



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

APPLICATION #: **V-18-207**

DATE ACCEPTED **06/20/2018**

## NOTICE TO APPLICANT

Address of Property:

**2059 Manchester ST 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**  
641 East Pelham Rd NE  
Atlanta, GA 30324  
404-376-3230  
[zoning@npufatlanta.org](mailto:zoning@npufatlanta.org)

### **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,

LM, for Director, Office of Zoning and  
Development

TSW (FOR HEDGEWOOD HOMES)

Department of City Planning  
Office of Zoning & Development

**V-18-207**  
JUN 20 2018

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



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

Department of City Planning  
 Office of Zoning & Development  
 V-18-207  
 JUN 20 2018

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

**REFERRAL CERTIFICATE**

COUNCIL DISTRICT 6 APPLICATION NUMBER V-18-207  
 NPU F DATE FILED 20 June 2018

TSW (for Hedgewood Homes)  
 Name of Applicant

*Erect new multi-family development*

at 2059 Manchester Street NE 17<sup>th</sup> / 50  
 Street Address Quadrant District & Land Lot  
 to be used for Residential Purposes  
 The property is zoned MR-4B District

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

Applicant seeks a variance from the zoning regulations to reduce the south side yard setback from 15ft (required) to 4ft and reduce the east rear yard setback from 20 ft (required) to 4ft, and to allow windows within the side yard on all sides of the building, to allow for the construction of a new multi-family development.

*Complete plan review not conducted.*

*Applicant seeks no other variances at this time.*

**1982 ZONING ORDINANCE, AS AMENDED**

Chapter 35 Section 16-35.010 Paragraph (2) & (3)

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Julie Paquin 06/20/18  
 Plan Reviewer Date

[Signature] 06/20/18  
 Applicant Date

# APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

Variance	X
Special Exception	
Variance & Special Exception	

Date Filed \_\_\_\_\_

Application Number V-18-207

Name of Applicant TSW (for Hedgewood homes) Daytime Phone 404-873-6730 x129

Company Name (if applicable) TSW (for Hedgewood homes) email afitewassilak@tsw-design.com

Address 1389 Peachtree St. NE Atlanta GA 30309  
street city state zip code

Name of Property Owner James W. Donnelly Phone 770-616-8479

Address 2974 Hardman Court NE Atlanta Georgia 30305  
street city state zip code

**Description of Property**

Address of Property 2059 Manchester St. NE Atlanta GA 30324  
street city state zip code

Area: 0.4 ac Land Lot: 50 District: 17, Fulton County, GA.

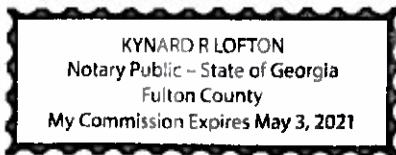
Property is zoned: MR-4B, Council District: 6, Neighborhood Planning Unit (NPU): F

**TO THE BOARD OF ZONING ADJUSTMENT:** Applicant, having received a preliminary plan review from the Office of Zoning and Development prior to seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

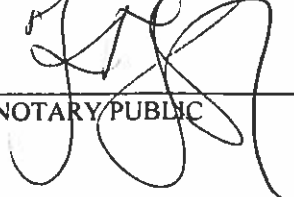
I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.

Julia Brodsky on behalf of TSW   
 Owner or Agent for Owner (Applicant)

James W. Donnelly  
Department of City Planning  
 Office of Zoning & Development  
 Print Name of Owner & Development



Sworn To And Subscribed Before Me This 20<sup>th</sup> Day Of 6, 2018.

  
 NOTARY PUBLIC

V-18-207  
 JUN 20 2018

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 Ste. 3050  
 Atlanta, GA

# 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: \_\_\_\_\_.

Is the proposal subject to Inclusionary Zoning?  YES  NO

**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.").

Develop site to connect with existing development to the north, including 9 single family attached houses

**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.

13,130 covered square feet / 18,531 total lot square feet = 71 % proposed lot coverage  
N/A % maximum allowed lot coverage

Department of City Planning  
Office of Zoning & Development

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**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 attachment

55 Trinity Ave. S.W.  
Atlanta, GA

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 attachment

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

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 attachment



## Manchester 3

Variations Requested from BZA  
MR-4B Zoning  
June 20, 2018

Department of City Planning  
Office of Zoning & Development

V-18207  
JUN 20 2018

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

- A. Requesting a variation to reduce south side yard setbacks from 15 feet to 4 feet and allow windows within the side yard on all sides of the building.
- B. Requesting a variation to reduce (east) rear yard setbacks from 20 feet to 4 feet and allow windows within the rear yard on all sides of the building.
- C. Requesting a variation to reduce the north side yard setback from 15 feet to 0 feet and to allow windows within the side yard on all sides of the building.

### Variance A Description: Reduce south side yard setback

Section 16-35.010 (2) states that "MR-3, MR-4B and MR-5B: Minimum depth of 15 feet, except that the side yard may be reduced to zero feet when a residential use has no residential windows adjacent to such yard." For this particular lot, a setback of 4 feet and the ability to install windows on all sides of the building within that yard is requested for several of the buildings along the south edge of the property. This is to allow the building to have adequate light.

The exceptional conditions of the property are that the adjacent property to the north is owned by the same entity and is an already constructed phase of the same development. There is an alley that provides access to the proposed 9 buildings in the proposed phase and the new buildings will be adjacent to this alley. Essentially the south side yard functions more as a rear for the entire property and the scale of the buildings with or without windows will not interfere with the adjacent development.

Requiring the applicant to comply with the setback would cause a hardship by creating buildings that are compliant with the zoning intent, but not marketable due to insufficient natural light.

This parcel is unique on the block for its adjacent development, the combined zoning and shape, and other parcels do not share those aspects.

This variance if granted meets the intent of the Zoning Ordinance and does not cause detriment to the public good.

### Variance B Description: Reduce rear yard setback

Section 16-35.010 (3), referring to rear yard requirements, specifies that "MR-4 through MR-5A and MR-6: Minimum depth of 20 feet." For this particular lot, a rear yard of 4 feet is requested and to allow windows on all sides of the building within that yard. The site has already been granted a variance to the rear yard of 6 feet in case V-17-118.

The property is exceptional because it is adjacent to a long-term industrial use, and along that east edge of the property is a steep incline. The adjacent property will be roughly 10 feet below the proposed property. As such the difference in height both helps deflect sound and provides a visual break between the uses.



### Manchester 3

Variations Requested from BZA  
MR-4B Zoning  
June 20, 2018

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Atlanta, GA

Applying the current requirement would cause a hardship by creating a condition where some of the buildings would not have adequate space between them to function properly.

This parcel is unique on the block for its adjacent development, the combined zoning and shape, and other parcels do not share those aspects.

The reduced rear yard does not cause harm to the public good, and is consistent with the intent of the Zoning Ordinance for higher-density housing in MR-4B.

**Variance C Description: Reduce north side yard setback**

Section 16-35.010 (2) states that "MR-3, MR-4B and MR-5B: Minimum depth of 15 feet, except that the side yard may be reduced to zero feet when a residential use has no residential windows adjacent to such yard." For this particular lot, a setback of 0 feet is requested for several of the buildings along the north edge of the property that include windows. This is to accommodate windows on the front of the house. The north side yard has already been granted a variance to 0 feet in case V-17-118, but the ability to place windows in the setback was not explicitly varied.

The exceptional conditions of the property are that the adjacent property to the north is owned by the same entity and is an already constructed phase of the same development. There is an alley that provides access to the proposed 9 buildings in the proposed phase and the buildings with the requested 0 foot side yard will be adjacent to this alley.

Requiring the applicant to comply with the setback would cause a hardship by creating buildings that are compliant with the zoning intent, but not marketable due to insufficient natural light.

This parcel is unique on the block for its adjacent development, the combined zoning and shape, and other parcels do not share those aspects.

This variance if granted meets the intent of the Zoning Ordinance and does not cause detriment to the public good.

**AUTHORIZATION BY PROPERTY OWNER**

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

(Please print clearly. Must be the original document. A copy will not be accepted.)

I, JAMES W DONNELLY JR (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 2059 Manchester St. 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.

OWNER'S TELEPHONE NUMBER: 770 616 8419

Department of City Planning  
Office of Zoning & Development

*V-18-207*  
JUN 20 2018

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

*[Handwritten Signature]*

SIGNATURE OF OWNER

JAMES W DONNELLY, JR for HEDGEWOOD MANCHESTER INC  
PRINT NAME OF OWNER

NAME OF APPLICANT:

LAST NAME Fite-Wassilak FIRST NAME Alex, on behalf of TSW

ADDRESS 1389 Peachtree St. NE SUITE 200

CITY Atlanta STATE GA ZIP CODE 30309

APPLICANT'S TELEPHONE NUMBER: 404-873-6730 x129

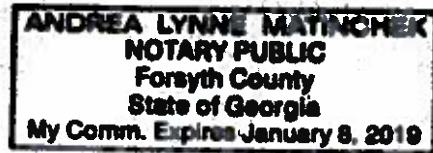
APPLICANT'S EMAIL ADDRESS: afitewassilak@tsw-design.com

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.

*[Handwritten Signature]*

NOTARY PUBLIC

June 19, 2018  
DATE



**FIRST AMERICAN TITLE INSURANCE COMPANY**  
**AMERICAN LAND TITLE ASSOCIATION**

File No.: A5414

Commitment No.: A5414

**Exhibit "A"**  
**Legal Description**

LEGAL DESCRIPTION (Per Deed Book 50055, Page 33):

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 50 OF THE 17<sup>TH</sup> DISTRICT, FULTON COUNTY, GEORGIA, BEING KNOWN AS LOT 26, PLAT OF SUBDIVISION OF ESTATE OF MRS. P. A. LIDDELL, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EASTERLY RIGHT-OF-WAY LINE OF MANCHESTER STREET (A 50-FOOT RIGHT-OF-WAY) WHICH IRON PIN IS LOCATED 194.83 FEET SOUTHERLY FROM THE INTERSECTION FORMED BY THE EASTERLY RIGHT-OF-WAY LINE OF MANCHESTER STREET WITH THE SOUTHERLY RIGHT-OF-WAY OF LIDDELL DRIVE, AS MEASURED ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MANCHESTER STREET; RUNNING THENCE NORTH 89°18'47" EAST A DISTANCE OF 280.00 FEET TO AN IRON PIN SET; RUNNING THENCE SOUTH 00°54'03" EAST A DISTANCE OF 65.00 FEET TO AN IRON PIN SET; RUNNING THENCE SOUTH 89°18'47" WEST A DISTANCE OF 280.00 FEET TO AN IRON PIN FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF MANCHESTER STREET; RUNNING THENCE NORTH 00°54'03" WEST ALONG AND FOLLOWING SAID RIGHT-OF-WAY LINE A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING; AS SHOWN ON PLAT OF SURVEY PREPARED FOR W AND W BEAN PRODUCT, INC. AND THE SUMMIT NATIONAL BANK BY SOLAR LAND SURVEYING COMPANY, CERTIFIED BY JOHN W. STANZILLIS, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2109, DATED APRIL 6, 1995; AND BEING IMPROVED PROPERTY KNOWN AS 2059 MANCHESTER STREET, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING STREETS AND ROADS IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA.

