

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Please mark "X" next to the type of application(s) you are submitting:

Variance	<input checked="" type="checkbox"/>
Special Exception	<input type="checkbox"/>
Variance & Special Exception	<input type="checkbox"/>

Department of City Planning
Office of Zoning & Development

V-17-307

OCT 23 2017

Date Filed _____

Application Number _____

Name of Applicant APRIL INGRAHAM

Daytime Phone 404-421-1520 55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

Company Name (if applicable) THE PERMIT SPECIALIST LLC

email CONSULTANT@THEPERMITSPECIALIST.COM

Address 165 WEST WIEUCA RD NE STE 305 ATL GA 30342
street city state zip code

Name of Property Owner MATTHEW THOMAS AND SUSAN THOMAS Phone _____

Address 1184 REEDER CIR NE ATL GA 30306
street city state zip code

Description of Property

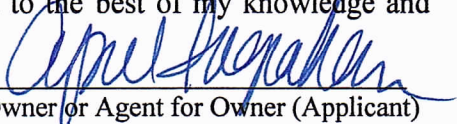
Address of Property 1184 REEDER CIR NE ATL GA 30306
street city state zip code

Area: 9089sq ft Land Lot: 055 District: 18, DEKALB County, GA.

Property is zoned: R-4, Council District: 6, Neighborhood Planning Unit (NPU): F

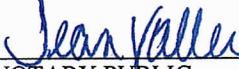
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

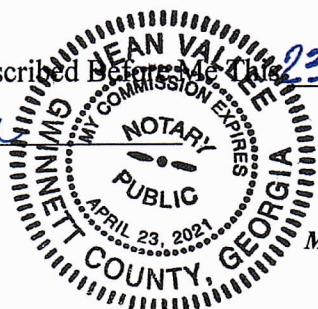
I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.


Owner or Agent for Owner (Applicant)

APRIL INGRAHAM
Print Name of Owner

Sworn To And Subscribed Before Me This 23 Day Of October 2017.


NOTARY PUBLIC



SUMMARY & JUSTIFICATION FOR VARIANCES

Directions: Complete responses must be provided for ALL questions. Incomplete applications will not be accepted. The space below may be utilized or responses may be submitted as a separate attachment. Specific criteria for Board approval of variances may be found on page 7. The justification must address these criteria. Please submit a typewritten or legible justification.

State whether the property described in this application is subject to a pending application or ordinance for a Rezoning or Special Use Permit. YES X NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor). Please provide the relevant zoning number associated with the subject property: _____.

Summary of proposed construction changes to buildings or site (shall not replace submittal of written criteria). (Examples: "Convert a 100' x 200' retail space into a restaurant." "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

BUILD A NEW 20x20 DETACHED GARAGE, PARTIAL BASEMENT FINISH, NEW SECOND STORY ADDITION.

Proposed Lot Coverage (After Construction): Calculate total amount of lot coverage on entire property, after completion of proposed construction, including existing and proposed buildings and other structures; sidewalks, driveways, parking pads, patios, gravel, etc.; everything except natural planted or undisturbed areas.

4386.99 covered square feet / 9089.64 total lot square feet = 48.3 % proposed lot coverage of City Planning Department Office of Zoning & Development
50 % maximum allowed lot coverage
 (4,544 sqft)
Variance Criteria (see page 6 for detailed criteria):

85 Murphy Ave. S.W.
 Atlanta, GA 30334
 V-17-307
 OCT 23 2017

- 1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)? LOT FRONTAGE IS 60', SHY 10', LOT SIZE IS CONSTRICTED AN EXISTING NEIGHBORING 22'dbh OAK TREE TO BE SAVED
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? STRICT APPLICATION WILL CREATE A HARDSHIP OF DESTROYING A TREE, NOT BEING ALLOWED TO FULLY TAKE ADVANTAGE OF THE REAR YARD.
- 3) What conditions are peculiar to this particular piece of property? IF ADHEREING TO A R-4 STANDARD, THIS LOT LOSES APPROX 1500 SQFT OF LOT AREA WHICH WOULD SUFFICE IF PRESENT. THIS LOT IS 60*150
- 4) Submit facts to show that relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. ONE, SAVING A OAK TREE, OTHER HOMES IN THE AREA COMPARABLE TO THE SAME STRUCTURAL PROFILE.



CITY OF ATLANTA

Office of Buildings – Zoning Division
55 TRINITY AVENUE, SUITE 3900
Atlanta, Georgia 30303
404-330-6175

Department of City Planning
Office of Zoning & Development

OCT 23 2017

REFERRAL CERTIFICATE

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

COUNCIL DISTRICT _____ APPLICATION NUMBER V-17-307

NPU _____ DATE FILED _____

1. _____
April Ingraham
Name of Applicant

BUILDING PERMIT AUTHORIZING

Single-family addition/detached garage

at 1184 Reeder CR NE 18th/55
Street Address Quadrant District & Land Lot

to be used for Residential purposes

The property is zoned R-4 District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a variance from the zoning regulation: (1) to reduce the required eastern side yard setback from 7 feet to 4 feet, 8 inches for a second story addition; and (2) reduce the required western side yard setback from 7 feet to 5 feet to erect a detached garage; and (3) reduce the required rear yard setback from 15 feet to 5 feet, 1 inch to erect a detached garage.

