



OFFICE OF ZONING AND DEVELOPMENT
55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **Z-20-025**

DATE ACCEPTED: **02/13/2020**

NOTICE TO APPLICANT

Address of Property:
1890 Lenox RD NE

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

Zoning Review Board (ZRB) Hearing Date:

Thursday, May 7 or 14, 2020 at 6:00 p.m.

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

The contact person for NPU F is:

Debbi Skopczynski
404-874-7483
zoning@npufatlanta.org

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

Please contact the person(s) listed above within five days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,

RG, for Director, Office of Zoning and
Development

Kyle Williams

2-20-025

APPLICATION FOR REZONING

Department of City Planning
Office of Zoning & Development

Date: 1/28/2020

Summary of Proposed Project: Rezoning of Orphan Lot along Lenox Road

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65 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

REZONING REQUEST

PROPERTY ADDRESS: 1890 Lenox Road PARCEL ID 17 00040002057

City Atlanta State GA Zip Code 30316

The subject property fronts 53.90 feet on the West side of Lenox Road

Depth: 171 ft Area: 6,065.14 sq ft Land Lot: 17 Land District: 4 - Fulton County, GA.

Council District: 6 Neighborhood Planning Unit: F

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

R-4 to R-3
Existing Zoning (s) Proposed Zoning (s)

CDP REQUEST (if applicable)

Existing Land Use to Proposed Land Use

APPLICANT INFORMATION

Name of Applicant Kyle Williams Daytime Phone 404 373 9590 email kwilliams@williamsteusink.com

Address 309 Sycamore Street Decatur, GA 30030
street city state zip code

Name of Property Owner Edith Schiff Phone _____

Address 1888 Lenox Road Atlanta, GA 30306
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.

Edith Schiff
Owner or Agent for Owner (Applicant)

EDITH SCHIFF
Print Name of Owner

Sworn To And Subscribed Before Me This 28 Day Of Jan, 2020

[Signature]
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, Edith Schiff (Owner's Name) swear and affirm that I am the owner of property at 1890 Lenox Road, Atlanta, GA 30306 (Property address). As shown in the records of Fulton County, Georgia, which is the subject matter of the attached application. I authorize Kyle Williams to file this application.

Edith Schiff
Edith Schiff

Sworn to and subscribed before me this the 9 Day of Oct 2019
K. Williams
NOTARY PUBLIC


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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.

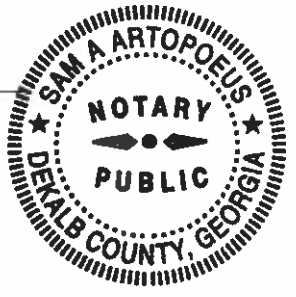
[Handwritten Signature]

Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this 31st day of January, 2020.

[Handwritten Signature]
Notary Public

1/21/23
Commission Expires



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ATTORNEY AT LAW

I swear and affirm, as an attorney at law, that I have been authorized by the owner of the property subject to the proposed rezoning to file this application.

Kyle Williams
TYPE OR PRINT ATTORNEY'S NAME

309 Sycamore Street
ADDRESS

Decatur, GA 30030
CITY & STATE ZIP CODE

Kyle Williams
ATTORNEY'S SIGNATURE

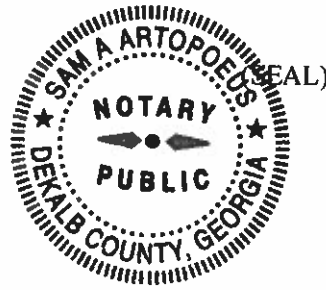
404 373 9590
PHONE NUMBER

Sworn to and subscribed before me this the

24th Day of Jan 2020

[Signature]
NOTARY PUBLIC

1/24/23
COMMISSION EXPIRES



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

(N/A)

Application Number: _____

Applicant: _____

Address: _____

Current Zoning: _____

Proposed Zoning: _____

Acres: _____

Total number of Dwelling Units: _____

Dwelling units per Acre: _____

Monthly Rent Per Unit: _____

Selling Price per Unit: _____

Projected Completion: _____

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AFFORDABLE HOUSING SUPPLEMENTAL FORM (RENTAL)
(Attachment 2a)

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

SECTION 1: DEVELOPMENT INFORMATION

Development Name: _____ N/A _____

Development Address: _____

Council District: _____ NPU _____

Is Inclusionary Zoning applicable to this project? Yes No

***Note: IZ applies to all new or conversion multifamily residential rental projects with ten (10) or more units in the Beltline Overlay District OR Westside Neighborhoods of English Avenue, Vine City, Ashview Heights, or AUC. For these projects, applicant must complete and submit the Inclusionary Zoning Certification Form.**

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

a) Affordable units required

For rental 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.

b) Building details

In addition to water, which of the following utilities will be included in the rent (mark applicable):

Cooking gas Electric Gas heat Electric heat Other _____

Is parking included in the rent for the: affordable units? Yes No

Market-rate units? Yes No

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If parking is not included, what is the monthly cost per space? _____

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Estimated date for the commencement of marketing: _____

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

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

	Unit Type*	Number of Units	Number of Bedrooms/ Unit	Total Square Footage Per Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (___% or less of AMI)	Unit Mix
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units								
Market Rate Units						N/A	N/A	
						N/A	N/A	
						N/A	N/A	

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 rental projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{(Round up to nearest whole number)}} \times 10\% = \text{_____} \times \$100,000 = \$ \text{_____} \text{ Amount owed}$$

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

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

 Developer/Project Coordinator

 Date

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: _____ N/A _____

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.) _____

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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:

$$\frac{\text{Number of total units in development}}{\text{(Round up to nearest whole number)}} \times 10\% = \frac{\text{X } \$100,000}{\text{Amount Owed}} = \$ \text{_____}$$

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

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

Developer/Project Coordinator

Date

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N/A

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

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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

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Additional Information

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

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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.

¹ 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.

² 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.

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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

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If the answer is YES, proceed to section 1 through 4.
If the answer is NO, complete only section 4.

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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.

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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): Edith Schiff

Signature: Edith Schiff

Date: 12-9-19

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

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If the answer is YES, proceed to section 1 through 4.
If the answer is NO, complete only section 4.

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

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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): Kyle Williams

Signature: *Kyle Williams*

Date: 12-9-19

**NOTARIZED AUTHORIZATION BY PROPERTY OWNER
FOR REPRESENTATION**

1888 Lenox Road, NE, Atlanta, GA 30306 (Tax Parcel Id No. 17 0004000300) and 1890 Lenox Road,
NE, Atlanta, GA 30306 (Tax Parcel Id No. 17 00040002057)

I, Edith Schiff, am the owner of those certain real properties located at and known as 1888 Lenox Road, NE, Atlanta, GA 30306 (Tax Parcel Id No. 17 0004000300) and 1890 Lenox Road, NE, Atlanta, GA 30306 (Tax Parcel Id No. 17 00040002057), which are the subject of the *Application for Rezoning and Request for Lot Consolidation*. I authorize the persons and firm named below to act as Applicant and my representative in pursuit of this Application, in all matters related to zoning, permitting, planning, and development.

Name of Applicant: R. Kyle Williams, Esq.
Sam Artopoeus
Name of Firm: Williams Teusink, LLC
Address: The High House
309 Sycamore Street
Decatur, Georgia 30030
Telephone No.: (404) 373-9590
Email: kwilliams@williamsteusink.com
sartopoeus@williamsteusink.com

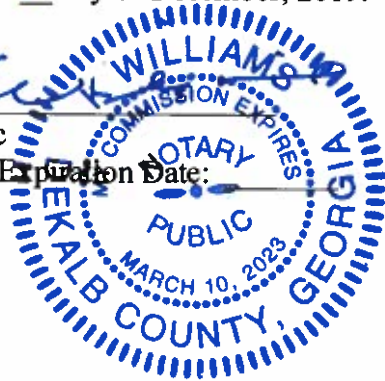
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Office of Zoning & Development

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Ste 3350
Atlanta, GA

Sworn and subscribed
before me this 9th day of December, 2019.

15. C. Williams
Notary Public
Commission Expiration Date:



Edith Schiff
Edith Schiff



WILLIAMS
TEUSINK

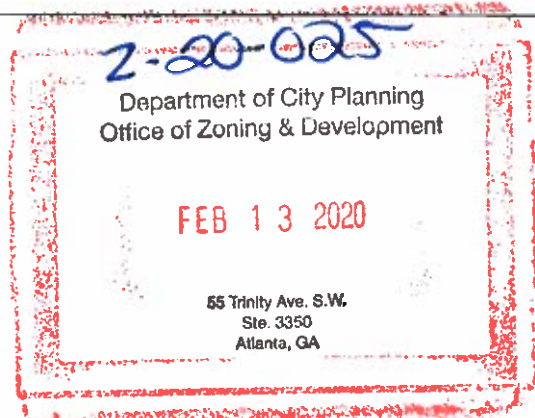
R. KYLE WILLIAMS
ATTORNEY AT LAW

404.373.9351 DIRECT DIAL
KWILLIAMS@WILLIAMSTEUSINK.COM

February 3, 2020

via Hand Delivery

Keyetta M. Holmes, AICP
Interim Director
Office of Zoning and Development, City of Atlanta
55 Trinity Avenue, Suite 3350
Atlanta, Georgia 30303



Re: **APPLICATION TO REZONE FROM R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT**

0 Lenox Road, NE, Atlanta, Fulton County, Georgia 30306 a/k/a 1890 Lenox Road, NE, Atlanta, Fulton County, Georgia 30306

Tax Parcel Id No. 17 00040002057

Dear Director Holmes:

I represent Edith Schiff (“Ms. Schiff”) the current owner of that certain real property known as and located at 0 Lenox Road, Atlanta, Fulton County, Georgia 30306 a/k/a 1890 Lenox Road, Atlanta, Fulton County, Georgia 30306 (Tax Parcel ID No. 17 00040002057) (the “Property”). Ms. Schiff is also the current owner of and maintains her primary residence at that certain real property known as and located at 1888 Lenox Road, NE, Atlanta, Fulton County, Georgia 30306 (Tax Parcel ID No. 17 000400030015) (“1888 Lenox”). The Property and 1888 Lenox are immediately adjacent and adjoining sharing a common boundary line.

CURRENT ZONING OF THE PROPERTY

The Property is currently zoned R-4 (Single-Family Residential) District with a classification as Single-Family Residential based upon the 2016 Comprehensive Development Plan (“CDP”).

The neighboring properties to the east, north, and south of the Property fronting Lenox Road, NE are zoned R-3 (Single-Family Residential) District. The neighboring property to the west is zoned R-4 (Single-Family Residential) District.

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NONCONFORMITY OF THE PROPERTY

The Property is a non-conforming R-4 (Single-Family Residential) lot. The Property has 53.90' of street frontage on Lenox Road, NE. The Property contains a total lot area of approximately 6,065 sq. ft. or 0.139 acres. As such, the Property is deficient 16.1' of street frontage on Lenox Road, NE and deficient 2,935 sq. ft. or 0.067 acres in lot area. Notwithstanding such nonconformity, the Property may be used for a single-family dwelling pursuant to Section 16-06.007(3) of the Zoning Ordinance of the City of Atlanta, Georgia (the "Zoning Ordinance").

**ORIGINAL SUBDIVISION PLAT AND
HISTORIC DEVELOPMENT OF THE PROPERTY**

The Property and 1888 Lenox were original platted pursuant to the enclosed *Subdivision of Unit I Lenox Hills* prepared by C. R. Roberts, C.E., dated June 15, 1948, and filed and recorded in the Real Estate Records of Fulton County, Georgia in Plat Book 35, Page 36. 1888 Lenox was platted as a residential lot for construction. The Property was platted as a "FUTURE STREET" or "Proposed 50' Street." It appears that the original intention was to develop the Property as a right-of-way providing vehicular and pedestrian access from Lenox Road, NE to the then-undeveloped property to west.

However, the Property was not and has never been developed as a right-of-way or "FUTURE STREET". Instead, the Property and 1888 Lenox were jointly developed as a "combined" single-family residence in approximately 1952 with a single-family residence, including garage, being built upon 1888 Lenox and the servicing driveway and curbcut to Lenox Road, NE being built upon the Property. Since then, the Property has been continuously used as part of 1888 Lenox for its servicing driveway and curbcut to Lenox Road, NE.

Despite such joint use, the Property remained until recently owned and titled in the name of developer Metro Development Corporation pursuant to the enclosed *Quit Claim Deed* filed and recorded in the Real Estate Records of Fulton County, Georgia in Deed Book 7862, Page 394.

In 2017, Ms. Schiff engaged this law firm to obtain title in and to the Property. As of November 3, 2017, Ms. Schiff obtained ownership and title in and to the Property from Metro Development Corporation pursuant to the *Quitclaim Deed* filed and recorded in the Real Estate Records of Fulton County, Georgia in Deed Book 58164, Page 29.

SUMMARY OF PROPOSED REZONING

Ms. Schiff intends to merge and consolidate the Property and 1888 Lenox into one (1) single-family residential lot. However, the Property is currently zoned R-4 (Single-Family Residential) District and 1888 Lenox is currently zoned R-3 (Single-Family Residential District). Both properties are classified as Single-Family Residential based upon the 2016 Comprehensive Development Plan ("CDP").