Department of City Planning  
Office of Zoning & Development

V-18-207  
JUN 20 2007

65 Trinity Ave. S.W.  
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Atlanta, GA



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

*Handwritten signature in blue ink*

Application: V-18-207  
Application Type: Planning/BZA/Special Exception/NA  
Address: 2059 MANCHESTER ST NE, ATLANTA, GA 30324  
Owner Name: WANG ERIC Y ET AL  
Owner Address:  
Application Name: 2059 MANCHESTER ST NE

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
586878		\$500.00	06/20/2018	BSIMMONS		

Owner Info.: WANG ERIC Y ET AL

Work Description: APPLICANT SEEKS A VARIANCE FROM THE ZONING REGULATIONS TO REDUCE THE SOUTH SIDE YARD SETBACK FROM 15FT (REQUIRED) TO 4FT AND REDUCE THE EAST REAR YARD SETBACK FROM 20 FT (REQUIRED) TO 4FT, AND TO ALLOW WINDOWS WITHIN THE SIDE YARD ON ALL SIDES OF THE BUILDING, TO ALLOW FOR THE CONSTRUCTION OF A NEW MULTI-FAMILY DEVELOPMENT.

CITY OF ATL BLDG PERMI  
55 TRINITY AVE STE 1350  
ATLANTA, GA 30303

06/20/2018 15:45:28  
CREDIT CARD  
AMEX SALE

Card #: XXXXXXXXXXXX2010  
Chip Card: AMERICAN EXPRESS  
AID: A000000025010801  
ATC: 0055  
TC: F1D2829D09CF6C2C  
SEQ #: 22  
Batch #: 359  
INVOICE: 22  
Approval Code: 884167  
Entry Method: Chip Read  
Mode: Issuer

SALE AMOUNT \$500.00

Department of City Planning  
Office of Zoning & Development

V-18-207  
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Atlanta, GA

CUSTOMER COPY

GENERAL NOTES:

- 1: Omitted
- 2: This plot is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plot has been prepared for the exclusive use of the person(s) or entities named hereon.

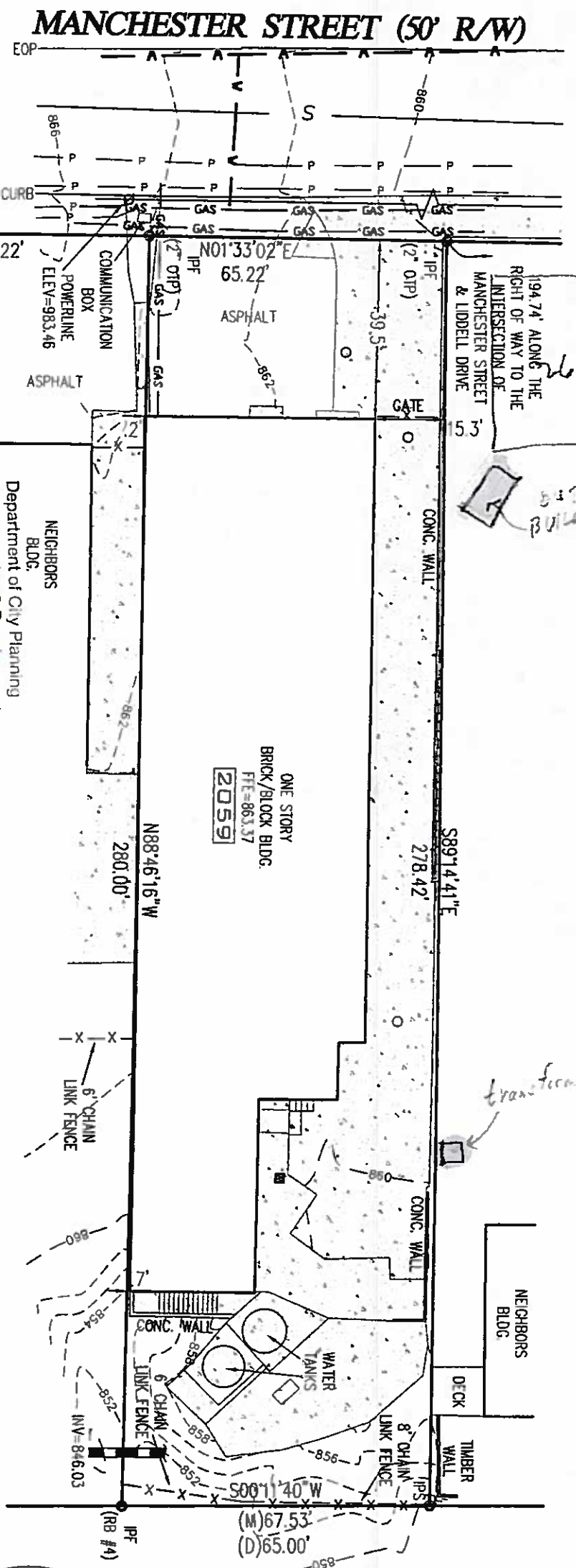
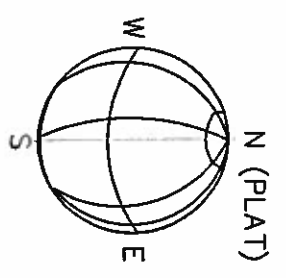
REFERENCE DB 50055 PG 34  
 ALTA/ACSM SURVEY  
 FOR SILVER CREEK REDEVELOPMENT  
 COMPANY & FIDELITY NATIONAL TITLE  
 INSURANCE COMPANY BY MCCLUNG  
 SURVEYING SERVICES, INC. DATED 5/15/2014

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN  
 A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF  
 FULTON COUNTY 13121C0261G DATED SEPTEMBER 18, 2013

ZONING: I-1-C  
 IMPERVIOUS SURFACES:  
 CONCRETE = 6,411 SQ. FT.  
 BUILDING = 8,655 SQ. FT.  
 ASPHALT = 1,540 SQ. FT.  
 WALLS = 110 SQ. FT.  
 TOTAL IMPERVIOUS = 16,716 SQ. FT. (90.2%)  
 TOTAL LOT = 18,531 SQ. FT.

LEGEND

- ⊗ EOP EDGE OF PAVEMENT (CURB)
- ⊙ PP POWER POLE
- ⊖ R/W RIGHT OF WAY
- ⊙ PF IRON PIN FOUND
- ⊙ IPS 1/2" REBAR SET
- ⊙ SW SIDE WALK
- CLEANOUT
- ⊖ OHP OVERHEAD POWER
- ⊙ FH FIRE HYDRANT
- ⊙ CB CATCH BASIN
- ⊙ MH MANHOLE
- ⊙ WM WATER METER
- ⊙ WV WATER VALVE
- ⊙ GV GAS VALVE
- ⊙ GM GAS METER
- ⊙ LP LIGHT POLE
- ⊙ CONCRETE PAD



FOR  
 DEKALB SURVEYS, INC.  
 407 W. PONCE DE LEON  
 SUITE B  
 DECATUR, GEORGIA 30030  
 404.373.9003

NEIGHBORS  
 BLDG.  
 Department of Zoning & Development  
 Office of Zoning & Development  
 V-18704  
 JUN 20 2018

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

FIELD DATA:  
 DATE OF FIELD SURVEY 5-17-2015  
 THE CALCULATED POSITIONAL TOLERANCE  
 BASED ON REDUNDANT LINEAR  
 MEASUREMENTS OF OBSERVED POSITIONS  
 WAS FOUND TO BE 0.015 FEET.  
 EQUIPMENT:  
 ELECTRONIC TOTAL STATION

NORTH PROPERTY LINE IS BEARING BASIS  
 FROM ALTA/ACSM ASBUILT SURVEY FOR  
 SILVER CREEK REDEVELOPMENT COMPANY  
 & FIDELITY NATIONAL TITLE INSURANCE  
 COMPANY BY MCCLUNG SURVEYING  
 SERVICES, INC. DATED 5/15/2014  
 TOTAL AREA: 18,531 SQ. FT. 0.43 AC  
 CALCULATED PLAT CLOSURE: 1:155,945

SURVEY DATA:

TYPE OF SURVEY: TOPOGRAPHIC  
 SOURCE OF TITLE DESCRIPTION FOR  
 SUBJECT PROPERTY: DB 50055 PG 34  
 PROPERTY OWNER AT TIME OF SURVEY:  
 DAVID C. & PHILLIP WANG  
 PARCEL NUMBER 17 0050 0003 0182

ALTA/ACSM SURVEY FOR  
 HEDGEWOOD HOMES  
 LOT 26, PLAT OF SUBDIVISION OF ESTATE OF MRS. P.A. LIDDELL

2059 MANCHESTER STREET

CITY OF ATLANTA, FULTON COUNTY, GEORGIA

LAND LOT 50, DIST 17  
 DATE: MAY 19, 2016



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE  
 TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN  
 GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE  
 RULES OF THE GEORGIA BOARD OF REGISTRATION FOR  
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND  
 AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A.  
 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67,  
 43-15-4, 43-15-6, 43-15-19, 43-15-22.

COPY RIGHT 2016-THIS 11 X 17  
 DRAWING AND REPRODUCTIONS  
 ARE THE PROPERTY OF THE  
 SURVEYOR AND MAY NOT BE  
 REPRODUCED, PUBLISHED OR USED  
 IN ANY WAY WITHOUT THE  
 WRITTEN PERMISSION OF THIS  
 SURVEYOR



**GENERAL NOTES**

1. THE DATA ON THIS SET OF CONSTRUCTION DOCUMENTS IS SHOWN TO RELATE BASIC DESIGNS INTENT AND FRAMING DETAILS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A STRUCTURALLY SOUND AND WEATHER PROOF FINISHED PRODUCT. THE GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY ISSUES AND SPECIFIC ITEMS WHICH ARE PERCEIVED AS POTENTIAL DISCREPANCIES PRIOR TO START OF CONSTRUCTION.
2. THE STRUCTURAL DATA SHOWN ON THE PLANS IS FOR REFERENCE ONLY. THE GENERAL CONTRACTOR SHALL HAVE A LICENSED STRUCTURAL ENGINEER REVIEW ALL STRUCTURAL ELEMENTS SUCH AS JOIST SIZE AND SPACING, BEAM AND HEADER SIZES, BEAM CONNECTIONS, ETC.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK AND CONSTRUCTION MEETS OR EXCEEDS ALL APPLICABLE CODES AS PER THE LOCAL JURISDICTION.
4. WINDOW SIZES INDICATED ON THE PLAN ARE NOTED BY GENERIC FRAME SIZES. THE GENERAL CONTRACTOR SHOULD NOTIFY THE DESIGNER IF A SPECIFIED SIZE IS NOT AVAILABLE.
5. REFER TO FLOOR PLANS AND/OR EXTERIOR ELEVATIONS FOR WINDOW TYPES.
6. THE GENERAL CONTRACTOR SHALL ENSURE THAT PRE-FAB FIREPLACE & FLUE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES.
7. THE GENERAL CONTRACTOR SHALL COORDINATE UTILITY SERVICE (GAS, WATER, SELEC. ETC) REQUIREMENTS WITH THE OWNER.
8. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION OF THE UTILITY METERS WITH LOCAL UTILITY PROVIDER. TO BE LOCATED AWAY FROM THE PROMINENT VIEW.
9. THE GENERAL CONTRACTOR SHALL CONSULT AND COORDINATE WITH THE OWNER AND PLANS FOR ALL BUILT IN REQUIREMENTS INCLUDING SHELVING, CLOSETS, PANTRY, ETC.

