

APPLICATION FOR REZONING

Date: 3-25-2021

Summary of Proposed Project: Rezoning to PD-H for the consolidation of 4 lots for the construction of 11 new single family houses and a new future 4 acre park.

REZONING REQUEST

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17 00650007058

PROPERTY ADDRESS 314, 320, 324 W Wieuca, 361 Valley Brook Dr Rear PARCEL ID _____

City Atlanta State GA Zip Code 30342

The subject property fronts 219 feet on the north side of W Wieuca

Depth: 557.95 Area: 43444.85 Land Lot: 17 Land District: 65 - Fulton County, GA.

Council District: _____ Neighborhood Planning Unit: B

The undersigned, having interest in the property herein described, respectfully petitions that said property be rezoned from

R-LC-C, R-4

to

PD-H

Existing Zoning (s)

Proposed Zoning (s)

CDP REQUEST (if applicable)

to

Existing Land Use

Proposed Land Use

APPLICANT INFORMATION

Name of Applicant Kenneth Ellsworth Daytime Phone 678-592-9676 email kenny@studiosogo.com

Address 1631 S Gordon St Atlanta GA 30310
street city state zip code

Name of Property Owner Paul Weintraub Phone 404-606-1213

Address 4036 Statewood Rd Atlanta GA 30342
street city state zip code

Applicant affirms that he/she is the applicant for the property described in the attached legal description, which is made part of this application.

Kenneth Ellsworth

Paul Weintraub

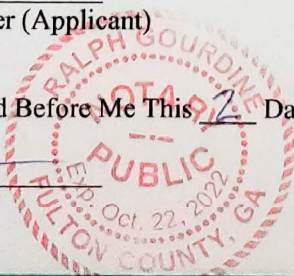
Owner or Agent for Owner (Applicant)

Print Name of Owner

Sworn To And Subscribed Before Me This 2 Day Of APR, 2021 .


Ralph Gourdine

NOTARY PUBLIC



AUTHORIZATION BY PROPERTY OWNER

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

I, Paul Weintraub  (Owner's Name) swear and affirm that I am the owner of property at 314, 320, 324 W Wieuca, 361 Valley Brook Dr Rear (Property address). As shown in the records of Fulton County, Georgia, which is the subject matter of the attached application. I authorize Kenneth Ellsworth to file this application.



Sworn to and subscribed before me this the 2 Day of April 2021
Mary L. Minnifield
NOTARY PUBLIC



AUTHORIZATION TO INSPECT PREMISES

(Attachment 1)

With the signature below, I authorize the staff of the Office of Zoning and Development of the City of Atlanta to inspect the premises, which are the subject of this rezoning application.

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

Kenneth Ellsworth

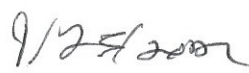
Owner or Agent of Owner (Applicant)



Sworn to and subscribed before me this 2 day of APRIL, 2021.



Notary Public



Commission Expires



ATLANTA PUBLIC SCHOOL REVIEW REQUEST
(Required only if application would result in construction of one or more units of new housing)
(Attachment 2)

Application Number: _____

Applicant: _____

Address: _____ 361 Valley Brook Dr Rear

Current Zoning: _____ Proposed Zoning: _____

Acres: _____

Total number of Dwelling Units: _____

Dwelling units per Acre: _____

Monthly Rent Per Unit: _____

Selling Price per Unit: _____

Projected Completion: _____

AFFORDABLE HOUSING SUPPLEMENTAL FORM (FOR SALE)
(Attachment 2b)

Required if the rezoning application contemplates the construction of one or more residential units.

SECTION 1: DEVELOPMENT INFORMATION

Development Name: _____

Development Address: _____

Council District: _____ NPU _____

Is there any involvement from the City of Atlanta/Invest Atlanta in the proposed project?

Land write-down Land donation Financial Assistance

Other _____

Please provide documentation of involvement and write-down

SECTION 2: DEVELOPER INFORMATION

Developer Name: _____

Developer Contact (Project Coordinator): Developer Address: _____

Email address: _____ May we use email to contact you? Yes No

Telephone Number: _____

SECTION 3: DEVELOPMENT INFORMATION

Affordable units required

For "for sale" projects: _____ x 10%* = _____ (always round up)

Total units total affordable units required 25% = _____

Bonus Square Footage* _____ Affordable sq. footage required _____

*Note that the maximum allowed bonus is 15% of base FAR.

Is parking included in the price of market rates units? Yes No

Is parking included in the price of affordable units? Yes No

If parking is not included in the unit price, what is the price to purchase parking? _____

Estimated date for the commencement of marketing: _____

Estimated date for completion of construction of the affordable units: _____

Building type (condo, townhouse, etc.) _____

For each unit configuration, fill out a separate row, as applicable (see example).

