



City of Atlanta Office of Planning
RESIDENTIAL DEMOLITION PERMIT
 for private residential structures and ancillary buildings

In accordance with the City of Atlanta Municipal Code §8-2076.1, all applications for demolition permits for residential structures and ancillary buildings, except those found to be unfit for human habitation or unsafe by the Director of the Bureau of Buildings, shall be referred to the Director of the Bureau of Planning with attached documents for review to make a determination as to whether the proposed future use of the affected property shall require rezoning, a special use permit, or an amendment to the comprehensive development plan, or is for the purpose of creating open space.

Applicants must provide:

- Complete responses for all information requested on this form and either
- Three (3) copies of architectural drawings or site plans (drawn to scale, with property lines and street names) showing existing and proposed building(s);
- Or documentation that the demolition has been ordered by the City of Atlanta Bureau of Code Compliance or the Bureau of Buildings.

Name of Applicant: Daniel Humphries

Applicant's Address: 379 Enota Pl Atlanta GA 30310

Phone No. 678-997-9737

E-mail Address Daniel@hkatlanta.com

Indicate the reasons for seeking a demolition permit: To build a new SFR for my family and I.

Address of structure to be demolished: 2594 Cascade Rd Atlanta GA 30311

Name of Property Owner of Site/Structure: Daniel Humphries

Phone No. or E-mail _____

Zoning Classification R3 **Land District** _____ **Land Lot** _____ **Council District** _____ **NPU** _____

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

Date 11/4/2024

Signature of Applicant _____

(For Office/Staff Use Only)

1. Check A or B

- A. ☒ The proposed demolition would not create open space.
- B. _____ The proposed demolition would create open space; however, applicant has provided documentation that the demolition has been ordered by the City of Atlanta Office of Code Compliance or by the Office of Buildings.

2. Check items under C or D as applicable

C. The following action is needed:

_____ Rezoning

_____ Special Use Permit

_____ Amendment to the Comprehensive Development Plan

_____ Special Administrative Permit

D. None of the following actions are needed:

☒ Rezoning

☒ Special Use Permit

☒ Amendment to the Comprehensive Development Plan

☒ Special Administrative Permit



Anthony Dixie

for Director, Office of Planning

3/3/2025

Date



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ARTICLE B. BUILDINGS AND STRUCTURAL APPURTENANCES

Sec. 8-2076.1. Demolition permit procedures for residential structures and ancillary buildings.

- (a) All demolition permit applications for residential structures and ancillary buildings shall list the reason(s) for seeking said demolition permit, including whether the proposed future use of the subject property shall require rezoning, a special use permit, or an amendment to the comprehensive development plan, or is for the purpose of creating open space. All applicants shall indicate all rezoning, special use permit, and comprehensive development plan amendments pending or which the applicant presently intends to introduce affecting subject property. All demolition permit applications for residential structures which have been found unfit for human habitation by the in rem board or declared unsafe by the Director, Bureau of Buildings shall be granted. **Except when the affected residential structure has been found unfit for human habitation by the in rem board, or unsafe by the Director, Bureau of Buildings, the applicant shall also be required to attach to the demolition permit application all architectural drawings or plans, permits, applications or any other relevant documents, including but not limited to financing information which in any way reveal or indicate applicants' proposed future use of the subject property.**

All demolition permit applications of residential structures and ancillary buildings, except those found to be unfit for human habitation or unsafe by the Director, Bureau of Buildings shall be referred to the Director, Bureau of Planning with attached documents for review. Based on the demolition permit application and other relevant information, the Director, Bureau of Planning shall make a determination as to whether the proposed future use of the affected property shall require rezoning, a special use permit, or an amendment to the comprehensive development plan, or is for the purpose of creating open space. Said determination by the Director, Bureau of Planning shall be certified to the Director, Bureau of Buildings. If the Director, Bureau of Planning determines that no rezoning, a special use permit, or an amendment to the comprehensive development plan is necessary, and that the purpose of said demolition is not to create open space, the demolition permit shall be issued. If it is determined by the Director, Bureau of Planning that rezoning, a special use permit, or an amendment to the comprehensive development plan is necessary to accommodate the proposed future use, then said demolition permit application shall be held until the subject property has been rezoned, the special use permit granted, or the comprehensive development plan amended in order to be consistent with the proposed use of the affected property. If the Director, Bureau of Planning determines that the purpose of the demolition permit application is the creation of open space, then said permit application shall be held pending introduction by the applicant of proposed redevelopment for the subject property consistent with the applicable zoning regulations, special use permits, and the comprehensive development plan.

- (b) Any applicant who makes false representations pursuant to this code section shall be subject to penalty as provided for at section 106-90 of the Code of Ordinances.
- (c) This section shall not limit the authority granted to the Urban Design Commission in regard to structures within HC zoning districts, those classified as a part of Urban Conservation and Development Districts, and other historic structures.