\* SPRINKLERS NOT NEEDED \*  
OCCUPANCY CLASS R-3  
CONSTRUCTION TYPE 5-B

# HEDGEGWOOD HOMES

**DESIGNED AND BUILT BY:**  
HEDGEGWOOD HOMES  
2974 Hardman Ct. N.E.  
Atlanta, GA 30305  
770.616.8479  
dondonnelly@hedgewoodhomes.com

**CONTACT LIST:**  
DESIGN DEPARTMENT:  
Lyndsy Woods  
lwoods@hedgewoodhomes.com

**BUILDING DEPARTMENT:**  
Pat Kurck  
pkurck@hedgewoodhomes.com



## LOT 106 LOT 105

# MANCHESTER PHASE III

## LOTS 105-106

2067 MANCHESTER STREET N.E. - ATLANTA - GA

65 Trinity Ave. S.W.  
Ste. 3050  
Atlanta, GA

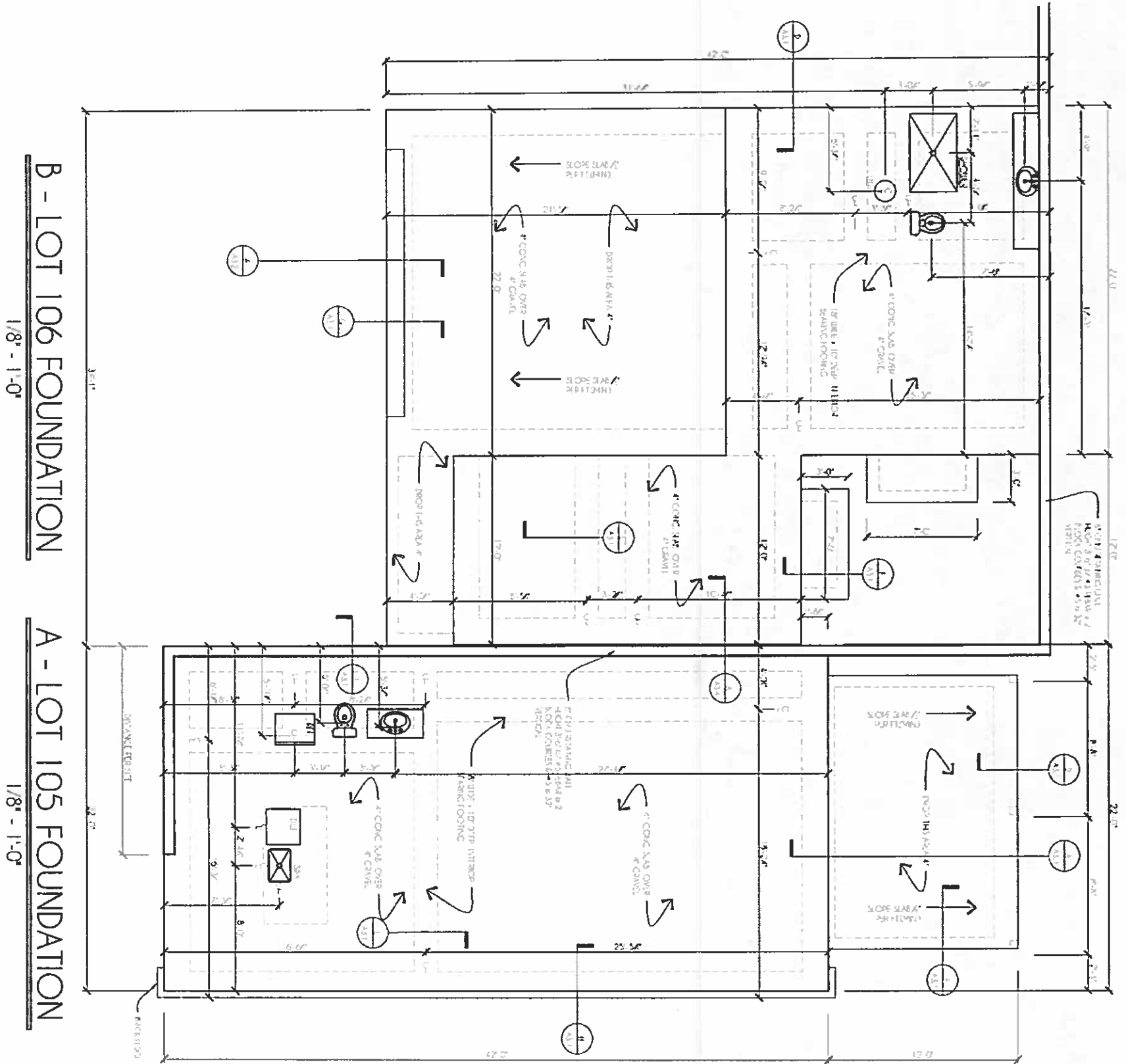
Department of City Planning  
Office of Zoning & Development  
V-18-207  
JUN 20 2018

**SHEET INDEX**

- T1.0 COVER SHEET
- A1.0 FOUNDATION PLANS
- A1.1 MAIN & LOWER LEVEL PLAN
- A1.2 UPPER & MAIN LEVEL PLAN
- A1.3 UPPER & ROOF OVERVIEW PLAN
- A1.4 ROOF PLANS
- A2.0 ELEVATIONS
- A2.1 ELEVATIONS
- A2.2 ELEVATIONS
- A3.0 DETAILS
- A3.1 DETAILS
- A3.2 DETAILS
- A3.3 DETAILS
- A3.4 DETAILS

