



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-17-338**

DATE ACCEPTED **11/20/2017**

NOTICE TO APPLICANT

Address of Property:

1141 Reeder CIR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, January 11, 2018 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,

RG, for Director, Office of Zoning and
Development

Earl Jackson



V-17-338
Department of City Planning
Office of Zoning & Development

City of Atlanta
Department of City Planning
Office of Zoning and Development
55 Trinity Avenue, Suite 3350
Atlanta, Georgia 30303
Phone: 404-330-6145

NOV 20 2017

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-17-338
NPU F DATE FILED 11/20/2017

Earl Jackson
Name of Applicant

BUILDING PERMIT AUTHORIZING
Garage

at 1141 Reeder Circle NE 17-2
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 seeks a variance from the zoning regulation to reduce the required east side yard setback from 7 feet to 3.5 feet and rear yard setback from 15 feet to 7.5 feet to construct a detached garage in the rear yard.

1982 ZONING ORDINANCE, AS AMENDED

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

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Thomas DTD 11/25/17
Plan Reviewer Date

Earl Jackson 11/20/17
Applicant Date

V-17-338

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Department of City Planning
Office of Zoning & Development

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

Variance	X
Special Exception	
Variance & Special Exception	

NOV 20 2017

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

Date Filed November 20, 2017

Application Number V-17-338

Name of Applicant Earl Jackson Daytime Phone (404)294-0133

Company Name (if applicable) Metro Atlanta Permits email susan323@bellsouth.net

Address 3094 Brook Drive Decatur GA 30033
street city state zip code

Name of Property Owner William Babineau Phone (678)536-5562

Address 1141 Reeder Circle NE Atlanta, GA 30304
street city state zip code

Description of Property

Address of Property 1141 Reeder Cir. NE Atlanta, GA 30304
street city state zip code

Area: .2094 Land Lot: 2 District: 17th, Fulton County, GA.
acres

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

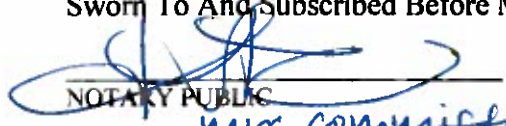
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

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.

Earl Jackson
Owner or Agent for Owner (Applicant)

William Babineau
Print Name of Owner

Sworn To And Subscribed Before Me This 20 Day Of Nov 20 17.


NOTARY PUBLIC

my commission expires 26 May 2019
August 2016 - Page 4 of 12

SUMMARY & JUSTIFICATION FOR VARIANCES 2017

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.").

Renovations and additions to existing single family home. To include: second story addition to existing first story, rear two story addition, and detached garage 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.

4,417 covered square feet / *9,120* total lot square feet = *484*% 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)? *see attached*
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? *see attached*
- 3) What conditions are peculiar to this particular piece of property? *see attached*
- 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. *see attached*

Justification Statement

NOV 20 2017

Re: Babineau Residence; 1141 Reeder Circle Atlanta, Ga. 30306

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

The applicant requests relief from the east side-yard setback of 7', required, to 3.5' and relief of the rear setback required of 15' to 7.5' for the purpose of rebuilding a garage and adding a second story above. No other variances are requested at this time.

The applicant is also renovating the existing main structure with a small addition off the rear and a second story addition above the existing single-story home.

This residential lot is zoned R-3A. The existing residence was constructed in 1932 and the garage is currently less than 1' from the East side property line. The new proposed 2 story garage will be similar to the established garage footprint, but not as close to the side property line. Also, in order to reduce lot coverage, we are removing 816 SF of the existing driveway to be replaced with a grass strip.

We feel that this request meets the criteria for a variance in that:

1. There are exceptional conditions pertaining to the property due the fact that the home was built in the 1930's, before the adoption of current zoning regulations, and the existing east and rear of the garage are over the setbacks established by the zoning ordinance. The driveway and rear parking area are existing and will need to be expanded slightly to accommodate the slightly expanded footprint of the main structure and the slightly expanded new garage footprint allowing for adequate turn-around area.
2. Application of the zoning ordinance to this particular piece of property would create an unnecessary hardship. The owners wish to expand their living space and enhance the appearance of their home. The addition of a second story over the existing one-story garage will have no significant effect upon the context of the neighborhood, but will allow the owners additional bedroom and bathroom space and will allow a functional layout for these additions.
3. The conditions are peculiar to the particular piece of property. The size of the lot., and the position of the main structure on the buildable area, prevent relocation of the garage further forward on the lot.
4. Relief will not cause any detriment to the public good nor impair the purposes and intent of the zoning ordinance. The home will be sensitively renovated to remain in context with other homes in the neighborhood while providing the amenities a modern family will need.

End.

NOV 20 2017

AUTHORIZATION BY PROPERTY OWNER

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

(Please Print Clearly)

Ste 3350
Atlanta, GA

I, William Robinson (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1141 Reeder Cir (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: Metro Atlanta Permits (Susan Johnson owner)

LAST NAME Jackson / VanDeventer FIRST NAME Earl / Jen

ADDRESS 3094 Brook Drive SUITE _____

CITY Decatur STATE GA ZIP CODE 30033

OWNER'S TELEPHONE NUMBER: 678-536-5562


SIGNATURE OF OWNER

William Robinson
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

11/15/2017

DATE

Jean Philippe Francois
Notary Public
DeKalb County
State of Georgia
My Commission Expires
March 08, 2021

RECEIPT

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

PAID
CITY OF ATLANTA

NOV 20 2017

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

visa

Application: V-17-338
Application Type: Planning/BZA/Variance/NA
Address: 1141 REEDER CIR NE, ATLANTA, GA 30306
Owner Name: BABINEAU PAMELA L & WILLIAM
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
552494		\$100.00	11/20/2017	BSIMMONS		

Owner Info.: BABINEAU PAMELA L & WILLIAM

Work Description: Variance to reduce the required east side yard setback from 7 feet to 3.5 feet and rear yard setback from 15 feet to 7.5 feet to construct a detached garage in the rear yard.