

Current Building Concerns /Observations (96 comments)

Removal of mature trees, homes being built larger than the original footprint and increase of hard scape are increasing our water run off issues. I am not sure most people understand the two go hand in hand....

Predatory building exclusively for profit rather than maintaining a respect for free space that will be critically important for future generations.

Some new residential construction seems to be larger than appropriate for the neighborhood.

The increase in tearing down trees to build more on less land, the corner of the Prado and Peachtree circle for example.

The destruction of the current neighborhood character by tearing down historic homes and not having stringent enough design guidelines to replace them.

New homes being built aren't fitting in with the existing historic homes. New homes need to be designed to fit in better with surrounding homes.

Multi-family dwellings—congestion, noise, lack of maintenance

Redevelopment; Over-Building

Personally, this survey is too late. All the damage has been done to our neighborhood: Ugly new houses, too many office/apartment towers, greenspace destroyed, i.e, Colony Square is a disaster, all trees removed with court approval.

lax enforcement of current zoning, and ease of getting variances over neighborhood and NPU opposition

We have no problem with responsible renovations and additions, but are sad anytime a modern home or a generic white brick box, not in keeping with the neighborhood's age or styles, is built nearby.

Also zone regulations should be enforced and builders and architects need to work within the constraints. We have lived and renovated 3 homes and never once asked for a variance.

no or little guidelines for new construction

the over-building of lots, causing drainage problems to adjacent properties.

Over building lots and Placement of buildings on lots that encroach on the street

Building density changing character of streets

The neighborhood looks fundamentally different than when I bought a home in the neighborhood 10 years ago. Encroachment from Piedmont and on all edges is profound. McMansion boxes don't belong in ansley nor do enormous contemporary boxes.

New construction

Over building of massive single family homes covering too much of the lot.

Too many lots being cleared of trees.

Need stricter zoning

McMansions too large for the lots

houses being torn down and replaced with three or 4 story houses with incompatible architecture

Some new construction seems to be larger than what I remember the zoning ordinance allows.

People moving in without understanding the neighborhood and intown living. Want to be in town, but want the benefits of suburbia at the same time

impact of beltline

Too many changes without fully understanding the larger plan.

Developer initiation of demolition/reconstruction that moves at a snails pace. There should be time constraints to complete construction once commenced.

too much new construction that over builds large homes on lots and destroys trees.

Developers and some homeowners appear to be given preferential treatment by city when adding on, renovating or building, others who file properly and obey the rules are treated more strictly

subdividing lots and increased density; and construction of spec-homes

Homes that are improperly scaled, irresponsible practices by developers including stream encroachment, mismanagement of demolitions & new construction negatively impacting adjacent properties with runoff issues, added stress to infrastructure & disruption of historical significance in our established community

Little regard for neighbors as builder-developer-owner does what he wants: overbuilds on property; often over 50% impervious surface; no enforcement by city

Too many tear-downs BUT I think this effort could, potentially, cause too much of a pendulum swing if we're not careful.

New houses that are too big for the size of the lots

Zoning variances should be granted sparingly. The Zoning Committee and NPU need to be tougher. 2) If a variance is granted, the neighborhood should negotiate for meaningful concessions in return. These concessions should be recorded with the deed.

Love the neighborhood. Feel new bigger construction unsupervised is increasing

I'd be excited to see the existing zoning enforced, first of all.

Apartments and condos replacing single-family housing.

Construction that suggests someone manipulated city officials to get approvals for a construction project that doesn't meet zoning rules and is too large for the lot (126 Westminster Dr).

for some of the newer homes the size is not so bad as the fact some of them are just ugly. I don't know that there is anything to be done about bad taste.

Encroaching multi family

Consider neighbors when making greedy expansions to lots.

Homes too large for the lot

Bad design of new homes, inappropriate in size and design for the rest of the neighborhood.

new homes that are too large for the lot

New homes exceeding FAR with higher roof lines and expanding past lot restrictions. Cheap building of 2 story garages. Unkept construction sites. Influx of rats due to continued construction and digging.

*The city does not seem to be monitoring the building of new homes in the area and seems to let builders get away with anything they want. Also, Midtown Alliance should not be able to dictate how our roads and neighborhood is used to suit their businesses. Home owners have little rights
Lack of enforceable neighborhood covenants*

concerned about apparent disregard for set back regulations.

Overbuilding on lots. Disregard for even current restrictions such as 50% building on lots.

and towering new homes on small properties, allowing for variances to allow pools in front/side yards, any heights, any building materials

New construction over 50% of lot (sometimes 100%)

Developers building big houses/condos that don't fit the neighborhood and infringe on neighbors (parking, loss of light, increased noise, etc.)