Applicant seeks no other Variances or special exceptions.

A Complete Plan Review Was Not Conducted.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2) (3)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Scott Haeberlin 10-23-17
Plan Reviewer Date

April Ingraham 10/23/17
Applicant Date

(3)
#1176
SINGLE FAMILY HOME

(1)
#1190
SINGLE FAMILY HOME

V-17-307

Department of City Planning
Office of Zoning & Development

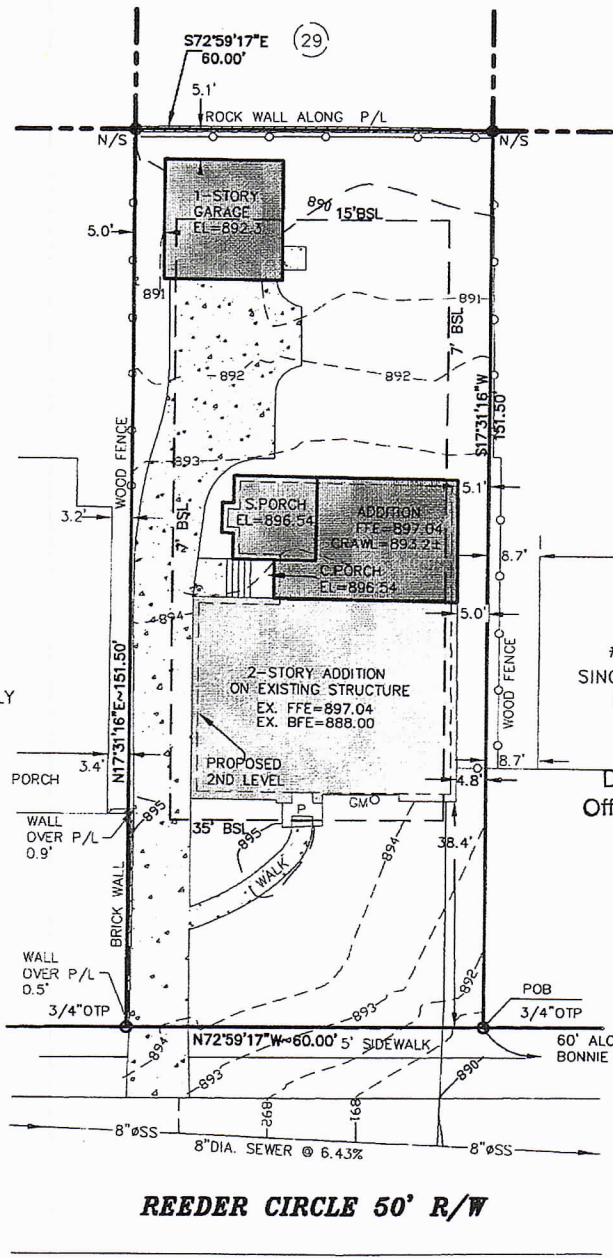
OCT 23 2017

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

APPLICANT:
JPW HOMES, LLC (FKA JOHN WILLIS HOMES)
281 WEST WIEUCA ROAD, NE
ATLANTA, GA 30342

24 HOUR CONTACT:
BOBBY LIVINGSTON
M: 770-294-7452

REEDER CIRCLE 50' R/W



- LEGEND**
- IPS IRON PIN SET (1/2" REBAR)
 - RBF REBAR FOUND
 - CTF CRIMP TOP FOUND
 - OTF OPEN TOP FOUND
 - JB JUNCTION BOX
 - R/W RIGHT-OF-WAY
 - B.L. BUILDING LINE
 - P PROPERTY LINE
 - CB CATCH BASIN
 - HW HEADWALL
 - SSMH SEWER MANHOLE
 - X- FENCE
 - L.L.L. LAND LOT LINE
 - O.L.L. ORIGINAL LOT LINE
 - D.E. DRAINAGE EASMT.
 - S.E. SEWER EASMT.
 - U.E. UTILITY EASMT.
 - C.L. CHAIN LINK
 - PP POWER POLE
 - DI DROP INLET
 - LP 110 FT POLE
 - EP EDGE OF PAVEMENT
 - CL CENTERLINE

VARIANCE REQUEST

REQUEST RIGHT SIDE SETBACK BE REDUCED FROM 7.0' FT TO 4.8' FT.

REQUEST LEFT SIDE SETBACK BE REDUCED FROM 7.0' FT TO 5.0' FT.

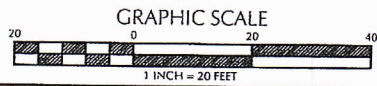
REQUEST REAR SETBACK BE REDUCED FROM 15.0' TO 5.0' FT.

LOT COVERAGE

NEW HOUSE = 544.87 S.F.
NEW S.PORCH = 205.99 S.F.
NEW GARAGE = 400 S.F.
NEW DRIVEWAY = 862.88 S.F.
NEW C. PORCH = 25.4 S.F.
NEW SIDEWALK/STEPS/PAD = 73.9 S.F.
HOUSE = 1438.75 S.F.
DRIVEWAY = 695.8 S.F.
SIDEWALK/STEPS = 100.2 S.F.
PORCH = 39.4 S.F.

