

RECEIPT

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

PAID
CITY OF ATLANTA
OCT 10 2018
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR



Application: SAP-18-155
Application Type: Planning/SAP/SPI/NA
Address: 340 PHARR RD NE, ATLANTA, GA 30305
Owner Name: ATLANTA REAL ESTATE HOLDING CO
Owner Address: 0 P.O. BOX 98309 ATLANTA,GA 30359
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
607302	1028	\$500.00	10/10/2018	PAMITCHELL		

Owner Info.: ATLANTA REAL ESTATE HOLDING CO
0 P.O. BOX 98309
ATLANTA, GA 30359

BREC Pharr Road, LLC (New owner)

Work Description: Renovation of an existing structure with a 1,400 square feet expansion and parking variation

* Applicants must appear in person to file an application. Applications by mail or courier will not be accepted.

SAP-18-155



APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)

For SPI, Beltline, LW, MR, MRC & NC Zoning Districts
City of Atlanta, Office of Zoning and Development (404-330-6145)

File No.: SAP-18-155

APPLICANT (name) BREC - Pharr Road, LLC

ADDRESS 3399 Peachtree Road, NE Suite 1900, Atlanta, GA 30326

PHONE NO. 404.842.5591 EMAIL parker@blanchardre.com

PROPERTY LANDOWNER BREC - Pharr Road, LLC

ADDRESS 3399 Peachtree Road, NE Suite 1900, Atlanta, GA 30326

PHONE NO. 404.266.4511 EMAIL brad.watkins@statebt.com

ADDRESS OF PROPERTY 340 Pharr Rd NE, Atlanta, Georgia 30305

Land District 17 Land Lot 61 Council District 7 NPU B

Is property within the BeltLine Overlay District? Yes No Zoning Classification _____

Is Inclusionary Zoning applicable to this project? Yes No (See additional requirements below)

Department of City Planning
Office of Zoning & Development

OCT 10 2018

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

Submittal Checklist (See detailed checklist on page 2):

- Project Summary:** Provide cover letter describing new construction, alterations, repairs or other changes to the exterior of existing structures and/or the site. Requests for administrative variations must be accompanied by a written justification for each.
- Property Survey:** Submit two (2) copies. Lot consolidation, re-platting or subdivision may be required prior to approval of SAP.
- Site Plan (released for construction and sealed) and Building Elevations:**
 - a. **Initial Submission:** Four (4) Site plans & Two (2) Elevations; with two (2) more copies if DRI or NPU review is required.
 - b. **Other information:** Copies of applicable Rezoning Legislation, Special Use Permit and any letters for Variance or Special Exception. Note: additional plans or documents may be required at the discretion of the Office of Zoning and Development.
- Property Owner Authorization:** Submit required notarized owner consent per attached form (page 4).
- Notice to Applicant:** Submit attached form with signature and date (page 9).
- Development Controls Specification Form:** Provide the applicable information (pages 6 – 8).

Fees (non-refundable): Payable to the "City of Atlanta" in the form of cash, credit card, personal or cashier check, or money order.

- Exterior demo, outdoor dining new/expansion, or non-expansion: \$250.
- Developments < 50,000 sq.ft. of floor area: \$500.
- Developments 50,000 to 250,000 sq.ft. of floor area: \$1,000.
- Developments ≥ 250,000 sq.ft. of floor area: \$1,500.

Additional Submittal Requirements (as applicable):

- **Inclusionary Zoning:** All new or conversion multifamily residential rental projects with 10 or more units in the Beltline Overlay District OR Westside neighborhoods of English Avenue, Vine City, Ashview Heights, or AUC must complete and submit the Inclusionary Zoning Certification Form with their application. Review and complete pages 11-12 of this SAP for certification forms.
- **Beltline, NC-2, NC-6, NC-10, NC-11, NC-12, & NC-14 Districts:** Applicant must send a copy of the filed SAP application to the NPU contact. Afterwards, complete the Notarized Affidavit of NPU Notification form (page 5), and provide a copy of U.S. Postal Service Certificate of Mailing. The NPU has up to 21 days to review the SAP and forward comments to the City.
- **Pre-application Conference with Zoning and Development Staff (prior to SAP submittal):** Required only for the Beltline, but recommended for all other districts. To request this meeting contact Facia Brown at 404-330-6636 or fibrown@atlantaga.gov.
- **Development Review Committee (DRC):** Projects in the Beltline & SPIs 1, 9, 12, 15, 16, 17 districts may require DRC review (See page 3).
- **Development of Regional Impact (DRI) Study:** Developments either over 700,000 s.f. or having greater than 600 residential units may require a DRI approval by GRTA and ARC. For full thresholds and rules contact GRTA and/or ARC.
 - **Initial submission:** DRI Form 1 with the SAP application. Zoning and Development staff will then submit information to GRTA and ARC.
- **Watershed Management (DWM) Requirements (Section 74-504(a)):** Consultation meeting with DWM is **REQUIRED** for any site disturbance to determine applicable storm water work. Call 404-330-6249 or visit: www.atlantawatershed.org/greeninfrastructure

I HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY. I HEREBY DEPOSE THAT ALL STATEMENTS HEREIN ATTACHED & SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date October 9, 2018 Signature of Applicant [Signature]

The City Code provides that Zoning and Development Director shall review each request for an SAP within 30 days of a filing of a **completed*** application. (Atlanta Code Chapter 16, Section 16-25). * Note: NPU/DRC notification and review, as applicable, are required to complete the SAP application.

(FOR OFFICE OF ZONING AND DEVELOPMENT OFFICE USE ONLY)

The above request for a Special Administrative Permit (SAP) was approved or denied on _____ See attached **Special Administrative Permit Approval Form(s)** for detailed approval information.

Signed for Director, Office of Zoning & Development _____

Staff Reviewer - Print Name _____



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Submittal Checklist

The following checklist is designed to assist those in preparing required materials for SPI, Beltline Overlay, NC, LW, MRC, and MR districts. **Items omitted will delay applicant's review process.** The following items are required as part of a complete application for a Special Administrative Permit. **NPU Notification and DRC review, as applicable, are required as a part of a completed SAP application.** Please note: * FINAL APPROVED SAP PLANS ARE REQUIRED WITH THE PERMIT APPLICATION SUBMITTAL TO THE OFFICE OF BUILDINGS.

- X 1. **SAP Application Form and Property Landowner Authorization Form:** completed with notarized signatures.
- X 2. **Notice to Applicant Form:** with signature and date.
- X 3. **Project Summary:** Provide cover letter clearly describing all new construction, alterations, repairs or other changes to the exterior appearance of existing structures or site. **Any administrative variations ARE REQUIRED to be accompanied by a written justification for each variation requested.**
- X 4. **Property Survey:** Two (2) copies of survey (for new single-family and duplex construction, show existing footprints of principal structures on adjoining lots fronting the same street).
- X 5. **Site Plan** (drawn to scale, released and sealed for construction) of proposed improvements showing items listed below*. **Initial Submission:** Four (4) copies for initial staff review. If DRI or NPU review is required: one (1) extra copy per review. **Final Submission (after staff review): Six (6) copies.**
 - a) Date, north arrow, and graphic scale.
 - b) Adjacent streets, with street names, property lines and dimensions, and easements.
 - c) Existing conditions to remain: identify all overhead utility poles, transformers, above ground storm water detention areas and inlets.
 - d) Proposed new installations: Identify the number, type and location of new street lights, transformers, AC units and other similar mechanical/accessory equipment at or above grade. Identify such items in the public right-of-way which final approval by Department of Public Works or GDOT is required.
 - e) Specify location and widths for all Sidewalks (street furniture and clear zones) and Supplemental Zones.
 - f) Ground floor layout plan with building and tenant entrances also shown
 - g) Street-front ground floor façade fenestration – vertical/horizontal window dimensions and % of façade length
 - h) Outdoor dining – seating plan, dimensions, and % of business establishment floor area
 - i) Height of structures (including fences/walls)
 - j) Parking, driveway and curb cut layout and dimensions (auto, truck loading, & bicycle/moped)
 - k) Location of parking deck light fixtures. Also indicate amount of foot-candles, and type of light fixture
 - l) Landscape plan: Planting locations including street trees (with tree species and calipers indicated), parking lot and other on-site landscaped areas (with the dimensions and percentage of lot calculated).
 - m) Provide Developmental Control Specification Form (pages 6-8) information on the site plan.
 - Zoning Classification, Net Lot Area & Gross Land Area, Floor Area Ratio (FAR), square footage of structures & individual uses, etc.
- X 6. **Rooftop plan** when counted towards open space requirements.
- X 7. **Elevations of building facades** Two (2) copies for initial staff review. **Final Submission: Three (3) copies.**
- X 8. **Section drawing(s)** as needed showing required sidewalks, supplemental zones (with retaining walls), and building façade & finished floor-level dimensioned within 5 feet above the adjacent sidewalk-level.
- N/A X 9. **DRI conditions of approval, rezoning legislation, variance or special exception letters** printed on site plan.
- N/A X 10. **Transportation Management Plan/Association Membership (where applicable)** required based on the zoning district. See specific zoning regulations for confirmation.
- N/A X 11. **Beltline Overlay District, NC-2, NC-6, NC-10, NC-11, NC-12, and NC-14 properties:**
 - Mail a copy of the submitted SAP application & drawings stamped received by the Office of Zoning and Development to the NPU contact person.
 - Submit a copy of U.S. Postal Service Certificate of Mailing and Notarized Affidavit of NPU Notification (page 5) as soon as possible to complete the application submission and begin the SAP review period.
- X 12. **Photographs (buildings/site):** Show existing conditions for alterations to existing building facades and/or site modifications.
- N/A X 13. **Shared Off-site Parking:** Requests for approval of off-site parking submit materials on Shared Off-site Parking checklist.
- ✓ 14. **Other information** necessary for the SAP as requested by staff.

