NOTICE TO APPLICANT

Address of Property:
1104 Zimmer DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, November 1, 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 Naibone
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,

[Signatures]

LM, for Director, Office of Zoning and Development

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-18-282

NPU F DATE FILED 5 Sept 2018

Wright Gardner
Name of Applicant

BUILDING PERMIT AUTHORIZING

Addition

at 1104 Zimmer Drive 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 feet in order to construct an addition to the front of an existing single family residence.

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 16 Section 16-06.008 Paragraph (1)

Chapter Section Paragraph

Chapter Section Paragraph

Tamaria Letang 09/04/18 Applicant
Plan Reviewer Date
APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

Variance
Special Exception
Variance & Special Exception

Date Filed 5 Sept 2018  Application Number V-18-289

Name of Applicant  WRIGHT GARDNER  Daytime Phone  404-218-5400

Company Name (if applicable)  WRIGHT GARDNER Architect, LLC  Email

Address  154 KROG STREET NE SUITE 125, ATLANTA, GA 30307

Name of Property Owner  JONATHON SMITH  Phone  404-360-1525

Address  1104 ZIMMER DRIVE, ATLANTA, GA 30306

Description of Property

Address of Property  1104 ZIMMER DRIVE, ATLANTA, GA 30306

Area:  0.771 Acre  Land Lot:  2  District:  17  FULTON County, GA.

Property is zoned:  R-4  , Council District:  16  , 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.

Owner or Agent for Owner (Applicant)

Print Name of Owner

Sworn To And Subscribed Before Me This 4 Day Of Sep 20 18.

NOTARY PUBLIC

EDDIE W SELLERS
Notary Public, Fulton County, Georgia
My Commission Expires June 29, 2020

January 2018 - 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). 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.”).

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.

\[ \frac{2432}{8177} \text{ covered square feet} \times 100 \% = \frac{293}{828} \% \text{ proposed lot coverage} \]

\[ 50 \% \text{ maximum allowed lot coverage} \]

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)?

Existing lot is triangular shaped & limits options for creating entry easily accessible from driveway

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship?

The existing front of the house is @ 3' from front setback and not enough room to create enclosed vestibule. The new vestibule will not protrude any further than necessary to maintain function.

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

Shape & access to house create few options for entry & place to drop loads, strollers, garbage etc. Front door is best location to lose house functional & minimizes design issue

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 new vestibule will be similar in height to existing kitchen bumpout on house & losses from some porches & entries of adjacent houses

January 2018 - Page 5 of 12
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, Jonathan Smith (OWNER’S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1104 Zimmer Dr., 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: 202-360-1525

[Signature]

SIGNATURE OF OWNER

Jonathan Smith
PRINT NAME OF OWNER

NAME OF APPLICANT:

LAST NAME Gardner FIRST NAME Wright

ADDRESS 154 Krog Street NE SUITE 125

CITY Atlanta STATE Georgia ZIP CODE 30307

APPLICANT’S TELEPHONE NUMBER: 404-218-8460

APPLICANT’S EMAIL ADDRESS: wright@wrightgardnerarchitect.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.

STATE OF GEORGIA FULTON COUNTY

[Signature]

NOTARY PUBLIC

DATE 08/30/2018

VICKIE HART BRANT
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires March 29, 2019

Office of Planning
V/18-282
SEP - 5 2018

January 2018 - Page 9 of 12
CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070

Application: V-18-282
Application Type: Planning/BZA/Variance/NA
Address: 1104 ZIMMER DR NE, ATLANTA, GA 30306
Owner Name: OSIECKI MARK F & KATHLEEN
Owner Address:
Application Name: 1104 ZIMMER DRIVE

Receipt No. 600597
Payment Method Credit Card
Ref Number
Amount Paid $100.00
Payment Date 09/05/2018
Cashier ID RPLEWIS
Received
Comments

Owner Info.: OSIECKI MARK F & KATHLEEN

Work Description:
APPLICANT SEEKS A VARIANCE FROM THE ZONING REGULATION TO REDUCE THE REQUIRED FRONT YARD SETBACK FROM 35 FEET TO 31 FEET IN ORDER TO CONSTRUCT AN ADDITION TO THE FRONT OF AN EXISTING SINGLE FAMILY RESIDENCE.

CITY OF ATL BLDG PERMI
55 TRINITY AVE STE 1390
ATLANTA, GA 30303
09.05.2018 12:04:19
DEBIT CARD
DEBIT SALE
Card #: X0000000001572
Network: MAESTRO
Chip Card: US DEBIT
AID: A000000908H0
ATC: 0141
TC: 63994D1632853E8F
SEQ #: 10
Batch #: 422
INVOICE 12
Approval Code: 981139
Entry Method: Chip Read
Mode: Issue - PIN Verified

SALE AMOUNT $100.00

CUSTOMER COPY