Unit Configuration	Square feet per unit	Number of affordable units proposed	Number of market rate units proposed	Total #	Proposed Assessments	Proposed Affordable Price*	Proposed Level of Affordability (___% or less of AMI)	Expected Market Price
<i>Example:</i> 1 bed/1 bath				0				
Building Total								

SECTION 4: PAYMENT IN LIEU OF UNITS

Provide an estimate if an option is chosen to make the payment -in-lieu.

Date payment can begin and end: _____

For “for sale” projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Amount Owed}}{\text{Amount Owed}} \times \$100,000 = \$ \text{Amount Owed}$$

(Round up to nearest whole number)

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq. ft.)} \times 15\% \times \$ \text{median price per base FAR foot} = \$ \text{Amount owed}$$

Developer/Project Coordinator

Date

AFFORDABLE HOUSING QUESTIONS

(Attachment 2c)

Applicants for rezoning should only answer these questions if housing will be eliminated or created as part of their development plans. If the requested information cannot fit in the space below, please attach an additional page with your application.

Rental Housing

If you are planning to eliminate rental housing through demolition or a conversion of a property into a different use, please provide the following information on the existing rental units:

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Average Rent
EX: 2/1	25	\$1,150

If you are planning to create rental housing through new construction or a conversion of a property into a different use, please provide the following information on the proposed rental units. If your proposed development is required to comply with the Inclusionary Zoning policy for the Beltline Overlay District and the Westside, and you are not paying the in-lieu fee, break out the affordable inclusionary zoning units on separate rows.

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Expected Average Rent

For-Sale Housing

If you are planning to eliminate for-sale housing through demolition or a conversion of a property into a different use, please provide the following information on the existing homeownership units.

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Average Value per the Fulton ⁱ or DeKalb County Tax Assessor ⁱⁱ

If any of the units to be eliminated have been vacant for a year or more, and/or are currently uninhabitable, please specify that information.

If you are planning to create for-sale housing through new construction or conversion of a property into a different use, please provide the following information on the proposed homeownership units.

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Expected Average Sales Price

Additional Information

If you wish to explain any of the information provided above, please use this space.

Are you seeking assistance from a local government, development authority, or other governmental entity to fund, partially or in whole, your development? If so, please describe:

- 1) The type of assistance you intend to apply for and/or have received; and

- 2) Any rental or sales affordability requirements that will come with this assistance.

^{i.} To determine the value of homeownership units in DeKalb County, use the DeKalb County Tax Commissioner’s real estate search function. The link to this website is: <https://taxcommissioner.dekalbcountyga.gov/TaxCommissioner/TCSearch.asp>. Use the “Total Value”, not the “Assessed Value”. If there are multiple properties that are the same unit type, average their values together.

^{ii.} To determine the value of homeownership units in Fulton County, use the qPublic.net function from the Fulton County Tax Commissioner. The link to this website is: <https://qpublic.schneidercorp.com/Application.aspx?App=FultonCountyGA&Layer=Parcels&PageType=Search>. Use the “Total Value”, not the “Assessed Value”. If there are multiple properties that are the same unit type, average their values together.

DISCLOSURE REPORT

(Attachment 5)

Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application.

Circle One: Yes No

If the answer is YES, proceed to section 1 through 4.

If the answer is NO, complete only section 4.

1. Circle One: Party to Rezoning In Opposition of Rezoning

If party to rezoning, complete section 2, 3 and 4 below.

If opposition, proceed to section 3 and 4 below.


2. List all individuals or business entities which have and ownership interest in the property which is subject of this rezoning action: _____

3. Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (please print): Paul Weintraub

Signature: 

Date: 04/02/2021

**PRE-APPLICATION REVIEW FOR
 PLANNED DEVELOPMENT-HOUSING (PD-H), PLANNED DEVELOPMENT-MIXED
 USE (PD-MU), PLANNED DEVELOPMENT-OFFICE COMMERCIAL (PD-OC), AND
 PLANNED DEVELOPMENT-BUSINESS PARK (PD-BP)**

(Attachment 6)

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Property Address: _____
 361 Vally Brook Dr Rear

Tax PIN(s): _____

Existing Zoning: _____

Proposed Zoning: _____

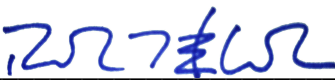
Applicant: _____

Phone: _____
 Email: _____
 Fax: _____

Owner: _____

Phone: _____
 Email: _____
 Fax: _____

Applicant's Signature: To the best of my knowledge, this Pre-application review is correct and complete. Applicant will prepare documentation per Section 16-19.005(2) and (5) of the Zoning Ordinance of the City of Atlanta.

Applicant: 

Date: _____

Staff: _____

Date: _____

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