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

Department of City Planning
Office of Zoning & Development

OCT 10 2018



City of Atlanta Office of Zoning & Development
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
DEVELOPMENT/DESIGN REVIEW COMMITTEES (DRC)**

****CHECK FOR APPLICABILITY** Beltline Overlay and Special Public Interest (SPI) Districts**

Development / Design Review Committees (DRC) have been established as an advisory group for the purpose of providing to the Director of the Office of Zoning and Development formal recommendations/comments on Special Administrative Permit (SAP) applications within the Beltline Overlay and particular SPI zoning districts. Applicants are required to make a presentation of their project to the applicable DRC committee. DRC review is required as part of a completed SAP application.

Each DRC shall consist of committee members representing the corresponding district stakeholders including: property owner(s), business owner(s) or resident(s), and applicable neighborhood organization(s), among others.

The DRC convenes monthly (or as needed) to comment on SAP applications within a particular district. Each DRC shall provide recommendations to the Office of Zoning and Development Staff and the applicant within 7 business days, unless the applicant is requested to return to the applicable DRC and/or present to respective neighborhood organization(s), or NPU.

DRC Committees (established by City Council Resolution)

- SPI-1 Downtown (2007)
- SPI-9 Buckhead Village (2010)
- SPI-12 Buckhead/Lenox Stations (2012)
- SPI-15 Lindbergh (2001)
- SPI-16 Midtown (2001)
- SPI-17 Piedmont Avenue (2001)
- Beltline Overlay (2015)

Meeting Dates and Locations

Downtown SPI-1

Meetings held the 4th Thursday morning monthly
Central Atlanta Progress, 84 Walton Street NW, Suite 500
Contact Audrey Leous: ALeous@atlantadowntown.com
(404) 658-5911

Midtown SPI-16 & Piedmont Avenue SPI-17

Meetings held the 2nd Tuesday evening monthly
Midtown Alliance, 999 Peachtree Street NE, Suite 730
Contact Ginny Kennedy: Ginny@midtownalliance.org
(404) 892-4782

Buckhead Village SPI-9 & Buckhead/Lenox SPI-12

Meeting held 1st Wednesday afternoon monthly
BATMA, 3340 Peachtree Road NE
Tower Place Bld. 100, Suite 1515
Contact Denise Starling: Denise@batma.org
(404) 842-2680

Beltline Overlay

Meeting held the 3rd Wednesday evening monthly
Atlanta Beltline Inc.
100 Peachtree Street NW, Suite 2300
Contact Lynnette Reid: LReid@atlbeltline.org
(404) 477-3551

Lindbergh SPI-15: Meetings coordinated by City of Atlanta Zoning and Development Staff: (404) 330-6145

Application Submittal and Review Process

- 1) Pre-application meeting with Office of Zoning and Development staff. To arrange such a meeting contact Facia Brown at 404-330-6636 or flbrown@atlantaga.gov.
- 2) Notify the applicable DRC contact (as listed above) to arrange placement on the next scheduled DRC meeting agenda.

DRC Submittal Requirements

- 1) Written summary of proposed scope of work (include applicable project information such as total square footage, # and breakout of residential units, and square footage of each commercial use, building height, parking and loading provided, etc.).
- 2) Identification of all administrative variations requested and written justification for each requested.
- 3) PDF Digital drawings (to-scale) of site plans and building elevations as applicable to the scope of work.
- 4) Photographs of the existing property.
- 5) Contact DRC representative to e-mail project information (prior to meeting) and confirm DRC meeting date and time.
- 6) At the DRC meeting:
 - a. Provide hardcopies of cover letter and drawings (in 11"x17" size) for distribution to each committee member.
 - b. Provide drawings on boards for project presentation to committee members or digital PowerPoint presentation (coordinate with DRC representative on the latter).

Committee Review Responsibilities

- 1) Make recommendations on project concerning zoning requirements and administrative variations requested.
- 2) Make other design recommendations for consideration concerning an application. Note: these other recommendations are not code requirements.

SAP-18-155

OCT 10 2018

55 Trinity Ave. S.W.
Ste. 3550

Facia Brown at 404-



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notarized Authorization by Property Land Owner

File # SAP-18-155

(Required only if applicant is not the owner of the property subject to the application)

TYPE OF APPLICATION: **Special Administrative Permit**

I, David Cline, Agent of BREC - Pharr Road, LLC SWEAR THAT I AM THE **LANDOWNER**
owner(s) name

OF THE PROPERTY LOCATED AT: 340 Pharr Road NE, Atlanta, GA 30305

AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA WHICH IS
THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED
BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Parker Blanchard, Agent of BREC - Pharr Road, LLC

ADDRESS: 3399 Peachtree Road NE, Atlanta, GA 30326

TELEPHONE: 404-842-5591

EMAIL: parker@blanchardre.com

Signature of Property Landowner

David Cline, as Agent, BREC - Pharr
Road, LLC

Print Name of Property Landowner

Personally Appeared
Before Me

David Cline

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

Department of City Planning
Office of Zoning & Development

OCT 10 2018

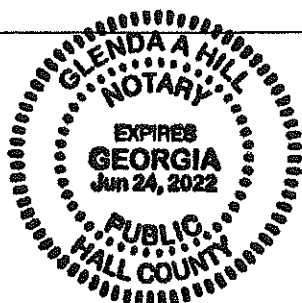
55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

Glenda A. Hill

Signature of Notary Public

10/9/18

Date



N/A



City of Atlanta Office of Zoning & Development
**SPECIAL ADMINISTRATIVE PERMIT (SAP)
AFFIDAVIT OF NPU NOTIFICATION**

(ONLY APPLICABLE FOR BELTLINE, NC-2, NC-6, NC-10, NC-11, NC-12 & NC-14 DISTRICT)

File # SAP-18-155

This Affidavit form and a copy of the **United States Postal Service Certificate of Mailing** are required by owner and applicant of the property subject to the Special Administrative Permit application. Submit within FIVE (5) days of application submittal.

The Neighborhood Planning Unit (NPU) has **TWENTY ONE (21)** days from the date of the associated certificate of mailing to provide one (1) set of written comments to the Office of Zoning and Development prior to any SAP approval.

LOCATION OF SUBJECT PROPERTY:

Street Address(es): _____

Zoning Classifications _____ Land District _____ Land Lot _____ Council District _____ NPU _____

APPLICANT:

Name: _____

Company: _____

Address: _____

Telephone: _____ Email: _____

As the APPLICANT, I, _____ swear and affirm that I have notified the NPU(s) to which this Special Administrative Permit (SAP) affects, and am aware of the applicable requirements of the City of Atlanta Zoning Ordinance Sections 16-36.004, 16-32J.002(1), 16-32K.002(1), and 16-32L.002(1).

NPU Contact Information

Name of Contact Person(s) _____ Phone Number(s) _____ Email Address (es) _____

Adjacent NPU(s) Contact Information

Name of Contact Person(s) _____ Phone Number(s) _____ Email Address (es) _____

(To be completed by Notary):

Personally Appeared Before Me this _____ day of _____, 20_____.

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

Signature of Notary Public _____

Date _____

(To be completed by Applicant & Staff):
Department of City Planning
Office of Zoning & Development

OCT 10 2018

Signature of Applicant _____

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

Printed Name of Applicant _____

Office of Zoning & Development Staff

Signature of Staff only represents that the required notification to the NPU has been completed and does not indicate any position of the Office of Zoning and Development on the application.

N/A



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications (Required)

File # SAP-18-155

*Developmental Controls forms are required to be completed by the applicant, and all applicable specifications should be shown on the site plan in chart form. Items omitted will delay the plan review process. Refer to City of Atlanta Zoning Code (Chapters 8, 19, and 28) for clarification.

Definitions and Methods of Calculation						
<ul style="list-style-type: none"> Net Lot Area (NLA) = length of property line X width of property line GLA for corner lots = (NLA) + [(street "A" right-of-way width +2) X (street "A" length of property line)] + [(street "B" right-of-way width +2) X (street "B" length of property line) + [(street "A" right-of-way width +2) X (street "B" right-of-way width +2)] GLA (with only one front yard adjacent to street) = (NLA) + [(street right-of-way width +2) X (length of front property line)] GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width. GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts. Building Lot Coverage provided = (net lot area minus area of building footprint) ÷ (net lot area) 						
Lot Size (in square footage)						
Gross Land Area (GLA)						
Net Lot Area (NLA)						
Floor Area Ratio (FAR) – as applicable. Check which used for residential: <input type="checkbox"/> GLA, or <input type="checkbox"/> NLA						
	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage		
Base Allowed						
Base Provided						
Bonus Allowed						
Bonus Provided						
Bonus FAR Program (check bonus utilized if applicable)						
Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>		
Residential Units			Total Provided:			
Number of Units Provided (without bonus)			Department of City Planning Office of Zoning & Development			
Number of Bonus Units Provided (without workforce housing)						
Number of Bonus Workforce Housing Units Provided (20% required)			OCT 10 2018			
Total Number of Units per Acre						
Building Coverage <input type="checkbox"/> or Lot Coverage <input type="checkbox"/> (check applicable as required per zoning district)						
	Percentage (%)			Square Footage		
Max. Permitted						
Provided						
Fenestration (% of each street-fronting facade calculated separately, per district regulations)						
	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required						
Provided (specify for each street)						

2/18



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications (Required)

File # SAP-18-155

Residential Open Space Requirements (refer to Chapter 28 for clarification)