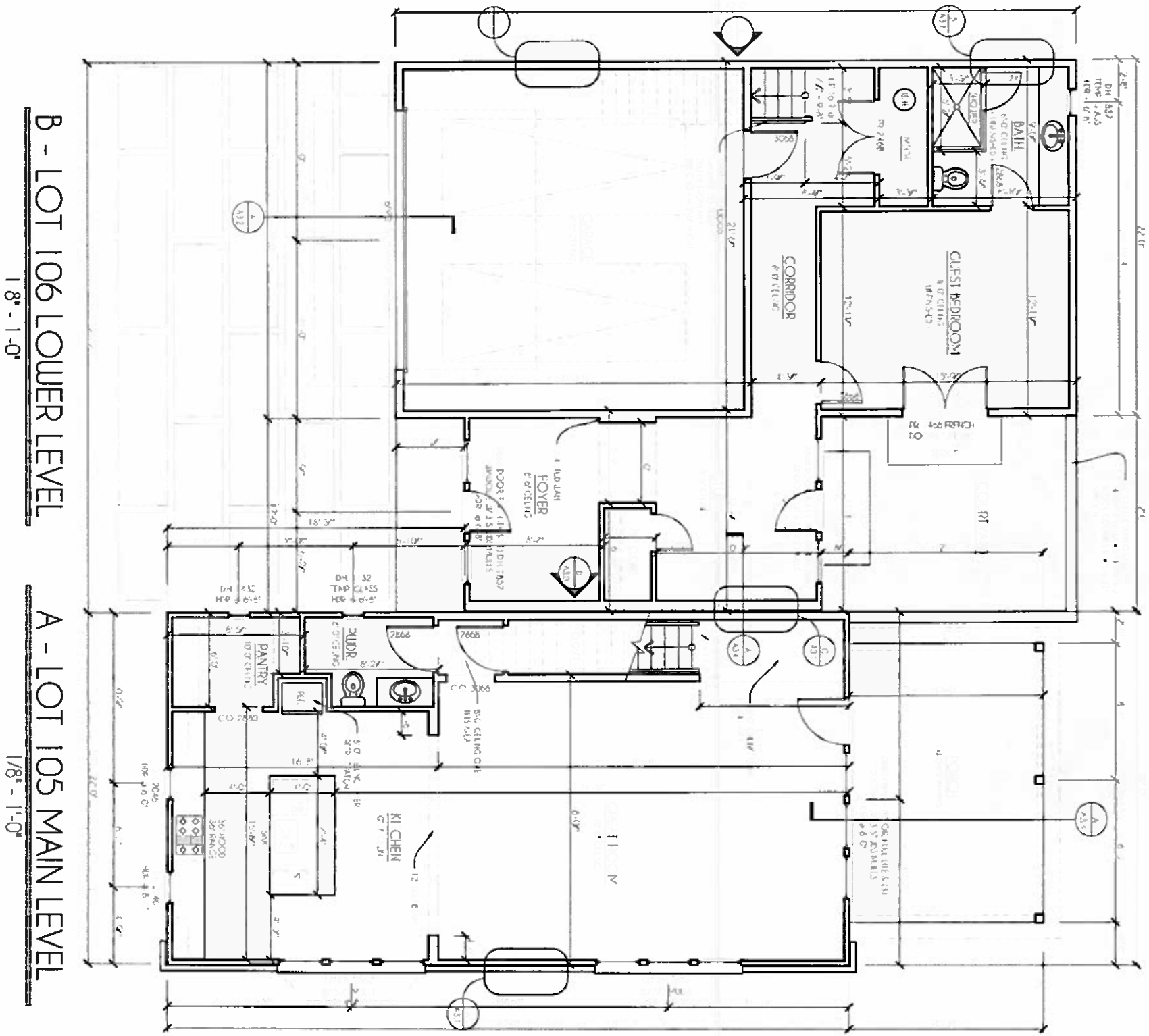
**SQUARE FOOTAGES**

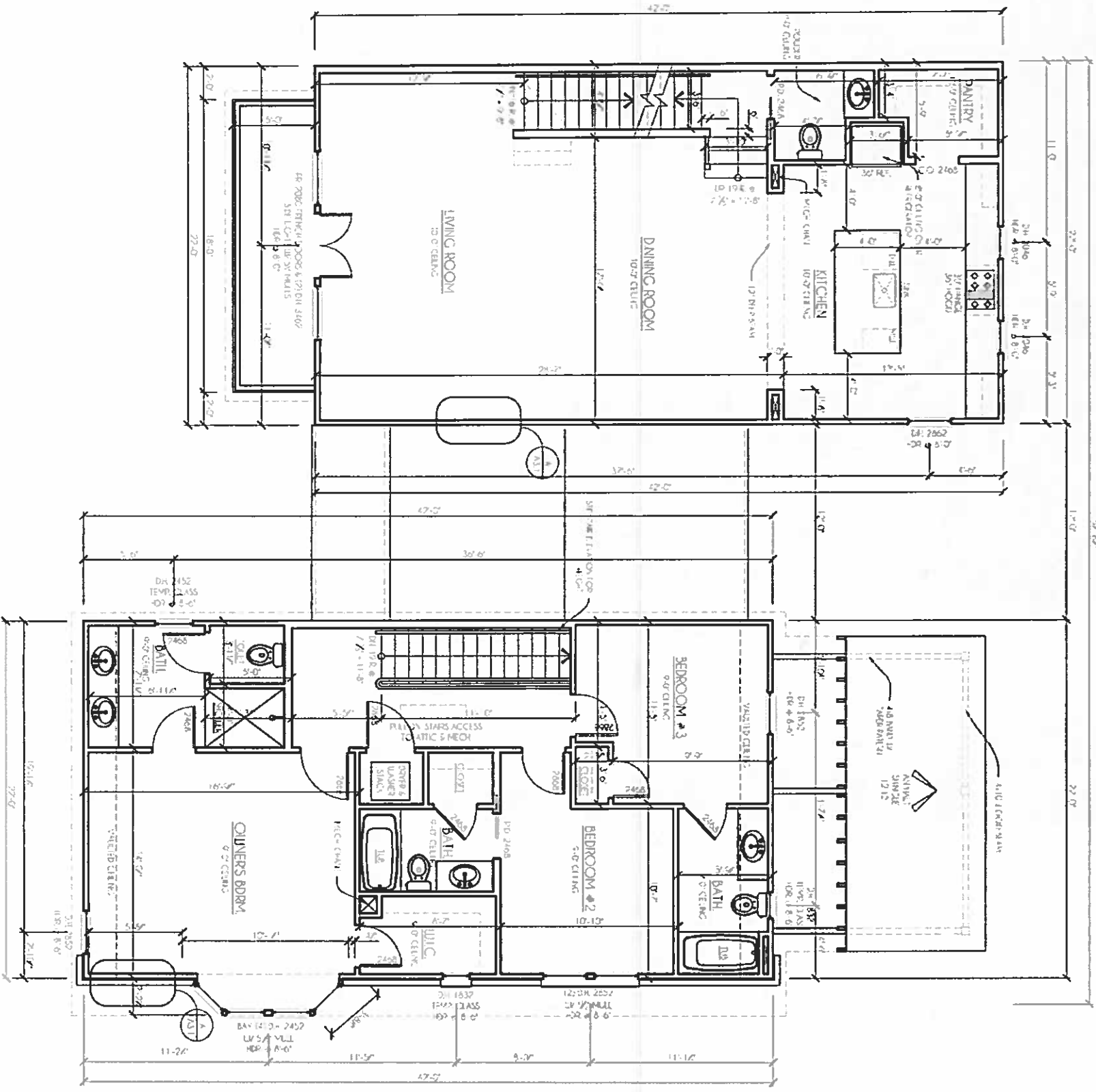
LOT 105		LOT 106	
HEATED		HEATED	
MAIN LVL.	978 S.F.	MAIN LVL.	724 S.F.
UPPER LVL.	991 S.F.	UPPER LVL.	924 S.F.
TOTAL HTD.	1969 S.F.	TOTAL HTD.	2572 S.F.
UNHEATED		UNHEATED	
GARAGE	0 S.F.	GARAGE	460 S.F.
COV. AREAS	0 S.F.	COV. AREAS	52 S.F.
PORCHES	200 S.F.	PORCHES	90 S.F.
TOTAL UNHTD.	200 S.F.	TOTAL UNHTD.	602 S.F.



**B - LOT 106 FOUNDATION**  
1/8" - 1'-0"

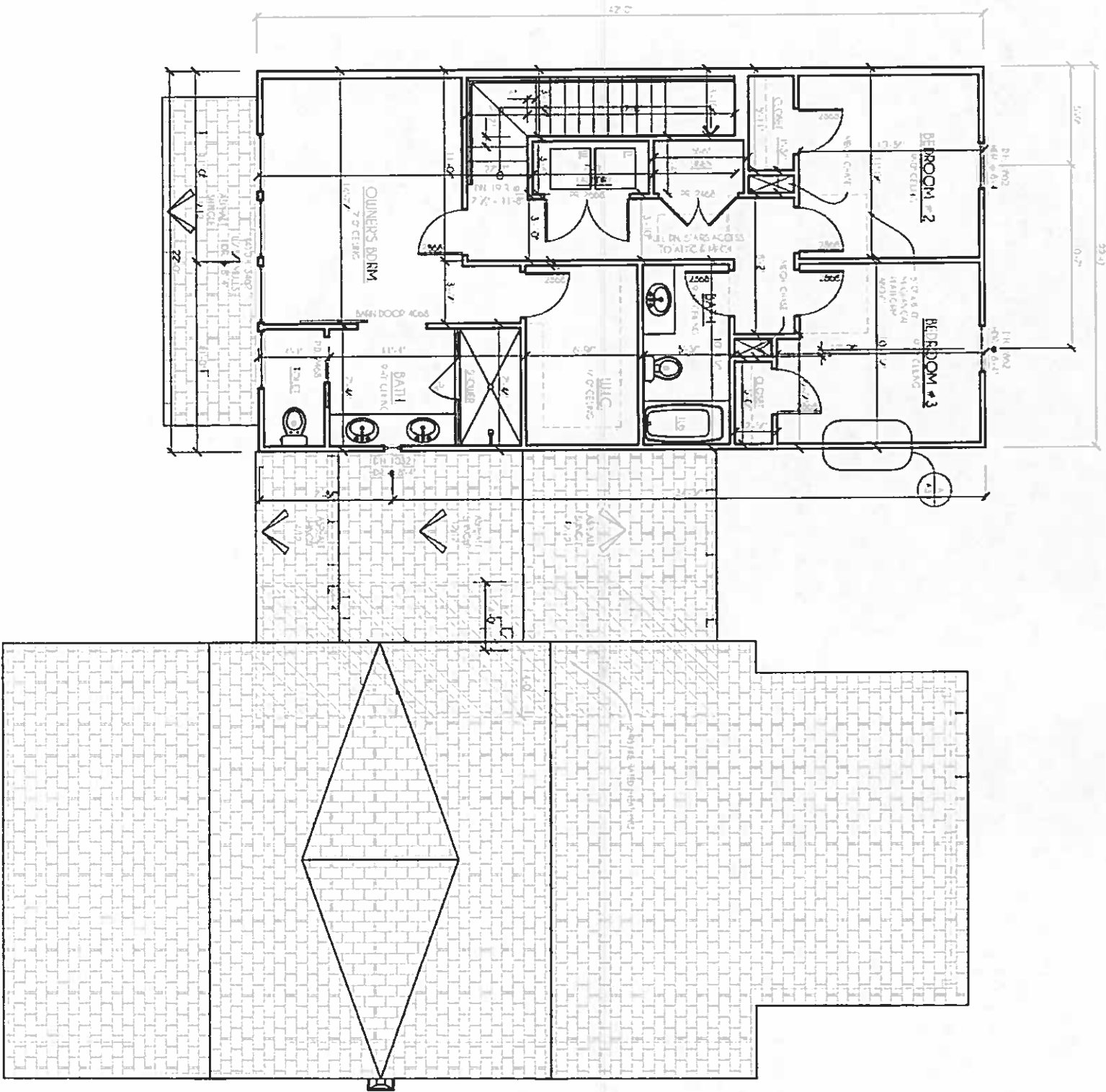
**A - LOT 105 FOUNDATION**  
1/8" - 1'-0"





B - LOT 106 MAIN LEVEL  
1/8" = 1'-0"

A - LOT 105 UPPER LEVEL  
1/8" = 1'-0"



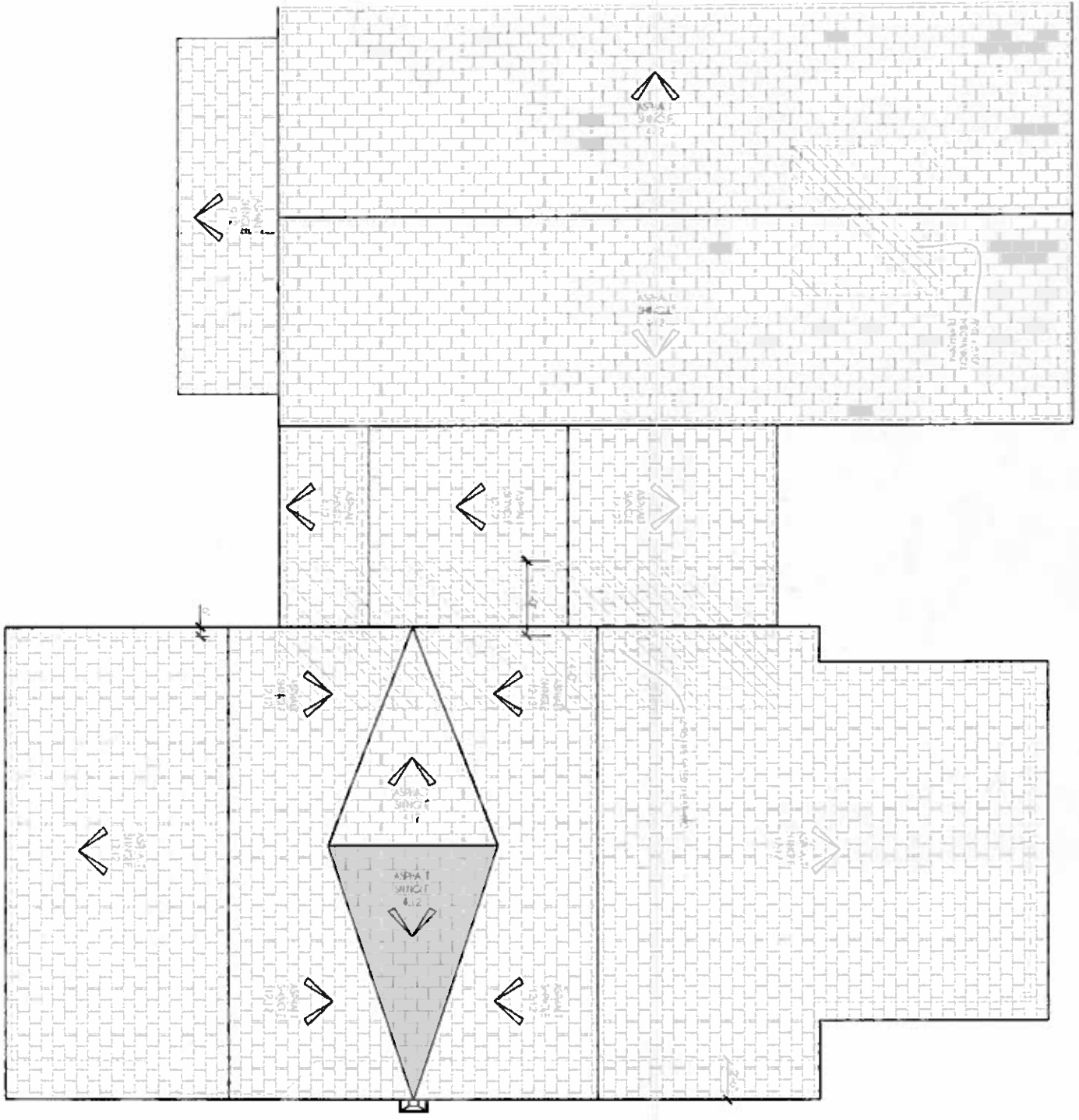
B - LOT 106 UPPER LEVEL

1/8" = 1'-0"