NEW IMPERVIOUS = 2112.04 S.F.
TOTAL IMPERVIOUS = 4386.99 S.F.

TOTAL LOT AREA = 9089.64 S.F. (4544.82)
4386.99 / 9089.64 = 48.3 PERCENT



VARIANCE EXHIBIT
SCALE: 1" = 20'

GADDY SURVEYING & DESIGN, INC.
1275 PLEASANT HILL ROAD
LAWRENCEVILLE, GEORGIA 30044
PHONE - (770) 961-3920
FAX - (770) 961-3922

U.S. CERTIFICATE OF AUTHORIZATION #LS001014
P.E. CERTIFICATE OF AUTHORIZATION #PE005450

1184 REEDER CIRCLE
LOT 2
HYLAN PARK
(PLAT BOOK 10, PAGE 41)
LAND LOTS 55 ~ 18TH DISTRICT
CITY OF ATLANTA, DEKALB COUNTY, GEORGIA

REGISTERED PROFESSIONAL LAND SURVEYOR
V.C. GADDY, JR.
No. 2881

10/3/17

PROJECT NUMBER JWI-17-277		
DATE 10/3/17	DRAWN CJW	CHECKED VFG
1 SHEET 1 OF 1		

October 22, 2017

City of Atlanta
Dept of Planning and Community Development
Office of Zoning & Development
Board of Zoning Adjustment (BZA)
55 Trinity Ave; Suite 3350

V-17-307

Department of City Planning
Office of Zoning & Development

Justification Letter for Variance Request:

1184 REEDER CIR NE

OCT 23 2017

To Whom It May Concern:

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

On behalf of the owners, Matthew and Susan Thomas, this letter is to request a variance to allow relief from zoning regulations to allow a variance to reduce the required setbacks as follows:

- **Reduce East Side yard from 7' to 4.8' to allow a second-floor addition, a rear 2-story addition to extend heated space and a partial finished basement.**
- **Reduce West side yard from 7' to 5' & Rear yard from 15' to 5.1' to allow construction of a 1-story detached garage**

Our particular hardship that presents extraordinary and exceptional conditions:

1. This house was built in the 1937 according to Dekalb County Property Records and is zoned R-4. It also has an unfinished basement with a partial crawl space. At that time, it is not clear what the original setbacks were. Our as-built survey reveals that the primary house currently sits over the east side yard setback and virtually denies the owners an opportunity to build on top of the existing footprint, if strictly enforced.
2. Looking at the official City of Atlanta Lot Boundary Maps, the parcels or lots on this street have varying lot frontages between 55' to 80'+, this would indicate that lot criteria was all over the place at the time of lot formation
 1. Though our lot meets the maximum lot size of 9,000 sqft, the criteria for lot frontage is not met. With an existing lot frontage of only 60', a shortage of 10', a standard lot frontage of 70' would afford the owners with ten additional feet for buildable area.
3. Not only will having to build the 20x20 detached garage in the allowable buildable area would deny the owner of a usable back yard it would destroy the neighbor's tree. Currently, there is a neighboring 22" hardwood (oak tree) that is to be saved due to the proximity of the structural root plate to the construction area. We want to push the

detached garage back away from structural root plate in order to save the neighbor's tree.

1. As a slight advantage, there is existing impervious in the portion of the root plate which currently serves as a slab for an existing shed.

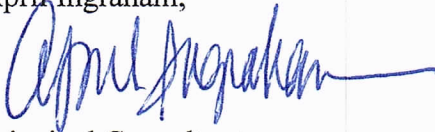
Allowing the construction of the garage will enhance the functionality of sheltered parking as well as allowing a new second story will add a competitive appeal of functionality, security and be comparable to market standards.

We are asking that you consider approval of the setback reduction of **2.4' for the side yard along the east property line, 2' for the west property line and 9' 11" for the rear yard.**

We do not foresee any potential hardship upon any of the neighbors if granted. Other than the non-conforming encroachment, no other relief considerations are being requested at this time.

Thank you for your consideration of this request.

April Ingraham,



Principal Consultant
THE PERMIT SPECIALIST, LLC
165 W. WIEUCA RD., NE STE#305
ATLANTA, GA 30342
CELL: 404-421-1520

V-17-307

Department of City Planning
Office of Zoning & Development

OCT 23 2017

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

AUTHORIZATION BY PROPERTY OWNER

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

(Please Print Clearly)

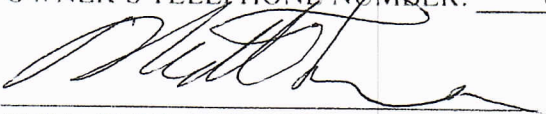
I, MATTHEW THOMAS (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1184 REEDER Circle NE, ATLANTA, GA 30506 (PROPERTY ADDRESS). AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

V-17-307

NAME OF APPLICANT:

LAST NAME INGRAHAM FIRST NAME APRIL
ADDRESS 165 WEST WIEUCA RD., NE SUITE 305
CITY ATLANTA STATE GA ZIP CODE 30342

OWNER'S TELEPHONE NUMBER: 419-789-0449

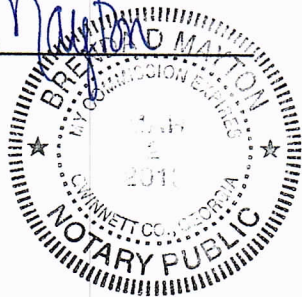


SIGNATURE OF OWNER

MATTHEW THOMAS
PRINT NAME OF OWNER

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMES, WHO SWEARS THAT THE INFORMATION CONTAINED IN THIS AUTHORIZATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brenda D Mayton
NOTARY PUBLIC
10/3/17
DATE