Ms. Schiff seeks to rezone the Property to R-3 (Single-Family Residential District) for

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the sole purpose of subsequently merging and combining the property with 1888 Lenox. Ms. Schiff does not propose any modification or alteration of the existing as-built of the properties, including specifically the single-family residence, including garage, existing on 1888 Lenox and the servicing driveway and curbcut to Lenox Road, NE existing on the Property. Instead, she simply desires to continue her shared use and enjoyment of the properties as currently improved.

DOCUMENTED IMPACT ANALYSIS UNDER SEC. 16-27.004

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

Rezoning the Property from R-4 (Single-Family Residential) District to R-3 (Single-Family Residential District) is compatible with the existing classification of the Property as Single-Family Residential based upon the CDP. Rezoning the Property will bring its zoning in line with and compatible with 1888 Lenox and the neighboring properties to the east, north, and south of the Property fronting Lenox Road, NE.

Ms. Schiff does not propose any modification or alteration of the existing as-built of the Property. Instead, Ms. Schiff merely seeks to merge and consolidate the Property and 1888 Lenox into one (1) single-family residential lot for her continued the shared use and enjoyment.

2. Availability of and effect on public facilities and services/referrals to other agencies.

The proposed rezoning of the Property will have no effect on public facilities or services/referrals to other agencies as Ms. Schiff does not propose any modification or alteration of the existing as-built of the Property. Instead, Ms. Schiff does not propose any modification or alteration of the existing as-built of the Property. Instead, Ms. Schiff merely seeks to merge and consolidate the Property and 1888 Lenox into one (1) single-family residential lot for her continued the shared use and enjoyment. There will be no change in the existing improvement upon or use of either Property or 1888 Lenox. As such, the proposed rezoning of the Property will not cause excessive or burdensome use of existing facilities and services including, but are not limited to, water supply, sewerage, drainage, transportation, schools, fire and police protection, or solid waste collection and disposal.

Instead, rezoning of the Property from R-4 (Single-Family Residential) District to R-3 (Single-Family Residential District) will allow for the merger and consolidation of the Property and 1888 Lenox. As such, the Property could no longer be developed as a standalone single-family dwelling under Sec. 16-06.007(3). Such downzoning will essentially eliminate a buildable lot resulting in a net decrease in the possible effect on public facilities and services/referrals to other agencies.

3. Availability of other land suitable for proposed use: effect on balance of land uses.

Ms. Schiff does not propose any modification or alteration of the existing as-built of the Property. Instead, Ms. Schiff does not propose any modification or alteration of the existing as-built of the Property. Instead, Ms. Schiff merely seeks to merge and consolidate the Property and 1888 Lenox into one (1) single-family residential lot for her continued the shared use and enjoyment.

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The proposed rezoning of the Property will not result in any adverse environmental effect on the balance of land uses.

4. Effect on character of the neighborhood.

The existing zoning of the Property as R-4 (Single-Family Residential) District is not in character or conformity with the neighboring properties to the east, north, and south of the Property fronting Lenox Road, NE that are all zoned R-3 (Single-Family Residential) District. Instead, the proposed rezoning of the Property to R-3 (Single-Family Residential District) will bring the property in character and conformity with the neighborhood resulting in a positive effect on the community.

5. Suitability of Proposed Use.

Ms. Schiff does not propose any modification or alteration of the existing as-built of the Property. Instead, Ms. Schiff does not propose any modification or alteration of the existing as-built of the Property. Instead, Ms. Schiff merely seeks to merge and consolidate the Property and 1888 Lenox into one (1) single-family residential lot for her continued the shared use and enjoyment. The proposed rezoning of the Property is suitable in view of the use and development of adjacent and nearby property, including the neighboring properties to the east, north, and south of the Property fronting Lenox Road, NE.

6. Effect on Adjacent Property.

Ms. Schiff does not propose any modification or alteration of the existing as-built of the Property. Instead, Ms. Schiff does not propose any modification or alteration of the existing as-built of the Property. Instead, Ms. Schiff merely seeks to merge and consolidate the Property and 1888 Lenox into one (1) single-family residential lot for her continued the shared use and enjoyment. The proposed rezoning of the Property will not result in any negative impacts on the existing use or usability of adjacent and nearby properties. Instead, the proposed rezoning of the Property and subsequent merger and consolidation of the Property with 1888 Lenox will mean that the Property could no longer be developed as a standalone single-family dwelling under Sec. 16-06.007(3). Such downzoning will essentially eliminate a buildable lot resulting in positive effect on adjacent property.

7. Economic use of the current zoning.

The Property has a reasonable economic use under its current zoning as R-4 (Single-Family Residential) District as it could be developed, despite its nonconformity, as a standalone single-family dwelling under Sec. 16-06.007(3). However, Ms. Schiff does not desire to separately develop the Property. Instead, Ms. Schiff desires to forgo such economic use to rezone the Property to R-3 (Single-Family Residential District) to bring the property in character and conformity with the neighborhood. Such downzoning will essentially eliminate a buildable lot resulting in positive effect on adjacent property.

8. Compliance with Tree Preservation, Section 10-2033.

Ms. Schiff does not propose any modification or alteration of the existing as-built of the Property. Instead, Ms. Schiff does not propose any modification or alteration of the existing as-built of the Property. Instead, Ms. Schiff merely seeks to merge and consolidate the Property and 1888 Lenox into one (1) single-family residential lot for her continued the shared use and enjoyment.

As such, no trees will be affected or harmed by the proposed rezoning of the Property from R-4 (Single-Family Residential) District to R-3 (Single-Family Residential District). Notwithstanding, Ms. Schiff stipulates full compliance with Tree Preservation, Section 10-2033 in her continued use and enjoyment of the Property.

ADDITIONAL SUPPORTING DOCUMENTATION

In addition to this written justification, Owner includes as additional support for this Application the following:

1. Application for Rezoning;
2. Authorization by Property Owner;
3. Authorization to Inspect Premises;
4. Notarized Authorization by Property Owner for Representation;
5. Attorney at Law Authorization;
6. Atlanta Public School Review Request;
7. *Plat Prepared for Edith Schiff* prepared by Survey Land Express, Inc., dated December 15, 2010;
8. *Survey* prepared by J. Neil Johnson, undated;
9. *Subdivision of Unit I Lenox Hills* prepared by C. R. Roberts, C.E., dated June 15, 1948, and filed and recorded in the Real Estate Records of Fulton County, Georgia in Plat Book 35, Page 36;
10. Untitled subdivision plat depicting original subdivision platting of neighborhood;
11. *Quit Claim Deed* filed and recorded in the Real Estate Records of Fulton County, Georgia in Deed Book 7862, Page 394 (Property);
12. *Quitclaim Deed* filed and recorded in the Real Estate Records of Fulton County, Georgia in Deed Book 58164, Page 29 (Property);

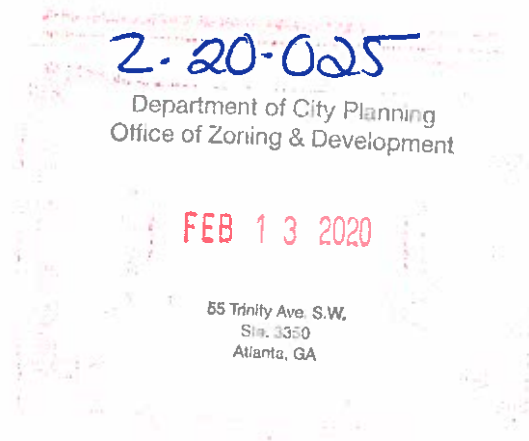
2-20-025
Department of City Planning
Office of Zoning & Development

FEB 13 2020

65 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

13. Legal Description of the Property and 1888 Lenox;
14. *Affidavit Regarding Prescriptive Title to Unimproved Tract Having the Tax Parcel # 17-0004-0002-057-8*, filed and recorded in the Real Estate Records of Fulton County, Georgia in Deed Book 49917, Page 477 (Paul Muldawer);
15. *Affidavit Regarding Prescriptive Title to Unimproved Tract Having the Tax Parcel # 17-0004-0002-057-8*, filed and recorded in the Real Estate Records of Fulton County, Georgia in Deed Book 49917, Page 479 (Catherine Vann Macris);
16. *Affidavit Regarding Prescriptive Title to Unimproved Tract Having the Tax Parcel # 17-0004-0002-057-8*, filed and recorded in the Real Estate Records of Fulton County, Georgia in Deed Book 49917, Page 481 (Ms. Schiff);
17. ArcGIS Web Map;
18. Land Use Map;
19. Cadastral Map;
20. Aerial Photograph of the Property, 1888 Lenox and surrounding neighborhood;
21. Streetscape Photographs of the front facades of the Property and 1888 Lenox; and,
22. Application Fee.

I appreciate your review and consideration of the enclosed application. Please do not hesitate to contact me with any questions or requests for additional information or documentation.



Sincerely,


R. Kyle Williams

RKW/saa

Encl.

cc: Edith Schiff

2-20-025

Department of City Planning
Office of Zoning & Development

Deed Book 58278 Pg 153
Filed and Recorded Dec-20-2017 10:02am
2017-0351756
Real Estate Transfer Tax \$0.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

FEB 13 2020

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

CROSS REFERENCE: DEED BOOK 16817, PAGE 154

Return Recorded Document to:
R. Kyle Williams, Esq.
WILLIAMS TEUSINK, LLC
The High House
309 Sycamore Street
Decatur, Georgia 30030

QUITCLAIM DEED

**STATE OF GEORGIA
COUNTY OF FULTON**

THIS INDENTURE, made the 12th day of December, 2017, between EDITH SCHIFF, EXECUTOR OF THE ESTATE OF CHARLES B. SCHIFF, appointed pursuant to that certain *Letters Testamentary* entered in Estate No. 207104 and filed and recorded in Letters of Testamentary Book 205, Page 116 of Fulton County, Georgia, as party of the first part, hereinafter called GRANTOR and EDITH SCHIFF, as party of the second part, hereinafter called GRANTEE (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents, does hereby remise, convey and forever QUITCLAIM unto said Grantee all of Grantor's rights, title, and interest in and to that certain real property more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 4 of the 17th District of Fulton County, Georgia, being Lot 1, Block E, Subdivision of Unit 1 of Lenox Hills, as shown on plat recorded in Plat Book 35, Page 36, Fulton County Records, which plat is incorporated herein by reference and made a part hereof being improved property known as No. 1888 Lenox Road, N.E., Atlanta, Fulton County, Georgia.

THIS DEED IS GIVEN SUBJECT TO all zoning ordinances, covenants, easements, restrictions, and interests of record, if any, applicable to the above described property.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
this 12 day of December, 2017
in the presence of:

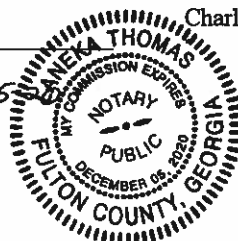
UNOFFICIAL WITNESS

NOTARY PUBLIC

My Commission Expires: 12-5

GRANTOR:

Edith Schiff
EDITH SCHIFF, Executor of the Estate of
Charles B. Schiff



2-20-025
Department of City Planning
Office of Zoning & Development

FEB 13 2020

65 Trinity Ave. S.W.
Ste 3350
Atlanta, GA

STATE OF GEORGIA
COUNTY OF FULTON
PLAT 11193
JUANITA HICKS
Clerk Superior Court
BY: LA
JUANITA HICKS
CLERK SUPERIOR COURT

GEORGIA, FULTON COUNTY
FILED AND RECORDED

93 AM 18 AN. 8 30

THIS INSTRUMENT made this 11 day of June 1993, by and between
CHARLES B. SCHIFF and KATHY SCHIFF, as Solex Tenants with right of
survivorship
party or parties of the first part, hereinafter referred to as "Grantor", and
CHARLES B. SCHIFF and KATHY SCHIFF, as Tenants in Common
party or parties of the second part hereinafter referred to as "Grantee", the
words "Grantor" and "Grantee" to include the grantor, executors and assigns
past, present and future, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One dollar and other good and valuable
consideration delivered to Grantor by Grantee at and before the execution,
sealing and delivery hereof, the receipt and sufficiency of which is hereby
acknowledged, the Grantor has and hereby does remise, release, convey and forever
quitclaim unto Grantee and the heirs, legal representatives, executors and
assigns of Grantee

All that tract or parcel of land lying and being in Land Lot 4 of the 17th
District of Fulton County, Georgia, being Lot 1, Block B, subdivision of
Unit 1 of Lanes Hills, as shown on plat recorded in Plat Book 25, page 26,
Fulton County Records, which plat is incorporated herein by reference and
made a part hereof being improved property known as Wm. 1188 Lanes Road,
Atlanta, Fulton County, Georgia.

This deed is executed and delivered subject to a first lien in favor of
Empire Home Loan, Inc. secured by loan deed from S. Earl Johnson on the
above described property dated February 14, 1963 and recorded in Deed Book
4854, page 414, Fulton County Records; said loan being transferred by
assignment to Citizens Savings and Loan Company of Akron dated February
14, 1964 and recorded in Deed Book 4851, page 472, aforesaid records; and
as a part of the above stated consideration, Grantee herein agrees and
agrees to pay, as it matures, the unpaid principal balance plus interest
due on said loan.

This deed is executed and delivered subject to restrictions and easements
of record applicable to the above described property.
Grantee with all the rights, powers and appurtenances to said described
premises in anywise appertaining or belonging.

