 29 Degrees 13 Minutes 34 Seconds East for a distance of 289.25 feet to a point, said point being the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING as thus established, thence along a curve to the left having a radius of 2989.79 feet and an arc length of 289.36 feet, being subtended by a chord of South 29 Degrees 13 Minutes 34 Seconds West for a distance of 289.25 feet to a point;
Thence North 16 Degrees 12 Minutes 02 Seconds West for a distance of 127.53 feet to a point;
Thence South 67 Degrees 05 Minutes 47 Seconds West for a distance of 360.16 feet to a point;
Thence along a curve to the right having a radius of 340.00 feet and an arc length of 39.33 feet, being subtended by a chord of South 70 Degrees 24 Minutes 36 Seconds West for a distance of 39.31 feet to a point;
Thence North 16 Degrees 16 Minutes 35 Seconds West for a distance of 60.00 feet to a point;
Thence along a curve to the left having a radius of 280.00 feet and an arc length of 32.39 feet, being subtended by a chord of North 70 Degrees 24 Minutes 36 Seconds East for a distance of 32.37 feet to a point;
Thence North 67 Degrees 05 Minutes 47 Seconds East for a distance of 451.37 feet to a point;
Thence along a curve to the right having a radius of 825.80 feet and an arc length of 122.69 feet, being subtended by a chord of North 71 Degrees 21 Minutes 09 Seconds East for a distance of 122.58 feet to a point;
which is the TRUE POINT OF BEGINNING.

Said property contains 43,229 Square Feet, 0.992 Acres more or less.

V-21-03 Application

DATE RECEIVED

Application # V-21-03

APPLICANT

Name: Carson Developments, Inc.
Mailing Address: 3128 East Shadowlawn Avenue, Atlanta, GA 30305 Suite/Unit # _____
E-mail: howard@carsondev.com Daytime Phone: 404-281-7497 Fax: _____

PROPERTY OWNER

Name: See Attached Exhibit
Mailing Address: _____
E-mail: _____ Daytime Phone: _____ Fax: _____

SUBJECT PROPERTY

Street Address: See Attached Exhibit
Tax ID Parcel No.: _____ Council District: _____
Current Zoning Category: R1 Future Land Use Character Area: Neighborhood Preservation District

Variance(s) Requested (submit separate cover letter if necessary): A variance to the Section 23-906B of the Code changing the minimum building setback from a street centerline from 85' & 65' to 35' on external streets and 22' on internal streets, predicated on the rezoning of the assemblage from R1 to RSFA.
Applicant desires that the variance be heard concurrently with the requested rezoning.

Application Submission Requirements (one copy of application materials & 15 copies of drawings if larger than 8 1/2" x 11").

SUBMIT ALL MATERIALS NOTED BELOW:

- ___ 1) Cover letter describing the requested variance, the proposed scope of work and the rationale for the variance.
- ___ 2) Letter responding to each of the seven (7) "Standards" criteria. List each criterion before each response.
- ___ 3) Property Survey showing property lines, building footprints and parking layout for setback reductions. Applications seeking a streambank setback variance, surveys should also show topography lines, stream/floodplain areas and corresponding setback lines.
- ___ 4) For Stream buffer variances, provide information outlined in this application.
- ___ 5) Full site plan, drawn-to-scale, for projects with any proposed new construction, additions, and/or site development work. Setback dimensions should be labeled (see site plan check list for plan requirements).
- ___ 6) Notarized property owner (or owner representative) authorization and applicant campaign contributions disclosure using the attached forms.
- ___ 7) Photographs, renderings, building elevations (as applicable to the variance request and project scope).
- ___ 8) CD or USB flash drive of drawings submitted in digital PDF format.
- ___ 9) Additional information required by the City based upon the initial application meeting with staff.

Minimum Building from Centerline Variance

- 1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.

It is our desire to develop a community with an inviting streetscape and a more urban feel which includes homes that front on the existing streets. The Current required setback of 65' from the road Centerline will make the homes more than 50' off the curb of the street and not have the intimate feel that makes these types of communities a success. The variance request is to establish the desired architectural fee the City has requested in the design.

- 2) A literal interpretation of the provisions of this article would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.