A - LOT 105 ROOF OVERVIEW

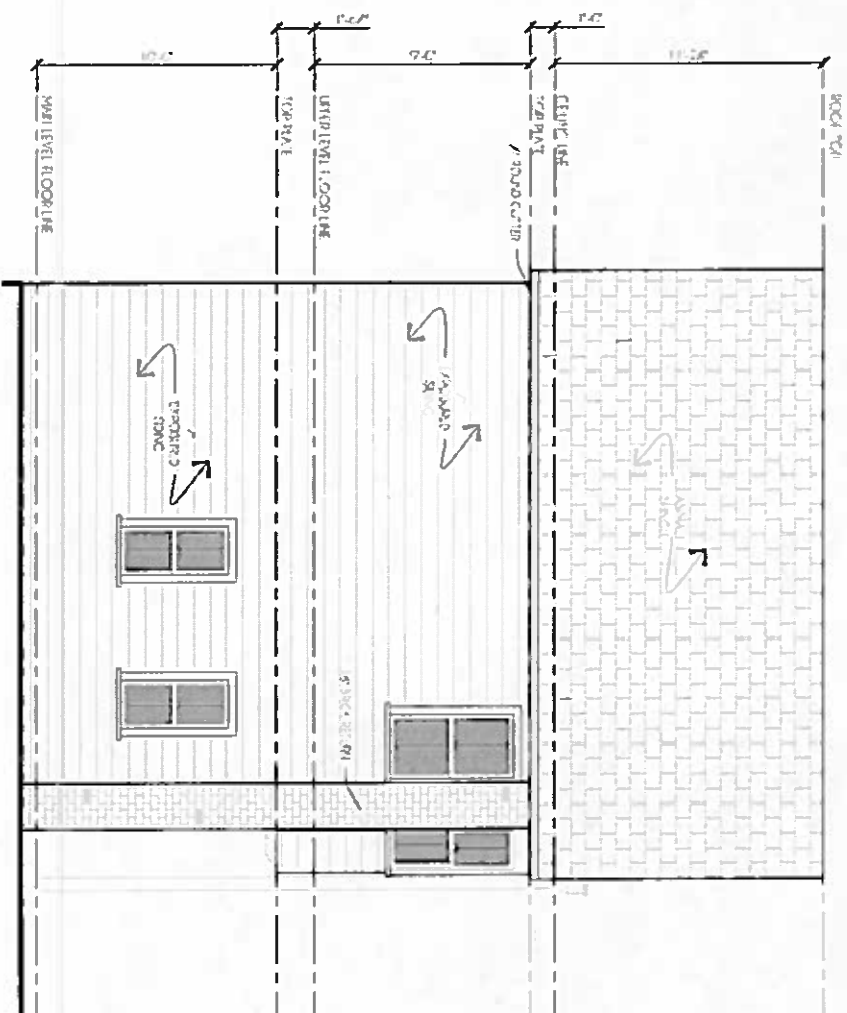
1/8" = 1'-0"



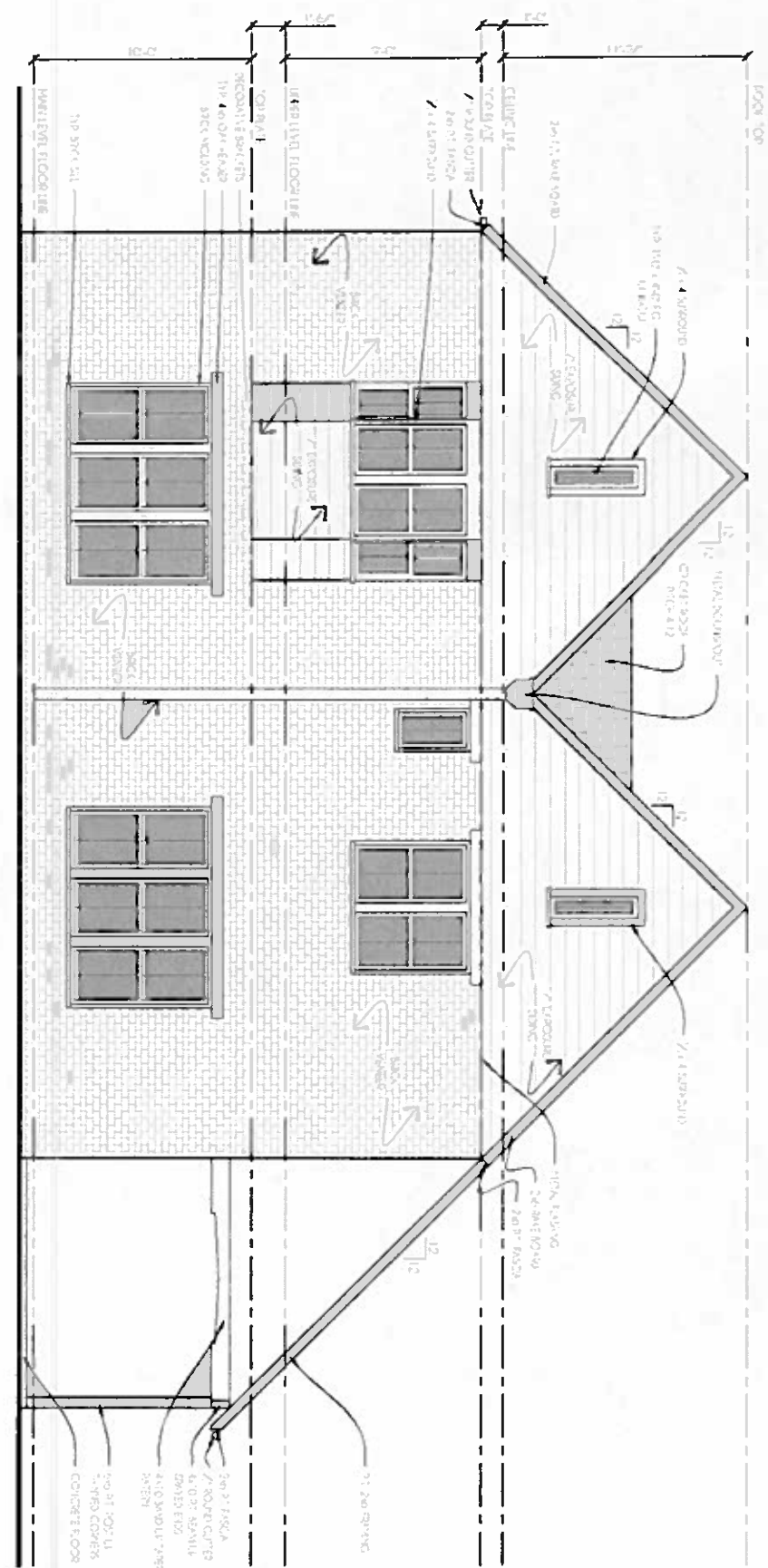


**B - LOT 106 ROOF PLAN**  
1/8" = 1'-0"

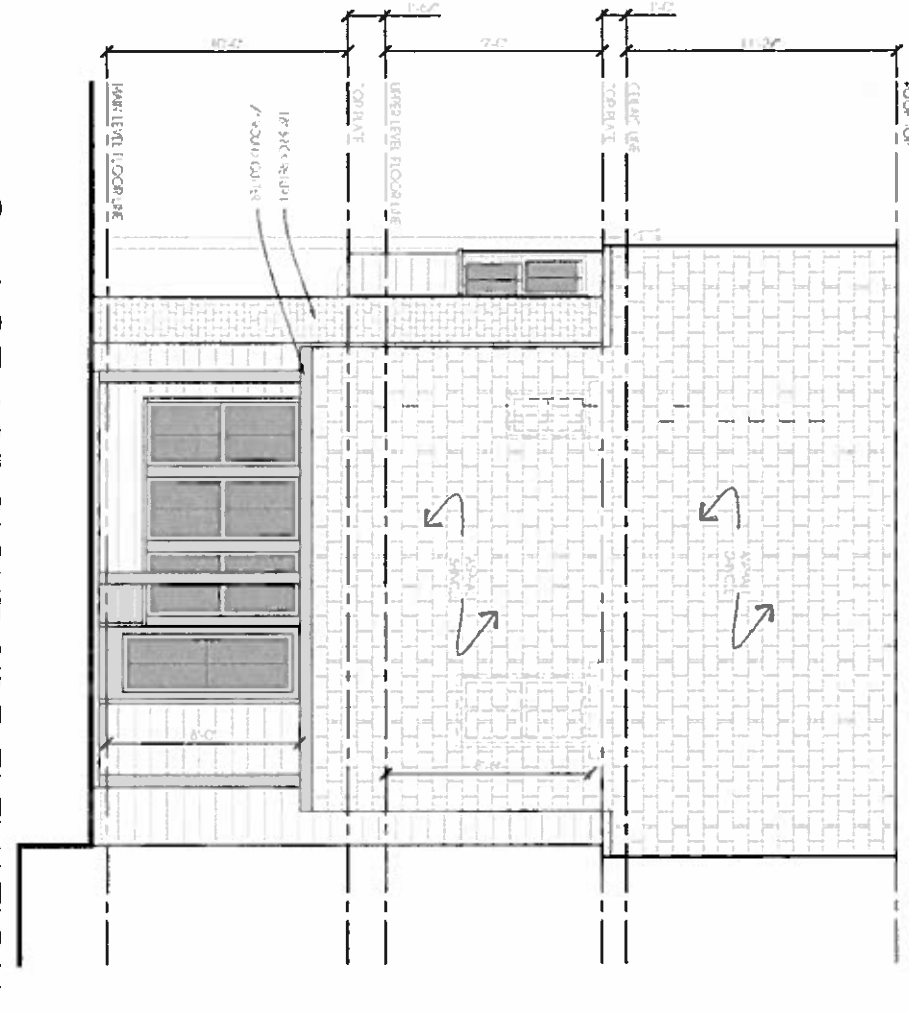
**A - LOT 105 ROOF PLAN**  
1/8" = 1'-0"