So GRANTOR and GRANTEE said tract or parcel of land in order that neither the
grantor nor any person claiming under Grantor shall at any time, by any means or
ways, laws, claims or demand any right or title to said land or any of the rights,
powers and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and
year first above written.

signed, sealed and delivered in the presence of:

[Signature] Charles B. Schiff (real)
Charles B. Schiff
[Signature] Kathy Schiff (real)
Kathy Schiff
N.P. SEAL
1681741 154

Warren L. Casaday, Esq.
The Casaday Law Office, LLC.
70 Lenox Pointe
Atlanta, Ga 30324

Deed Book 49917 Pg 477
Filed and Recorded Mar-18-2011 11:54am
2011-0085076
Real Estate Transfer Tax \$0.00
Georgia Intangible Tax Paid \$0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

STATE OF GEORGIA

COUNTY OF FULTON

Please cross reference at Deed Book 7634 Page 211

2-20-025
Department of City Planning
Office of Zoning & Development

**AFFIDAVIT REGARDING PRESCRIPTIVE TITLE
TO UNIMPROVED TRACT HAVING THE
TAX PARCEL # 17-0004-0002-057-8**

FEB 13 2020

The undersigned Deponent, being duly sworn, deposes and states under oath, the following declaration regarding title to the aforementioned property.

65 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

My name is Paul Muldawer. From 1948 to 1956 when I left to enter the U.S. Army, I lived with my parents who were the owners of that tract of improved property lying in Land Lot 4 of the 17th District of Fulton County, Georgia, and being Lot 1, Block E, Lenox Hills Subdivision, Unit 1, and having a street address of 1888 Lenox Road, N.E., Atlanta, Fulton County, Georgia. I continued to visit our home until 1964, when my parents sold the property. From 1948 until the sale of the property in 1964, we exercised open, exclusive, uninterrupted and peaceful possession and control over the adjacent tract of unimproved property immediately to the north having the tax parcel identification number 17-0004-0002-057-8. We used this tract as the location of our driveway and car park area and as a natural buffer. We maintained the driveway and parking area and maintained the remainder of the tract in a natural state. From our purchase in 1948 until our sale in 1964, the tract was in continuous use providing the only ingress and egress to our home.

I visited and toured the property in late 2010. I can state with certainty that the driveway, car park and natural buffer are in the same locations upon the tract and in the same open, exclusive, uninterrupted and peaceful use as during my parent's ownership from 1948 to 1964. A survey of the tract for Edith Schiff dated December 15, 2010 and prepared by Survey Land Express, Inc., concurs with my knowledge of the tract. A copy of the survey is attached hereto and by reference made a part hereof.

My attention has been directed to the fact that this affidavit will be recorded in the deed records of the Clerk of Superior Court of Fulton County as evidence of prescriptive title to this unimproved tract in the name of Edith Schiff.

Sworn to and subscribed before me, BJ LAGASCA, this the 10 day of 2nd 2011.

Paul Muldawer
PAUL MULDAWER
DEPONENT

Cameen Searcy
Unofficial Witness
[Signature]
Notary Public

BJ D LAGASCA
Notary Public
Fulton County
State of Georgia
My Commission Expires Sep 15, 2012

Warren L. Casaday, Esq.
The Casaday Law Office, LLC.
70 Lenox Pointe
Atlanta, Ga 30324

Deed Book 49917 Pg 479
Filed and Recorded Mar-18-2011 11:54am
2011-0085077
Real Estate Transfer Tax \$0.00
Georgia Intangible Tax Paid \$0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

STATE OF GEORGIA

COUNTY OF FULTON

Please cross reference at Deed Book 7634 Page 211

2-20-025
Department of City Planning
Office of Zoning & Development

**AFFIDAVIT REGARDING PRESCRIPTIVE TITLE
TO UNIMPROVED TRACT HAVING THE
TAX PARCEL # 17-0004-0002-057-8**

FEB 13 2020

The undersigned Deponent, being duly sworn, deposes and states under oath, the following declaration regarding title to the aforementioned property.

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

My name is Catherine Vann Macris. From 1970 to 1980, I was the owner of that tract of improved property lying in Land Lot 4 of the 17th District of Fulton County, Georgia, and being Lot 1, Block E, Lenox Hills Subdivision, Unit 1, and having a street address of 1888 Lenox Road, N.E., Atlanta, Fulton County, Georgia. During my period of ownership of the property, I exercised open, exclusive, uninterrupted and peaceful possession and control over the adjacent tract of unimproved property immediately to the north having the tax parcel identification number 17-0004-0002-057-8. I used this tract as the location of my driveway and car park area and as a natural buffer. I maintained the driveway and parking area and maintained the remainder of the tract in a natural state. In 1970, at the time of my purchase, my understanding and observation was that the tract had been in similar continuous use for many years providing the only ingress and egress to the property.

I visited and toured the property in late 2010. I can state with certainty that the driveway, car park and natural buffer are in the same locations upon the tract and in the same open, exclusive, uninterrupted and peaceful use as when I owned the property from 1970 to 1980. A survey of the tract for Edith Schiff dated December 15, 2010 and prepared by Survey Land Express, Inc., concurs with my knowledge of the tract. A copy of the survey is attached hereto and by reference made a part hereof.

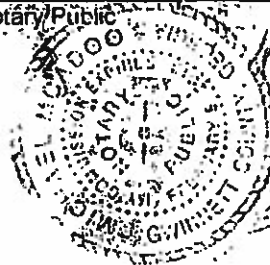
My attention has been directed to the fact that this affidavit will be recorded in the deed records of the Clerk of Superior Court of Fulton County as evidence of prescriptive title to this unimproved tract in the name of Edith Schiff.

Sworn to and subscribed before me, Michael McAdoo, this the 10 day of March, 2011.

Catherine Vann Macris
CATHERINE VANN MACRIS
DEPONENT

Kristine Perrine
Unofficial Witness

Michael McAdoo
Notary Public



MICHAEL MCADOO
NOTARY PUBLIC
Gwinnett County - State of Georgia
My Comm. Expires Feb. 5, 2013

warren L. Casaday, Esq.
The Casaday Law Office, LLC.
70 Lenox Pointe
Atlanta, Ga 30324

Deed Book 49917 Pg 481
Filed and Recorded Mar-18-2011 11:54am
2011-0085078
Real Estate Transfer Tax 10.00
Georgia Intangible Tax Paid 60.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

STATE OF GEORGIA

COUNTY OF FULTON

Please cross reference at 7634 Page 211

**AFFIDAVIT REGARDING PRESCRIPTIVE TITLE
TO UNIMPROVED TRACT HAVING THE
TAX PARCEL # 17-0004-0002-057-8**

The undersigned Deponent, being duly sworn, deposes and states under oath, the following declaration regarding title to the aforementioned property.

My name is Edith Schiff. I am the owner of that tract of improved property lying in Land Lot 4 of the 17th District of Fulton County, Georgia, and being Lot 1, Block E, Lenox Hills Subdivision, Unit 1, and having a street address of 1888 Lenox Road, N.E., Atlanta, Fulton County, Georgia. I purchased the property with my late husband, Charles B. Schiff on August 29, 1980 as shown on that Joint Tenancy with Rights of Survivorship Deed recorded on August 29, 1980 and recorded in Deed Book 7628 Page 218 and re-recorded in Deed Book 7634 Page 211 of the deed records of the Clerk of Superior Court of Fulton County. From the beginning of our ownership of this property, we exercised open, exclusive, uninterrupted and peaceful possession and dominion over the adjacent tract of unimproved property immediately to the north having the tax parcel identification number 17-0004-0002-057-8. We used this tract as the location of our driveway and car park area and as a natural buffer. We maintained the driveway and parking area and maintained the remainder of the tract in a natural state. At the time of our purchase in 1980, it was disclosed that the driveway provided the only ingress and egress to the property since the home was constructed in 1948. It was further disclosed, that the tract had been in similar continuous use as a driveway, parking area and buffer since the home was constructed in 1948.

After my husband's death, I continued to exercise open, exclusive, uninterrupted and peaceful possession and dominion over the tract containing the driveway, car park and natural buffer. The tract still serves as the sole source of ingress and egress to my home. I recently had the property professionally surveyed. A survey of the tract for "Edith Schiff" dated December 15, 2010 and prepared by Survey Land Express, Inc., concurs with my knowledge of the tract. A copy of the survey is attached hereto and by reference made a part hereof.

My attention has been directed to the fact that this affidavit will be recorded in the deed records of the Clerk of Superior Court of Fulton County as evidence of prescriptive title to this unimproved tract in my name.

Sworn to and subscribed before me, Walter Lee Corch, this the 3rd day of March, 2011.

Edith Schiff
EDITH SCHIFF
DEPONENT

Therese Wall-shubert
Unofficial Witness

Warren L. Casaday
WARREN L. CASADAY
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES 03/09/2013

2-20-025
Department of City Planning
Office of Zoning & Development

FEB 13 2020

65 Trinity Ave. S.W.
Ste. 0350
Atlanta, Ga

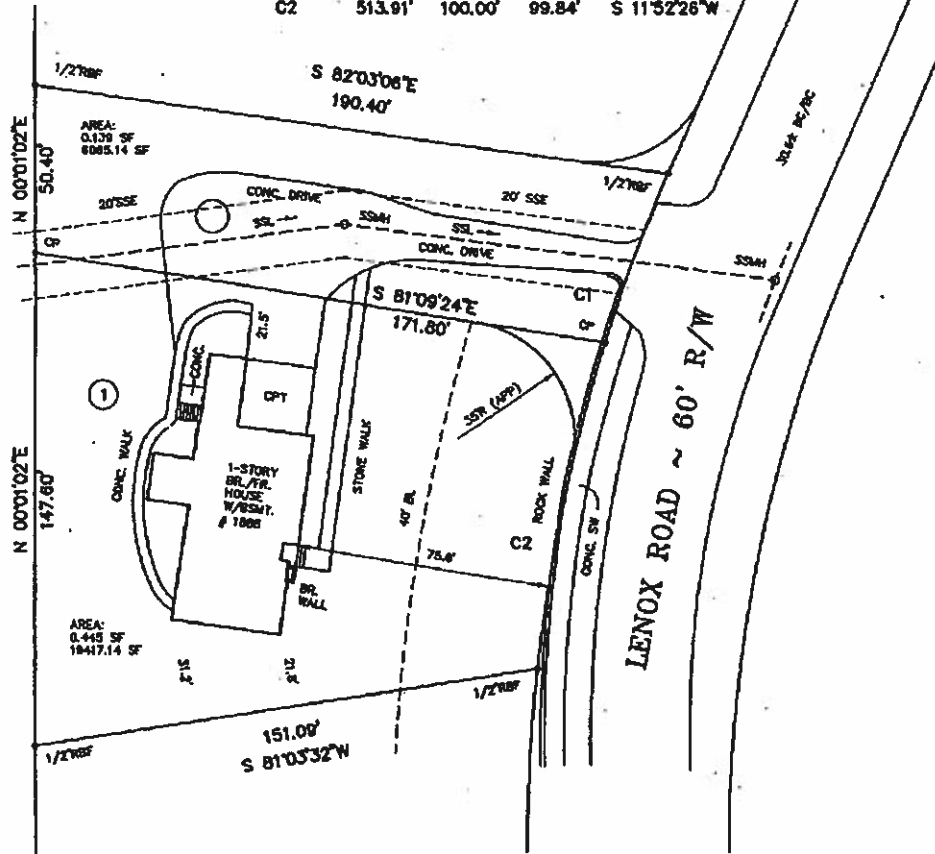
• LEGEND •

- POD POINT OF BEGINNING
- LLL LAND LOT LINE
- WH MAIN WALL
- SL SANITARY SEWER LINE
- CB CATCH BASIN
- JB JUNCTION BOX
- QI DRAINAGE INLET
- HW HEAD WALL
- PP POWER POLE
- PL POWER LINE
- SSC SANITARY SEWER CSMT.
- DC DRAINAGE CASHEMENT
- UE UTILITY EQUIPMENT
- AE ACCESS EASEMENT
- TO TOP OF BANK
- OMP CORRUGATED METAL PIPE
- ROP REINFORCED CONC. PIPE
- APF AS PER PLAN
- APD AS PER DEED
- APR AS PER RECORD
- APF AS PER FIELD
- MB BASE OF CURB
- OE EDGE OF PAVEMENT
- EB ELECTRIC POWER BOX
- WM WATER METER
- WV WATER VALVE
- OV OVERHEAD
- OW OVERHEAD UNCLEAN
- IP IRON PIN FOUND
- IPR IRON PIN SET
- OPF OPEN TOP PIPE FOUND
- OPR OPEN TOP PIPE FOUND
- NR REINFORCING BAR FOUND
- NRB REINFORCING BAR SET
- MAS MAGNETIC BEARING P
- M ANGLE IRON FOUND
- CP CALCULATED POINT
- X-X FENCE
- CLF CHAIN LINK FENCE
- WOF WOOD FENCE
- WFF WIRE FENCE
- WV WET WATER
- FC FENCE CORNER
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- PL PROPERTY LINE
- PC PERMITS CENTER
- CL CENTER LINE
- CPT CARPORT
- BR BRICK
- FR FRAME
- WD WOOD
- P PLAT
- D DEED
- R RECORD
- F FIELD
- M WORKS

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER, AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE CIRCUMSTANCES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAN WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDED. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAN IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE MATTERS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECONCILIATION OF THE SURVEYOR NAMED SUCH PERSON, PERSONS, OR ENTITY.

