

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: August 25, 2020 **ARC Review Code**: V2008251

TO: Mayor Keisha Lance Bottoms, City of Atlanta
ATTN TO: Keyetta Holmes, City of Atlanta, City of Atlanta
FROM: Douglas R. Hooker, Executive Director, ARC

Digital signature Original on file

Dragh R. Hok

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-20-02CA 2004 Whittier Avenue

Review Type: Metro River MRPA Code: RC-20-02CA

<u>Description:</u> A Metropolitan River Protection Act (MRPA) review of a proposed addition to an existing pre-Act single-family home at 2004 Whittier Ave. NW in the City of Atlanta. The total square footage of land disturbance for the project would be 4,797 SF, ending with a total of 3,017 total impervious surface within the Chattahoochee River Corridor.

<u>Preliminary Finding:</u> ARC staff has opened its review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the proposed project is consistent with the Chattahoochee River Corridor Plan.

Submitting Local Government: City of Atlanta

Land Lot: 256 District: 17 Section:

<u>Date Opened:</u> Tuesday, August 25, 2020

Deadline for Comments: Friday, September 4, 2020

Earliest the Regional Review can be Completed: Tuesday, Sept. 8, 2020 (next business day after deadline for comments)

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
NATIONAL PARK SERVICE-CRNRA
COBB COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
CHATTAHOOCHEE RIVERKEEPER

If you have any questions regarding this review, please contact Greg Giuffrida at sgiuffrida@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before Friday, Sept. 4, 2020, we will assume that your agency has no additional comments and will close the review. Comments must be emailed. **The ARC review website is located at:**http://www.atlantaregional.org/land-use/planreviews.

Attached is information concerning this review.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: August 25, 2020 **ARC REVIEW CODE:** V2008251

TO: ARC Community Development and Natural Resources Managers

FROM: Greg Giuffrida, 470-378-1531

Reviewing staff by Jurisdiction:

Community Development: Giuffrida, Greg

Natural Resources: Santo, Jim

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Response:

COMMENTS:

- 1) Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 4) The proposal does NOT relate to any development guide for which this division is responsible.
- 5) Staff wishes to confer with the applicant for the reasons listed in the comment section.

Metro River Review Application Cover Sheet

August 20, 2020

Proposed Addition to Existing Single-Family House

2004 Whittier Avenue

Atlanta, Georgia

The application is signed, but the signature does not show up on the scan of the revised application. The request below can be used as the official signature.

Scan of e-mail request from the City of Atlanta, 08/20/2020:

Good morning,

Please find attached a MRPA review request for 2004 Whitter Avenue. The application and site plan are included.

Keyetta M. Holmes, ASCP

Director, Office of Zoning and Development

Department of City Planning

55 Trinity Avenue, Suite 3350

Atlanta GA 30303

Telephone: (404) 546-0166

eFax: (404) 979-7811

email:kmholmes@atlantaga.gov

RECEIVED

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

vner(s) of Rec	N					
Name(s):(Clara Parris	and Step	hen Parris	- Marvin Vi		
		Whittier	Avenue NW			
City:Atlar			State:	GA	Zip:	30318
	one Numbers					
			(Clara's cell) Fa	x:		
Other N	umbers: 404	4-313-5409	9 (Stephen's cell)			
plicant(s) or A	Applicant's A	Agent(s):				
Name(s):	Clara Parris	and Step	hen Parris			
			Avenue NW			
City: Atlan	2012/2014/2014		State:	GA	Zip:	30318
Contact Pho	one Numbers	s (w/Area	Code):			
Daytime	Phone: 864	-590-0190	(Clara's cell) Fa	x:		
Other N	umbers: 404	4-313-5409	9 (Stephen's cell)			
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borde Corri	ring this land, prev dor review approva	erty in this applicat iously received a certl? No he use(s), the review	rtificate or any oth	er Chattaho	ochee
	review(s):	ne use(s), the review	#17 1070 WHE		
	147	Pevelopment be Trea	nted?		
loca	For proposals with d government healt	septic tanks, the ap h department appro	oval for the selected		ropriate
Summary	of Vulnerability A	nalysis of Proposed	Land or Water Use	e:	
ulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land <u>Disturb.</u> (Maximum Parentl	Percent Imperv. <u>Surf.</u> as Shown In neses)
Α				(90)	(75)
A				(90)	
1				(80)	
В		3226 SF	restreate to	(80) (70)_709	(60)
B	4608 SF	3226 SF 2600 1571 SF	2089 SF** 928 SF*	(80)(70)_709(50)_50	(60) <u>%</u> (45) <u>453%_</u>
B C	4608 SF	3226 SF 2600 1571 SF	2089 SF** 928 SF*	(80)	(60)