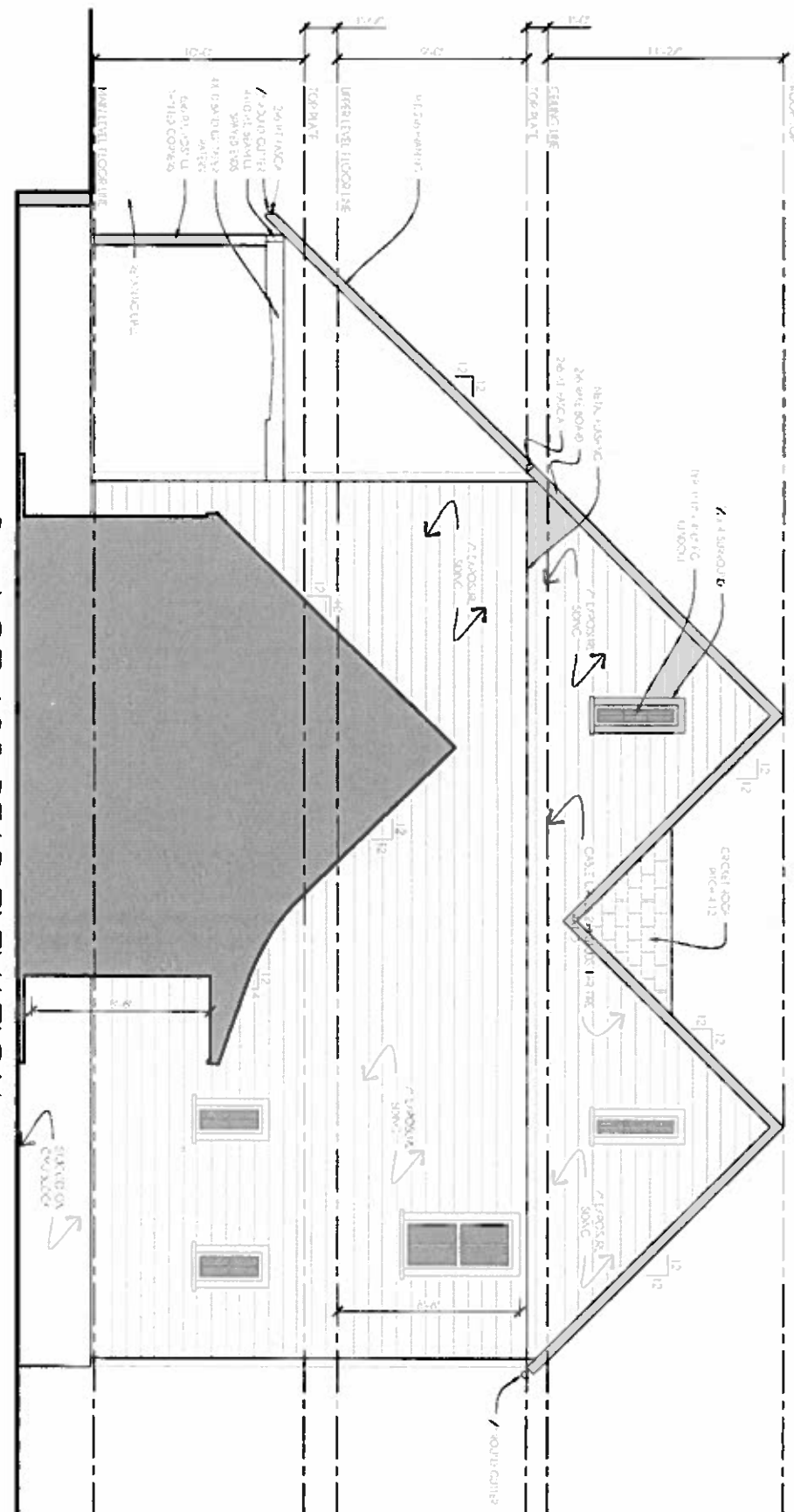
A - LOT 105 LEFT SIDE ELEVATION  
1/8" = 1'-0"



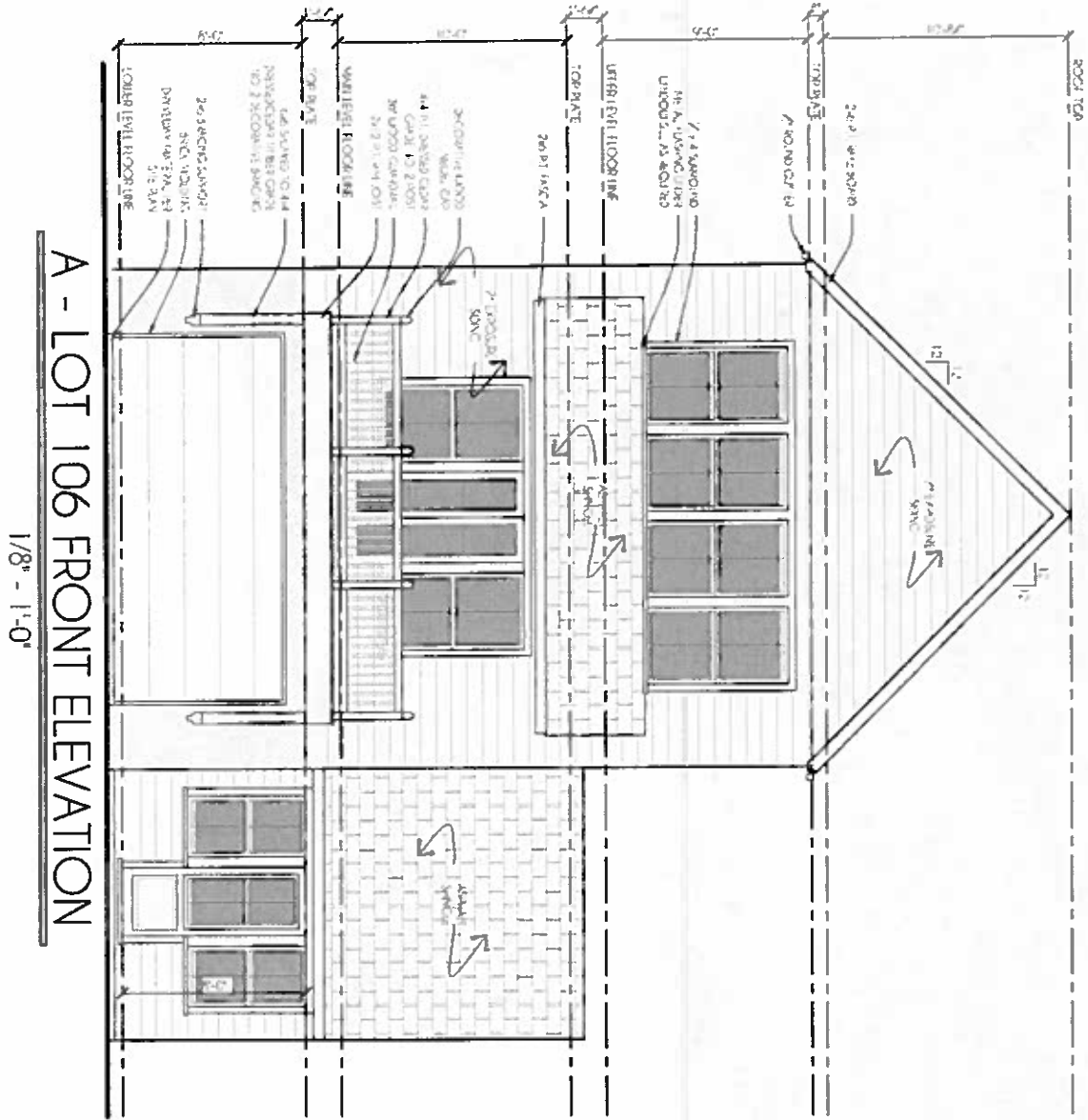
B - LOT 105 FRONT ELEVATION  
1/8" = 1'-0"



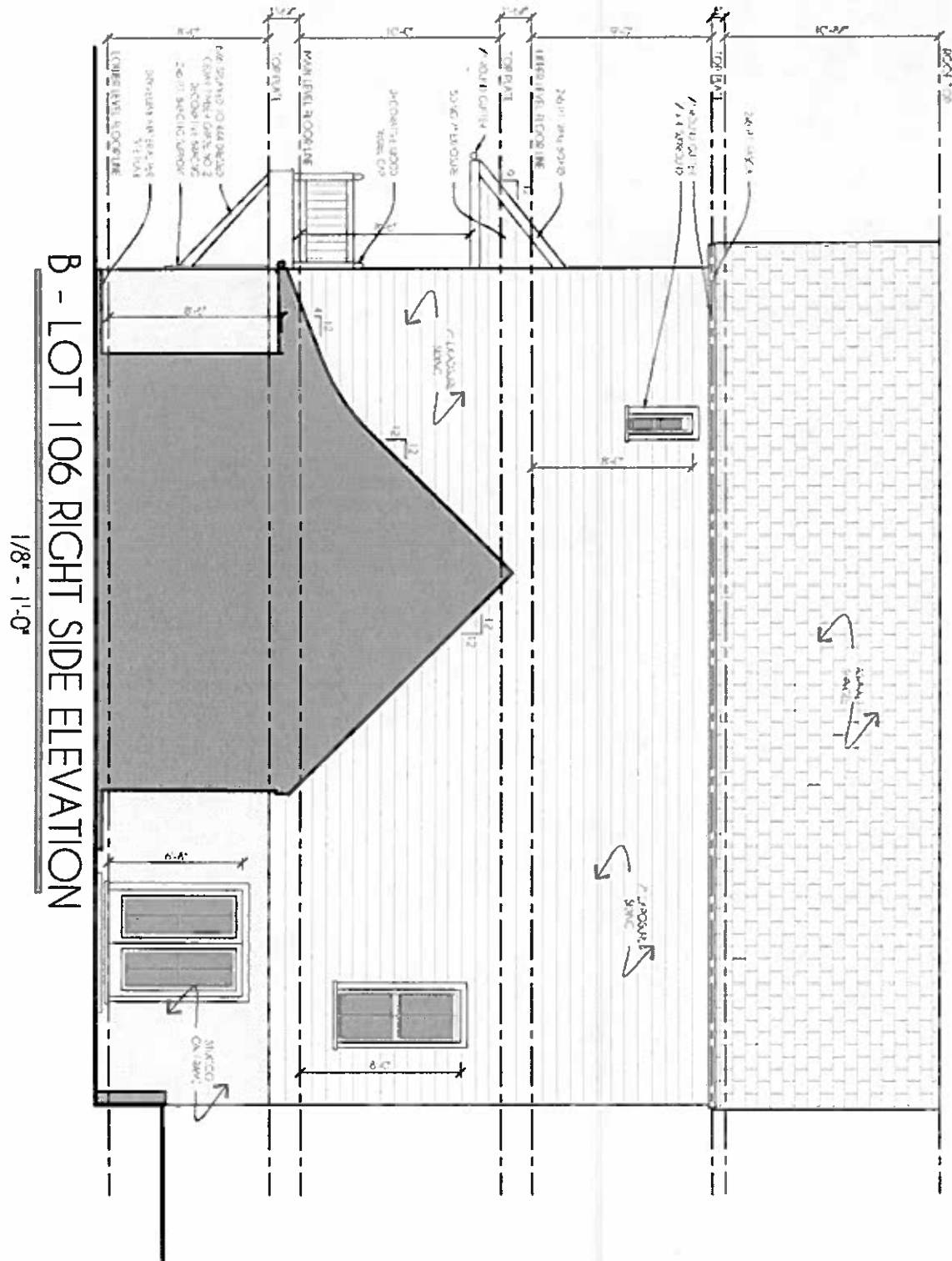
C - LOT 105 RIGHT SIDE ELEVATION  
1/8" = 1'-0"