Definitions and Methods of Calculation	
<ul style="list-style-type: none"> LUI = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations) TOSR are calculated only for residential developments. TOSR includes the total horizontal area of uncovered open space plus 1/2 of the total horizontal area of covered open space subject to the limitations in Section 16-28.010 (4). Covered total open space is the open space closed to the sky but having two clear unobstructed open or partially open (50% or more) sides. <ul style="list-style-type: none"> TOSR required = (LUI table) X (GLA). TOSR provided = (GLA) – (area of building footprint) + (combined area of balconies and rooftop terraces). UOSR requirements are calculated using the residential FAR (of the <u>corresponding net lot or GLA lot sized used to calculate FAR</u>) for both residential and mixed-use developments. It does not include areas for vehicles. However, newly created on-street parking (outside of existing travel lanes) and new streets may be counted towards the UOSR calculations as specified in the district regulations. <ul style="list-style-type: none"> UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR). If GLA is used for USOR, than the amount provided shall be = (NLA) – (area of building footprint + surface area of parking lots, and driveways) + (balconies, rooftop terraces, and landscaped areas on sidewalks within the adjacent right-of-way). 	
TOSR: Total Open Space Requirements for Residential Only Projects	
<i>(Not required in SPI-9, SPI-16, SPI-17, SPI-18, SPI-20, SPI-21, MRC, MR, or LW districts, or in mixed-use developments.)</i>	
	Ratio
	Total Square Footage
Minimum Required	
Provided	
Square Footage breakout of UNCOVERED TOSR amount provided by the following:	
GLA minus building square footage	
Open exterior balconies (per Section 16-28 or district regs)	
Roof area improved as recreation space	
Square Footage breakout of COVERED TOSR amount provided by the following:	
Areas closed to the sky (roof) but having two sides with a minimum of 50% open	
UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments	
<i>(These are areas not counted towards Public Space Requirements)</i>	
	Ratio
	Total Square Footage
Minimum Required	
Provided	
Square Footage Breakdown of UOSR amounts provided by the following:	
Balconies	Department of City Planning
Rooftop Terraces	Office of Zoning & Development
Landscaped Areas and Plazas	
Portions of Sidewalks on Private Property	001 1 0 2018
Portions of Landscaped Areas in Right-of-way adjacent to Property	

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 Atlanta, GA

n/a



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications (Required)

File # SAP-10-165

Non-Residential Public Space Requirements (refer to Chapter 28 for clarification)

PSR: Public Space Requirements for Non-residential & Mixed-use Developments		
<i>(These are areas not counted towards UOSR)</i>		
Public Space provided = (square footage area of exterior space) + (square footage area of interior space)		
	Percentage (%)	Total Square Footage
Minimum Required		
Provided		
Square Footage Breakdown of PSR amounts provided by the following:		
EXTERIOR (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)		
INTERIOR (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)		

Parking and Loading Requirements (refer to district regulations and Chapter 28 for clarification)

Residential Unit Breakout				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
On-site Parking Spaces	Residential		Non-residential Uses	
Minimum Required				
Provided				
Maximum Allowed				
Bicycle Parking Spaces	Residential		Non-residential Uses	
Minimum Required				
Provided				
On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015)				
	Residential/Hotel		Non-residential Uses (break out by use)	
Minimum Required (specify for each use)			Department of City Planning Office of Zoning & Development	
Provided (specify for each use)			OCT 10 2010	

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



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notice to Applicant

File # SAP-18-155

The applicant hereby acknowledges notification that in the process of design review in connection with the issuance of a **Special Administrative Permit (SAP)**, the City of Atlanta Office of Zoning & Development (OZD) will only review such documents as are deemed necessary for the approval of a project concept in compliance with the district regulations set forth in the City of Atlanta Zoning Code. Such documents may include, without limitation, the elevations of the structures proposed and site plans specifying the arrangement of such structures and other features of the project, but generally will not include a full set of construction drawings. This level of review is for the purpose of determining compliance with those sections of the Zoning Code applying to the district where the project is located or to be located and to allow the applicant the flexibility to receive approval for a project concept without the requirement that a full set of construction drawings, that would otherwise be necessary to obtain a building permit, be prepared, presented and reviewed.

It is the applicant's duty to ensure that all drawings or plans, that may be required for further permitting of the actual construction of the project, will result in a finished project that complies with the elevations, site plan and other plans on which the SAP was granted. The applicant is further notified that neither the Office of Buildings nor any of the other City of Atlanta agencies that review any other part of the overall project plans for compliance to building codes, zoning codes, the tree preservation, the riparian buffers ordinance, land disturbance regulations, drainage and sewer capacity or any other regulations in effect at the time of plan review have the authority to approve any changes to the exterior appearance of structures or site plans in a SAP.

It is the responsibility of the applicant to ensure that any changes required, requested, or allowed by any other City agency or any other agency reviewing the plans during any part of the building permit process will not alter the exterior appearance of any structure or cause the relocation, rearrangement and/or reorientation of any feature of the site plan. Therefore, it is important for the applicant to be aware that even changes which may be in compliance with other codes, including without limitation, an increase to the height of the structure, whether resulting from changes to the foundation plan or the grading plan of the site, alterations to the interior layout of the structure that affect the location or size of exterior doors or windows, or changes to the method of construction for any floor of a structure or the roof of any structure, may affect the exterior appearance in a manner which could cause the finished structure to be out of compliance with the elevations approved by the OZD.

The applicant is further put on notice that the location of any feature specified on the site plan is not to be changed from that location which is specified on the site plan approved by the OZD. This includes, without limitation, any such changes that might affect the setbacks of any structure, the orientation of structures or features on the lot, including, without limitation, accessory buildings, the location and size of driveways, walkways, fences, parking pads, parking spaces, loading zones and service areas. It shall be the responsibility of the applicant to ensure that any changes required by any agency reviewing plans for the project remain consistent with the site plan and elevations approved by the OZD

It shall be the responsibility of the applicant, not the OZD, to monitor any plan changes during the permitting of the project to be sure that such changes do not affect the elevations and site plan approved by the OZD at the time of issuance of the SAP.

It is also the responsibility of the applicant to ensure that any changes made on site during the construction of the project, regardless of whether such changes are approved by a City building inspector, or representative of another City agency as being in compliance with the building codes or other applicable codes, do not result in a change to the exterior appearance of a structure or in a change to the site plan. The City of Atlanta Zoning Ordinance provides a process under which changes to the elevations and site plan in a SAP may be approved, however such approval is not guaranteed and the applicant is hereby notified that such changes are based on the application of the district regulations and not on the fact that a hardship, financial or otherwise may result if such permission is not given. The duty to adequately monitor the construction of the project to ensure compliance to the approved SAP and or any other City permit shall at all times be on the applicant, who assumes all risk of loss, financial or otherwise, from enforcement actions that result from the failure to comply with the SAP or any other City permit.

The applicant acknowledges that relief from any stop work order or other enforcement action, whether resulting from action taken by the OZD staff, the Office of Buildings staff or by the staff of any other City agency, must be appealed within the time and in the manner provided by the City Code. The applicant further acknowledges that the decision to apply to the OZD for permission to alter the approved plans is not an appeal of a stop work order or other enforcement action. The applicant acknowledges that it is solely within their own discretion to choose a process to resolve any dispute arising from the interpretation of any ordinance, the issuance of a stop work order or any other enforcement action and that the resolution of any such matter shall be made in compliance with the City Code and other applicable laws. The applicant further acknowledges that no written or oral representation of any City officer, employee, agent or elected official can waive or modify the City Code!

BREC - Pharr Road, LLC

Applicant Printed Name


 Applicant Signature

OCT 10 2018

10/9/2018
 Date

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

N/A



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
(*APPLICABLE ONLY FOR SHARED OFF-SITE PARKING ARRANGEMENTS)

File # SAP-18-155

The Director of the Office of Zoning & Development or their designee may approve a shared off-site parking arrangement (on private property), as permitted by the corresponding zoning district, subject to the applicant providing all of the following documentation. Please check below each item submitted. Items omitted can and will delay applicant's review process.

- ___ 1. Written summary describing the shared parking arrangement which shall identify:
 - a) Subject property: the principal property address and the lessee's name and contact information
 - b) Off-site parking: the off-site property address and the lessor's (property owner) name and contact information

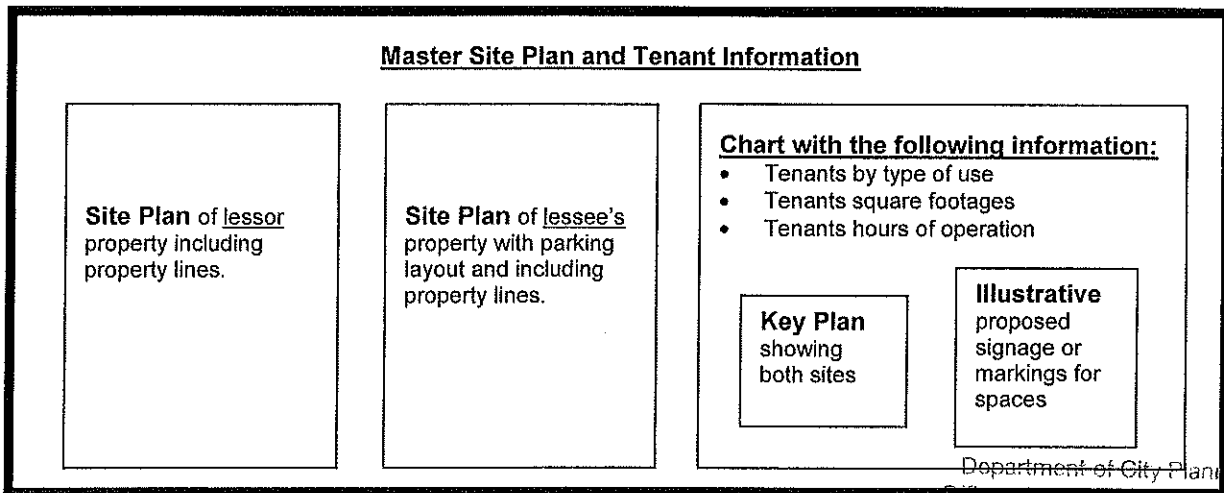
- ___ 2. Written notarized consent of the property owners agreeing to the shared parking arrangement.

- ___ 3. Property owner verification: affidavits, deeds or other documents that verify current property ownership information of the property providing the off-site parking.

- ___ 4. Copies of valid notarized parking leases which shall include:
 - a) The term of the lease and expiration date. Note: lapse of a required lease agreement may result in revocation of building permits/business licenses. Renewed leases shall be filed with the Office of Zoning & Development.
 - b) A list of all executed lease agreements for the off-site parking location which are current at the time that the application is filed with the Office of Zoning & Development. For each agreement identify the tenant, the time frame, the number of parking spaces to be used, and the hours of operation during which the spaces are leased. If no agreements exist, submit affidavit from property owner stating to that affect.