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	513.91'	53.90'	53.88'	S 20°27'12"W
C2	513.91'	100.00'	99.84'	S 11°32'26"W



2-20-025

Department of City Planning
Office of Zoning & Development

FEB 13 2020

65 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

PROPERTY ADDRESS:
1888 LENOX ROAD
ATLANTA, GA 30306

PLAT PREPARED FOR:

EDITH SCHIFF

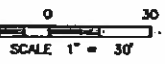
LOT 1	BLOCK E
SUBDIVISION	LENOX HILLS UNIT 1
LAND LOT 4	17TH DISTRICT SECTION
FULTON COUNTY, GEORGIA	
FIELD WORK DATE	DEC 12, 2010
PRINTED/SIGNED	DEC 15, 2010
PLAT BOOK 35	PAGE 36
DEED BOOK 4628	PAGE 219
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	



BE IT REMEMBERED, THAT THIS IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED BY SURVEYOR AND THE RECORDS MAINTAINED BY THE DEPARTMENT OF REVENUE.

THIS FIELD DATA UNDER THIS PLAT IS BASED ON A COURTESY OF 100% OF ALL INFORMATION, AND NO OTHER SOURCE OF INFORMATION WAS AVAILABLE. POINTS AND BEARINGS ARE BASED ON THE DEED BOOK 4628, PAGE 219, AND THE DEED BOOK 35, PAGE 36. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

TOTAL LAND AREA:
0.58 AC



COORD # 20101225
DWG # 20101225

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

P.O. BOX 88828
ATLANTA, GA 30368
TEL 404-601-5043
TEL 404-288-8747
8070461@SVELANDEXPRESS.COM

Deed Book 49917 Pg. 482
Catherine Robinson
Clerk of Superior Court
Fulton County, Georgia

• LEGEND •

- POB POINT OF BEGINNING
- LLI LAND LOT LINE
- WHI WHI MARK
- SSL SANITARY SEWER LINE
- CSB CATCH BASIN
- ABX ANCHOR BOX
- DRP DRAINAGE PILET
- YAD YARD
- HB HEAD WALL
- PP POWER POLE
- PL POWER LINE
- SSC SANITARY SEWER CHUTE
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- AC ADDRESS EASEMENT
- TOP TOP OF BANK
- CM CORRUGATED METAL PIPE
- PC CONCRETE CONC. PIPE
- AS AS PER PLAN
- AS AS FOR ROAD
- APR AS PER RECORD
- AS AS FOR FIELD
- FR FRAME
- ED EDGE OF FANLIGHT
- EB ELECTRIC POWER BOX
- GM GAS METER
- WH WATER METER
- WV WATER VALVE
- OW OVERHEAD
- OW OVERHEAD W/UNCLAS
- IF IRON PIN FOUND
- IFB IRON PIN SET
- OPD OPEN TOP PIPE FOUND
- OTF OPEN TOP FING FOUND
- RFB REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- MSG MAGNETIC RECORDING
- AI ANGLE IRON FOUND
- CP CALCULATED POINT
- X-X FENCE
- CLF CHAIN LINK FENCE
- WOF WOOD FENCE
- WRF WIRE FENCE
- WRK WKT WATER
- FC FENCE CORNER
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- PL PROPERTY LINE
- PC PROPERTY CORNER
- CL CENTER LINE
- OPT CARPORT
- BR BRICK
- FR FRAME
- WO WOOD
- P PLAT
- D DEED
- R RECORD
- F FIELD
- H HOURS.

SURVEY NOTES:

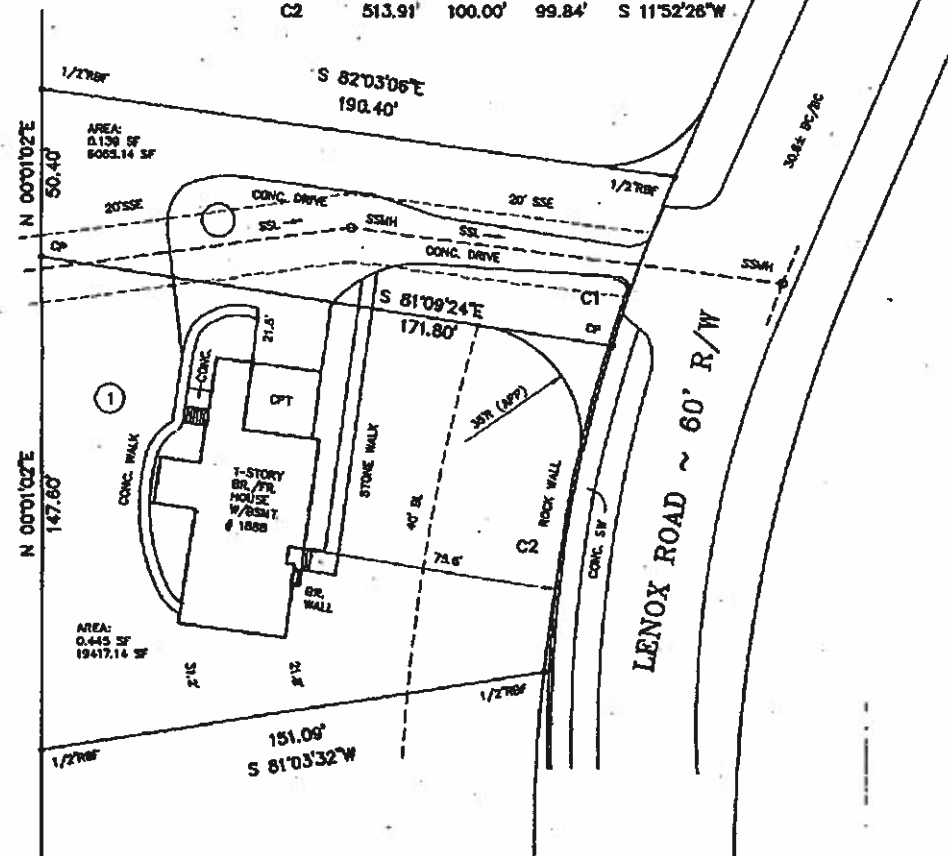
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED UNDER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GRADING STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
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2-20-025
 Department of City Planning
 Office of Zoning & Development

FEB 13 2020

55 Trinity Ave. S.W.
 Ste. 3350
 Atlanta, GA

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	513.91'	53.90'	53.88'	S 20°27'12"W
C2	513.91'	100.00'	99.84'	S 11°52'28"W



PROPERTY ADDRESS:
 1888 LENOX ROAD
 ATLANTA, GA 30308

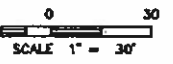
PLAT PREPARED FOR:
EDITH SCHIFF



LOT 1	BLOCK E
SUBDIVISION	LENOX HILLS UNIT 1
LAND LOT 4	17TH DISTRICT SECTION
FULTON COUNTY, GEORGIA	
FIELD WORK DATE	DEC 12, 2010
PRINTED/SIGNED	DEC 15, 2010
PLAT BOOK 35	PAGE 38
DEED BOOK 4826	PAGE 218
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

IF BY OTHER, THIS PLAT IS A SERVICE REPRESENTATION ONLY. THE SURVEYOR HAS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAT. THE SURVEYOR HAS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAT. THE SURVEYOR HAS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAT.

TOTAL LAND AREA:
 0.584 AC



COORD # 20101225
 DWG # 20101225

SURVEY LAND EXPRESS, INC.
 LAND SURVEYING SERVICES

P.O. BOX 429018
 ATLANTA, GA 30348
 FAX 404-525-0982
 TEL 404-525-0747
 SDF@SURLANDEXPRESS.COM

Deed Book 49917 Pg 480
 Cathelene Robinson
 Clerk of Superior Court
 Fulton County, Georgia

• LEGEND •

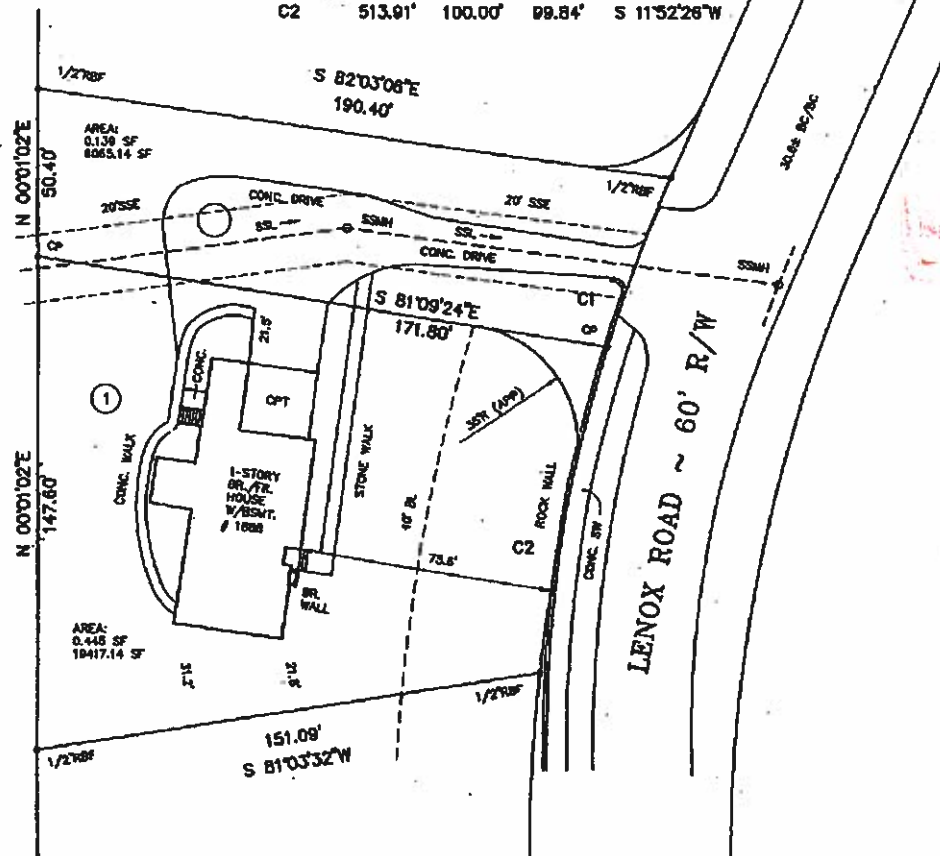
- 2.0 POINT OF BEGINNING
- LL LAND LOT LINE
- ML MARK HOLE
- SSL SANITARY SEWER LINE
- CS CATCH BASIN
- JL JUNCTION BOX
- DI DRAINAGE INLET
- YI YARD INLET
- HP HEAD PILE
- PP POWER POLE
- PP POWER LINE
- SE SANITARY SEWER CONT.
- DE DRAINAGE EASEMENT
- UK UTILITY EASEMENT
- AK ACCESS EASEMENT
- TS TOP OF BANK
- CM CORRUGATED METAL PIPE
- RP REINFORCED CONCR. PIPE
- AS PER PLAT
- AS PER DEED
- AS PER RECORD
- AS PER FIELD
- BACK OF CURB
- EDGE OF PAVEMENT
- EB ELECTRIC POWER BOX
- EM GAS METER
- WM WATER METER
- WV WATER VALVE
- OH OUBAND
- DE CHDCHDHP UNCLEAN

- IP IRON PIN FOUND
- IP IRON PIN SET
- OT OPEN TOP PIPE FOUND
- OT CRIP TOP PIPE FOUND
- RS REINFORCING BAR FOUND
- RS REINFORCING BAR SET
- MAG MAGNETIC READING P
- AI ANGLE IRON FOUND
- CP CALCULATED POINT
- X-X FENCE
- CLY CHAIN LINK FENCE
- WO WOOD FENCE
- WF WIRE FENCE
- WW WET WATER
- FC FENCE CORNER
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- PL PROPERTY LINE
- PC PROPERTY CORNER
- CL CENTER LINE
- CPT CANTON
- BR BRICK
- FR FRAME
- WO WOOD
- P PLAT
- D DEED
- R RECORD
- F FIELD
- N NOTES

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE CIRCULO STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

CURVE	RADIUS	LENGTH	CHORD	CH BEARING
C1	513.91'	53.90'	53.88'	S 20°27'12"W
C2	513.91'	100.00'	99.84'	S 11°52'28"W



2-20-025
 Department of City Planning
 Office of Zoning & Development

FEB 13 2020

65 Trinity Ave. S.W.
 Ste. 3350
 Atlanta, GA

PROPERTY ADDRESS:
 1888 LENOX ROAD
 ATLANTA, GA 30306

PLAT PREPARED FOR:

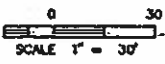
EDITH SCHIFF

LOT 1	BLOCK E
SUBDIVISION	LENOX HILLS UNIT 1
LAND LOT 4	17TH DISTRICT SECTION
FULTON COUNTY, GEORGIA	
FIELD WORK DATE	DEC 12, 2010
PRINTED/SIGNED	OCT 15, 2010
PLAT BOOK 35	PAGE 38
DEED BOOK 4428	PAGE 218
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	



BY ME, THE SURVEYOR, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SHOWN AND HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS, TECHNIQUES AND PROCEDURES OF THE PROFESSION.