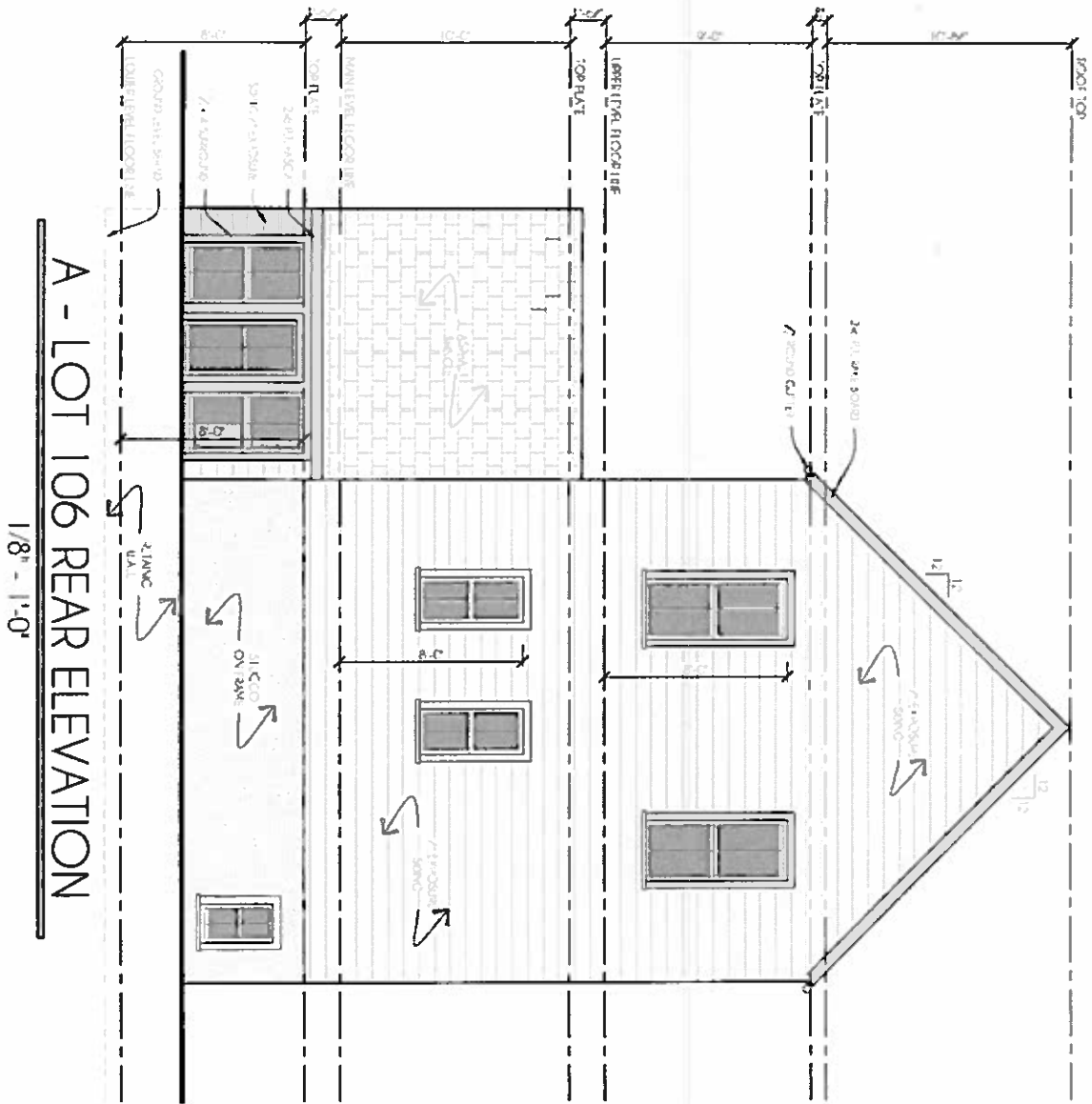
D - LOT 105 REAR ELEVATION  
1/8" = 1'-0"



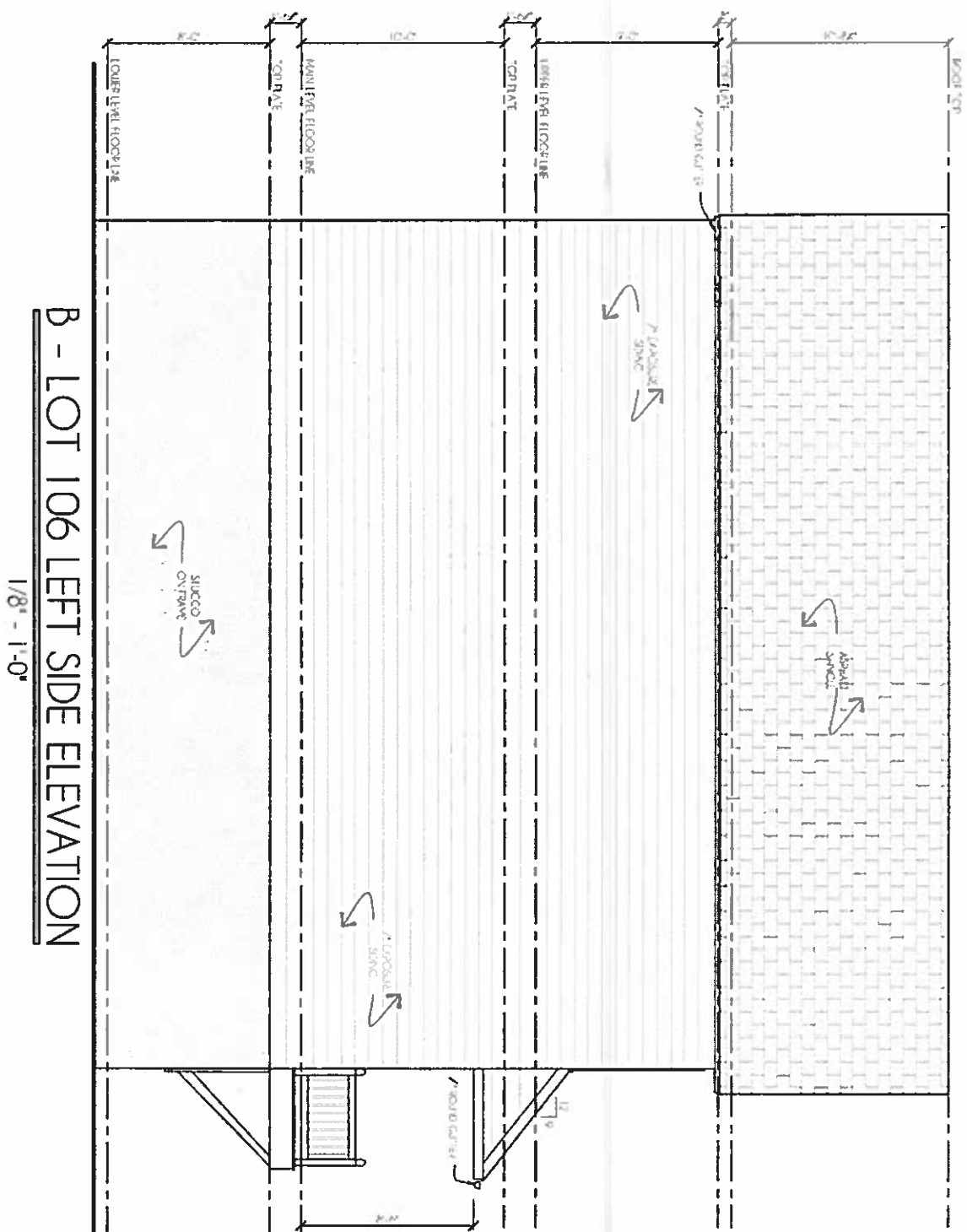
A - LOT 106 FRONT ELEVATION  
1/8" = 1'-0"



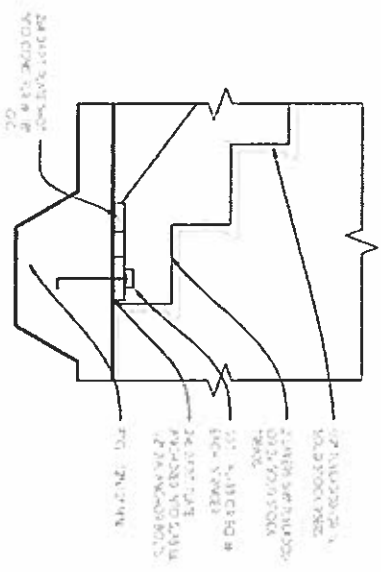
B - LOT 106 RIGHT SIDE ELEVATION  
1/8" = 1'-0"



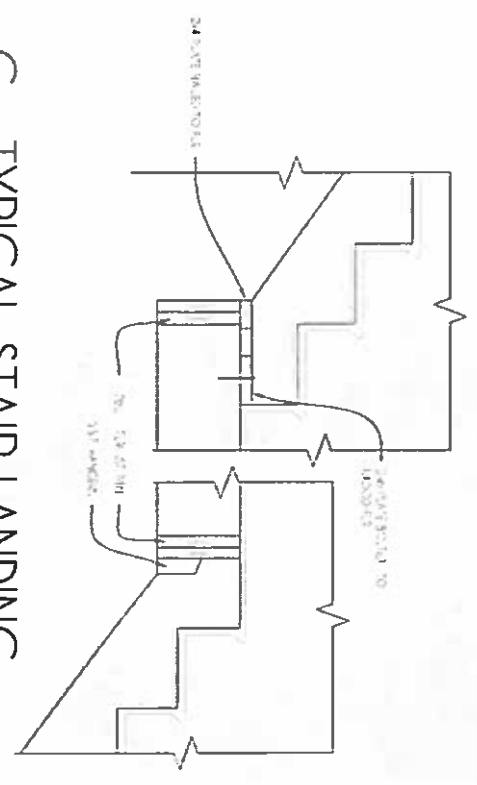
A - LOT 106 REAR ELEVATION  
1/8" = 1'-0"