- ___ 5. Site plans for all properties to be included in the shared parking arrangement. Said plans shall include the following:
 - a) Drawn to-scale that indicates the location and the layout of the proposed parking spaces in relation to the lessor's property.
 - b) Documentation of all tenants sharing the parking facility, including:
 - i. By type of use (i.e. retail, eating and drinking establishment, office, residential, etc.) and their individual tenant square footages to determine minimum parking requirements for each.
 - ii. Hours of operation of each tenant.
 - c) Illustrative indication of how such shared off-site parking spaces shall be clearly marked and signed reserved during the specified lessor's hours.

Sample site plan with applicable information:



Department of City Planning
Office of Zoning & Development

Please note the following requirements are also generally applicable:

- Compliance with the criteria of Section 16-25.002(3).
- Compliance with the parking lot landscape requirements of the applicable zoning district and Chapter 158-30.
- On-street parking in the public right-of-way is typically not counted towards a parking arrangement.

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

Applicant Printed Name

Applicant Signature

Date

SAP-18-155

Department of City Planning
Office of Zoning & Development

October 9, 2018

City of Atlanta
Office of Zoning and Development
55 Trinity Avenue
Suite 3350
Atlanta, Georgia 30303

OCT 10 2018

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

RE: **Project Summary - 340 Pharr Rd NE, Atlanta, Georgia 30305**

To Whom it May Concern:

BREC – Pharr Road, LLC purchased 340 Pharr Rd NE in May, 2018. We plan to renovate the existing structure, a former Bank of America branch, for another Bank (State Bank & Trust / Cadence Bank).

Here are some bullet points below that may be helpful to you:

1. The reduction of active Drive Thru lanes from six down to one.
2. We are using the existing canopy and do not expect to add square footage outside the existing footprint. Building is currently 834 SF, will be 2,238 once renovated
3. The removal of the existing driveway between the building & both streets (Pharr & Grandview)
4. The removal of the curb cut closest to the signalized intersection (Pharr & Grandview)
5. The sole curb cut on Pharr Rd will be egress only
6. The addition of bike racks, street trees, green space, street lighting & new sidewalks
7. Improved Signage (that will be relocated)
8. We are more than doubling the amount of Pervious surface (existing is 14% and the proposed plan reflects 33%)
9. Cadence will have seven (7) employees on the premises and off-site parking is not available (within a reasonable distance), therefore, we are seeking 14 parking spaces which requires a variation of the Buckhead Parking Overlay.
10. A full re-skin of the building and significant aesthetic improvements

Please call me to discuss any questions or concerns you have.

Thank you.

Parker Blanchard
BREC-Pharr Road, LLC
P: 404.842.5591

Department of City Planning
Office of Zoning & Development

OCT 10 2018

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

October 9, 2018

City of Atlanta
Office of Zoning and Development
55 Trinity Avenue
Suite 3350
Atlanta, Georgia 30303

Department of City Planning
Office of Zoning & Development

SAP-18-155

OCT 10 2018

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

RE: Parking Variation Request - 340 Pharr Rd NE, Atlanta, Georgia 30305

To Whom it May Concern:

State Bank and Trust Company is the wholly owned subsidiary bank of State Bank Financial Corporation, a publically traded financial institution (NASDAQ: STBZ) with \$5 billion in assets headquartered in Atlanta, Georgia. We have operated our current retail banking branch at 415 East Paces Ferry Road NE, Atlanta, Georgia, since 2009.

Our three story building consists of approximately 23,603 square feet, has a walk-up Automated Teller Machine (ATM), an external deposit drop box, and one drive-thru lane serviced by a State Bank employee located inside the branch itself. This location has a total of 64 parking spaces to service its tenants and customers, two of which are marked as handicap spaces.

During operating hours, State Bank has as many as ten employees working in the retail branch at any given time. We currently process approximately 100 in-person teller transactions inside the branch every day. We also maintain 250 safe deposit boxes at the branch, and the branch houses State Bank Loan Officers who service consumer, mortgage, and small business customers, and State Bank Customer Service Representatives who actively assist with new deposit account opening and maintenance requests. The provision of these services results in additional patrons visiting the branch on a daily basis. Last, there are approximately 55 consumer and commercial deposits placed in the external deposit drop on a daily basis, and approximately 390 ATM transactions conducted on a monthly basis.

State Bank is proposing to relocate our existing branch to the newly renovated 2,250SF building located at 340 Pharr Road NE, Atlanta, Georgia. We intend to conduct business and provide banking services in a manner similar to our current operations at 415 East Paces Ferry Road. We intend to have seven full-time employees at the Pharr Road branch during operating hours who will need parking. Also, we feel it is essential to have dedicated customer parking on site in order to service our customer's banking needs and operate successfully.

Furthermore, employee and customer safety is of utmost importance to State Bank, and, given the nature of our business and the types of transactions conducted at banking facilities, it is not desirable to require our employees or customers to park off-site. Our survey of adjacent properties has found zero availability for such parking arrangements.

As such, we are hereby requesting a variance for a total of 14 parking spaces at 340 Pharr Road NE; seven of which would be dedicated for employees, six of which would be dedicated for customers and one of which would be reserved as a handicap space.

We remain committed to serving the needs of our customers, to being great Buckhead neighbors, and to enhancing the physical desirability to the existing facility and its surroundings.

Sincerely,



David W. Cline
Executive Vice President
State Bank and Trust Company

SAP-18-155

Department of City Planning
Office of Zoning & Development

001 10 105

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

n/k



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Inclusionary Zoning Certification Form

File # SAP-18-155

Instructions: this form must be completed for all IZ applicable projects and included on the Cover/Title page of plan submissions

I. Please complete the following acknowledgement of compliance (check only one statement)

I, _____

Acknowledge the plans set forth will satisfy the requirements of 16-36A.004 or 16-37.004 and certify the following floorplans to be built will be affordable units and the number of units to be designated affordable within each floorplan type. This includes acknowledgement that each affordable unit are substantially similar in construction and appearance to market rate units, and shall not be in isolated areas of the development, but shall be interspersed among market rate units; **OR**

Acknowledge that in-lieu of compliance with the on-site affordability requirements, will elect to pay an in-lieu fee to the City in accordance with 16-36A.007 or 16-37.007.

Applicant _____ Signature _____ Date _____

II. For each unit configuration, please complete the following table to identify affordable units. Attach a separate table if more space is needed (only applicable to projects that comply with affordability requirement)

Unit type	# total units	Affordability level (___% or less AMI)	Unit mix	# affordable units (round up)	Expected market rent	Affordable rent
Ex) 1 bed/1 bath	20	80%	15%	3	\$1000	\$784
Ex) 2 bed/2 bath	50	80%	15%	8	\$1400	\$990

III. Please select up to three (3) incentive option(s) you wish to apply to this project (only applicable to projects that comply with affordability requirement)

- Increase in density bonus: a 15% floor-area-ratio (FAR) increase above the FAR set by current zoning
- Transfer of development rights: additional unused density can be transferred to other property owners
- Reduction in residential minimum parking requirement: no minimum
- Reduction in non-residential minimum parking requirement: a 25% reduction for non-residential spaces in mixed residential/commercial
- Priority review: SAP applications will be given priority, advance to top of staff review queue, and be reviewed within 21 days
- Major project status: project will be afforded major projects meeting with representatives from all departments to review the development for permitting, meet with applicant, and identify potential issues to expedite process

IV. Please indicate if you are also receiving either of the following from the respective agencies (only one allowed; only applicable to projects that comply with affordability requirement)

- Invest Atlanta's Lease Purchase Bond
- Atlanta Housing Authority's HomeFlex or Housing Choice Programs

V. Please submit with the application a detailed marketing plan on how affordable units will be promoted (only applicable to projects that comply with affordability requirement). Be sure to include:

- Who: target audience
- What: messaging and language to be used in promotional material
- When: promotion and campaign launch timeline
- Where: distribution method or networks (e.g. print flyers, web ads, etc.)

VI. Please review Exhibit D, the Land Use Restriction Agreement. This legal document needs to be executed, recorded, and returned prior to issuance of the certificate of occupancy (only applicable to projects that comply with affordability requirement).

Certification (for plan reviewer use only)

Department of City Planning
Office of Zoning & Development

Proposed project meets all IZ on-site affordability and program requirements

Project applicant elects to pay in-lieu fee and are not subject to on-site affordability requirements

Plan reviewer _____ Signature _____ Date _____

QA/QC Review by OHCD (for internal use only)