An cheenes

9.	Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No
	If "yes", indicate the 100-year floodplain elevation:
	NOTE: For this review, river floodplain is determined from the U.S. Army Corps of
	Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to
	Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.
	NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable
	allocations can be combined with those of other "E" land in the review. Also, 100-
	year floodplain cannot be reanalyzed and cannot accept transfers.
10.	Is any of this land within the 500-year floodplain of the Chattahoochee River? No
	If "yes", indicate the 500-year flood plain elevation:
	NOTE: Plan Standards include a 35-foot height limit above the pre-construction
	grade within the 500-year floodplain (includes the 100-year floodplain).
	Adherence to this standard must be noted on the submitted plans (see Part
	2.B.(4) of the Chattahoochee Corridor Plan).
-11	The following is a shouldest of information provided to be attached as next of the
11.	[[] [[] [[] [] [] [[] [] [] [[] [] [] []
	application. Individual items may be combined.
FO	R ALL APPLICATIONS:
_	_ Description of land in the application and any additional land in the project (attach legal
	description or surveyed boundaries).
	Name, address, and phone number(s) of owner(s) of record of the land in the application.
	(Space provided on this form)
-	Written consent of all owners to this application. (Space provided on this form)
	Name, address, and phone number(s) of applicant or applicant's agent. (Space provided
	on this form)
3-1	Description of proposed use(s). (Space provided on this form)
	_ Existing vegetation plan.
9	Proposed grading plan.
	Certified as-builts of all existing land disturbance and impervious surfaces.
-	Approved erosion control plan.
	Detailed table of land-disturbing activities. (Both on this form and on the plans)
-	

	Plat-level plan showing (as applicable): lot boundaries; any other sub-areas, all ease and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.	ments
	Documentation on adjustments, if any.	
-	Cashier's check or money order (for application fee).	
FOF	R SINGLE-STEP APPLICATIONS (NON-SUBDIVISION): Site plan.	
	Land-disturbance plan.	
	R TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY: A Concept plan.	
N/A	Lot-by-lot and non-lot allocation tables.	
12.	I (we), the undersigned, authorize and request review of this application for a certification the provisions of the Metropolitan River Protection Act: (use additional sheet necessary) August 12, 2020 Signature(s) of Owner(s) of Record Date	ts as
13.	I (we), the undersigned, authorize and request review of this application for a certificunder the provisions of the Metropolitan River Protection Act:	icate
	Clar farre august 12,2000	
	Signature(s) of Applicant(s) or Agent(s) Date	
14.		equests
	Signature of Chief Elected Official or Official's Designee Date	

CITY OF ATLANTA NOTES LOT COVERAGE EXISTING RESIDENCE ADDITION

1238 SQ.FT. 648 SQ.FT. **EXISTING PORCH** 80 SO.FT. EXISTING WALKS and DRIVEWAY 407 SQ FT NEW DECK, STAIRS 132 SQ.FT EXISTING SHED 192 SO FT TOTAL LOT COVERAGE 2697 SQ.FT.

7750 SQ.FT. TOTAL LOT AREA PERCENTAGE OF LOT COVERAGE 35%

FLOOR AREA RATIO

EXISTING FIRST FLOOR 1238 SQ.FT. FIRST FLOOR ADDITION 648 SQ FT 1886 SQ.FT.

