NOTICE TO APPLICANT

Address of Property:
1064 Cumberland Rd NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, April 6, 2017 at 12:00 p.m.

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

The contact person for NPU Q is:
Charles Nalbone
404-3769-3230
zoning@npuat Atlanta.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,

WF, for Director, Bureau of Planning

John Temmel
CITY OF ATLANTA
Office of Buildings – Zoning Division
55 TRINITY AVENUE, SUITE 3900
Atlanta, Georgia 30303
404-308-6176

REFERRAL CERTIFICATE

COUNCIL DISTRICT 17 APPLICATION NUMBER V-17-033

NPU F DATE FILED 2/8/2017

1. Peter Wietrak
   Name of Applicant

BUILDING PERMIT AUTHORIZING
Addition to single-family dwelling

at 1064 Cumberland Road NE 17th/2
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 seek a variance from the zoning regulation to reduce the required west side yard
   setback from 7 feet to 4 feet for a second story addition.

Applicant seeks no other variances at this time.
Complete plan review was not conducted

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph 2

Chapter _______ Section _______ Paragraph _______

Chapter _______ Section _______ Paragraph _______

Plan Reviewer 2-7-17

Applicant Date 2-7-17
APPLICATION FOR BOARD OF ZONING ADJUSTMENT

<table>
<thead>
<tr>
<th>Please mark “X” next to the type of application(s) you are submitting:</th>
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<tbody>
<tr>
<td>Variance</td>
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</table>

Date Filed 2-8-2017  Application Number V-17-0033

Name of Applicant Peter Wiettrak  Daytime Phone (904)735-9589

Company Name (if applicable) N/A  email pwiettrak@gmail.com

Address: 1064 Cumberland Rd NE, Atlanta, GA 30306

Name of Property Owner Peter Wiettrak  Phone (904)735-9589

Address: 1064 Cumberland Rd NE, Atlanta, GA 30306

Description of Property

Address of Property: 1064 Cumberland Rd NE, Atlanta, GA 30306

Area: NE  Land Lot: 2  District: 17, Fulton County, GA.

Property is zoned: R4  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)

Print Name of Owner

Sworn To And Subscribed Before Me This 17th Day Of Jan., 2017.

NOTARY PUBLIC

August 2016 - Page 4 of 12
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 ___ 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.”).

Second floor addition is an existing house of frame.

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.

2,628 covered square feet / 7,456 total lot square feet = $\frac{35}{4528}$ % 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)? Home was built before 7’ setback/ was implemented, Existing structure is now 3’ over the set back.

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? Would like to add living space over existing structure. 3’ of this space would be over set back but home was built over set back.

3) What conditions are peculiar to this particular piece of property? Home was built before 7’ standards.

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. Plot provided with changes proposed.
PROPOSED AMENDED AND RESTATED SANITARY SEWER EASEMENT
819.80 SQUARE FEET
0.0188 ACRE

Office of Planning
V-177-033
FEB - 8 2017

REFERENCE:
AND LOT THREE REALTY COMPANY
ORNINGSIDE SCHOOL EWER 1928
ATED APRIL 9, 1928
ITY OF ATLANTA
CORDS
TATIVE LAYOUT
RNINGSIDE SCHOOL EWER
ICE OF THE CHIEF
STRUCTION
ITY OF ATLANTA
ATED 4-18-1928
Y RECORDS

CUMBERLAND RD. - 50' R/W
(AKA CUMBERLAND DRIVE)
AUTHORIZED BY PROPERTY OWNER
(Required only if the applicant is not the owner of the property subject to the proposed application.)

(Please Print Clearly)

I, Peter Wietzak (OWNER’S NAME) SWEAR AND AFFIRM THAT I AM
THE OWNER OF THE PROPERTY AT 1061 Cumberland Rd NE (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 Temmel FIRST NAME John
ADDRESS 275 Wood Shoals Ct SUITE
CITY Alpharetta STATE GA ZIP CODE 30022

OWNER’S TELEPHONE NUMBER: (904) 735-9589

Peter Wietzak
SIGNATURE OF OWNER

Peter Wietzak
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.

Margaret A. Harden
NOTARY PUBLIC
January 25, 2017
DATE
CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-8070

Application: V-17-033
Application Type: Planning/BZA/Variance/NA
Address: 1064 Cumberland RD NE, ATLANTA, GA 30306
Owner Name: Peter Wietrac
Owner Address: 1064 Cumberland Road ATLANTA, GA 30306
Application Name: Variance

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Owner Info: Peter Wietrac
1064 Cumberland Road
ATLANTA, GA 30306

Work Description: Variance request to reduce the required west side yard setback from 7 feet to 4 feet for a second story addition.