



**OFFICE OF ZONING AND DEVELOPMENT**

55 Trinity Avenue S.W., Suite 3350  
Atlanta, Georgia 30303  
(404) 330-6145

APPLICATION #: **V-19-063**

DATE ACCEPTED **03/19/2019**

**NOTICE TO APPLICANT**

Address of Property:

**1356 Lanier BLVD NE**

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

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, May 9, 2019 at 12:00 p.m.**

Council Chambers, 2nd Floor, City Hall  
55 Trinity Avenue, S.W.

The contact person for NPU F is:

**Debbi Skopczynski**  
**404-874-7483**  
**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

Jacquelyn Edmonds

Office of Planning

MAR 19 2019

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



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-19-063

NPU F DATE FILED \_\_\_\_\_

**Jacquelynn Edmonds**

Name of Applicant

**BUILDING PERMIT AUTHORIZING**

Addition to a single-family dwelling

at 1356 Lanier Blvd NE 17<sup>th</sup>/02  
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 regulations to (1) Reduce the required front yard setback from 35 feet to 26 feet 4 inches to constuct a second story addition.

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 (1)

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

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

Thomas Otoo 3/19/2019  
Plan Reviewer Date

J. Edmonds 3.19.19  
Applicant Date

# APPLICATION FOR BOARD OF ZONING ADJUSTMENT

MAR 19 2019

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

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

Variance	
Special Exception	
Variance & Special Exception	

Date Filed \_\_\_\_\_ Application Number V-19-063  
 Name of Applicant Jacquelynn Edmonds Daytime Phone 404.944.9727  
 Company Name (if applicable) Animus Architecture, LLC email jedmonds@animusarchitecture.com  
 Address 709 Reed Street SE, Atlanta, Georgia 30315  
street city state zip code

Name of Property Owner Craig Justice Phone 404.425.4372  
 Address 1356 Lanier Boulevard NE, Atlanta, Georgia 30306  
street city state zip code

### Description of Property

Address of Property 1356 Lanier Boulevard NE, Atlanta, Georgia 30306  
street city state zip code  
 Area: 7,710 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.

J. Edmonds  
 Owner or Agent for Owner (Applicant)  
Craig Justice  
 Print Name of Owner

Sworn To And Subscribed Before Me This 3 Day Of 19, 20 19.  
[Signature]  
 NOTARY PUBLIC





Office of Planning

V-19-063

Jacquelynn Edmonds, RA  
Animus Architecture, LLC  
709 Reed Street, Southeast  
Atlanta, Georgia 30315  
March 19, 2019

MAR 19 2019

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

In Reference: <sup>1356</sup> ~~1356~~ Lanier Boulevard NE Atlanta 30306

We propose to add a second story and back addition to the existing one story frame home on a basement. We are requesting a reduction of the required 35' front setback to 26.4' to reflect the location of the existing home.

The existing home sits over the front setback creating an exceptional condition to this particular piece of property, but common for the Morningside neighborhood. The front of the house is 26.4' from the front property line instead of the required 35'.

The zoning regulation creates an unnecessary hardship regarding the use of the property as it would be financially unfeasible to relocate the home within the setbacks.

The location of the existing home over the front setback is in conformity with the majority of the homes on the street face and in the Morningside neighborhood.

If the variance is granted it would not cause substantial detriment to the public good or impair the purpose and intent of the zoning as it is an existing condition similar to others in the neighborhood. The proposed second story addition is similar to others that have been done in the neighborhood.

Sincerely,



Jacquelynn Edmonds, RA  
Animus Architecture, LLC

V-19-063

### AUTHORIZATION BY PROPERTY OWNER

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

(Please Print Clearly)

I, Craig K. Justice (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1356 Lanier Boulevard 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.

Office of Planning

**NAME OF APPLICANT:**

MAR 19 2019

LAST NAME Edmonds FIRST NAME Jacquelynn  
ADDRESS 709 Reed Street SE SUITE \_\_\_\_\_  
CITY Atlanta STATE GA ZIP CODE 30315

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

OWNER'S TELEPHONE NUMBER: (404) 245-4372

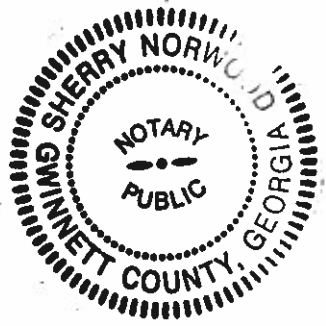
Craig K Justice  
SIGNATURE OF OWNER

Craig K. Justice  
PRINT NAME OF OWNER

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.

Sherry Norwood  
NOTARY PUBLIC

3/14/19  
DATE

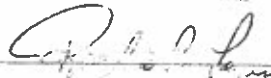


**RECEIPT**

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

MAR 19 2019

Application: V-19-063  
Application Type: Planning/BZA/Variance/NA  
Address: 1356 LANIER BLVD NE, ATLANTA, GA 30306  
Owner Name: ARTHUR GERTRUDE K  
Owner Address:  
Application Name:

Forrest P. Lewis  


Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
635109		\$100.00	03/19/2019	RPLEWIS		

Owner Info.: ARTHUR GERTRUDE K

**Work Description:** Applicant seeks a variance from the zoning regulations to (1) Reduce the required front yard setback from 35 feet to 26 feet 4 inches to construct a second story addition.