NOTICE TO APPLICANT

Address of Property:
1230 University DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, June 8, 2017 at 12:00 p.m.

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

The contact person for NPU F is:

Debbie Skopczynski, Chairperson
(404) 874-7483
Hillside Center
1301 Monroe Drive
Atlanta, GA 30306-3439

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,

[Signature]

OFF, for Director, Bureau of Planning

[Signature]

Ori Salzberg
CITY OF ATLANTA
Office of Buildings – Zoning Division
55 Trinity Avenue, Suite 3900
Atlanta, Georgia 30303
404-330-6175

REFERRAL CERTIFICATE

COUNCIL DISTRICT _______ APPLICATION NUMBER _________

NPU _________________ DATE FILED ________________

1. ____________________ Ori Salzberg
Name of Applicant

BUILDING PERMIT AUTHORIZING

Addition to single family dwelling

at 1230 University Drive 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 regulations to reduce the required east side yard
setback from 7 feet to 5 feet 4 inches in order to construct an addition to an existing single
family dwelling. Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter _______ Section 16-06.008 Paragraph (2)

Chapter _______ Section _________ Paragraph __________

Chapter _______ Section _________ Paragraph __________

Chapter _______ Section _________ Paragraph __________

[Signatures and dates]
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>Special Exception</th>
<th>Variance &amp; Special Exception</th>
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<tr>
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Date Filed: 4/6/17

Application Number __________

Name of Applicant: Ori Salzberg

Daytime Phone: 404-333-2235

Company Name (if applicable): ____________________________

Email: Ori.Salzberg@gmail.com

Address: 1230 University Dr. NE, Atlanta, GA 30306

Name of Property Owner: Ori Salzberg

Phone: 404-333-2235

Address: 1230 University Dr. NE, Atlanta, GA 30306

Description of Property

Address of Property: 1230 University Dr. NE, Atlanta, GA 30306

Area: ________ Land Lot: ________ District: ________, ________ County, GA.

Property is zoned: __________, 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.

Owner or Agent for Owner (Applicant): 

Print Name of Owner: Ori Salzberg

Sworn To And Subscribed Before Me This 6th Day Of APR, 2017

________________________
NOTARY PUBLIC

TIFFANY TAYLOR
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JULY 24, 2020

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.”).

Build an addition to an existing residential structure. Add a second floor.

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.

3142 covered square feet / 8652 total lot square feet = _____ % proposed lot coverage

_____ % 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)? We have a very narrow lot. The current house is about 2 ft. over the right setback line. Our plot is under the minimum lot size.

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? We would have to build a strange and narrow extension along the back of the current structure. This would look unusual and limit interior home space.

3) What conditions are peculiar to this particular piece of property? The setback line cuts through the old house structure. There isn't any room to expand the house wider only to the back.

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 neighbors are already very close by separated by a fence. We would not be encountering any more than the old structure already has.
SURVEY NOTES

1. Storm sewer, sanitary sewer and other buried utilities may not have been shown on cross section. The location of underground utilities as shown herein are based on average ground structures and records (drawings) provided to the Surveyor. Locations of underground utilities may vary from locations shown herein. The Surveyor makes no representation or warranty to locate buried utilities, before excavation are begun, please call all local utility providers.

2. Surveyor has made no investigation or independent search for easements of record, insurance, restrictive covenants, easements, title evidence, or any other facts which may affect title or title searches may disclose.

3. This plan is prepared for the exclusive use of the person, persons, or entity named herein. This plan does not convey to any unnamed person, persons, or entity without the express written permission of the Surveyor or Surveyor's employer.

4. This plan is based on data collected and is subject to error. This plan has been calculated for closure. This plan was prepared by an authorized person.

5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TAKEN FROM A SINGLE MAGNETIC COMPASS.

6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

7. THIS PLAN IS NOT INTENDED FOR RECORDING.

8. ALL REVERSES NOT ARE IN 1/2" REVERSAL UNLESS OTHERWISE NOTED.

REFERENCE MATERIAL

1. Warranty deed in favor of Elizabeth Ann Courson
   Deed Book 130, page 133
   COLQUHOUN COUNTY, GEORGIA RECORDS

ZONING INFORMATION

CITY OF ATLANTA = R-6
MAXIMUM LOT AREA: 10,000 SQUARE FEET
MAXIMUM LOT WIDTH: 50 FEET
MAXIMUM FLOOR AREA: 5,000 SQ. FT
MAXIMUM Lot COVERAGE: NO PERCENT
MAXIMUM FLOOR AREA: 25,000 SQ. FT
MAXIMUM SIDE SETBACKS
   30 FEET 20 FEET 10 FEET
MAXIMUM REAR ESTATE: 15 FEET
LOT MUST BE VACANT APPROVED PRIOR TO CONSTRUCTION.

IMPERVIOUS CALCULATION

HOUSE: 1,208.3 SQ. FT.
STONE PAVING: 700.60 SQ. FT.
WOOD PAVING: 720.60 SQ. FT.
WOOD DECK: 275.60 SQ. FT.
CONCRETE DECK: 186.60 SQ. FT.
CONCRETE DRIVE: 344.60 SQ. FT.
TOTAL: 2,840.20 SQ. FT. OF 35.6% E

TOTAL AREA: 0.198± ACRES OR 8,652± SQ. FT.

1203 UNIVERSITY DRIVE SOUTH
ATLANTA, GEORGIA

McLung Surveying Services, Inc.
7770 Peachtree Road, Suite 900
Buckhead, Georgia 30309
FAX: 678-644-3330

NMT SALZBERG
DM SALZBERG
LOT 7
DEARBORN HEIGHTS INC. PROPERTY

LIDLOT 55
DISTRICT 1
OVERLAKE CITY
COOK COUNTY
GEORGIA

PLAT PREPARED: 2-6-17
SIGNED: 1-1-17

S. Reed
RECEIVED
APR 06 2017

13 MAR

1' = 20'

15' Rear Setback

44.5'行政

35' Front Setback

80' Side Setback

59'78

Proposed Addition 852 sq ft

Existing House 1053 sq ft

University Dr S (58Rv)
RECEIPT

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

Application: V-17-101
Application Type: Planning/BZA/Variance/NA
Address: 1230 UNIVERSITY DR NE, ATLANTA, GA 30306
Owner Name: ORI SALZBERG
Owner Address: 1230 UNIVERSITY DRIVE ATLANTA, GA 30306
Application Name: 

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Owner Info:
ORI SALZBERG
1230 UNIVERSITY DRIVE
ATLANTA, GA 30306

Work Description:
APPLICANT SEeks a variance from the zoning regulations to reduce the required east side yard setback from 7 ft to 5 ft 4 inches in order to construct an addition to an existing single family dwelling. Applicants seek no other variance at this time.