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

Compliance specialist _____ Signature _____ Date _____

425 Flat Shoals Ave SE, Atlanta X

1096 411 417 423 427 431 437

1106 446 450 452 458 462 466 472 476 482

1117 457 461 469 475 477

1129 462 466 470 476 478

442 420 424 428 443 461 475

415 427 440 444 461 475

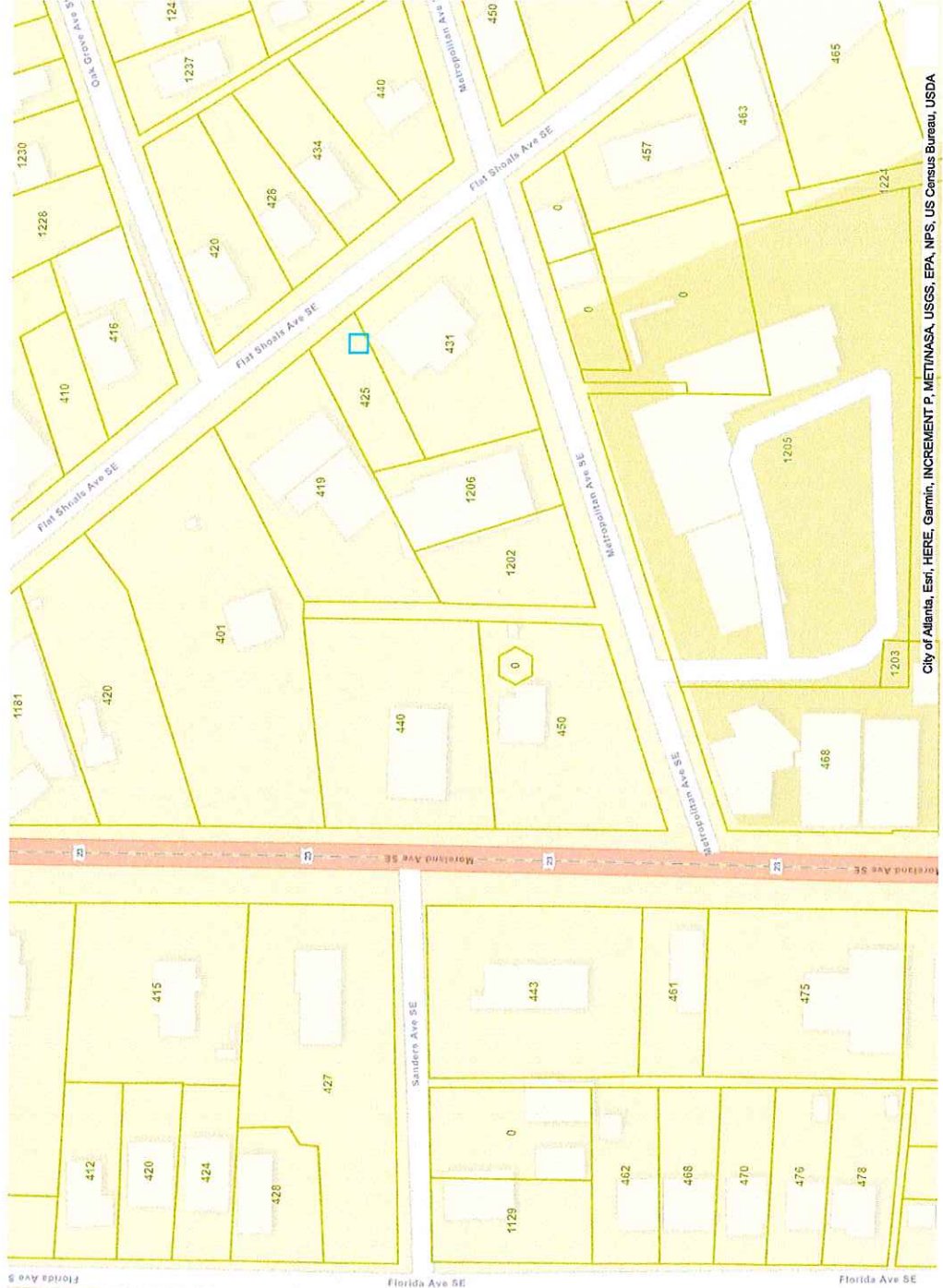
410 416 420 426 434 440 457 463 465

4181 420 401 440 450 468

1230 1228 1224

1237 425 431 1206 1202 1205

124 123 450 465



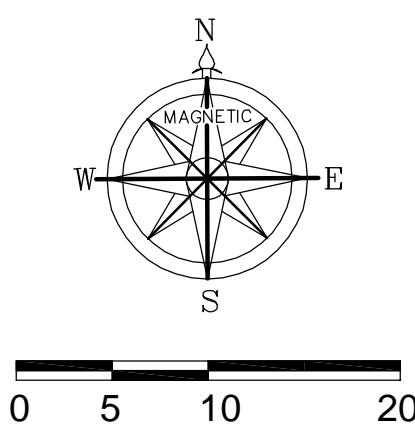
Property Info

Parcels: TAXPIN 15 177 03 028
 OWNER HOLY TEMPLE BAF
 SITUS 425 FLAT SHOALS
 LandLot & District
 DIST_PAGE 15-177
 CADASTRAL PDF [More Info](#)
 Neighborhood
 NAME East Atlanta
 NPU
 NPU W
 City Council District
 DISTRICT 5
 Zoning IFC-2
 Zoning Map
 Zoning Map PDF [More Info](#)
 LandUse
 Land Use Code LDC
 Land Use Description Low
 Density
 FAR
 Unit Count 0.00



Basemap

City of Atlanta, Esri, HERE, Garmin, INCREMENT P, METNUSA, USGS, EPA, NPS, US Census Bureau, USDA



1
SPT
EXISTING SITE PLAN
SCALE: 1"=10'-0"

N/F
MC QUILTY PROPERTIES LLC
DB 37611, PG 432
PARCEL ID 17 006100090225

N/F
NOUVEAU GENERATION LLC
PARCEL ID 17 006100090233

N/F
339 BUCKHEAD AVENUE LLC
DB 51676, PG 471
PARCEL ID 17 006100090241

N/F
PHARR ROAD PARTNERS LLC
DB 50753, PG 441
PARCEL ID 17 006100090589

N/F
ATLANTA REAL ESTATE
HOLDING CO
PARCEL ID 17 006100090597

ALEX MUÑOZ & ASSOCIATES, Inc.
ARCHITECTURE
INTERIOR DESIGN
SITE PLANNING

PROJECT: SITE DEVELOPMENT DRAWINGS
FOR
BRANCH BANK
AT
340 PHARR ROAD
ATLANTA, GEORGIA

DATE: OCTOBER 5, 2018

COMMENTS:

FOR CONSTRUCTION

SHEET TITLE:
**EXISTING CONDITIONS
- SURVEY**

PROJECT NAME:
BRANCH BANK

PROJECT NUMBER:
18607

SHEET NUMBER:
SP-1

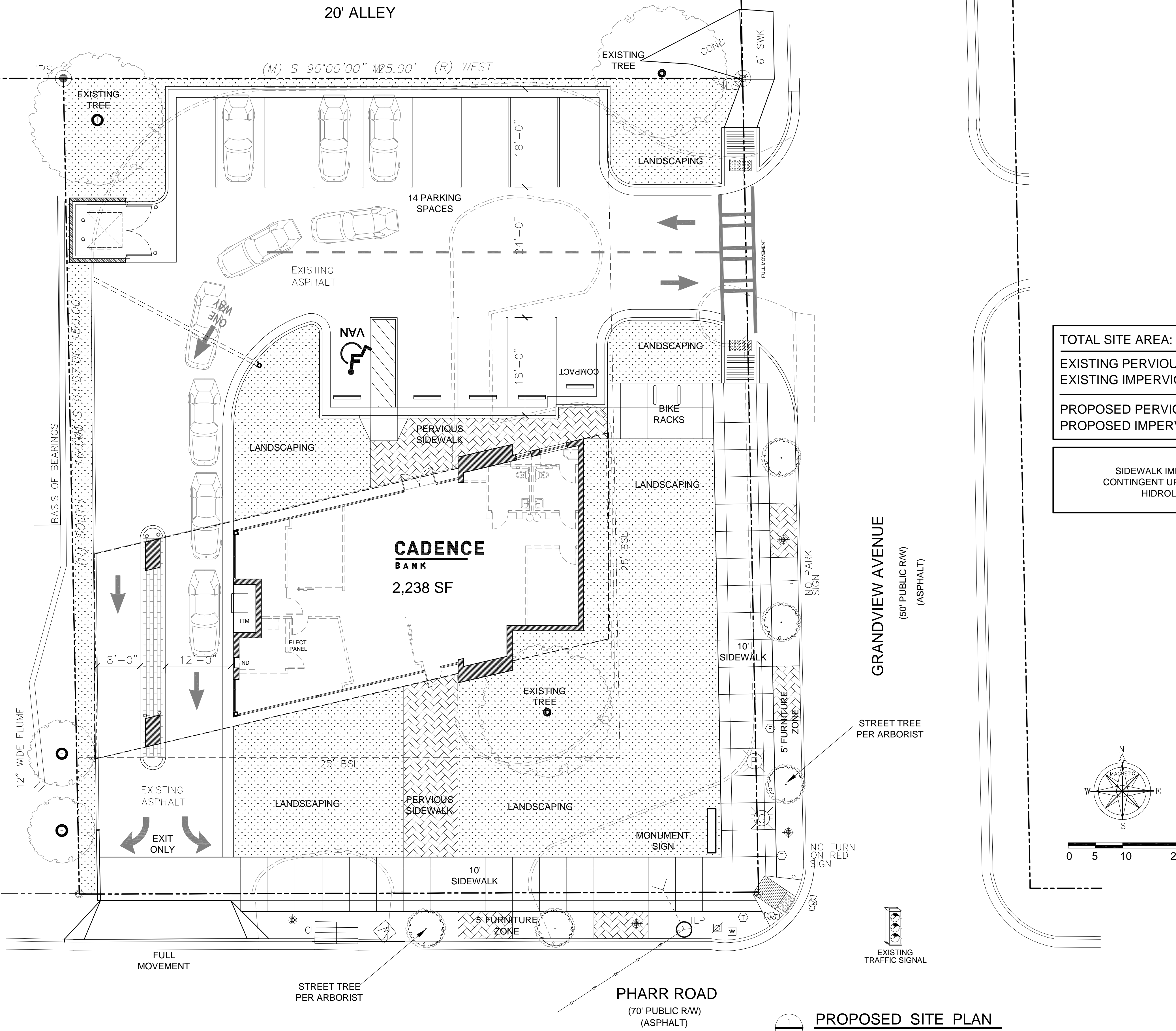
SP-1

N/F
MC QUILTY PROPERTIES LLC
DB 37611, PG 432
PARCEL ID 17 006100090225

N/F
NOUVEAU GENERATION LLC
PARCEL ID 17 006100090233

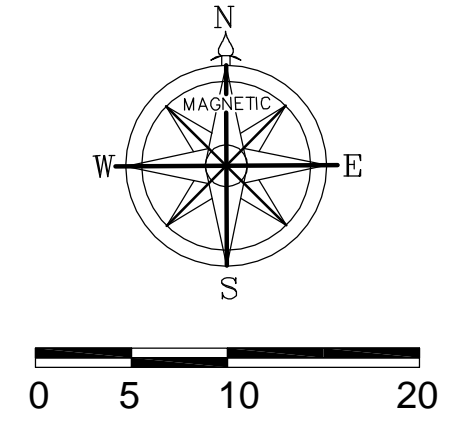
N/F
339 BUCKHEAD AVENUE LLC
DB 51676, PG 471
PARCEL ID 17 006100090241

N/F
PHARR ROAD PARTNERS LLC
DB 50753, PG 441
PARCEL ID 17 006100090589



TOTAL SITE AREA:	18,746 SF	
EXISTING PERVIOUS:	2,549 SF	14%
EXISTING IMPERVIOUS:	16,197 SF	86%
PROPOSED PERVIOUS:	6,508 SF	35%
PROPOSED IMPERVIOUS:	12,238 SF	65%

