



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **Z-23-080**

DATE ACCEPTED **11/30/2023**

NOTICE TO APPLICANT

Address of Property:

1221 Euclid AVE NE

City Council District: **2** Neighborhood Planning Unit (NPU): **N**

Zoning Review Board (ZRB) Hearing Date:

Thursday, February 01 or 08, 2024 at 6:00 p.m.

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

The contact person for NPU N is:

Amy Stout

404-392-3422

npunchair@gmail.com

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,

Niana McCullum

NM, for Director, Office of Zoning and
Development

James Ford-Hutchinson

James Ford-Hutchinson



APPLICATION FOR REZONING

Date: Nov 7, 2023

Summary of Proposed Project: Rezoning of property to reflect its current use, property has been a multifamily (4 units) for more than 50 years.



REZONING REQUEST

PROPERTY ADDRESS: 1221 Euclid Ave NE PARCEL ID 15 240 03 037

City Atlanta State GA Zip Code 30319

The subject property fronts 65 feet on the Southeastern side of Euclid Ave

Depth: 150 Area: 8976 Land Lot: 240 Land District: 15th Dekalb County, GA.

Council District: 2 Neighborhood Planning Unit: N

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

R4 to MR2

Existing Zoning (s) to Proposed Zoning (s)

CDP REQUEST (if applicable)

to

Existing Land Use to Proposed Land Use

APPLICANT INFORMATION

Name of Applicant James Ford-Hutchinson Daytime Phone 732-266-7485 email info@1221euclid.com

Address 1497 Grant Drive NE, Brookhaven, GA, 30319
street city state zip code

Name of Property Owner JFH Euclid Ave LLS Phone 732-266-7485

Address 1497 Grant Drive NE, Brookhaven, GA, 30319
street city state zip code

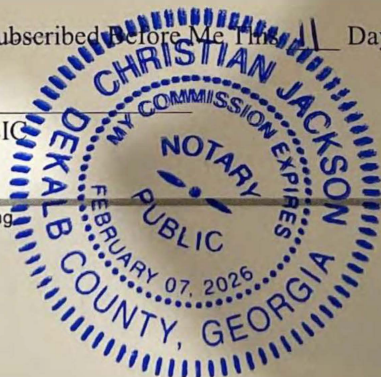
Applicant affirms that he/she is the applicant for the property described in the attached legal description, which is made part of this application.

[Signature]
Owner or Agent for Owner (Applicant)

James Ford-Hutchinson
Print Name of Owner

Sworn To And Subscribed Before Me This 11 Day Of 11, 20 23.

[Signature]
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

James Ford-Hutchinson

Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this 11 day of 11, 2023

[Signature]
Notary Public

02/07/2026
Commission Expires



RECEIVED

DATE: 12/01/2023

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: _____

Current Zoning: _____

Proposed Zoning: _____

Acres: _____

Total number of Dwelling Units: _____

Dwelling units per Acre: _____

Monthly Rent Per Unit: _____

Selling Price per Unit: _____

Projected Completion: _____

** No new construction
Not needed. **

AFFORDABLE HOUSING SUPPLEMENTAL FORM (RENTAL)

(Attachment 2a)

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

** Not needed *
no new construction*

SECTION 1: DEVELOPMENT INFORMATION

Development Name: _____

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

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

** Not applicable no housing will be eliminated or created. **

Z-23-080



November 12, 2023

To Whom It May Concern,

Property address: 1221 Euclid Ave NE, Atlanta, GA, 30307
Parcel ID: 15 240 03 037

I am writing to formally request that the zoning designation for the property located at 1221 Euclid Ave NE, Atlanta, GA be changed from R4 (Single-Family Residential) to MR2 (Multifamily Residential).

This property has been functioning as a four-family multifamily dwelling for over half a century and it is crucial that the zoning matches this established use. The requested change will not impact the character of the neighborhood as the surrounding properties include a church, commercial lots, and eight additional multifamily units within the vicinity (see exhibit 1).

Multifamily properties such as 1221 Euclid Ave NE play a significant role in supplying housing in our city. Failing to update the zoning to reflect the true use of the block could potentially lead to a reduction in available housing, a situation we are striving to avoid.

I kindly request your consideration of this application for rezoning to ensure that the zoning of 1221 Euclid Ave NE accurately reflects its long-standing use. If you require any additional information, please do not hesitate to contact me.

Thank you for your attention to this matter.