TOTAL LAND AREA:
 0.584 AC



COORD # 20101225
 DWG # 20101225

SURVEY LAND EXPRESS, INC.
 LAND SURVEYING SERVICES

P.O. BOX 62086
 ATLANTA, GA 30362
 FAX 404-521-0801
 TEL 404-521-6747
 80706025@SurveyLandExpress.com

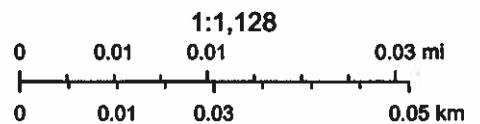
Deed Book 49917 Pg. 47B
 Cathlene Robinson
 Clerk of Superior Court
 Fulton County, Georgia

ArcGIS Web Map



12/9/2019, 8:41:24 AM

- | | | |
|----------------------|------------------|-------------------------|
| Tax Parcel | Zoning Map Index | StreetCar Line |
| Special Cases | Zoning Overlay | MARTA Rail Lines |
| County | Zoning District | BLUE |
| Atlanta City Limits | Address Point | GOLD |
| Building Moratoriums | BeltLine Trails | GREEN |
| | | RED |





















Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Future LandUse Looku

1888 LENOX RD NE

Show search results for 1888 L...

LandUse Future

-  Community Facilities
-  Single Family Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Very High Density Residential
-  Low Density Commercial
-  High Density Commercial
-  Office/Institution
-  Office/Institution/Residential
-  Open Space
-  Private Open Space
-  Industrial
-  High-Density Mixed-Use
-  Medium-Density Mixed-Use
-  Low-Density Mixed-Use
-  Mixed Use
-  Transportation/Communications/Utilities

Atlanta City Limits



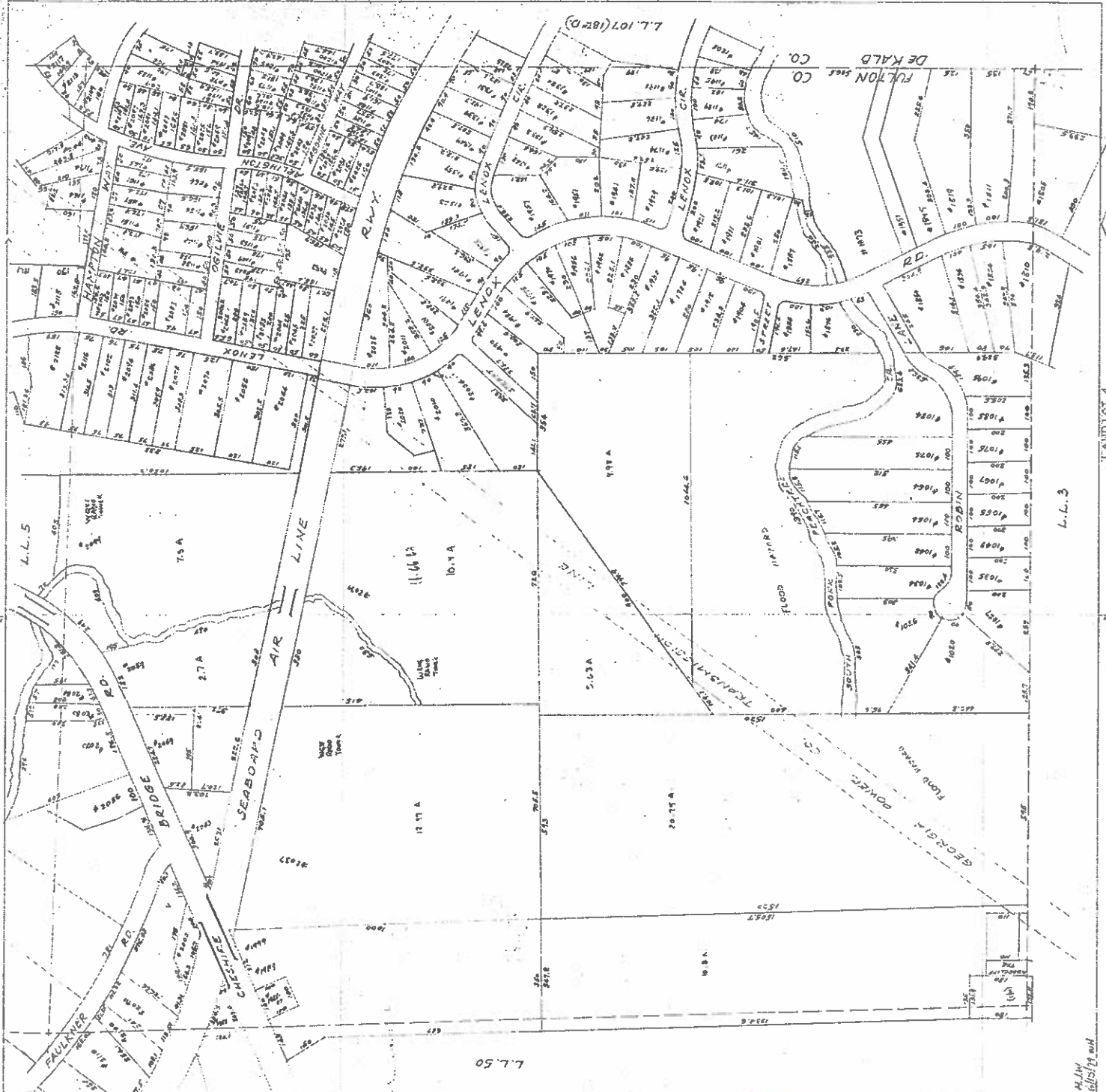
Department of City Planning
Office of Zoning & Development

2-20-025

FEB 13 2020

600ft

86 Trinity Ave. S.W.



2-20-025

Department of City Planning
Office of Zoning & Development

FEB 13 2020

65 Trinity Ave. S.W.
Ste 3350
Atlanta, GA

SCALE 1" = 100'

LAND LOT 4
DEKALB COUNTY

L.L. 3

L.L. 50

L.L. 107 (B2D)

DEKALB CO.
FULTON CO.

L.L. 5

T.S.A.

2.7A

11.06 LA

10.4A

12.17 A

5.03A

20.75 A

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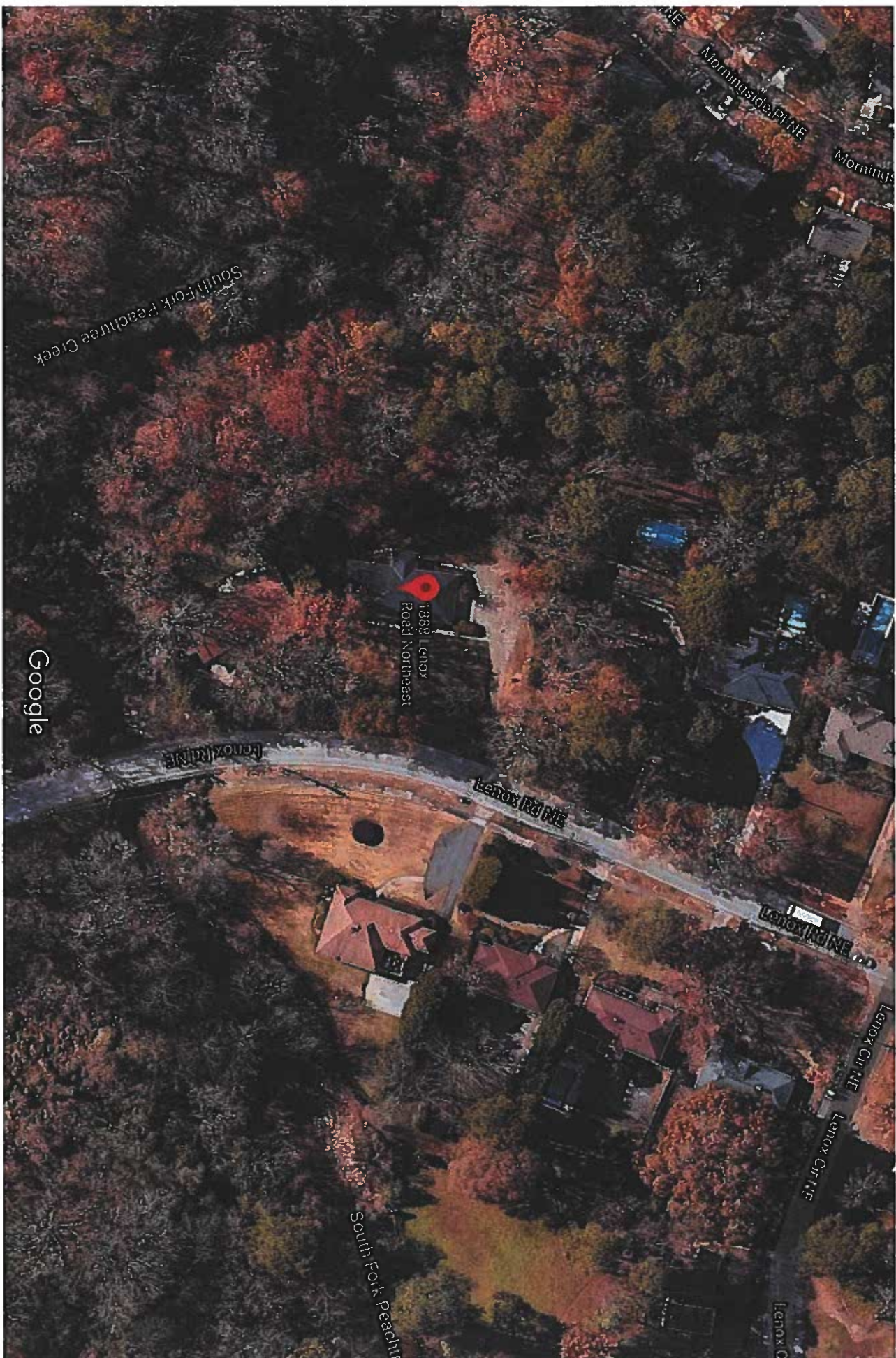
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Google



Department of
CITY PLANNING

Office of the Commissioner
55 Trinity Avenue, Suite 1450
Atlanta, Georgia 30303
Tel: 404-330-6070
Email: CRC@atlantaga.gov

CONCEPT REVIEW COMMITTEE APPLICATION

Date:	12/9/2019	
Site Address:	1890 Lenox Road, NE, Atlanta, GA 30306	<input type="checkbox"/> NE <input type="checkbox"/> NW <input type="checkbox"/> SE <input type="checkbox"/> SW

Submit requests by:	Online	https://aca3.accela.com/ATLANTA_GA/Default.aspx
	In person	ATTN: CRC Coordinator 55 Trinity Avenue, SW, Suite 1450 Atlanta, GA 30303

Applicant Information:		
Applicant Name:	Kyle Williams	
Company Name:	Williams Teusink, LLC	
Applicant Phone:	404 373 9590	
Applicant Email:	kwilliams@williamsteusink.com, sartopoeus@williamsteusink.com	Phone: 404 373 9590

Request Information:		
Project status:	<input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Re-zoning from: R-4 to: R-3 <input type="checkbox"/> Other	2-20-025 2-20-025 Department of City Planning Office of Zoning & Development FEB 13 2020 55 Trinity Ave. S.W. Ste. 3350 Atlanta, GA
Brief scope of work description:	Rezoning of orphaned parcel to allow consolidation.	
Do you anticipate impact to or removal of healthy trees with proposed concept?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Potential	
Do you anticipate seeking an authorized encroachment into a stream buffer?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Potential	

Upon submittal, you will be contacted by the Coordinator to discuss scheduling and next steps.

Checklist for CRC submittal requirements:

- Completed application
- Conceptual plans to include:
 - Scaled site survey noting existing topographic conditions
 - Tree survey showing species, DBH (diameter at breast height) and identifying all dead, dying or hazardous trees
- Proposed concept noting building footprint, roadway/site access, grading, stormwater management plan, etc. Provide as much detail as possible to aid the conversation.