Department of City Planning
Office of Zoning & Development

OCT 23 2017

50 Third Ave. S.W.
Atlanta, GA 30334

AUTHORIZATION BY PROPERTY OWNER

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

(Please Print Clearly)

I, Susan Thomas (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1184 Reever Circle NE, ATLANTA, GA 30306 (PROPERTY ADDRESS). AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

NAME OF APPLICANT:

LAST NAME INGRAHAM FIRST NAME APRIL
ADDRESS 165 WEST WIEUCA RD., NE SUITE 305
CITY ATLANTA STATE GA ZIP CODE 30342

OWNER'S TELEPHONE NUMBER: 678-612-9737

[Signature]
SIGNATURE OF OWNER

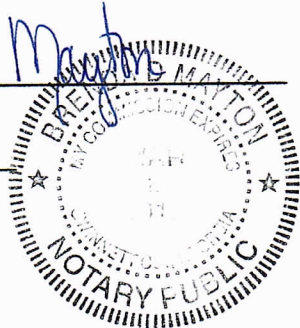
V-17-307

Susan Thomas
PRINT NAME OF OWNER

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMES, WHO SWEARS THAT THE INFORMATION CONTAINED IN THIS AUTHORIZATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brenda D. Mayton
NOTARY PUBLIC

10/3/17
DATE



Department of City Planning
Office of Zoning & Development

OCT 23 2017

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

Print Print this page for your records

[Contact Us](#)

Property Tax Information Results

Online Payments are for 2017 Only [Pay Now](#)

[Back](#)

V-17-307

For additional assistance, contact (404) 298-4000.

