



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

APPLICATION #: **V-18-204**

DATE ACCEPTED **06/20/2018**

NOTICE TO APPLICANT

Address of Property:

1450 Lanier PL NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, August 9, 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

David W. Price



V-18-204

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

JUN 20 2018

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-18-204
NPU F DATE FILED 6/20/18

1. David W. Price
Name of Applicant

BUILDING PERMIT AUTHORIZING
Construction of a New Single Family Dwelling

at 1450 Lanier Place 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 seeks a variance from the zoning regulation: to reduce the required front yard setback from 35 feet to 31.4 feet. Also applicant seeks a variance from the zoning regulation: to reduce the required south side yard set back from 7 feet to 3.5 feet.

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (1)

Chapter 6 Section 16-06.008 Paragraph (2)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Amy S. ... 6/20/18
Plan Reviewer Date

David W. Price 6-20-18
Applicant Date

V-18-204

Department of City Planning
Office of Zoning & Development

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

JUN 20 2018

Variance	X
Special Exception	
Variance & Special Exception	

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

Date Filed 06/20/18

Application Number V-18-204

Name of Applicant David W. Price Daytime Phone 404-245-4244

Company Name (if applicable) _____ email dave@priceresidentialdesign.com

Address 1450 Lanier Place Atlanta GA 30306
street city state zip code

Name of Property Owner David W. and Gail H. Price Phone 404-245-4244

Address 1450 Lanier Place Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 1450 Lanier Place Atlanta GA 30306
street city state zip code

Area: 8040 sq ft Land Lot: 2 District: 17, Fulton 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.

David W. Price
Owner or Agent for Owner (Applicant)

Sworn To And Subscribed Before Me This 20 Day Of June 20 18

Dianne Barfield
NOTARY PUBLIC



V-18-204

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). 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.").

Remove existing house and driveway - replace with new residence and repour driveway in same configuration. Existing one-car garage will be removed but walls will remain (probably reconstructed) as retaining walls around driveway turnaround.

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.

4010 covered square feet / 8040 total lot square feet = 49.9 % 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 lot is much smaller than the 9000 sq ft lot minimum at 8040 sq ft and, at 47.68', it is much narrower than the 70' minimum frontage for R-4. The lot is also narrower than the surrounding 50' wide lots and slopes down front to rear, very sharply near the rear.
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? Our lot is narrower than our neighbors and we have an existing house that is 2.6' feet from the south side lot line. We are proposing that the new house have a 3.5' setback (and the house will be slightly inside that line). The front of the new house will match the location of the existing house (new front porch will be larger than existing).
- 3) What conditions are peculiar to this particular piece of property? This lot is narrower than the neighboring 50' wide lots and the new house is narrower than the house it replaces. No trees will be removed and only very minor grading will take place other than the footprint of the house itself.
- 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 house replaces an existing house with a house that provides more off-street parking on a cut-through street with many rental houses (including multi-family nearby).