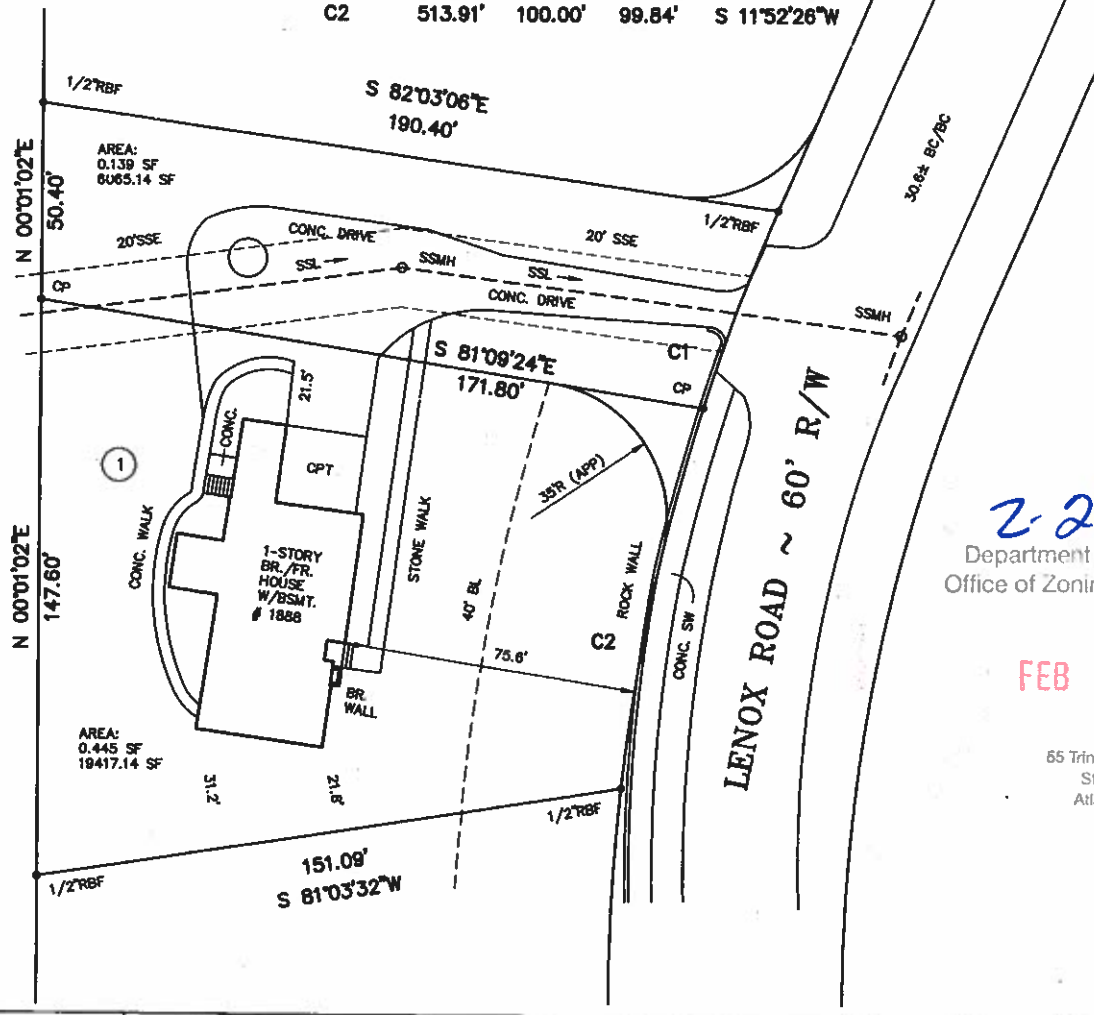
* LEGEND *

- POB POINT OF BEGINNING
- LLL LAND LOT LINE
- SSH SANITARY SEWER LINE
- CB CATCH BASIN
- JB JUNCTION BOX
- DI DRAINAGE INLET
- YI YARD INLET
- HW HEAD WALL
- PP POWER POLE
- PW POWER LINE
- SSE SANITARY SEWER ESMT.
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- TB TOP OF BANK
- CMP CORRUGATED METAL PIPE
- ROP REINFORCED CONC. PIPE
- APP AS PER PLAT
- APD AS PER DEED
- APR AS PER RECORD
- APT AS PER FIELD
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- EB ELECTRIC POWER BOX
- GM GAS METER
- WM WATER METER
- WV WATER VALVE
- OH OVERHEAD
- OU OWNERSHIP UNCLEAR
- IP IRON PIN FOUND
- IPS IRON PIN SET
- OTF OPEN TOP PIPE FOUND
- OTP CRIMP TOP PIPE FOUND
- RB REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- MAG MAGNETIC READING IP
- AI ANGLE IRON FOUND
- CP CALCULATED POINT
- X-X FENCE
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- WRF WIRE FENCE
- WW WET WATER
- FC FENCE CORNER
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- PL PROPERTY LINE
- PC PROPERTY CORNER
- CL CENTER LINE
- CPT CARPORT
- BR BRICK
- FR FRAME
- WD WOOD
- P PLAT
- D DEED
- R RECORD
- F FIELD
- N NBORS.

SURVEY NOTES:

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CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
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C2	513.91'	100.00'	99.84'	S 11°52'26"W



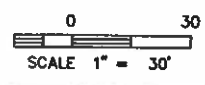
2-20-025
 Department of City Planning
 Office of Zoning & Development

FEB 13 2020

65 Trinity Ave. S.W.
 Ste. 3350
 Atlanta, GA

PROPERTY ADDRESS:
 1888 LENOX ROAD
 ATLANTA, GA 30308

TOTAL
 LAND AREA:
 0.584 AC



PLAT PREPARED FOR:
EDITH SCHIFF

LOT 1	BLOCK E
SUBDIVISION	LENOX HILLS UNIT I
LAND LOT 4	17TH DISTRICT SECTION
FULTON COUNTY, GEORGIA	
FIELD WORK DATE	DEC 12, 2010
PRINTED/SIGNED	DEC 15, 2010
PLAT BOOK 35	PAGE 38
DEED BOOK 4628	PAGE 218
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM REQUIREMENTS AND REQUIREMENTS OF LAW.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000 FEET, AN ANGULAR ERROR OF 60 SECONDS PER ANGLE POINT AND AN ELECTRONIC TOTAL STATION AND A 1/2\"/>

COORD # 20101225
 DWG # 20101225

SURVEY LAND EXPRESS, INC.
 LAND SURVEYING SERVICES

P.O. BOX 480210
 ATLANTA, GA 30348
 FAX 404-801-0841
 TEL. 404-882-8747
 INFO@SURVELANDEXPRESS.COM

70 Lenox Pointe NE.

2-20-025

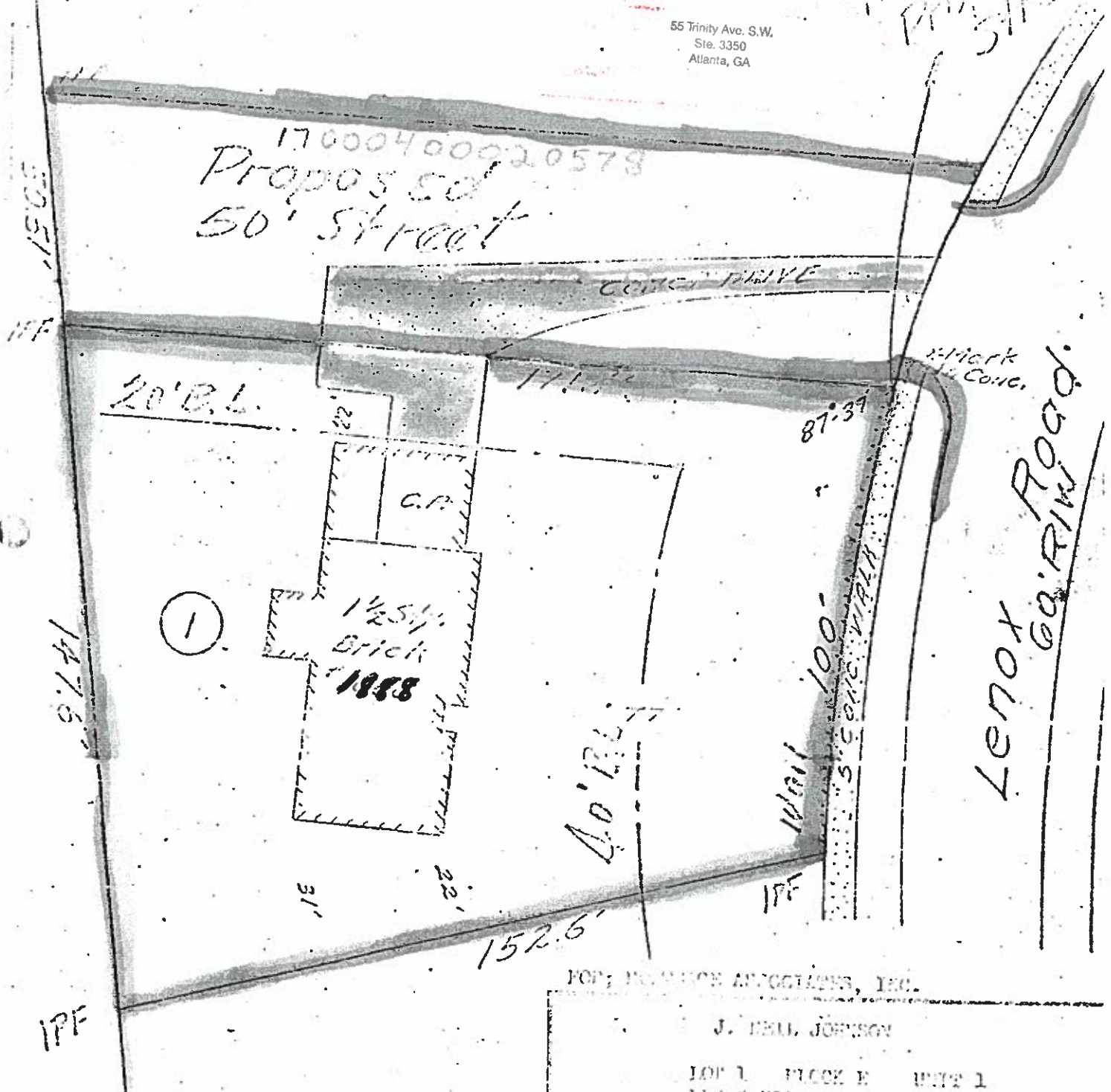
Department of City Planning
Office of Zoning & Development

FEB 13 2020

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

110' x 110' TO
PROPOSED
51' STREET

17000400920578
Proposed
50' Street



2-1/2" Brick
1 1/2" Conc.

Lenox Road
60' R/W Road

POP; PLANNING ASSOCIATES, INC.

J. HALL JOHNSON

LOT 1, BLOCK E, UNIT 1
LENOX HILLS SUBDIVISION

I certify that this plot
is true and correct.

A. [Signature]
L.S. [Signature]

17700
DISTRICT
CITY OF ATLANTA
PLANNING DEPARTMENT

2-20-05

65 Trinity Ave. S.W.
Atlanta, GA

Department of City Planning
Office of Zoning & Development

FEB 1

65 Trinity Ave. S.W.
Atlanta, GA

Department of City Planning
Office of Zoning & Development

FEB 13 2020



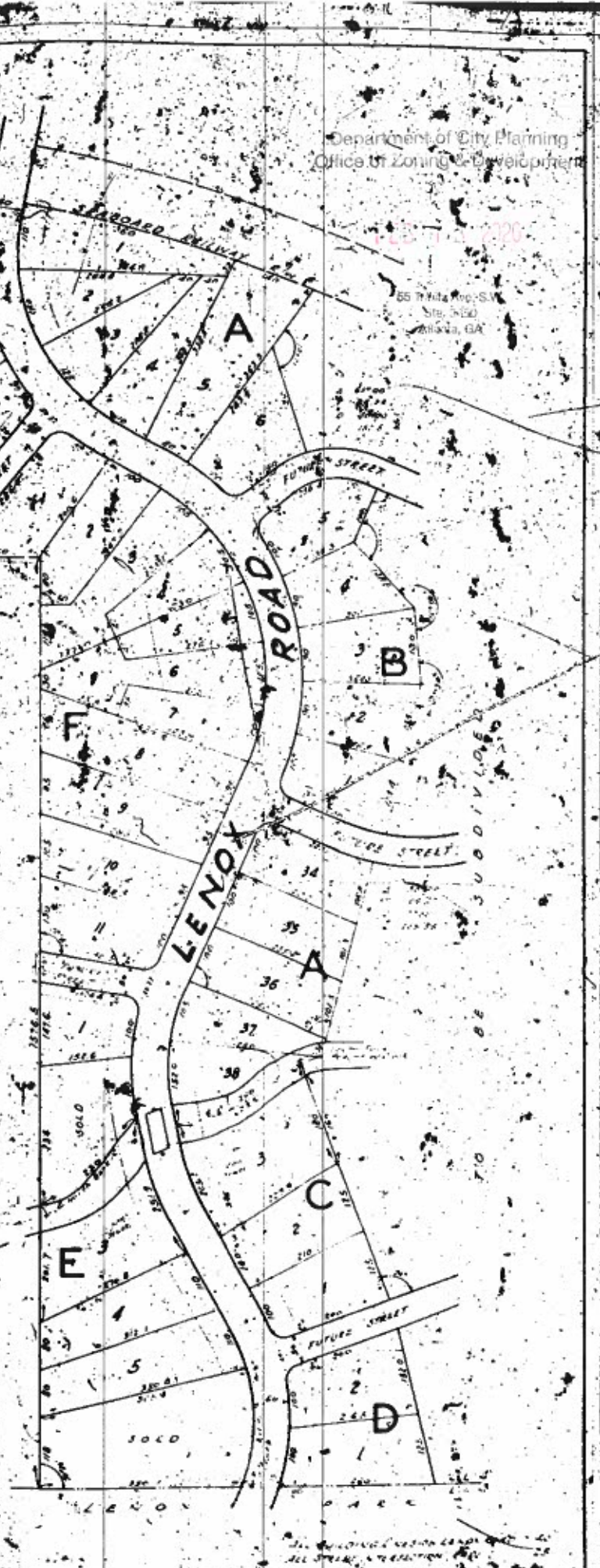
Ordinance No. 35, 1948
Approved by the Board of Commissioners
of the City of Atlanta on June 15, 1948
at the County Room at 7:40
A. M.