SIDEWALK IMPROVEMENTS ARE CONTINGENT UPON ZERO IMPACT TO HIDROLOGY OF SITE



1
SP2
PROPOSED SITE PLAN
SCALE: 1"=10'-0"

ALEX MUÑOZ & ASSOCIATES, Inc.
ARCHITECTURE
INTERIOR DESIGN
SITE PLANNING
452 East Paces Ferry Road
Atlanta, Georgia 30305
Phone : 404.276.8189
E-Mail : alex@munozarch.com

SITE DEVELOPMENT DRAWINGS
FOR
BRANCH BANK
AT
340 PHARR ROAD
ATLANTA, GEORGIA

PROJECT: _____

DATE:	COMMENTS:
OCTOBER 5, 2018	FOR CONSTRUCTION

SHEET TITLE:
PROPOSED SITE PLAN

THIS DRAWING IS THE PROPERTY OF ALEX MUÑOZ & ASSOCIATES, INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ALEX MUÑOZ & ASSOCIATES, INC.

PROJECT NAME:
BRANCH BANK

PROJECT NUMBER:
18607

SHEET NUMBER:
SP-2

DATE: _____



EXISTING BUILDING



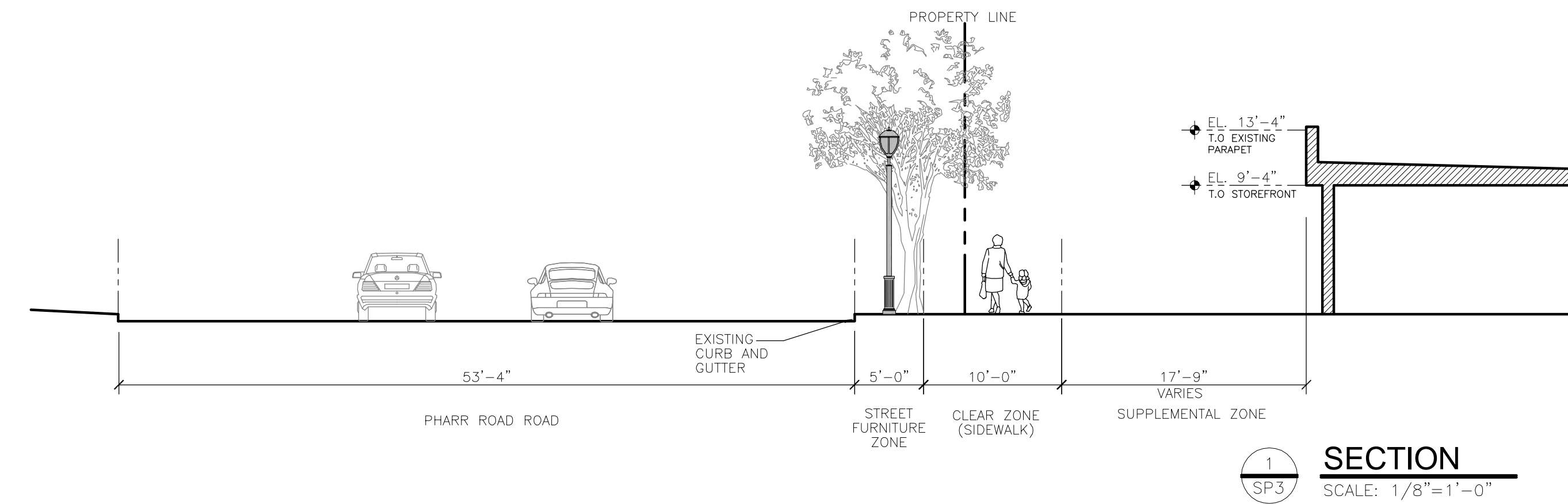
EXISTING BUILDING



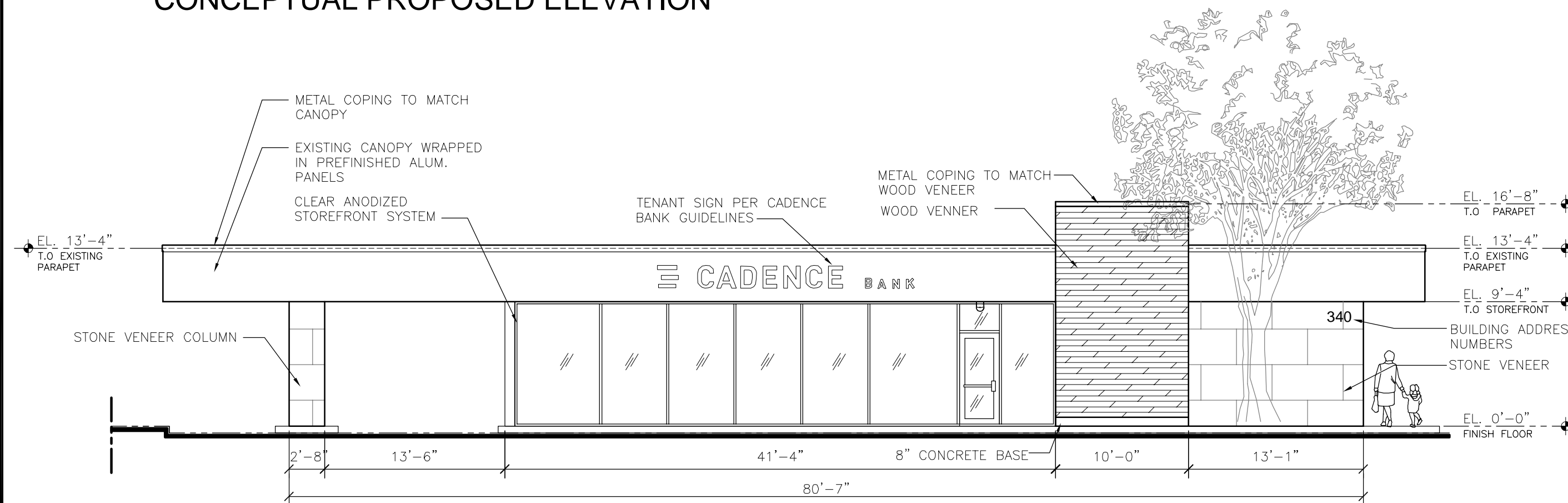
340 PHARR ROAD



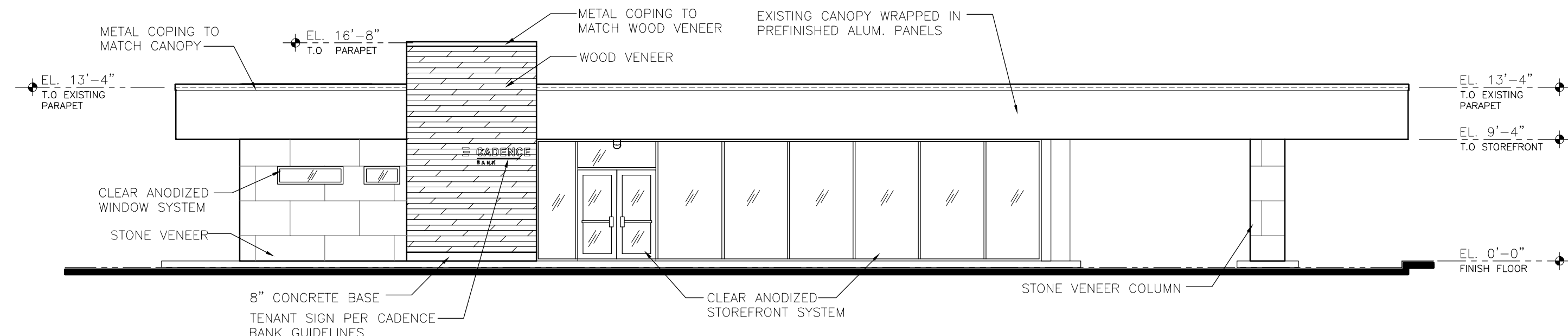
CONCEPTUAL PROPOSED ELEVATION



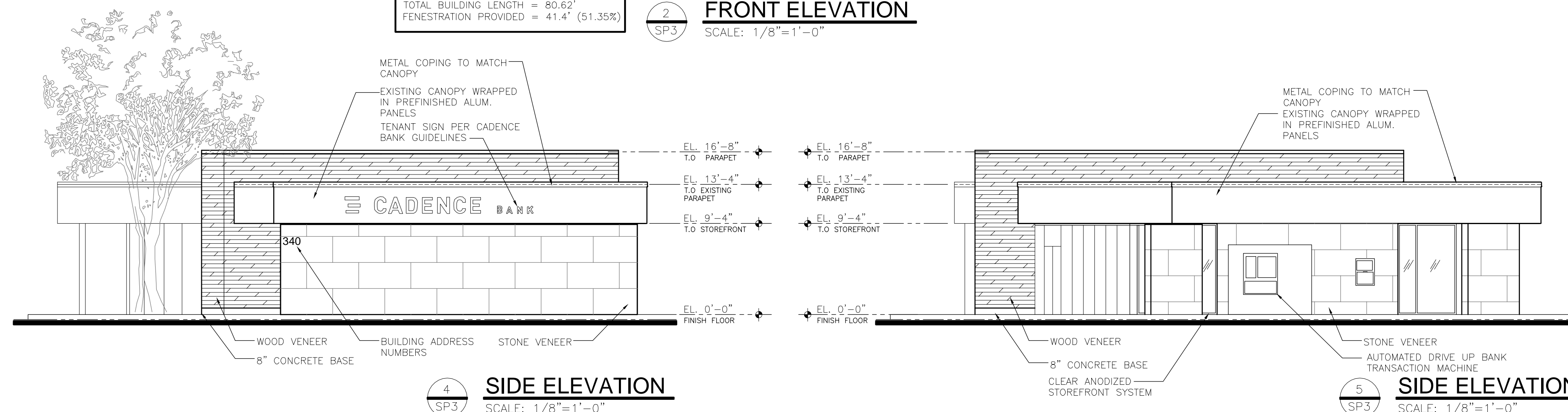
SECTION
SCALE: 1/8"=1'-0"