Property Identification		Tax Information Summary																																																																						
Parcel ID	18 055 13 054	Taxable Year	2017																																																																					
Pin Number	5130631	Millage Rate	0.043596																																																																					
Property Address	1184 REEDER CIR	2 nd Installment Amount	\$464.10																																																																					
Property Type	Real Estate	DeKalb County Taxes Billed	\$928.22																																																																					
Tax District	61 - ATLANTA	DeKalb County Taxes Paid	\$464.12																																																																					
		DeKalb County Taxes Due	\$464.10																																																																					
Owner Information		Atlanta Taxes Billed	\$5,657.33																																																																					
	<u>Last Name, First Name</u>	Atlanta Taxes Paid	\$0.00																																																																					
Jan. 1 st Owner	THOMAS MATTHEW A	Atlanta Taxes Due	\$5,657.33																																																																					
Co-Owner	THOMAS SUSAN N	(A penalty of 1% per month will be assessed on any unpaid balance for the city of Atlanta Taxes after 11/30/2016)																																																																						
Current Owner	THOMAS MATTHEW A	Total Taxes Billed	\$6,585.55																																																																					
Co-Owner	THOMAS SUSAN N	Total Taxes Paid	\$464.12																																																																					
Owner Address	1184 REEDER CIR NE	Total Taxes Due	\$6,121.43																																																																					
Care of Information	ATLANTA GA 30306-2267	DeKalb County Taxes																																																																						
** CHANGE MAILING ADDRESS? **		First Payment Date	9/28/2017																																																																					
Homestead Exemption		First Payment Amount	\$464.12																																																																					
Exemption Type	H1F - BASIC EXEMPTION WITH FREEZE	Last Payment Date	9/28/2017																																																																					
Tax Exempt Amount	\$1,314.72	Last Payment Amount	\$464.12																																																																					
City Atlanta Exemption Type	A1 - ATLANTA BASIC EXEMPTION	Tax Paid Receipt																																																																						
City Atlanta Tax Exempt Amount	\$967.68	Tax Bill Details																																																																						
Other Exemption Information		-- Choose a Tax Year -- ▾ Get Tax Payoff Info.																																																																						
Exemption Type	Value Exemption Amount	<th colspan="2">Property Tax Mailing Address</th>		Property Tax Mailing Address																																																																				
	\$0.00	DeKalb County Tax Commissioner Collections Division PO Box 100004 Decatur, GA 30031-7004																																																																						
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Deed Type	WARRANTY DEED	DeKalb County Tax																																																																						
Deed Book/Page	22684 / 00162	<table border="1"> <thead> <tr> <th>TaxYear</th> <th>Total Owed</th> <th>Total Paid</th> <th>Total Due</th> <th>Adjusted Bill Due Date</th> </tr> </thead> <tbody> <tr><td>2017</td><td>\$928.22</td><td>\$464.12</td><td>\$464.10</td><td></td></tr> <tr><td>2016</td><td>\$875.04</td><td>\$875.04</td><td>\$0.00</td><td></td></tr> <tr><td>2015</td><td>\$1,021.38</td><td>\$1,021.38</td><td>\$0.00</td><td></td></tr> <tr><td>2014</td><td>\$632.64</td><td>\$632.64</td><td>\$0.00</td><td></td></tr> <tr><td>2013</td><td>\$650.20</td><td>\$650.20</td><td>\$0.00</td><td></td></tr> <tr><td>2012</td><td>\$896.90</td><td>\$896.90</td><td>\$0.00</td><td></td></tr> <tr><td>2011</td><td>\$618.09</td><td>\$618.09</td><td>\$0.00</td><td></td></tr> <tr><td>2010</td><td>\$663.98</td><td>\$663.98</td><td>\$0.00</td><td></td></tr> <tr><td>2009</td><td>\$663.98</td><td>\$663.98</td><td>\$0.00</td><td></td></tr> <tr><td>2008</td><td>\$609.69</td><td>\$609.69</td><td>\$0.00</td><td></td></tr> <tr><td>2007</td><td>\$558.22</td><td>\$558.22</td><td>\$0.00</td><td></td></tr> <tr><td>2006</td><td>\$738.56</td><td>\$738.56</td><td>\$0.00</td><td></td></tr> <tr><td>2005</td><td>\$673.82</td><td>\$673.82</td><td>\$0.00</td><td></td></tr> </tbody> </table>	TaxYear	Total Owed	Total Paid	Total Due	Adjusted Bill Due Date	2017	\$928.22	\$464.12	\$464.10		2016	\$875.04	\$875.04	\$0.00		2015	\$1,021.38	\$1,021.38	\$0.00		2014	\$632.64	\$632.64	\$0.00		2013	\$650.20	\$650.20	\$0.00		2012	\$896.90	\$896.90	\$0.00		2011	\$618.09	\$618.09	\$0.00		2010	\$663.98	\$663.98	\$0.00		2009	\$663.98	\$663.98	\$0.00		2008	\$609.69	\$609.69	\$0.00		2007	\$558.22	\$558.22	\$0.00		2006	\$738.56	\$738.56	\$0.00		2005	\$673.82	\$673.82	\$0.00	
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Plat Book/Page	0010 / 0041	Department of City Planning Office of Zoning & Development OCT 23 2017 65 Trinity Ave. S.W. Ste. 3350 Atlanta, GA																																																																						
Property Characteristics/Sales Information		City Atlanta Tax																																																																						
NBHD Code	0910	<table border="1"> <thead> <tr> <th>TaxYear</th> <th>Total Owed</th> <th>Total Paid</th> <th>Total Due</th> <th>Adjusted Bill Due Date</th> </tr> </thead> <tbody> <tr><td>2017</td><td>\$5,657.33</td><td>\$0.00</td><td>\$5,657.33</td><td></td></tr> <tr><td>2016</td><td>\$6,811.47</td><td>\$6,811.47</td><td>\$0.00</td><td></td></tr> <tr><td>2015</td><td>\$6,842.39</td><td>\$6,842.39</td><td>\$0.00</td><td></td></tr> <tr><td>2014</td><td>\$6,906.73</td><td>\$6,906.73</td><td>\$0.00</td><td></td></tr> <tr><td>2013</td><td>\$5,332.31</td><td>\$5,332.31</td><td>\$0.00</td><td></td></tr> <tr><td>2012</td><td>\$5,367.37</td><td>\$5,367.37</td><td>\$0.00</td><td></td></tr> <tr><td>2011</td><td>\$3,008.19</td><td>\$3,008.19</td><td>\$0.00</td><td></td></tr> <tr><td>2010</td><td>\$5,364.68</td><td>\$5,364.68</td><td>\$0.00</td><td></td></tr> <tr><td>2009</td><td>\$5,447.28</td><td>\$5,447.28</td><td>\$0.00</td><td></td></tr> <tr><td>2008</td><td>\$5,134.00</td><td>\$5,134.00</td><td>\$0.00</td><td></td></tr> <tr><td>2007</td><td>\$5,230.59</td><td>\$5,230.59</td><td>\$0.00</td><td></td></tr> <tr><td>2006</td><td>\$4,854.55</td><td>\$4,854.55</td><td>\$0.00</td><td></td></tr> <tr><td>2005</td><td>\$4,291.28</td><td>\$4,291.28</td><td>\$0.00</td><td></td></tr> </tbody> </table>	TaxYear	Total Owed	Total Paid	Total Due	Adjusted Bill Due Date	2017	\$5,657.33	\$0.00	\$5,657.33		2016	\$6,811.47	\$6,811.47	\$0.00		2015	\$6,842.39	\$6,842.39	\$0.00		2014	\$6,906.73	\$6,906.73	\$0.00		2013	\$5,332.31	\$5,332.31	\$0.00		2012	\$5,367.37	\$5,367.37	\$0.00		2011	\$3,008.19	\$3,008.19	\$0.00		2010	\$5,364.68	\$5,364.68	\$0.00		2009	\$5,447.28	\$5,447.28	\$0.00		2008	\$5,134.00	\$5,134.00	\$0.00		2007	\$5,230.59	\$5,230.59	\$0.00		2006	\$4,854.55	\$4,854.55	\$0.00		2005	\$4,291.28	\$4,291.28	\$0.00	
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Zoning Type	-																																																																							
Improvement Type	09-SINGLE FAMILY RESIDENTIAL																																																																							
Year Built	1937																																																																							
Condition Code	GOOD																																																																							
Quality Grade	GOOD PLUS																																																																							
Air Conditioning	YES																																																																							
Fireplaces	1																																																																							
Stories	1.2																																																																							
Square Footage	1,566 Sq. Ft.																																																																							
Basement Area	713 Sq. Ft.																																																																							
% Bsmt Finished	0 Sq. Ft.																																																																							
Bedrooms	3																																																																							
Bathrooms	2																																																																							
Last Deed Date	10/3/2011																																																																							
Last Deed Amount	\$520,000.00																																																																							
Click here to view property map																																																																								
Additional Property																																																																								
Property Value/Billing Assessment																																																																								
Taxable Year	2017																																																																							
Land Value	\$138,000																																																																							
Building Value	\$430,700																																																																							
Misc. Improvement Value	\$0																																																																							
Total Value	\$568,700																																																																							
40% Taxable Assessment	\$227,480																																																																							