Construction, development.

Zoning to permit apartment buildings and cheap construction

New home being built with no yards because houses are too big for lots.

additional homes on a lot, preserving set backs and height restrictions

15th Street project

How all the new houses going up don't match with the style of home in our neighborhood. While interesting, it looks weird and disjointed.

New home being built with no yards because houses are too big for lots.

Increased density

New construction is affecting drainage downhill from construction sites (including mud downhill and around the corner).

lack of enforcement of building codes already in place

The new apartment building at 1240 Piedmont Ave NE is illegally cutting in access to the alley in the rear and installing an electric fence.

Construction projects that go on FOREVER (e.g. Berlin Wall project on Ansley Drive, home on Mgmy Ferry near Beverly with dumpster at busy intersection for YEARS).

inability to restrict certain large, ugly new constructions; frustration with poor maintenance and appearance of certain homes

Too many giant new homes being built

house size/expansion

oversized houses being built compared to lot sizes (what's happened in Sherwood Forest), encroachment of multi-tenant from Beltline

Houses being built too big for their lot size

Our neighborhood is turning into an outside the perimeter suburb inside the City. Our neighborhood was not designed for the homes and additional structures that are being built.

gaudy houses

Changes to current zoning laws — Beltline overlay is a huge concern, along with the proposed new tree ordinance which does little to protect our trees, and the changes to setbacks allowing lots to be combined and multi units to replace single family are top on my list.

Too many McMansions being built.

Tearing down old homes and building McMansions that take up 90 % of the lot

Our biggest concern is the time and difficult process regarding approvals for an owner to remodel or build.

Overbuilt lots and the prospect of subdivided overbuilt lots

the number of tear downs, especially of homes that had historical value, including bungalows, not just the grander homes.

The height of newer homes, especially when a new home's 1st floor is almost in line with an adjacent home's windows. damage to trees during construction / partially cities fault for not enforcing required tree protection. Inappropriate "style" of house for the neighborhood.

The building of too many houses that are inappropriate in design and scale to our existing historic homes belt line changes, overbuilding on Piedmont

Frankly, the influx of new money folks from the suburbs who want to recreate their suburban style houses - they seem to have no regard for the historic nature of the neighborhood or its older housing stock, but plenty of money to build monstrously large houses and to pay the fines to cut down all the trees on their lots to accommodate same.

We are losing the value of Ansley Park due to shortsighted plans by developers to maximize short-term gains by overbuilding existing properties. The city encourages denser redevelopment of the city, and even with the few zoning requirements, they routinely grant variances and allow violations for builders that have no interest in the neighborhood other than profit. If this continues, Ansley Park will contain new, tall, dense buildings in styles that do not endure. We will lose the true value of the neighborhood, which is a quiet, beautiful, serene neighborhood in which to spend a quality life. There are plenty of new, square medium and high-rise buildings in Midtown. Ansley Park does not need this.

Renovation rules/codes/approvals should be established.

The plague of spec developers. They come in, destroy an historic house, build a monstrosity and then move on to ruin the next neighborhood. Like some one who just shows up, takes money out of your piggy bank and walks away with no repercussions for them.

I have nothing against modern architecture, but I do have something against new homes that are too large for their lots. I would hope that we would try to prevent that in addition to trying to preserve some of our older historic homes.

We let whomever do whatever in our neighborhood...as long as they are willing to pay. We sacrifice the authenticity and integrity of this beautiful place for the sake of appearing "open-minded." We are not willing to fight hard enough to limit entrance of builders seeking profit and new homeowners who care more about the prestige of the address than for what makes it special and unique. People are decimating perfectly livable homes and subdividing lots to turn a profit and only a small contingent ever seem to be vocal about this. MANY new homeowners seem to have no regard whatsoever for neighbors who have dealt with the noise, runoff and eyesore their pre-move-in renovations have caused.

The problem is not the zoning laws but those in the City who enforce them. It has been a nightmare to live in my small house fighting zoning and developers who pulled up survey markers to declare that my stone wall and fences belong to them.

Would love to share my journey to those who have been crowded out by McMansionizing,

I wouldn't say I am completely unaware of the changes; I just haven't had the time to read about them at length.

Too many teardowns. New house construction is unattractive, negates historic relevance.

Big Problem: current zoning laws are NOT enforced.

On ability to build a home: I wish people would not tear charming cottages and I think over build. There are at least a couple of Very modern homes that I don't think look like Ansley Park.