NOTICE TO APPLICANT
Address of Property:
1680 Johnson RD NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, December 13, 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,

[Signature]
John Waters

JF, for Director, Office of Zoning and Development
REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-16331

NPU F DATE FILED

John Waters
Name of Applicant

BUILDING PERMIT AUTHORIZING
Addition to a detached garage

at 1680 Johnson RD NE 56th/18
Street Address Quadrant District & Land Lot

to be used for Residential Car Garage 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 regulations to (1) Reduce the required west side yard setback from 7 feet to 1.8 feet to increase the size of an existing detached garage.

Applicant seeks no other variances at this time.

A Complete Plan Review Was Not Conducted

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2)

Chapter __________ Section __________ Paragraph __________

Thomas Otoo 10/22/2018
Plan Reviewer Date

[Signature] 10-23-2018
Applicant Date
APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

<table>
<thead>
<tr>
<th>Variance</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Exception</td>
<td></td>
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<tr>
<td>Variance &amp; Special Exception</td>
<td></td>
</tr>
</tbody>
</table>

Date Filed: 10/5/2018

Application Number: 116-33

Name of Applicant: JOHN R. WATERS

Daytime Phone: 404-545-1601

Company Name (if applicable): WATERS ARCHITECTS

Email: jay@watersarchitects.com

Address: 562 E. VASSAR AVE., FRESNO, CA 93704

Name of Property Owner: BILL & BARBARA CONN

Address: 1680 JOHNSON ROAD, ATLANTA, GA 30306

Description of Property

Address of Property: 1680 JOHNSON ROAD, ATLANTA, GA 30306

Area: 14,844 sq. ft.

Land Lot: 5c

District: 1B - DECAIB

County, GA.

Property is zoned: R-4

Council District: 

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 5 Day Of 10, 2018.

NOTARY PUBLIC

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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.”).

REDUCE AND TO AN EXISTING GARAGE STRUCTURE.

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.

\[\frac{7,122 \text{ covered square feet}}{14,844 \text{ total lot square feet}} = 48.0\% \text{ proposed lot coverage}\]

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 JUSTIFICATION**

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 JUSTIFICATION**

3) What conditions are peculiar to this particular piece of property? **SEE ATTACHED JUSTIFICATION**

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**

January 2018 - Page 5 of 12
JUSTIFICATION FOR VARIANCE REQUEST
Conn Residence
1680 Johnson Road
Atlanta, Georgia

Variance Request

This variance application serves as a request for a reduction to the North West yard setback to construct a renovated/partial new detached garage. We would like to reduce the required 7'-0" side setback to 1'-6" (see architectural site plan).

Extraordinary/Exceptional (Hardship) Property Conditions

Due to the garage’s current footprint which already rests several feet over the North West Side setback (1'-6" off property line), we are asking for a reduction for the new garage footprint portions so that the garage follows along the same path towards the rear yard. This would allow us to take advantage of the current driveway and not disturb the well balanced storm water runoff conditions. In addition, this existing location provides the proper turning radii for most standard vehicles to enter and exit.

Uniqueness of Property Compared to Surrounding Properties

Our existing garage already rests over the North West Side yard setback (see architectural site plan - 1'-6" off property line). If we were to construct a completely new garage within the side yard setback (per the zoning regulations) then it would require excessive reconstruction of the existing swimming pool, existing driveway, and existing storm water runoff drain(s). In addition to these adjustments the turning radii to enter and exit the garage location would not function well.

No Cause of Impairment to Surrounding Properties

As outlined in the architectural site plan, and in looking at placement of the garage structure in conjunction to surrounding properties, the renovation/new garage will not detract from the use & enjoyment of such properties. In fact, we believe the surrounding properties will benefit from the project. All things considered, the project will transform our property into one of desirability for years to come. And while this is our "forever home", should there ever be a need to sell in the future, the project will significantly enhance the market addition, which will benefit the neighborhood as a whole.
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, William L. Conn (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1680 Johnson Road NE, Atlanta, GA 30306 (PROPERTY ADDRESS), AS SHOWN IN THE RECORDS OF Dekalb 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: 404-907-4104

William L. Conn
SIGNATURE OF OWNER

William L. Conn
PRINT NAME OF OWNER

NAME OF APPLICANT:

LAST NAME Waters FIRST NAME John

ADDRESS 562 East Vassar Avenue SUITE

CITY Fresno STATE CA ZIP CODE 93704

APPLICANT'S TELEPHONE NUMBER: 404-545-1601

APPLICANT'S EMAIL ADDRESS: jay@watersarchitecture.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.

[Signature]
NOTARY PUBLIC
10/4/2018
DATE
CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070

Application: V-18-331
Application Type: Planning/BZA/Variance/NA
Address: 1680 JOHNSON RD NE, ATLANTA, GA 30306
Owner Name: LEWIS JAMES W
Owner Address: 1680 JOHNSON RD NE

Receipt No.: 609671
Payment Method: Credit Card
Ref Number: 
Amount Paid: $100.00
Payment Date: 10/23/2018
Cashier ID: PAMITCHELL
Received: 
Comments: 

Owner Info.: LEWIS JAMES W

Work Description:
APPLICANT SEeks VARIANCE TO REDUCE THE REQUIRED WEST SIDE YARD SETBACK FROM 7FT TO 1.8FT TO INCREASE THE SIZE OF AN EXISTING DETACHED GARAGE.