Approved: *[Signature]*
City Planning Commission
Approved: *[Signature]*
City Engineer

SUBDIVISION OF UNIT 1
LENOX HILLS
LAND LOT 4 - 17 DIST.
FULTON CO. GA.
C. R. ROBERTS, C.E.



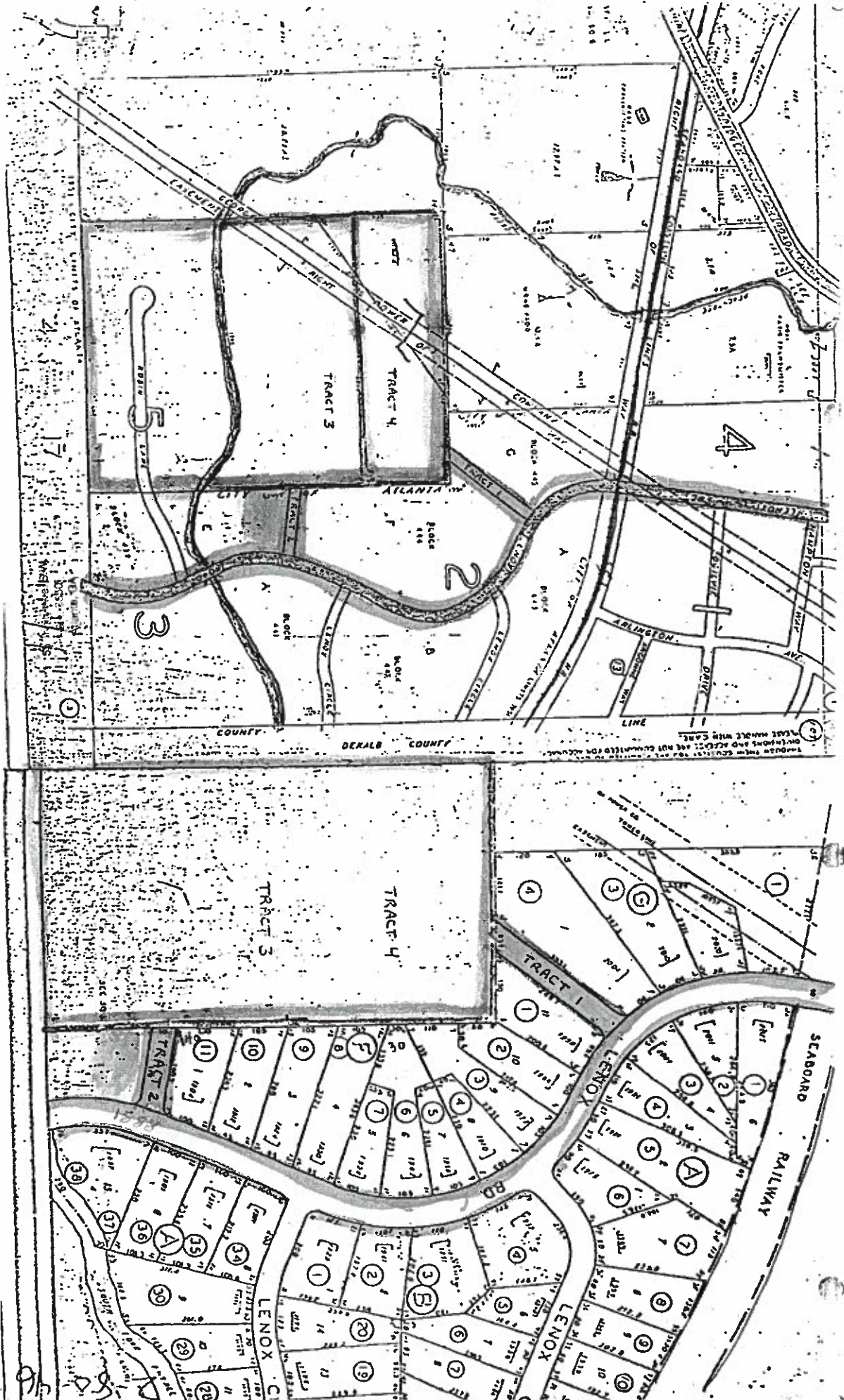
JUNE 15, 1948



ALL STREETS 4' EASEMENT

2-20-025

FEB 13 2020



2-20-025

FEB 13 2020

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, Made this 29th day of August 65 Trinity Ave. in the
Year of Our Lord One Thousand Nine Hundred and Eighty Sta. 3150
CATHERINE M. VANN between
of the State of Georgia and County of Fulton of the first part, and
Charles B. Schiff and Edith Schiff, as Joint Tenants With Right of Survivorship
of the State of Georgia and County of Fulton of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of
TEN (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATIONS

in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged,
has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and
convey unto the said parties of the second part, themselves, their heirs and assigns,

All that tract or parcel of land lying and being in Land Lot 4 of the 17th
District of Fulton County, Georgia, being Lot 1, Block E, Subdivision of Unit 1
of Lenox Hills, as shown on plat recorded in Plat Book 35, page 36, Fulton
County Records, which plat is incorporated herein by reference and made a part
hereof being improved property known as No. 1888 Lenox Road, Atlanta, Fulton
County, Georgia.

This deed is executed and delivered subject to a first loan in favor of Empire
Home Loan, Inc. secured by loan deed from J. Neil Johnson on the above described
property dated February 14, 1968 and recorded in Deed Book 4858, page 468,
Fulton County Records; said loan being transferred by assignment to Citizens
Savings and Loan Company of Akron dated February 14, 1968 and recorded in Deed
Book 4858, page 472, aforesaid records; and as a part of the above stated
consideration, Grantees herein assume and agree to pay, as it matures, the unpaid
principal balance plus interest due on said loan.

This deed is executed and delivered subject to restrictions and easements of record
applicable to the above described property.

This property is being conveyed to create a joint tenancy with the right of
survivorship between the Grantees herein.

GEORGIA, Fulton County, Clerk's Office Superior Court
Filed & Recorded SEP 4 1980 at 9:39
Clerk

GEORGIA, Fulton County, Clerk's Office Superior Court
Filed & Recorded AUG 28 1980 at 10:51 A.M.
Catherine M. Vann CLERK

Fulton County, Georgia
De. J. Charles Drucker Tax
Paid \$ 70.00
Date Aug 29, 1980
Catherine M. Vann
Clerk, Superior Court
By: C. Schiff
Deputy Clerk

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and ap-
portances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and
behalf of the said parties of the second part, themselves, their
heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, herself, her heirs, executors and
administrators, will warrant and forever defend the right and title to the above described property, unto the said
parties of the second part, their heirs and assigns, against the claims of all persons whomsoever.

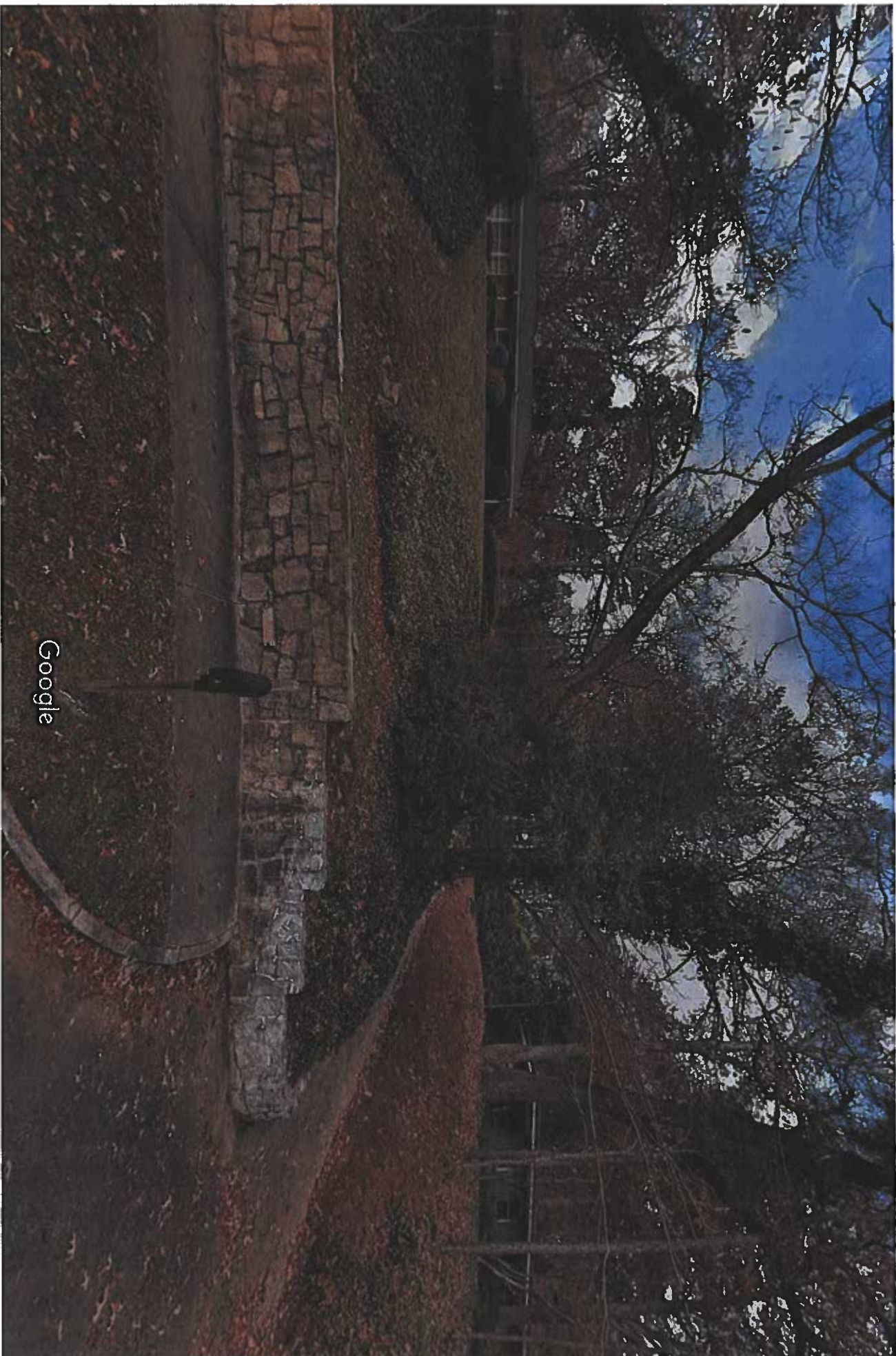
IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and
seal the day and year above written.

Signed, sealed and delivered in presence of:

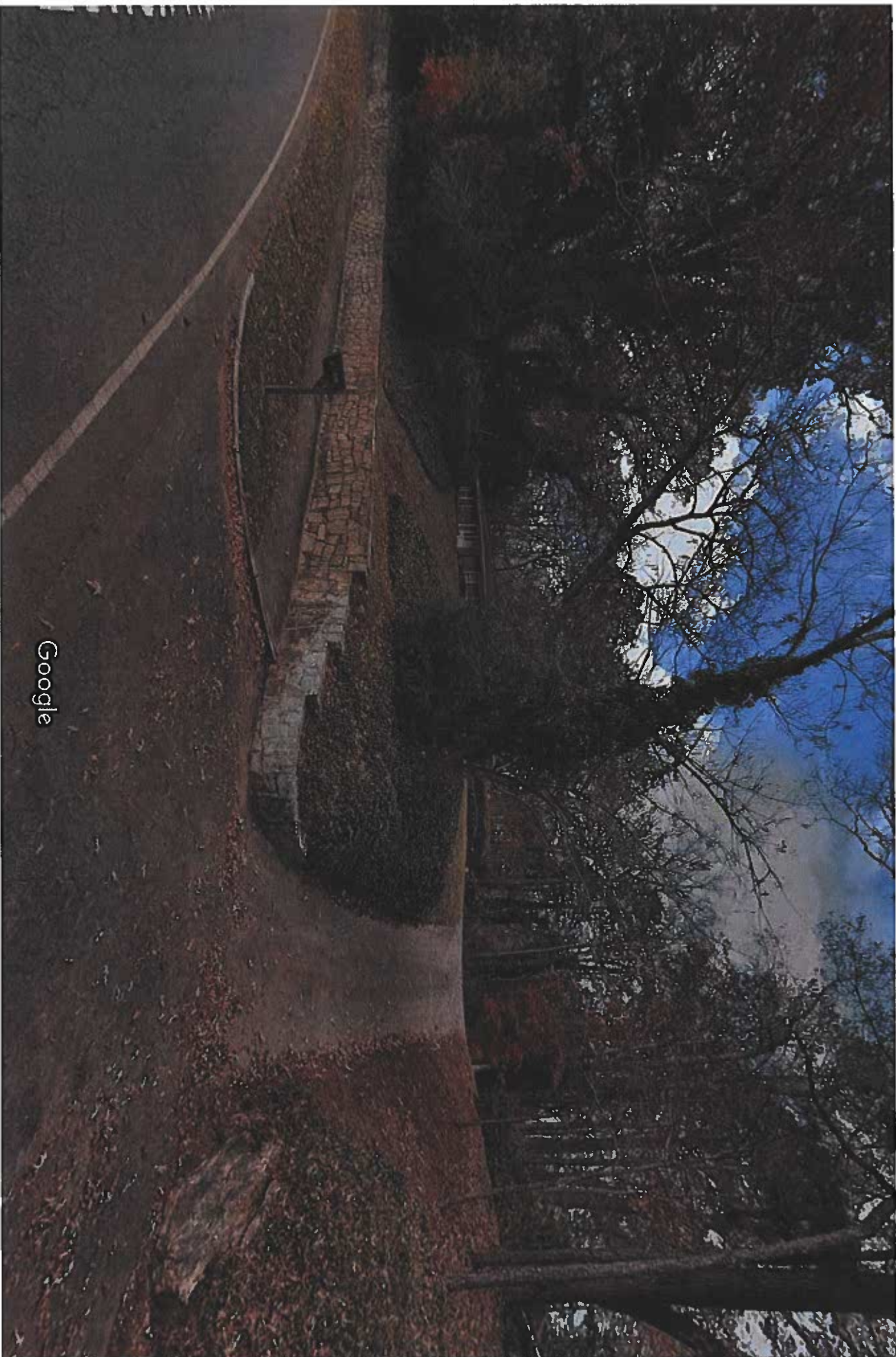
Anne M. Sartoli N.P. SEAL Catherine M. Vann (Seal)
Notary Public Notary Public - Georgia, State at Large
My Comm. expires Feb. 20, 1981