Sincerely,

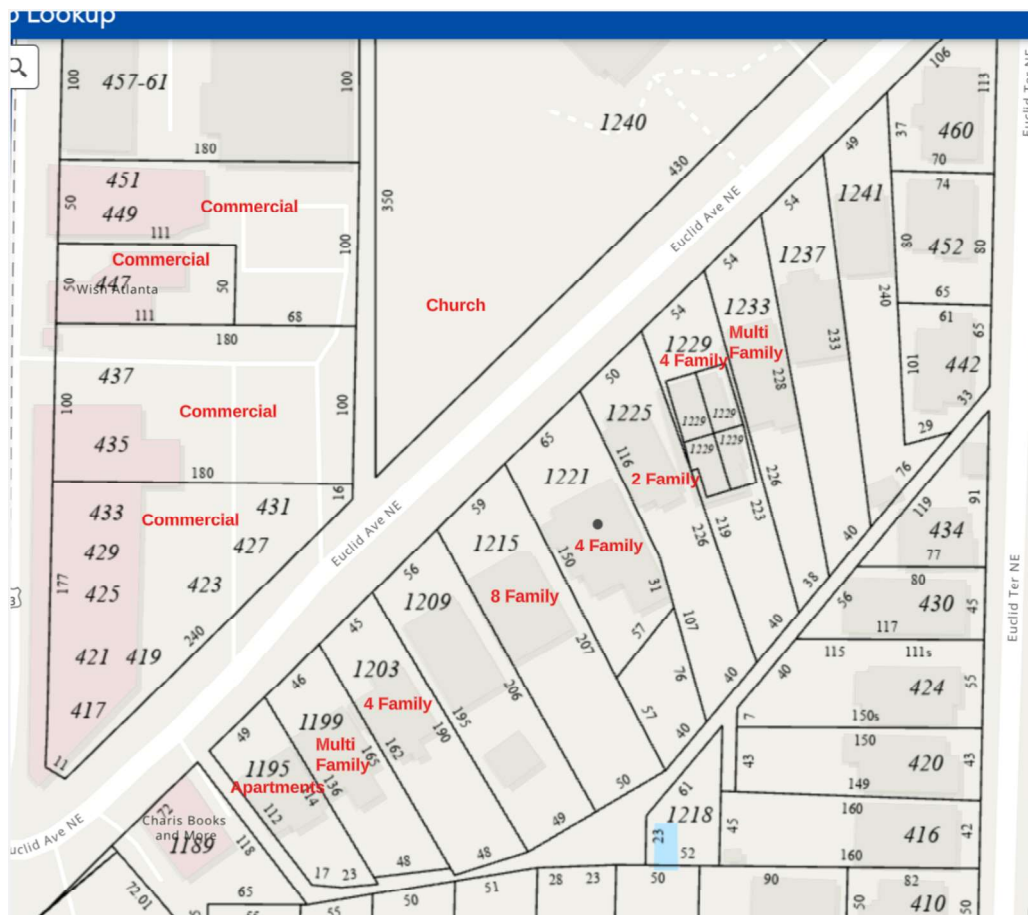
James Ford-Hutchinson
James Ford-Hutchinson

1221 Euclid Ave NE, Atlanta, GA, 30307
Parcel ID: 15 240 03 037



Document Impact Analysis

1. Compatibility with comprehensive development plans; timing of development: The rezoning change is a request to adjust the existing zoning to match the current property usage, which has been a 4-family multifamily property for over half a century. The City of Atlanta is promoting increased number of homes and not looking to reduce density.
2. Availability of and effect on public facilities and services/referrals to other agencies: No impact, the zoning change will have no impact as it will retain its current usage.
3. Availability of other land suitable for proposed use: Not applicable since the application does not include any request for new construction and the home has been in existence for over 100 years and the site has been a multifamily for over half a century.
4. Effect on character of the neighborhood: This property has been functioning as a four-family multifamily dwelling for over half a century and it is crucial that the zoning matches this established use. The requested change will not impact the character of the neighborhood as the surrounding properties include a church, commercial lots, and eight additional multifamily units within the vicinity.



5. Suitability of proposed use: The Office shall consider whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
6. Effect on adjacent property: No impact, the home has been a multifamily for over a half a century, both adjacent properties are also multifamily, with one unit being an 8 unit multifamily and the 2nd a 2 unit multifamily. The property across the street from the unit is a church and adjacent to that are commercial properties.
7. Economic use of the current zoning: No impact since there is no changes being proposed as part of this application.
8. Tree Preservation: No impact, there is no plans to remove any trees.