LOT COVERAGE

TREES AFFECTED BY CONSTRUCTION

TREE 1:

TRIPLE TRUNK HARDWOOD- TOTAL DIAMETERS- 33" STRUCTURAL ROOT PLATE- 10.5' RADIUS, NOT AFFECTED BY CONSTRUCTION TREE PROTECTION FENCING TO BE INSTALLED ON SITE

CRITICAL ROOT ZONE- 33' RADIUS, 3420 SQ FT

EXISTING HOUSE IN CRZ 150 SO FT EXISTING DRIVE IN CRZ 55 SQ FT ADDITION IN CRZ 340 SQ FT **NEW DECK INCR2** 132 SO FT TOTAL CRZ AFFECTED 677 SO FT 19.8% IMPACTED CRZ

TREE 2:

20 DIAMETER OAK

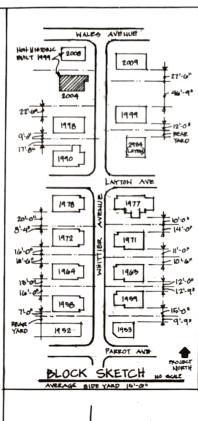
STRUCTURAL ROOT PLATE- 9' RADIUS, NOT AFFECTED BY CONSTRUCTION

TREE PROTECTION FENCE TO BE INSTALLED ON SITE

CRITICAL ROOT ZONE- 20' RADIUS, 1256 SQ FT EXISTING HOUSE IN CRZ 0 SQ FT ADDDITION IN CRZ 144 SQ FT **NEW DECK IN CRZ** 50 SQ FT TOTAL DISTURBED AREA 194 SQ FT IMPACTED CRZ 15.4%

CUT & FILL

7.4 CUBIC YARDS TO BE CUT, 3 CUBIC YARDS TO BE USED TO CREATE POSITIVE SLOPE FROM THE NEW ADDITION, 4 CUBIC YARDS TO BE REMOVED FROM SITE.



ATLANTA REGIONAL COMMISSION METROPOLITAN RIVER PROTECTION ACT SITE INFORMATION

VULNERABILITY CATEGORY	TOTAL SQ. FT.	DISTURBED SQ. FT.	IMPERV. SQ.FT.	PERCENT DISTURBED	PERCENT IMPERV.
С	4608	2349	2089	51%	45.33%**
D .	3142	1008	608	32%	19%
TOTAL	7750	3357	2697		

PROJECT STATEMENT ONE STORY ADDITION TO

24 HOUR CONTACT:

THE LEFT SIDE AND REAR OF EXISTING RESIDENCE WITH NEW DECK TO THE REAR

REMOVE EXISTING REAR DECK AND STONEPAVING.

LIST OF DRAWINGS

- 1. CITY OF ATLANTA NOTES -BLOCK SKETCH
- -SILT FENCE DETAIL -SITE PLAN- REWORKED -PROJECT STATEMENT
- 2. -SURVEY OF EXISTING
- 3. -FLOOR PLAN- REWORKED 4. -LEFT SIDE ELEVATION
- (SOUTH)- REWORKED -FRONT ELEVATION (EAST)
- 5. -RIGHT SIDE ELEVATION (NORTH)- REWORKED
- -REAR ELEVATION (WEST)-REWORKED
- 6. -FLOOR PLAN- EXISTING 7. -LEFT SIDE ELEVATION (SOUTH)- EXISTING
- -FRONT ELEVATION (EAST) EXISTING 8. -RIGHT SIDE ELEVATION
- (NORTH)- EXISTING -REAR ELEVATION (WEST)-**EXISTING**

STEPHEN PARRIS AVENUE 04 WHITTIER AVEN ATLANTA, GEORGIA

ACHITECTURAL DESIGN

ARANEA GO

CLARA and 2004 Addition and Renovation to Residence

DATE:

7.3.2020 REVIEW

AT LANTA LEBAN DESIGN COMMISSION REVIEW: 7.20.2020

THE CONTRACTOR SHALL DO THE

I. VERIFY ALL DIMERSIONS AND EXISTING CONDITIONS AT THE SITE PRIOR TO STARTING CONSTRUCTION

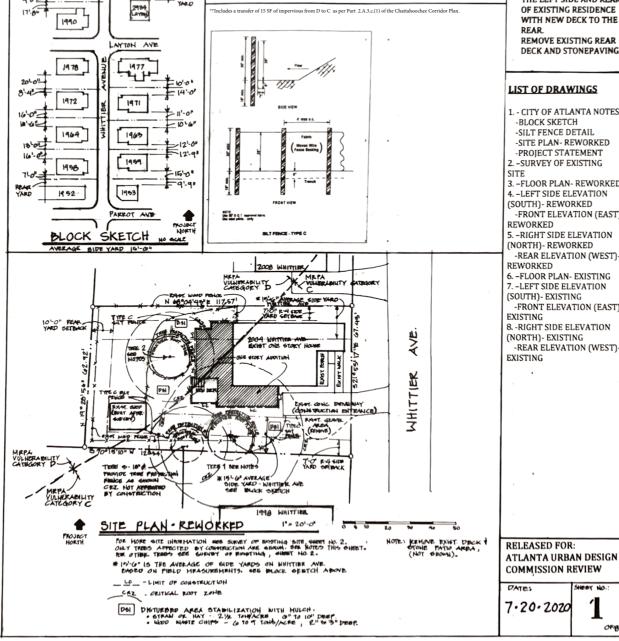
COMPLY WITH ALL LOCAL CODE ORDINANCES, REGULATIONS AN APPLICABLE TO THE PLACE OF

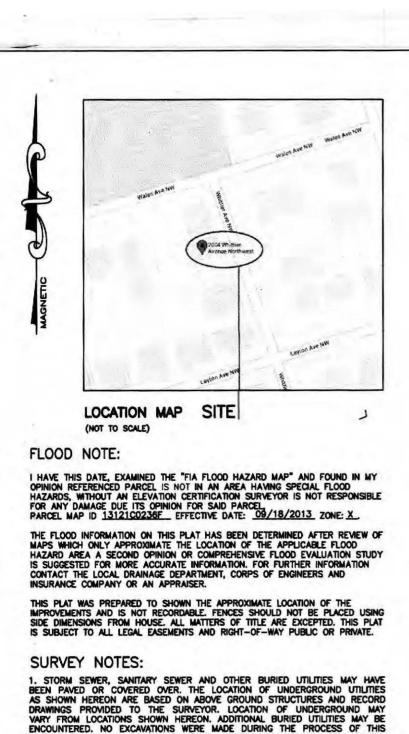
3. TEMPORABILY BRACE ALL PLOORS, CEILINGS, ROOPS, BEAMS, BCT AS BROURED FOR THE CONSTRUCTION

MET NO

ISSUED FOR

SHEET NO.





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 GROUND 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 RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EYIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS, AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.

5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON—LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ECIL, AND CANNOT GUARANTEE ITS ACCURACY, IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH P

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF

ZONING NOTE: BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-4A HC20J-WHITTIER MILL BUILDING SETBACK: FRONT 30' SIDE 7' REAR 15'

