

FACT SHEET: 842 Confederate Ave. (behind)

NO LIMITATIONS ON ARCHITECTURAL STYLE EVEN THOUGH THIS LOT IS SITUATED IN HISTORIC GRANT PARK...MODERN IS OK!

Future property owner only needs to design the plans and submit for a permit! All other details and due diligence have been completed!

Facts:

- The lot is a non-conforming, buildable lot of record (the city recognizes it as a buildable lot).
- The previous property owner granted an easement for sewage and utilities through his property (which is adjacent to the lot). The easement is attached to the title.
- The lot is zoned R5 (multi-family), but because it is accessed by an alley, only one single family home is permitted.
- The status of the alley is "OPEN" and an "OPEN" or "CLOSED" status can only be changed by a unanimous vote by all property owners. Alleys in Atlanta are considered "owned" by all adjacent property owners. Three owners use the alley daily for parking access behind their homes. *This lot is adjacent to the alley and therefore the status will never change.*
- The lot currently meets ALL fire department regulations.
- Current property owners obtained a letter from 2 insurance companies who have confirmed that they will insure the property. Copies of letters available upon request.
- A survey of the lot is available and downloaded as an attachment to FMLS. The survey determined that the lot is clear and safe for building. No trees need to be cut down. There are trees around the perimeter of the property providing a natural border.

Steps to Build:

1. Draft architectural plans for the lot.
2. Submit the plans to the Department of Planning & Community Development for a permit (and/or to confirm information above.)

Bureau of Buildings Dept of planning & Community Development
City Hall
55 Trinity Ave.
3rd floor, Suite 3900
Atlanta, GA 30303
404-330-6150

3. Apply for a construction loan.
4. The estimated time to receive the permit is 3+ months in Atlanta.