Regards,

James Ford-Hutchinson

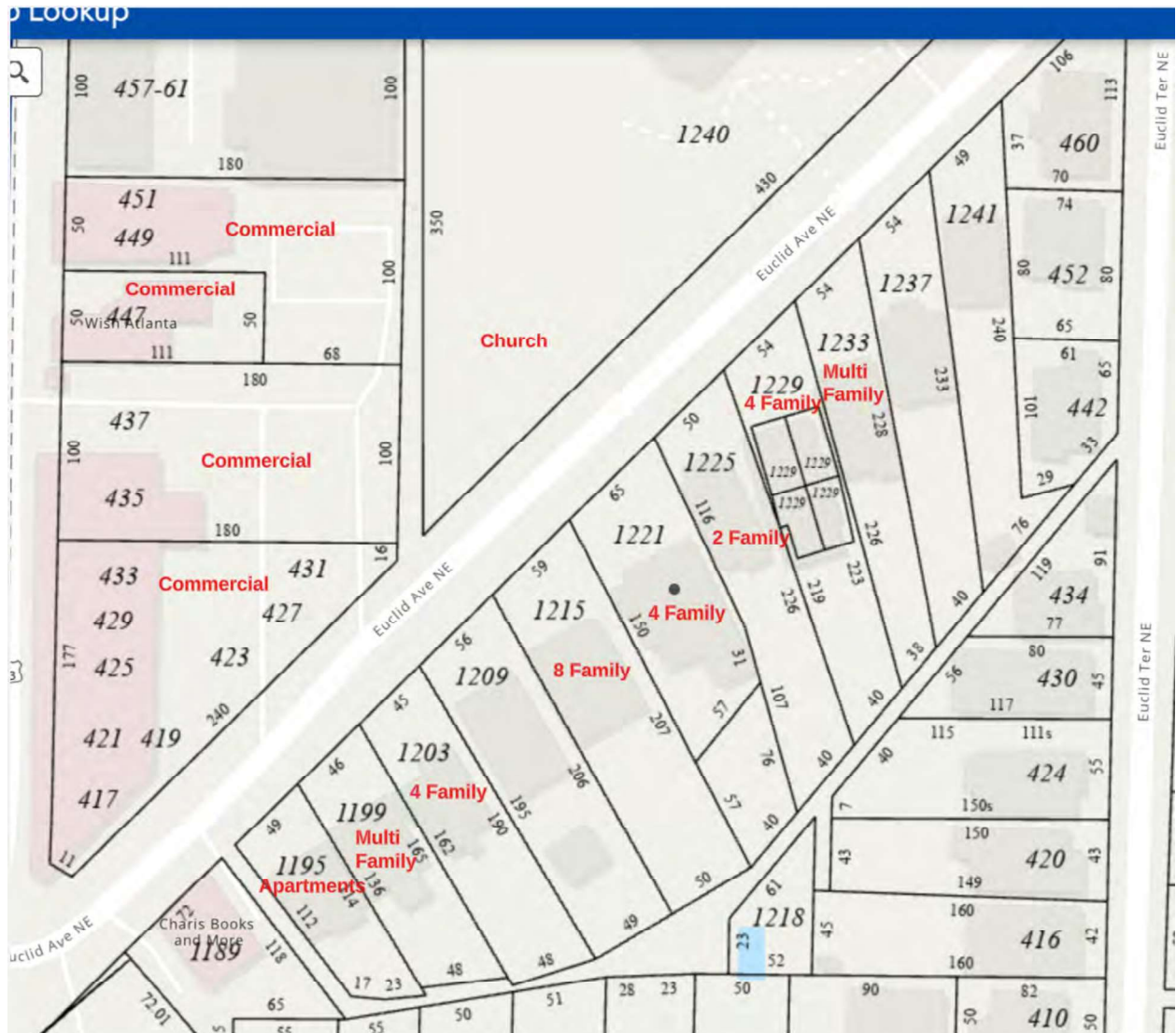
James Ford-Hutchinson

info@1221euclid.com

mobile: 732-266-7485



Exhibit 1



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

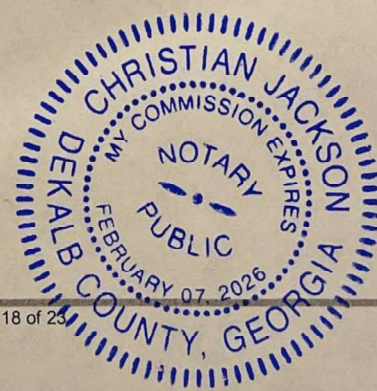
4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (please print): James Ford-Hutchinson

Signature: _____

Date: Nov 11, 2023

[Handwritten Signature]
State of Georgia, County of DeKalb
This record was acknowledged before me on 11/11/23 (Date) by James Ford-Hutchinson (Printed name(s) of individual(s) signing document) who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.
____ Personally Known or Produced Identification
Type ID: 41460



RECEIPT

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



Application: Z-23-080
Application Type: Planning/ZRB/Rezoning/NA
Address: 1221 EUCLID AVE NE, ATLANTA, GA 30307
Owner Name: WOLKIS ENTERPRISES LLC
Owner Address:
Application Name: 1221 EUCLID AVE NE

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
898774		\$500.00	11/30/2023	PUBLICUSER1025863		

Owner Info.: WOLKIS ENTERPRISES LLC

Work Description: Rezoning from R-4 to MR-2. No construction.

RECEIPT

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



Application: Z-23-080
Application Type: Planning/ZRB/Rezoning/NA
Address: 1221 EUCLID AVE NE, ATLANTA, GA 30307
Owner Name: WOLKIS ENTERPRISES LLC
Owner Address:
Application Name: 1221 EUCLID AVE NE

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
899002		\$1,000.00	12/01/2023	PUBLICUSER1025863		

Owner Info.: WOLKIS ENTERPRISES LLC

Work Description: Rezoning from R-4 to MR-2. No construction.