Information as of 10/22/2017
For additional information on the data above,
contact the Property Appraisal Department at 404-371-2471

**Delinquent Taxes/
Tax Sale Information**

Tax Sale File Number
Fifa-GED Book/Page
Levy Date
Sale Date
Delinquent Amount Due Call 404-298-3053 for Payoff Amount

For additional assistance, contact (404) 298-4000.

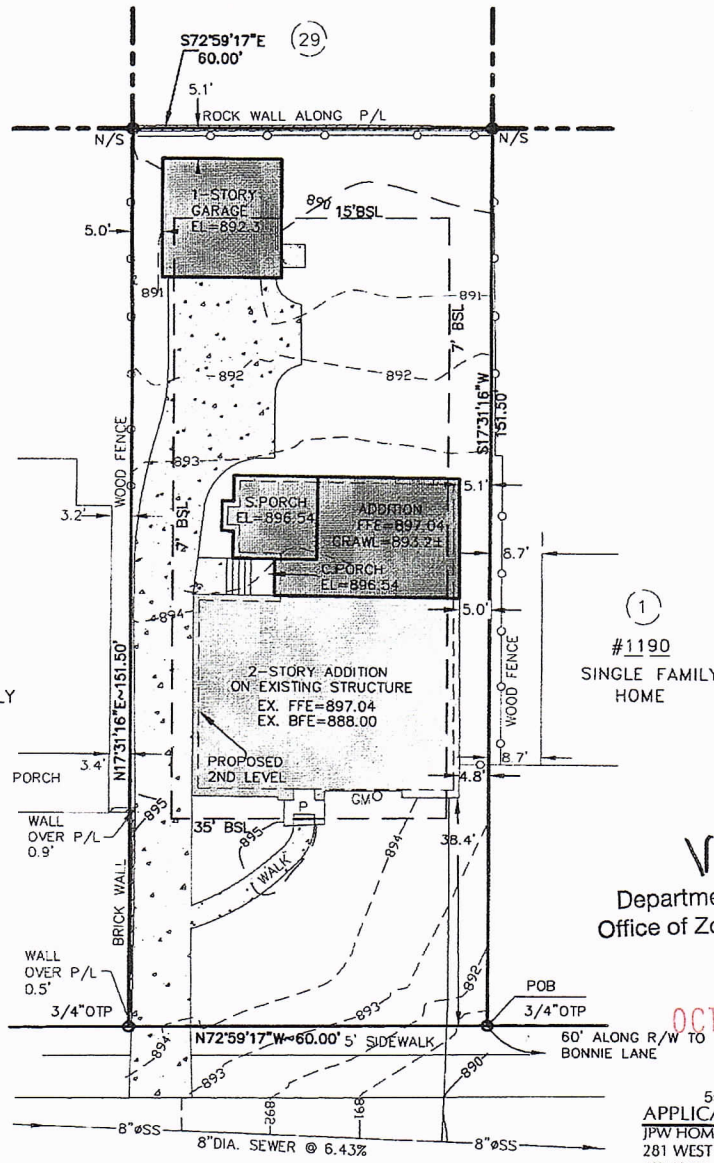
Contact Us

V-17-307

Department of City Planning
Office of Zoning & Development

OCT 23 2017

56
30
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V-17-307
 Department of City Planning
 Office of Zoning & Development

OCT 23 2017

55 Trinity Ave. S.W.
 APPLICANT: JPW HOMES, LLC (ATTORNEY: JOHN WILLIS HOMES)
 281 WEST WIEUCA ROAD, NE
 ATLANTA, GA 30342

24 HOUR CONTACT:
 BOBBY LIVINGSTON
 M: 770-294-7452

REEDER CIRCLE 50' R/W

- LEGEND**
- IPS IRON PIN SET (1/2" REBAR)
 - RBF REBAR FOUND
 - CTF CRIMP TOP FOUND
 - OTF OPEN TOP FOUND
 - JB JUNCTION BOX
 - RAW RIGHT-OF-WAY
 - B.L. BUILDING LINE
 - PL PROPERTY LINE
 - CB CATCH BASIN
 - HW HEADWALL
 - SSMH SEWER MANHOLE
 - X- FENCE
 - L.L.L. LAND LOT LINE
 - O.L.L. ORIGINAL LOT LINE
 - D.E. DRAINAGE EASMT.
 - S.E. SEWER EASMT.
 - U.E. UTILITY EASMT.
 - C.L. CHAIN LINK
 - PP POWER POLE
 - DI DROP INLET
 - LP LIGHT POLE
 - EP EDGE OF PAVEMENT
 - CL CENTERLINE



VARIANCE REQUEST

REQUEST RIGHT SIDE SETBACK BE REDUCED FROM 7.0' FT TO 4.8' FT.

