NOTICE TO APPLICANT

Address of Property:
1168 Zimmer DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:
Thursday, March 2, 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 two 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,

[Signatures]
RG, for Director, Bureau of Planning

Adam Poncz
City of Atlanta
Office of Buildings – Zoning Division
55 Trinity Avenue, Suite 3900
Atlanta, Georgia 30303
Phone: 404-330-6175

REFERRAL CERTIFICATE

COUNCIL DISTRICT 0
APPLICATION NUMBER V-16-851
NPU F
DATE FILED 12/30/16

Adam Poncz
Name of Applicant

BUILDING PERMIT AUTHORIZING
Addition to a single family dwelling

at 1168 Zimmer Drive NE
Street Address

17th/2
Quadrant

District & Land Lot

17th/2

The property is zoned R-4 District

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

Applicant seeks a variance from the zoning regulations to reduce the required west side yard setback from 7 feet to 3 feet 6 inches for a dormer addition to an existing single family dwelling.

Applicant seeks no other variances at the time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 06 Section 16-06.008 Paragraph (2)

Chapter _______ Section _________ Paragraph _______

Tamaria Letang 12.30.16
Plan Reviewer Date

Site Plan and 1/2 scale due via e-mail.
APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

<table>
<thead>
<tr>
<th>Variance</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Exception</td>
<td></td>
</tr>
<tr>
<td>Variance &amp; Special Exception</td>
<td></td>
</tr>
</tbody>
</table>

Date Filed ____________________ Application Number V-116-351

Name of Applicant Adam Poncz Daytime Phone 678 723 4126

Company Name (if applicable) ______________________________________________________ email aponcz@gmail.com

Address 1168 Zimmer DR NE ATLANTA GA 30306

<table>
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<tr>
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<td>GA</td>
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Name of Property Owner Adam & Taylor Poncz Phone 678-723-4126

Address 1168 Zimmer DR NE ATLANTA GA 30306

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Description of Property

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Area: __________ Land Lot: __________ District: __________, Fulton County, GA.

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

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.

[Signature]

Owner or Agent for Owner (Applicant)

Adam Poncz

Print Name of Owner

Sworn To And Subscribed Before Me This 14th Day Of July, 2016.

NOTARY PUBLIC

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SUMMARY & JUSTIFICATION FOR VARIANCES

Office of Planning

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   ___ NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor.)

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.”).

Reframe roof of existing second floor, within current footprint, to allow for addition of bathroom.

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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.

3600  covered square feet /  9121  total lot square feet = 39  % proposed lot coverage

50  % maximum allowed lot coverage

Variance Criteria (see page 6 for detailed criteria):

1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)?

The house was built in 1935 and at that time it was a one story structure. Previous owners a second floor with two bedrooms but no bathroom. We now need to add a bathroom which will require reframing part of the roof which will encroach on the 7” setback rule that didn’t exist when the house was originally built.

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? The current second floor set up and function only allows for the addition of the proposed bathroom in one location, which results in the encroachment by roughly 3 feet. However, it is the only viable option for the placement of the bathroom, making the violation of the ordinance unavoidable. Application of the zoning ordinance would preclude our ability to add a bathroom to a floor with 2 bedrooms that currently has no bathroom.

3) What conditions are peculiar to this particular piece of property?

When the property was originally constructed, it did not account for the potential of additional living space. There are currently 2 bedrooms and an office space on the 2nd floor which were not in existence at the time of the original construction, making this set up unique and lacking in material function.

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.

The variance improves the neighborhood because adding a bathroom will increase the value of the home. Furthermore, it improves the living conditions of individuals living upstairs in this home since there will now be a bathroom on the same floor. Usually, from the street there will be little to no impact, and certainly nothing unappealing.
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, ADAM PONCZ (OWNER’S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1168 Zimmer DR NE, ATLANTA, GA 30306 (PROPERTY ADDRESS), 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 FILE THIS APPLICATION AS MY AGENT.

NAME OF APPLICANT:

LAST NAME PONCZ FIRST NAME ADAM

ADDRESS 1168 Zimmer Drive NE

CITY ATLANTA STATE GA ZIP CODE 30306

OWNER’S TELEPHONE NUMBER: 678-723-4126

SIGNATURE OF OWNER

ADAM PONCZ

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.

NOTARY PUBLIC

DATE

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

Application: V-16-351
Application Type: Planning/BZA/Variance/NA
Address: 1168 ZIMMER DR NE, ATLANTA, GA 30306
Owner Name: WILLIAM IV DUPRE A & LEIGH M
Owner Address:
Owner Info.: WILLIAM IV DUPRE A & LEIGH M

Receipt No. 501054
Payment Method Credit Card
Ref Number
Amount Paid $100.00
Payment Date 12/30/2016
Cashier ID RPLEWIS
Received
Comments

Work Description: Variance to reduce the required west side yard setback from 7 feet to 3 feet 6 inches for a dormer addition to an existing single-family dwelling.

PAID
CITY OF ATLANTA
DEC 30 2016
EX OFFICIO MUNICIPAL REVENUE COLLECTOR