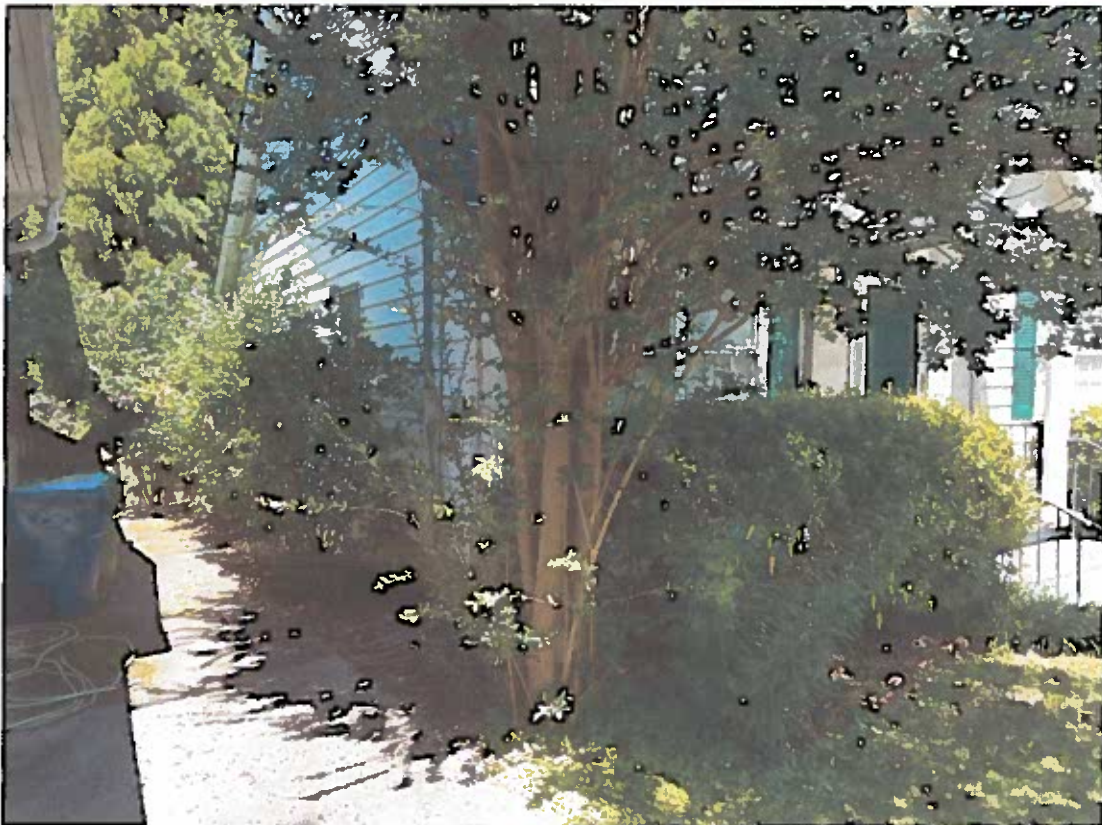
David W. Price

1450 Lanier Place Atlanta, Georgia 30306

EXISTING CONDITIONS AT 1450 LANIER PLACE JUN 20 2018



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



Left side of 1450 Lanier Place is currently 2.6' from side lot line

V-18-204

0 2018

1450 Lanier Place, S.W.
Atlanta, GA

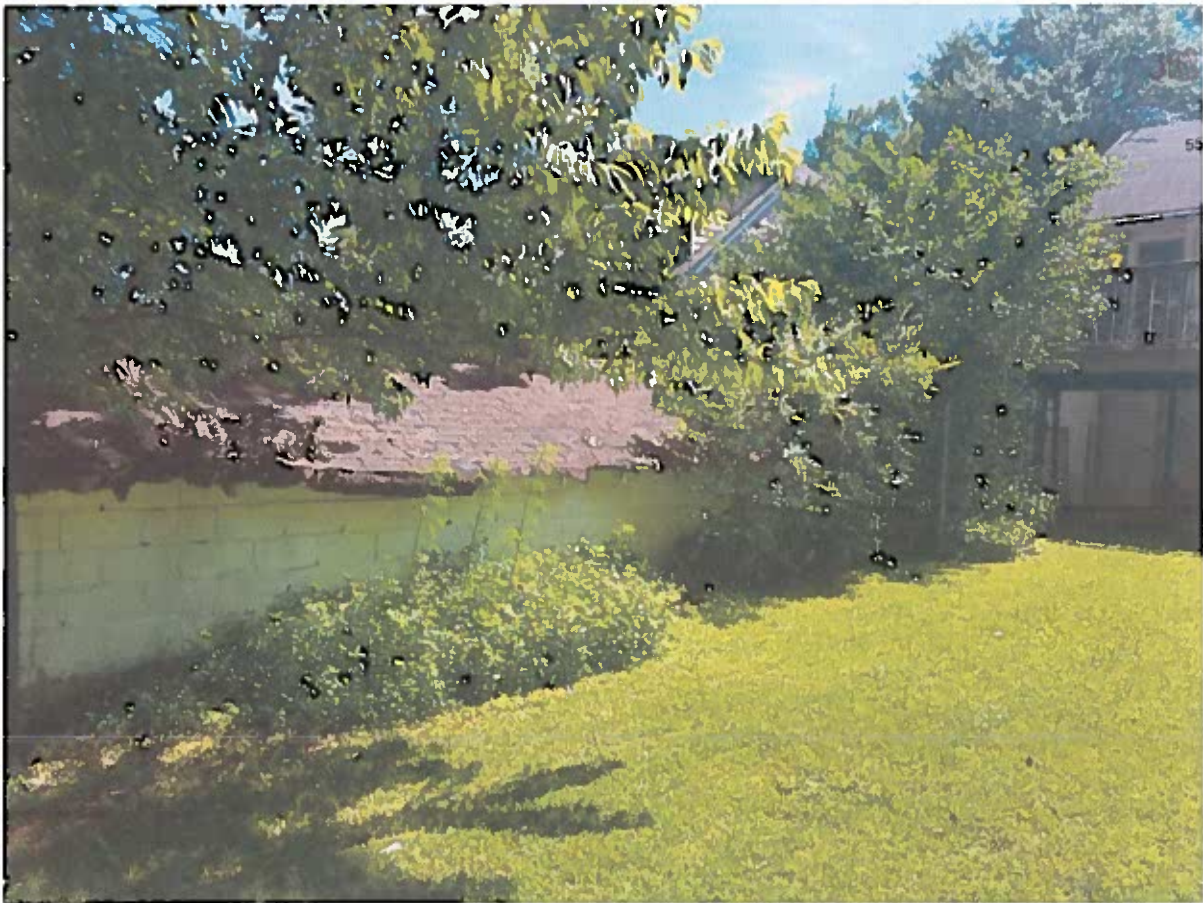


1450 Lanier Place



20 2018

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



Rear yard - note three trees have been removed over the years (DDH)



RECEIPT

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

PAID
CITY OF ATLANTA
JUN 20 2018

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR



Application: V-18-204
Application Type: Planning/BZA/Variance/NA
Address: 1450 LANIER PL NE, ATLANTA, GA 30306
Owner Name: PRICE DAVID W & GAIL H
Owner Address:
Application Name:

Receipt No.	586836					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	2319	\$100.00	06/20/2018	PAMITCHELL		

Owner Info.: PRICE DAVID W & GAIL H

Work Description: Variance to reduce the required front yard setback from 35 feet to 31.4 feet. Applicant seeks a variance to reduce the required south side yard set back from 7 feet to 3.5 feet.