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

MAX LOT COVERAGE 55%

GREEN FIELD SUBDIVISION

FULTON COUNTY, GEORGIA

COORD #20201089

DWG #20201089

FIELD WORK DATE JUNE 15, 2020

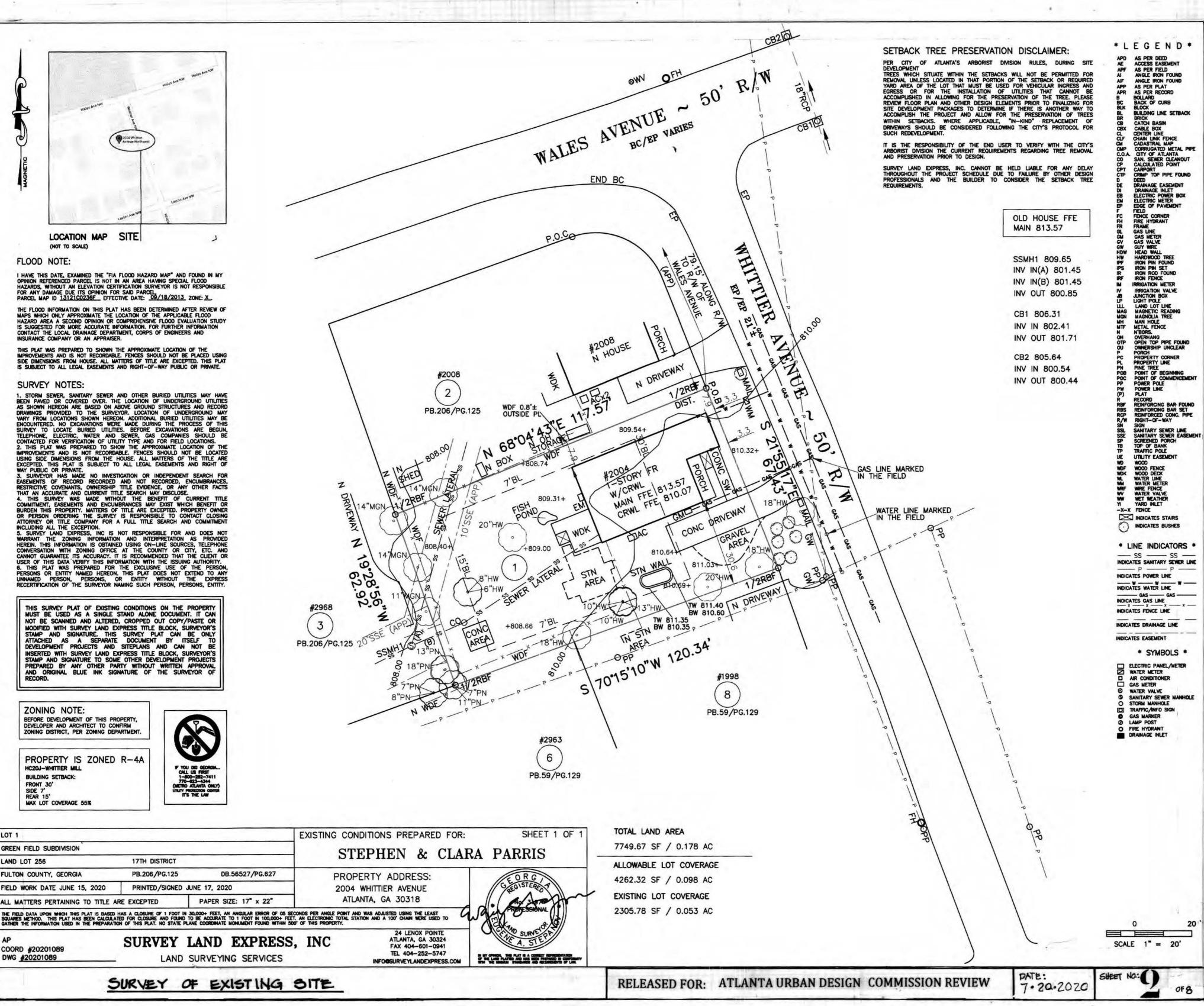
LAND LOT 256



17TH DISTRICT

PB.206/PG.125

PRINTED/SIGNED JUNE 17, 2020



D L HEIDE

ARCHITECTURAL DESIGN ATLANTA, GA

678-592-6903

I STEPHEN PARRIS

and STEPHI WHITTIER

004

DATE:

KEVIEW

REVIEW:

atlanta ureka Design commesion

THE CONTRACTOR SHALL DO THE

L VERIFY ALL DIMENSIONS AND

EXISTING CONDITIONS AT THE SITE

PRIOR TO STARTING CONSTRUCTION

ORDINANCES, REGULATIONS AND LAWS

2. COMPLY WITH ALL LOCAL CODES,

APPLICABLE TO THE PLACE OF

3. TEMPORARILY BRACE ALL FLOORS,

CEILINGS, ROOFS, BEAMS, ECT AS REQUIRED FOR THE CONSTRUCTION

SHEET NO .:

CONSTRUCTION.

ISSUED FOR CONSTRUCTIO

GEORGIA

esidence

2

Renovation

and

Addition

7.3.2020

7.20-2020