



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-18-225**

DATE ACCEPTED **07/11/2018**

NOTICE TO APPLICANT

Address of Property:

781 San Antonio DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, September 6, 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,

YO, for Director, Office of Zoning and
Development

Stacey Rainwater



Office of Planning

JUL 11 2018

CITY OF ATLANTA

Office of Buildings - Zoning Division
55 TRINITY AVENUE, SUITE 3900
Atlanta, Georgia 30303
404-330-6175

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-18-225

NPU F DATE FILED _____

1. _____
Stacey Rainwater
Name of Applicant

BUILDING PERMIT AUTHORIZING

Detached garage

at 781 San Antonio DR NE 17th/52
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: (1) reduce the required eastern side yard setback from 7 feet to 3 feet: (2) reduce the required rear yard setback from 15 feet to 3 feet - to erect a detached garage.

Applicant seeks no other variances or exceptions at this time.

A Complete Plan Review Was Not Conducted
1982 ZONING ORDINANCE, AS AMENDED

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

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Scott A Haeberlin 7-11-18
Plan Reviewer Date

Stacey Rainwater 7/11/18
Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Office of Planning

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

JUL 11 2018

Variance	X
Special Exception	
Variance & Special Exception	

55 Trinity Ave. S.W.
St. 31302
Atlanta, GA

Date Filed 7/11

Application Number V-18-225

Name of Applicant Stacey Rainwater Daytime Phone 678.894.5044

Company Name (if applicable) Survey Systems email stacey@surveysatlanta.com

Address 2156 West Park Ct Stone Mountain GA 30087
street city state zip code

Name of Property Owner Brian Wainwright Phone _____

Address 781 San Antonio Dr Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 781 San Antonio Dr Atlanta GA 30306
street city state zip code

Area: 7,880 Land Lot: 52 District: 17th, Fulton County, GA.

Property is zoned: R-4, Council District: 6, Neighborhood Planning Unit (NPU): _____

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.



Stacey Rainwater
Owner or Agent for Owner (Applicant)

Brian Wainwright
Print Name of Owner

Sworn To And Subscribed Before Me This 11th Day Of July 2018.

June Carpenter
NOTARY PUBLIC

V-18-225

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.").

rebuilding and expanding existing garage.

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.

7880 covered square feet / 49.2 total lot square feet = _____ % proposed lot coverage
_____ % maximum allowed lot coverage

Office of Planning

JUL 11 2018

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)? retaining wall prevents the expansion of the garage in any other place.

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? this project would not create any unnecessary hardship, but would only be positive for the property and all surrounding properties.

3) What conditions are peculiar to this particular piece of property? the retaining wall prevents the expansion of the proposed garage.

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 proposed garage would not cause substantial detriment and would only be a positive outcome for the neighborhood and surrounding properties.



SURVEY SYSTEMS ATLANTA
657 Lake Drive
Snellville, GA 30039
770-558-7895
stacey@surveysatlanta.com
Gail@surveysatlanta.com

July 11, 2018

REQUEST FOR VARIANCE: We are requesting a variance for the expansion of the garage at 871 San Antonio Dr. The retainer wall is preventing the ability to expand, in any direction. We are also asking to reduce the rear setback line from 15 feet to 3 feet, and the side yard setback line from 7 feet to 3 feet.

Thank you for your consideration.

Kindest Regards

A handwritten signature in blue ink that reads "Stacey Rainwater". The signature is fluid and cursive.

Stacey Rainwater
Gail Mooney

Office of Planning

JUL 11 2018

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

V-18-225

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, Brian Wainwright (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 781 San Antonio Drive (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: _____

Office of Planning

Brian Wainwright
SIGNATURE OF OWNER

JUL 11 2018

Brian Wainwright
PRINT NAME OF OWNER

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

NAME OF APPLICANT:

LAST NAME Rainwater FIRST NAME Stacey
ADDRESS 2156 West Park Ct SUITE D
CITY Stone Mountain STATE GA ZIP CODE 30087

APPLICANT'S TELEPHONE NUMBER: 678.894.5044

APPLICANT'S EMAIL ADDRESS: stacey@surveysatlanta.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.

June Carpenter
NOTARY PUBLIC

7/11/18
DATE



RECEIPT

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

Application: V-18-225
Application Type: Planning/BZA/Variance/NA
Address: 781 SAN ANTONIO DR NE, ATLANTA, GA 30306
Owner Name: DE PALMA PETER J
Owner Address:
Application Name:

Receipt No.	590457					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Credit Card		\$100.00	07/11/2018	PAMITCHELL		

Owner Info.: DE PALMA PETER J

Work Description: Applicant seeks a variance from the zoning regulation to: (1) reduce the required eastern side yard setback from 7 feet to 3 feet: (2) reduce the required rear yard setback from 15 feet to 3 feet- to erect a detached garage.