BOOK 7628 PAGE 218

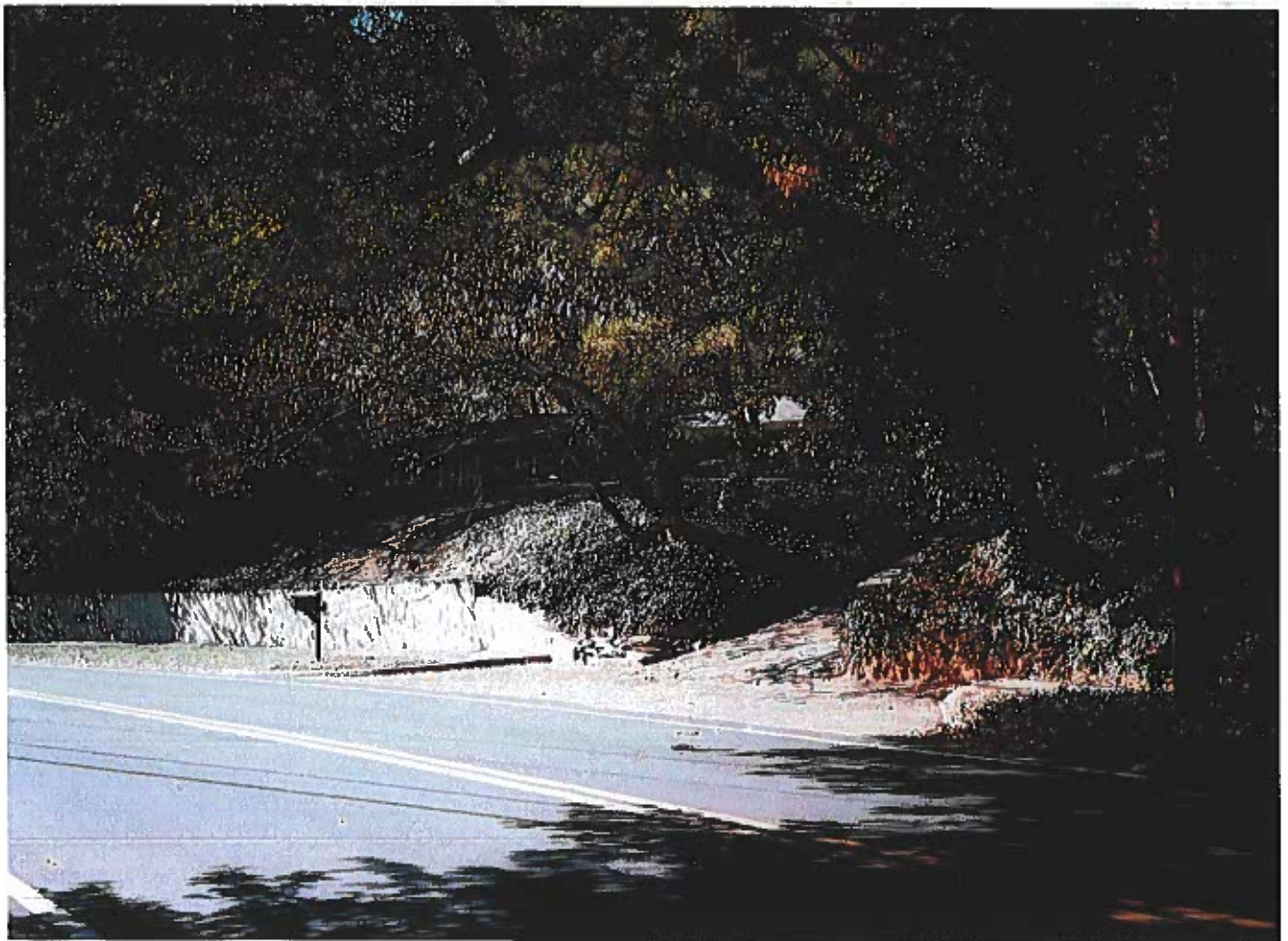
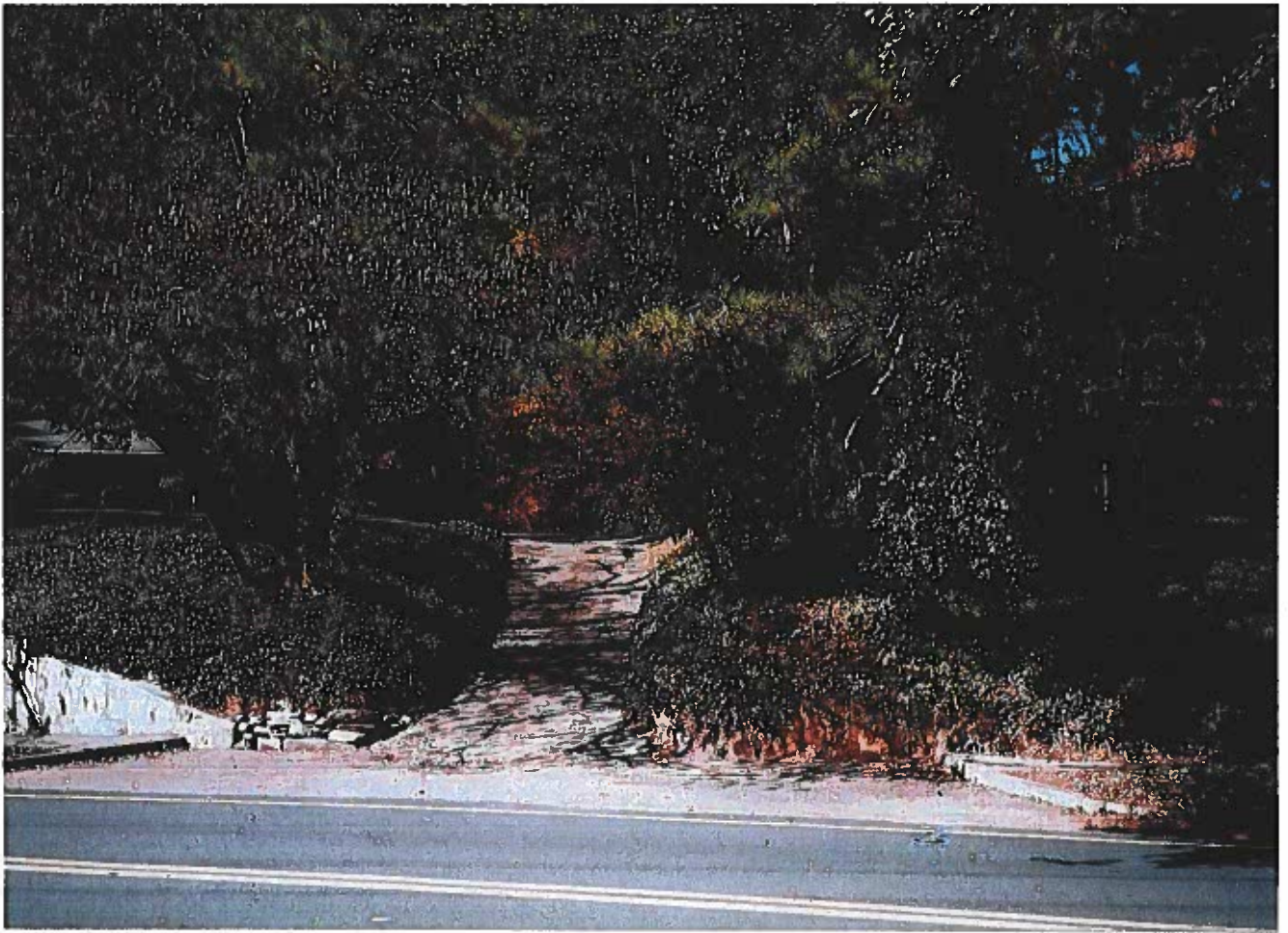
PAGE 211

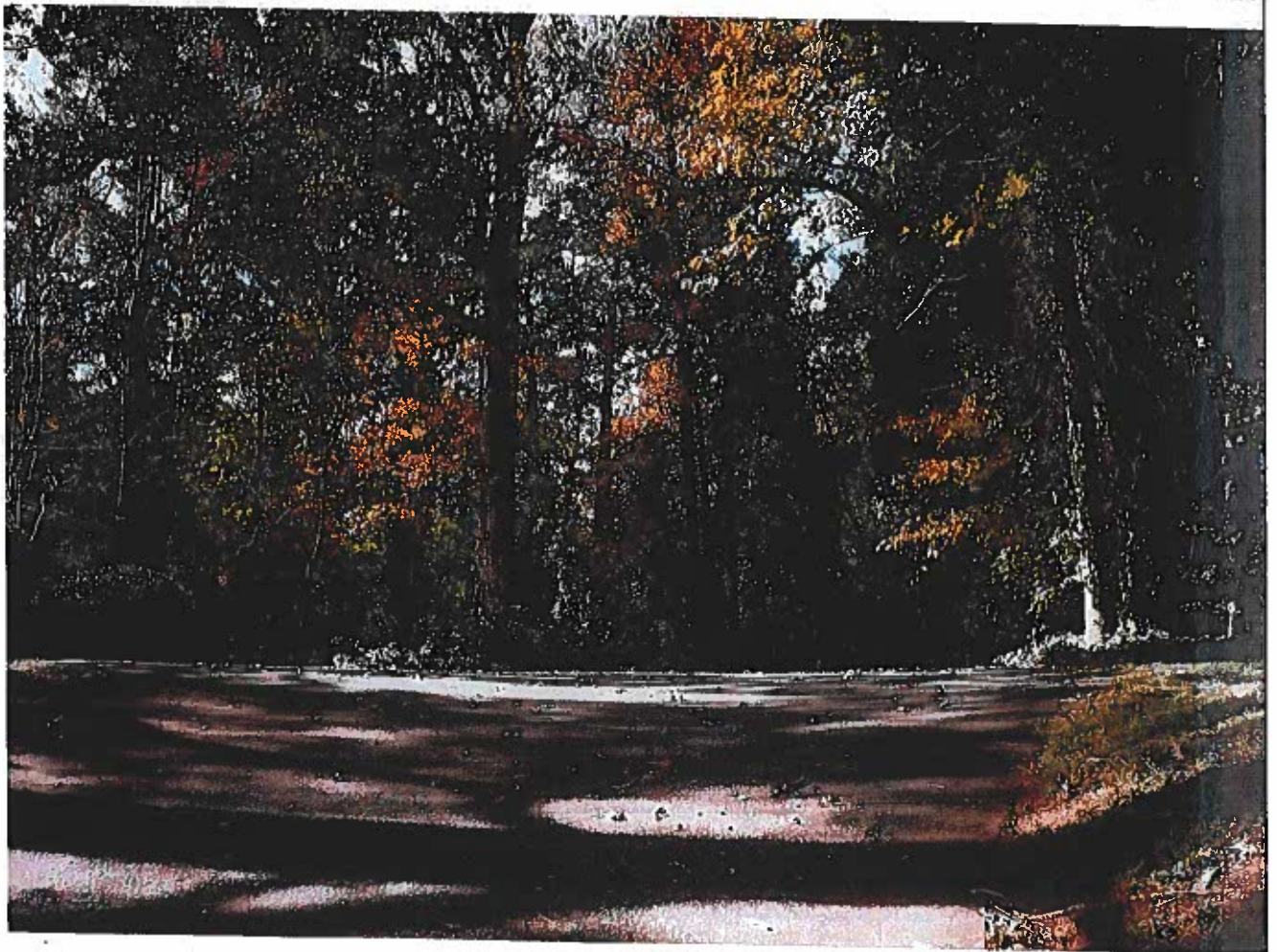


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RECEIPT

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070

Application: Z-20-025
Application Type: Planning/ZRB/Rezoning/NA
Address: 1890 LENOX RD NE, ATLANTA, GA 30306
Owner Name: BEARSE DANFORTH P ET AL
Owner Address:
Application Name:

PAID
CITY OF ATLANTA
FEB 13 2020
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
695590		\$500.00	02/13/2020	SJKING		

Owner Info.: BEARSE DANFORTH P ET AL

Work Description: Rezoning of Orphan Lot along Lenox Road Rezoning fro R4 to R3