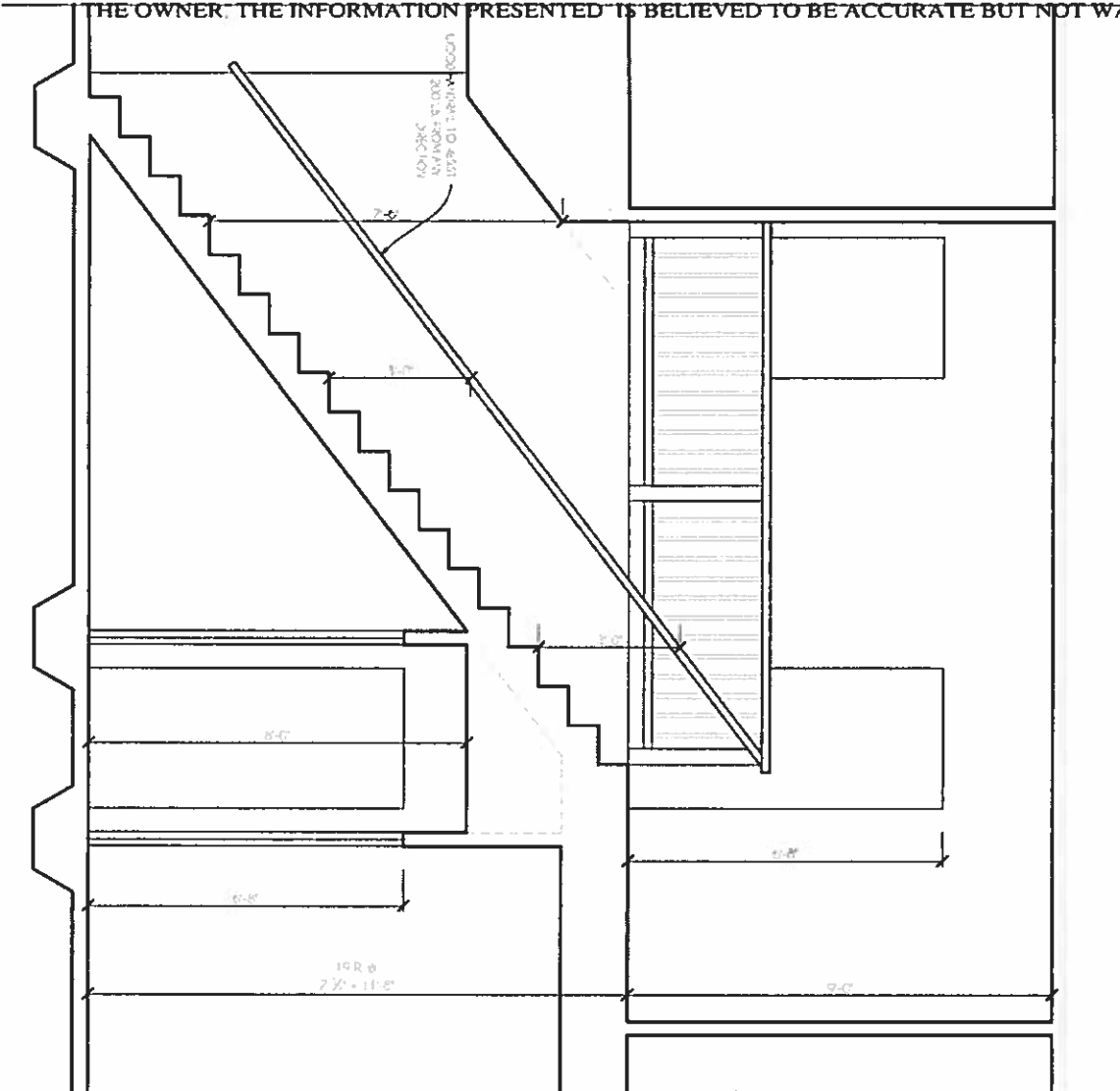
B - LOT 106 LEFT SIDE ELEVATION  
1/8" = 1'-0"



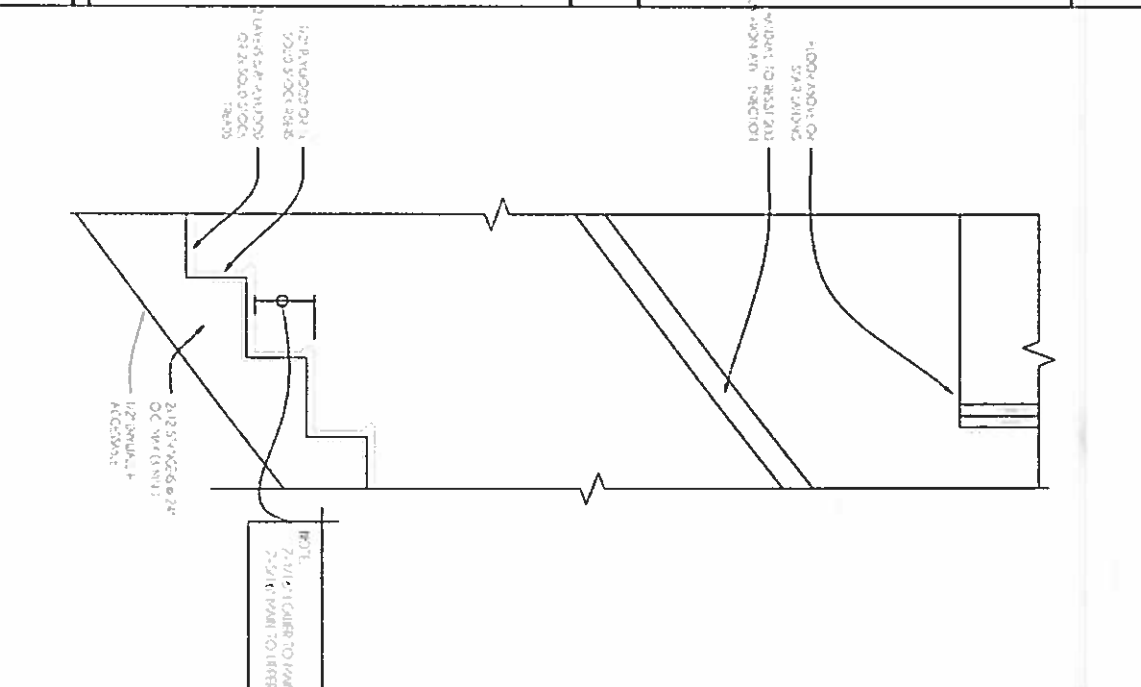
B - TYP. INT. STAIR DETAIL @ SLAB  
1/2" - 1'-0"



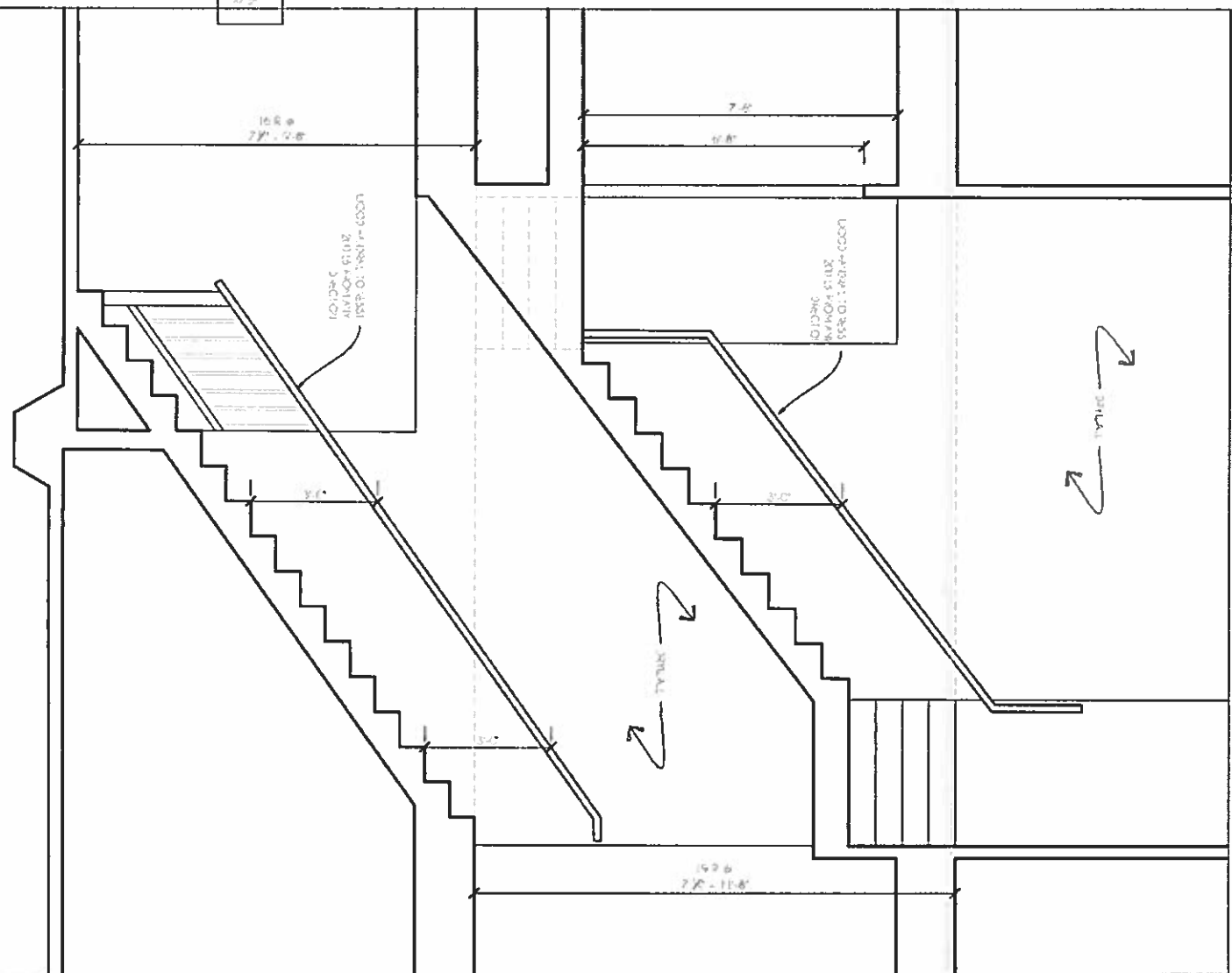
C - TYPICAL STAIR LANDING  
1/4" - 1'-0"



D - STAIR ELEVATION LOT 105  
1/4" - 1'-0"



A - TYP. INT. STAIR DETAIL  
1/2" - 1'-0"



D - STAIR ELEVATION LOT 106  
1/4" - 1'-0"