This type and style of product was not anticipated at the time the code was written. The product with the desired look and feel cannot be constructed without the variance.

- 3) Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

The proposed variance will not convey any special privileges to this property.

- 4) The requested variance will be in harmony with the purpose and intent of this article and will not be injurious to the neighborhood or to the general welfare.

The proposed variance is in harmony with the desired intent of the development and is in the best interest of the neighborhood's general welfare.

- 5) The special circumstances are not the result of the actions of the applicant.

The variance request is not as a result of the actions of the landowner.

- 6) The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

The proposed variance is the minimum required in order to develop the community as desired by the city.

- 7) The variance is not a request to permit a use of land, buildings, or structures which is not permitted by right in the district involved. Sec. 23-1402A. - Limitations to

The proposed variance is not a request to permit a land use not already permitted by the City code.

V-21-04 Application



VARIANCE APPLICATION
Community Development Department

Application # V-21-04

DATE RECEIVED

APPLICANT

Name: Carson Developments, Inc.
Mailing Address: 3128 East Shadowlawn Avenue, Atlanta, GA 30305 Suite/Unit # _____
E-mail: howard@carsondev.com Daytime Phone: 404-281-7497 Fax: _____

PROPERTY OWNER

Name: See Attached Exhibit
Mailing Address: _____
E-mail: _____ Daytime Phone: _____ Fax: _____

SUBJECT PROPERTY

Street Address: See Attached Exhibit
Tax ID Parcel No.: _____ Council District: _____
Current Zoning Category: R1 Future Land Use Character Area: Neighborhood Preservation District

Variance(s) Requested (submit separate cover letter if necessary): A variance to Sec. 23-906B of the Code changing the front to front separation from 60' to 40', predicated on the rezoning of the assemblage from R1 to RSFA. Applicant desires that the variance be heard concurrently with the requested rezoning.

Application Submission Requirements (one copy of application materials & 15 copies of drawings if larger than 8 1/2" x 11").

SUBMIT ALL MATERIALS NOTED BELOW:

- ___ 1) Cover letter describing the requested variance, the proposed scope of work and the rational for the variance.
- ___ 2) Letter responding to each of the seven (7) "Standards" criteria. List each criterion before each response.
- ___ 3) Property Survey showing property lines, building footprints and parking layout for setback reductions. Applications seeking a streambank setback variance, surveys should also show topography lines, stream/floodplain areas and corresponding setback lines.
- ___ 4) For Stream buffer variances, provide information outlined in this application.
- ___ 5) Full site plan, drawn-to-scale, for projects with any proposed new construction, additions, and/or site development work. Setback dimensions should be labeled (see site plan check list for plan requirements).
- ___ 6) Notarized property owner (or owner representative) authorization and applicant campaign contributions disclosure using the attached forms.
- ___ 7) Photographs, renderings, building elevations (as applicable to the variance request and project scope).
- ___ 8) CD or USB flash drive of drawings submitted in digital PDF format.
- ___ 9) Additional information required by the City based upon the initial application meeting with staff.

Minimum Front to Front Minimum Separation Variance

- 8) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.

It is our desire to develop a community with an inviting streetscape and a more urban feel which includes homes that front on the existing streets. The Current required separation of 60' from Front to Front will not have the intimate feel that makes these types of communities a success. The variance request is to establish the desired architectural fee the City has requested in the design.

- 9) A literal interpretation of the provisions of this article would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.

This type and style of product was not anticipated at the time the code was written. The product with the desired look and feel cannot be constructed without the variance.

- 10) Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

The proposed variance will not convey any special privileges to this property.

- 11) The requested variance will be in harmony with the purpose and intent of this article and will not be injurious to the neighborhood or to the general welfare.

The proposed variance is in harmony with the desired intent of the development and is in the best interest of the neighborhood's general welfare.

- 12) The special circumstances are not the result of the actions of the applicant.

The variance request is not as a result of the actions of the landowner.

- 13) The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

The proposed variance is the minimum required in order to develop the community as desired by the city.

- 14) The variance is not a request to permit a use of land, buildings, or structures which is not permitted by right in the district involved. Sec. 23-1402A. - Limitations to

The proposed variance is not a request to permit a land use not already permitted by the City code.