REQUEST LEFT SIDE SETBACK BE REDUCED FROM 7.0' FT TO 5.0' FT.

REQUEST REAR SETBACK BE REDUCED FROM 15.0' TO 5.0' FT.

LOT COVERAGE

NEW HOUSE = 544.87 S.F.
 NEW S.PORCH = 205.99 S.F.
 NEW GARAGE = 400 S.F.
 NEW DRIVEWAY = 862.88 S.F.
 NEW C. PORCH = 25.4 S.F.
 NEW SIDEWALK/STEPS/PAD = 73.9 S.F.
 HOUSE = 1438.75 S.F.
 DRIVEWAY = 695.8 S.F.
 SIDEWALK/STEPS = 100.2 S.F.
 PORCH = 39.4 S.F.

NEW IMPERVIOUS = 2112.04 S.F.
 TOTAL IMPERVIOUS = 4386.99 S.F.

TOTAL LOT AREA = 9089.64 S.F. (4544.82)
 4386.99 / 9089.64 = 48.3 PERCENT

VARIANCE EXHIBIT

SCALE: 1" = 20'

GADDY SURVEYING & DESIGN, INC.
 1315 PLEASANT HILL ROAD
 LAWRENCEVILLE, GEORGIA 30044
 PHONE - (770) 931-9920
 FAX - (770) 931-9930

L.S. CERTIFICATE OF AUTHORIZATION #LS001014
 P.L. CERTIFICATE OF AUTHORIZATION #PE005480

1184 REEDER CIRCLE
 LOT 2
 HYLAN PARK
 (PLAT BOOK 10, PAGE 41)
 LAND LOTS 55 ~ 18TH DISTRICT
 CITY OF ATLANTA, DEKALB COUNTY, GEORGIA



PROJECT NUMBER JWI-17-277		
DATE 10/3/17	DRAWN CJW	CHECKED VFG
1		
SHEET 1 OF 1		

07 #1228	70	43.1
07 #1222	67	
07 #1214	60	
08 #1202	70	
09 #1196	55	
09 #1190	60	
09 #1184	60	
09 #1176	60	
09 #1172	60	
09 #1166	55	
150.9	55	

150.9	55	
09 #1166	55	
09 #1172	60	
09 #1176	60	
09 #1184	60	
09 #1190	60	
148.6	60	
150.6	60	
150.9	60	

REORDER

225.09	60	
219.69	60	
211.05	50	
1207.09	60	
1201.12	60	
52.6	60	
1195.09	60	
152.9	60	

158.4	60	
1189.09	60	
1183.09	60	
156.1	60	
1177.155	60	
154.7	60	
1171.09	60	
155.8	60	