FRONT ELEVATION
SCALE: 1/8"=1'-0"

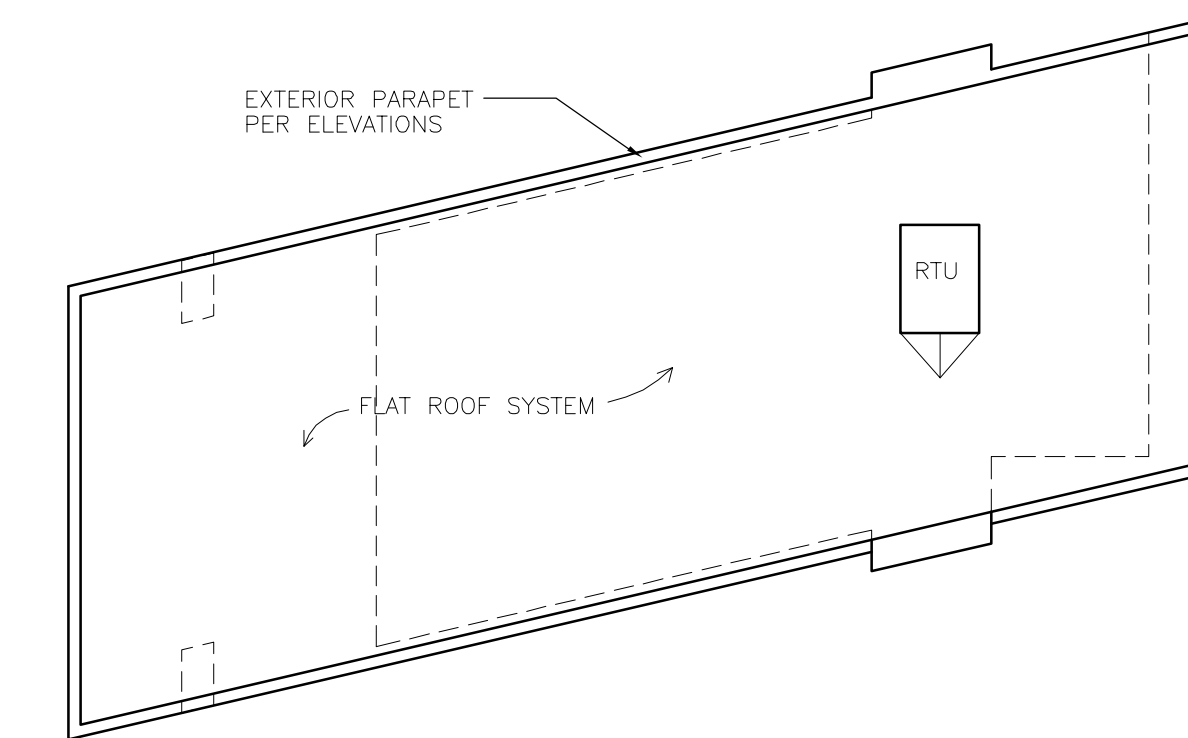


REAR ELEVATION
SCALE: 1/8"=1'-0"



SIDE ELEVATION
SCALE: 1/8"=1'-0"

SIDE ELEVATION
SCALE: 1/8"=1'-0"



ROOF PLAN
SCALE: 1/16"=1'-0"

ALEX MUÑOZ & ASSOCIATES, Inc.

452 East Paces Ferry Road
Atlanta, Georgia 30305
Phone : 404 976-8169
E-Mail : alex@amunoz.com

SITE DEVELOPMENT DRAWINGS
FOR
BRANCH BANK
AT

340 PHARR ROAD
ATLANTA, GEORGIA

PROJECT:

DATE: OCTOBER 5, 2018

SHEET TITLE:
PROPOSED
EXTERIOR ELEVATIONS

PROJECT NAME:
BRANCH BANK

PROJECT NUMBER:
18807

SHEET NUMBER:
SP-3

SCALE: 1/16"=1'-0"

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1 TITLE DESCRIPTION

Land lying and being in the City of Atlanta in Land Lot 61 of the 17th District of Fulton County, Georgia, being more particularly described as follows:

Beginning at a point on the North side of Pharr Road, Four hundred four and six tenths (404.6) feet East of the Northeast corner of Pharr Road and North Fulton Drive, at the western boundary of the right of way of Grandview Avenue as described in a deed from Sims Realty Company to City of Atlanta, dated August 18, 1959, and recorded in Deed Book 3030, Page 429, in the office of the Clerk of The Superior Court of Fulton County, Georgia; running thence North along the western line of said right-of-way One Hundred sixty (160) feet, more or less, to an alley; thence West along the South side of said Alley One hundred twenty five (125) feet; thence South One hundred sixty (160) feet, more or less, to Pharr Road; thence East along the North side of Pharr Road One hundred twenty five (125) feet to the point of Beginning.

LESS AND EXCEPT the property granted to Fulton County by Dedication of Right of Way and Easement, filed in Book 4338 Page 433 of the Fulton County, Georgia, Clerk of Court's Office, described as follows: BEGINNING at a point on the North side of Pharr Road, 404.6 feet East of the Northeast corner of Pharr Road and North Fulton Drive, at the western boundary of the right of way of Grandview Avenue as described in a deed from Sims Realty Company to City of Atlanta, dated August 18, 1959, and recorded in Deed Book 3030, Page 429, in the office of the Clerk of The Superior Court of Fulton County, Georgia; running thence North along the western line of said right of way 10 feet to a fixed point; thence West and parallel to the North side of Pharr Road 125 feet to a fixed point; thence South 10 feet to the North side of Pharr Road; thence East along the North side of Pharr Road 125 feet to the Point of Beginning.

The land shown in this survey is the same as that described in First American Title Insurance Company, Commitment # NCS-401470-355-KCTV dated April 22, 2018 at 8:00 a.m.

9 LEGEND

Table with 3 columns: Symbol, Description, and Symbol. Includes items like Building setback line, Curb inlet, Cleanout, Concrete, Deed book, Electric meter, Iron pin set, Landscaping, Measured, Manhole, Now or formerly, Nail set, Page, Point of Beginning, Point of Commencement, Recorded, Right of way, Rebar found, Sidewalk, Subject's property line, Parking spaces, Handicap (hc), Flag pole, Sanitary sewer manhole, Fire hydrant, Water valve, Water meter, Guy wire, Power pole, Drop inlet, Traffic pole, Fiber optic marker, Fiber optic box, Electric meter, Electric box, Capped 1/2" rebar set, Nail set, Building overhang/canopy, Overhead power line, Adjoiner property line, Right-of-way, Building setback line.

1 MEASURED DESCRIPTION

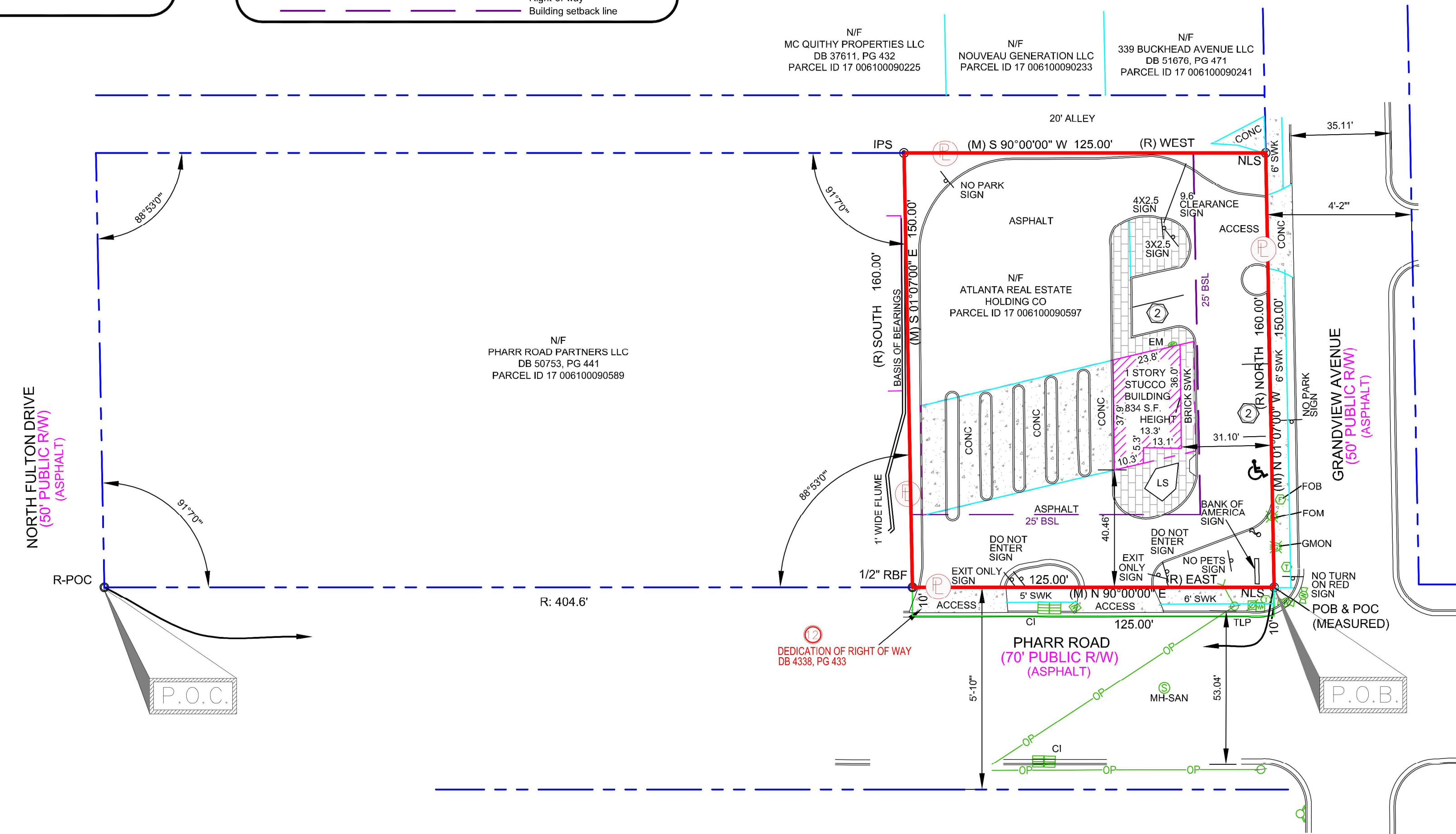
Land lying and being in the City of Atlanta in Land Lot 61 of the 17th District of Fulton County, Georgia, being more particularly described as follows:

Beginning at the intersection of the North right-of-way of Pharr Road (70' RW) and the West right-of-way of Grandview Avenue (60' RW), running thence North 01° 07' 00" West a distance of 150.00 feet to a point, said point being the right-of-way of a 20' Alley; thence continue along the south side of said Alley South 90° 00' 00" West a distance of 125.00 feet to a point, thence leaving said right-of-way South 01° 07' 00" East a distance of 150.00 feet to a point on the northern right-of-way of Pharr Road, thence continue along the northern right-of-way of Pharr Road North 90° 00' 00" East a distance of 125.00 feet to the point of Beginning.

Said tract or parcel of land containing 0.43 Acre or 18,746 square feet.

The land shown in this survey is the same as that described in First American Title Insurance Company, Commitment # NCS-401470-355-KCTV dated April 22, 2018 at 8:00 a.m.

19 SURVEY DRAWING



13 LAND AREA

0.43 Acres / 18,746 Square Feet

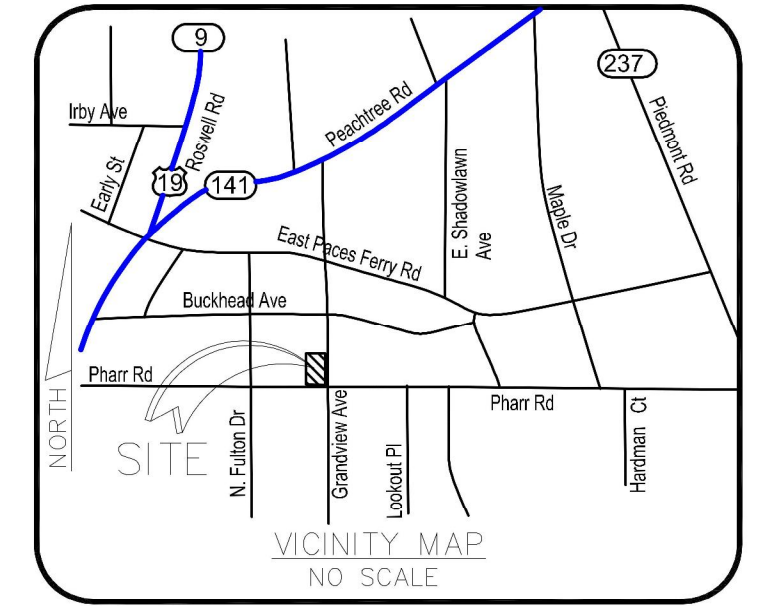
14 BUILDING AREA

834 Square Feet

15 BUILDING HEIGHT

13.3'

16 VICINITY MAP



11 SURVEYOR'S NOTES

- 1. No observable evidence of earth moving work, building construction or building additions within recent months.
2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
3. Property has direct access to Pharr Road and Grandview Avenue, a duly dedicated public right of way.
4. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
5. A Topcon GTS-313 Total Station with EDM (electronic distance meter) was used to obtain the angular and linear measurements for this survey.
6. The field data upon which this plat is based has a closure precision of one foot in 33,516 feet, an angular error of 25 seconds per angle point, and was adjusted using least squares.
7. This plat has been calculated for closure and found to be accurate within one foot in >200,000 feet.
8. There are no substantial areas of refuse located on the subject property.
9. No wetlands were delineated by appropriate authorities.
10. There are no offsite easements that benefit the subject property.

12 PARKING INFORMATION

- 4 Standard Spaces
1 Handicap Spaces
5 Total Parking Spaces

10 BASIS OF BEARINGS

The bearing S 01°07'00"E being the easterly property line of Parcel 17 006100090589, Book 50763 Page 441, Fulton County records, State of Georgia, was used as the Basis of Bearing for this survey. Said easterly line, being shown on said map as S 01°07'00"E 150.00'.

2 TITLE INFORMATION

The Title Description and Schedule B Items herein are from First American Title Insurance Company, Commitment # NCS-401470-355-KCTV, Dated April 22, 2018 at 8:00 a.m.

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

- 1. Dedication of Right of Way and Easement as conveyed in Right-of-Way Deed from Atlanta Real Estate Holding Company to Fulton County, a political subdivision, dated November 30, 1964, filed for record December 3, 1964, and recorded in Deed Book 4338, Page 433, Fulton County, Georgia records. NO LONGER IN EFFECT, NOW LIES WITHIN PHARR ROAD RIGHT OF WAY

4 SURVEYOR CERTIFICATION

To: BREC - Pharr Road, LLC, a Georgia limited liability company, Bank of America, National Association; First American Title Insurance Company and Commercial Due Diligence

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a) (location of utilities per visible, above-ground, observed evidence), 13, 14, 16, 18, 21, 23 (to the extent possible, graphically depict on survey drawing the zoning setback lines), and 24 (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A thereof.

The field work was completed on 05-04-2018

Date of Plat or Map:

Ronnie Joiner
RLS # 2488
In the State of Georgia

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Approved CDS Surveyor

Ronnie Joiner
Moreland Altobelli Associates LLC
2450 Commerce Ave Ste 100
Duluth, GA 30096-8910
770-263-5945 ext 138
CA# LSF000334
EXPIRES 6/30/2018
rjoiner@maai.net

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 131210234F, which bears an effective date of 09-18-2013 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 500 year flood plain

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

7 POSSIBLE ENCROACHMENTS

NONE OBSERVED

8 ZONING INFORMATION

Zoning information was provided by First American Commercial Due Diligence Service (FACDS). Contact Heather Dawson (405)378-5800 and the City of Atlanta GIS Zoning Map

Jurisdiction: City of Atlanta
Zoning District: "SP-9 SA1" The Buckhead Village Special Public Interest District Subarea 1, Core Village

Maximum Setback from back of required Sidewalk*1:
Type 1 Street: 25'
Type 2 Street: 25'
Type 3 Street: 20'
Type 4 Street: 10'

Height Restrictions: The minimum height of a building facade facing a Type 1 or Type 2 street shall be no less than 18 feet.

Bulk Limitations*2:
Max. FAR without Bonuses: According to Map Attachment A
Max FAR with Bonuses: 8.2
Transfer of Development Rights:
Properties designated as sending areas as shown on Map Attachment C with excess allowable floor area available may transfer floor area to properties designated as receiving areas as shown on Map Attachment C pursuant to section 15-181.009

Residential Useable Open Space Requirements (USOR), including mixed-use developments with a residential component (See also section 16-181.012.1). Note: Useable open space may be relocated per Section 16181.012.5. 20 percent of Net Lot Area or Gross Lot Area, as applicable, is required for any parcel over 1 acre. Otherwise, no useable open space requirements.

Useable Open Space Requirements (USOR) for developments with no residential uses (See also section 16-181.012.1). Note: useable open space may be relocated per section 16-181.012.5. 10 percent of Net Lot Area for any parcel over 1 acre. Otherwise, no useable open space requirements.

Maximum Height with bonus(es) or transfer of development rights*3: 225 feet

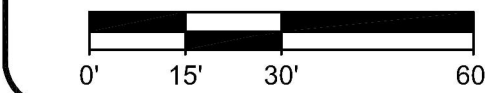
Footnotes:
1)A minimum of 60 percent of each property shall be fronted by buildings located no greater than the maximum distance listed by street type classification from the back of the required walk zone (see section 16-181.012).

2)Maximum FAR for development projects not seeking bonus density or bonus GFA as provided for in this chapter shall be as shown in Map Attachment A. Increased FAR and/or GFA may be allowed per section 16-181.013
3)Maximum height of any development that utilizes density bonuses (section 16-181.013) or transfer of development rights. Developments are limited to transitional height restrictions where applicable and a maximum height as specified, except by special exception.

Parking Restrictions:
All other uses: One space for each 200 square feet of floor area.
Maximum parking: Unless otherwise shown in the SP-9 Buckhead Village Parking Table, the maximum allowable off street parking shall be one space for each 200 square feet of floor area.
Minimum parking: The minimum off street parking required shall be 75 percent of the maximum shown in the SP-9 Buckhead Village Parking Table unless reduced in accordance with part 5 below.

17 NORTH ARROW / SCALE

SCALE: 1" = 30'



Key to CDS ALTA Survey

- 1 TITLE DESCRIPTION
2 TITLE INFORMATION
3 SCHEDULE 'B' ITEMS
4 SURVEYOR CERTIFICATION
5 FLOOD INFORMATION
6 CEMETERY
7 POSSIBLE ENCROACHMENTS
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13 LAND AREA
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19 SURVEY DRAWING
20 PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016)

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405.253.2444
Toll Free: 888.322.7371

Table with columns: Drwn By, Surveyor, Aprvd By, Field Date, Scale, Date, Revision. Values include SKJ, RJJ, 05-04-2018, 1"=60', and various revision dates.

Prepared For:
Bank of America, National Association
Client Ref. No:

20 PROJECT ADDRESS

340 Pharr Rd, Atlanta, GA
Project Name: BOA 2014 GA7-019
CDS Project Number: 18-05-0026