Department of City Planning
Office of Zoning & Development

100-1-100

100-1-100

Google Maps 1184 Reeder Cir NE

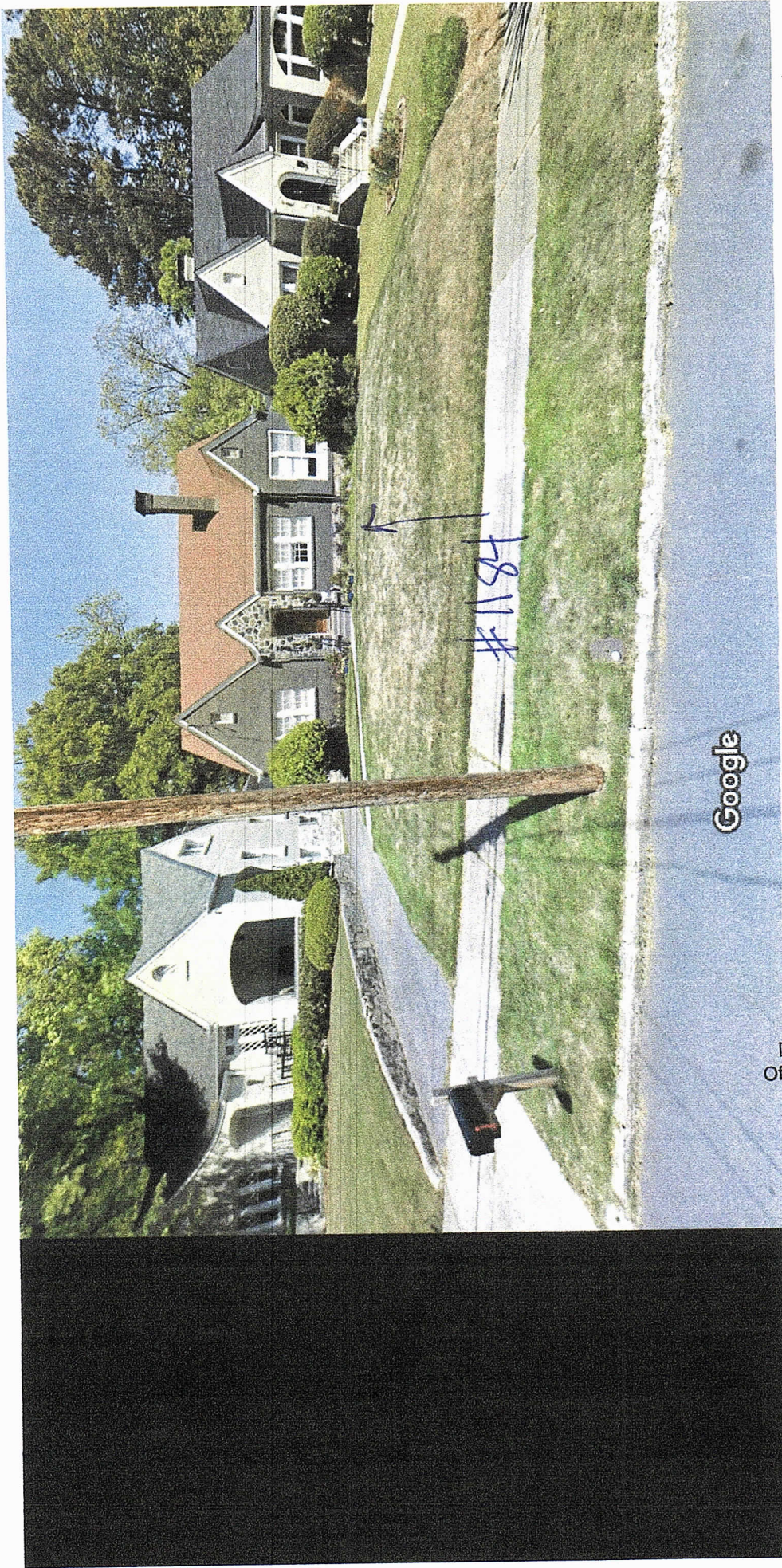


Image capture: Apr 2012 © 2017 Google United States

Atlanta, Georgia

Google, Inc.

Street View - Apr 2012

V-17-307
Department of City Planning
Office of Zoning & Development

OCT 23 2017

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

Google Maps 1184 Reeder Cir NE



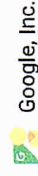
Department of City Planning
Office of Zoning & Development

OCT 23 2017

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

V-17-307

Atlanta, Georgia



Google, Inc.

Street View - Apr 2012

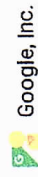
Image capture: Apr 2012 © 2017 Google United States

Google Maps 1172 Reeder Cir NE



Image capture: Apr 2012 © 2017 Google United States

Atlanta, Georgia



Google, Inc.

Street View - Apr 2012

Department of City Planning
Office of Zoning & Development

OCT 23 2017

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

V-17-307



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-17-307**

DATE ACCEPTED **10/23/2017**

NOTICE TO APPLICANT

Address of Property:

1184 Reeder CIR NE

City Council District: **6** Neighborhood Planning Unit (NPU): **F**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, December 14, 2017 at 12:00 p.m.

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

The contact person for NPU F is:

Charles Nalbone

404-376-3230

zoning@npufatlanta.org

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,

JL, for Director, Office of Zoning and
Development

April Ingraham



OFFICE OF ZONING AND DEVELOPMENT
55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

Date Form
Received from
Applicant _____

SIGN POSTING AFFIDAVIT

SIGN MUST BE POSTED BY: **11/29/2017**
PUBLIC HEARING DATE: **12/14/2017**
APPLICATION NUMBER: **V-17-307**
NAME OF APPLICANT: **April Ingraham**
PROPERTY ADDRESS: **1184 Reeder Cir**

Describe the location on the property where the sign(s) were posted:

_____ Date Posted: _____

I SWEAR THAT ON THE ABOVE DATE, I PERSONALLY POSTED IN THE MOST CONSPICUOUS PLACE POSSIBLE ON THE PREMISES AFFECTED BY THIS APPLICATION, SIGNS AS INDICATED ABOVE.

April Ingraham

Personally appeared before me the named person, who swears that the information contained in this affidavit is true and correct to the best knowledge and belief.

Notary Public

Date

Please mail or deliver this completed affidavit to the Office of Planning at the address listed below. You may fax a copy to 404-658-7491, but **this original affidavit must be received by the Office of Zoning and Development at least five days before your hearing date.** You may post the sign earlier than the posting date, but not later.

City of Atlanta
Office of Zoning and Development
attn: ZRB, BZA, or UDC
55 Trinity Ave., Suite 3350
Atlanta, Georgia 30303

RECEIPT

Raouf P. Lami

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

PAID
CITY OF ATLANTA
OCT 23 2017

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Application: V-17-307
Application Type: Planning/BZA/Variance/NA
Address: 1184 REEDER CIR NE, ATLANTA, GA 30306
Owner Name: CLEAR EUGENE WILLIAM CLEAR GERTIE S
Owner Address:
Application Name:

Receipt No.	547781					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	50273	\$100.00	10/23/2017	RPLEWIS		

Owner Info.: CLEAR EUGENE WILLIAM CLEAR GERTIE S

Work Description: Variance for a reduction of the east side yard from 7' to 4' 8" for a second story addition; reduction of the west side yard from 7' to 5' and the rear yard from 15' to 5' 1" to erect a detached garage