NOTICE TO APPLICANT
Address of Property: 1159 Reeder Cir NE
City Council District: 6 Neighborhood Planning Unit (NPU): F

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, October 10, 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@nputlanta.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

[Name]
CITY OF ATLANTA
Office of Buildings – Zoning Division
55 TRINITY AVENUE, SUITE 3900
Atlanta, Georgia 30303
404-330-6175

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER 6-12-2019

NPU 4 DATE FILED 6-12-2019

1. Chris Hamilton
   Name of Applicant

BUILDING PERMIT AUTHORIZING

New detached garage

at 1159 Reeder CR NE 17th/2
Street Address Quadrant District & Land Lot
to be used for Single-family 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 eastern
   side yard building setback from 7 feet to 3 feet, 4 inches; and (2) reduce the required rear
   yard building setback from 15 feet to 5 feet – to erect a new 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

Scott A. Haeberlin 8-21-19
Plan Reviewer Date
APPLICATION FOR VARIANCE
City of Atlanta

Date Filed __________________________ Application Number _______________________

Name of Applicant Chris Hamilton ___________ Daytime Phone 404-454-4137

Company Name Dovetail Craftsmen ___________ e-mail Chris@dovetailcraftsmen.com

Address 1095 Zonolite Road, #104 Atlanta GA 30306

Name of Property Owner Anisa Mechler ___________________________ Phone ___________

Address 1159 Reader Circle, Atlanta, GA, 30306

Description of Property

Address of Property 1159 Reader Circle, Atlanta, GA, 30306 OR

the subject property fronts _______ feet on the _________ side of _________, and begins _______ feet from the

________________________________________________ corner of __________________________

________________________________________________ Depth: ___ Area: ___ Land Lot: ___ District:

6 ___, Fulton __________________________ County, GA. Property is zoned: ___, R4

Council District: ___, Neighborhood Planning Unit: ___

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 variance(s).

I hereby authorize the staff of the Office of Planning 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 Planning 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.

Sworn To And Subscribed Before Me This August __________ Day Of 21, 2009

Owner or Agent for Owner (Applicant)

APPLICANT'S NAME IN PRINTED LETTERS

Page 1
Summary of proposed changes to buildings or site (example: "Construct a 10-foot by 10-foot, one-story room addition on the first floor of the house.") Include square footages and stories: Construct a 1 story Garage on the property. Reducing the east side yard setback to from 7' to 3'4."

Reducing the rear yard setback from 15 feet to 5'. This is an increase of more than 1 foot on the East side yard setback because the current structure is only 2 feet from the property. There is also currently a shed in the rear yard that is only 5 feet from the property.

Proposed Lot Coverage (After Construction): Calculate total square footage of all lot coverage on the entire property after construction would be finished, including existing and proposed buildings and other structures, sidewalks, driveways, parking pads, patios, gravel, etc.; everything except natural planted or undisturbed areas.

4922 covered square feet / 9844 total lot square feet = 50% proposed lot coverage

50% maximum allowed lot coverage
Written Justification for the Variance requested for
1159 Reeder Circle Atlanta Ga 30306

Criteria for Variances (also see special exception application criteria if applicable)

Your variance application must be accompanied by a written justification for all variances requested. If you also have requested any special exceptions, add the special exception justification. It is advisable that you address each of the four criteria listed below. Notes are provided in regular type to explain and clarify the criteria. Section 16-26.003 of the City of Atlanta zoning ordinance requires that the BZA base its decision on satisfaction of all four of these criteria.

(1) there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

The current conditions of the property has the right side of the house in the setbacks
The left side is extremely close to the property line allowing for a driveway that is only 7 to 8' wide. The current location of the current car port is 2 feet from the side yard and there is currently a shed that is only 6 feet from the Rear property line.
We are actually improving the side yard setback and on the rear this structure will back up to the structure that is on the adjacent property which is also in the rear yard setback.

(2) the application of the zoning ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship;

Department of City Planning
Office of Zoning & Development

AUG 21 2019

85 Trinity Ave. B.W.
Ste. 3310
Atlanta GA
Describe why you believe the zoning regulations create an unnecessary hardship on you regarding the use of your property.

When these houses were built they were built for a single car. This driveway is extremally narrow (only 7 to 8' max) and very difficult to maneuver backing up. This design will allow for cars to turn around to go down the driveway. If this is put in the buildable setbacks you will lose most of the back yard and you will not be able to turn a car around.

(3) such conditions are peculiar to the particular piece of property involved; and

- State how the relevant extraordinary and exceptional conditions identified as per (1), above, are unique to the property, not shared by the majority of other properties in the same zoning district.

Compared to the other houses on this street this is an unusually narrow driveway

(4) relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance of the City of Atlanta.

- Explain how the requested variance would not detract from people’s use and enjoyment of adjoining and surrounding properties. Explain how it would be consistent with the purposes and intent of the zoning ordinance and/or would further these purposes and intent. The purposes and intent are stated in Section 16-01.003 of the ordinance, and include:

  o securing safety from fire, panic and other dangers,
    NA
  o providing adequate light and air,
    This would provide better light and air for the neighbor’s property
  o encouraging . . . intensities of land development as will tend to facilitate . . . drainage . . . and other public requirements,
    Will not have an impact
  o promoting desirable living conditions,
    Makes the yard more usable and provides much better off street parking
  o sustaining stability of neighborhoods,
    This will allow them to live at this home for a long period of time which will help to enhance the sense of community
  o providing for the orderly evolution of neighborhoods along lines responsive to public needs,
    As more and more cars become electric. 2 Car Garages and off street parking are going to be necessary. The setback lines that were created were created decades after these properties were developed and most have buildings, either primary or the accessory that are in the buildable setbacks
  o protecting against blight and depreciation.
    This allows for a better more useful garage and a better more useful yard. It also provides a more aesthetic building and lot layout
NOTARIZED AUTHORIZATION BY PROPERTY OWNER

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

TYPE OF APPLICATION Variance

I, _________________________________ (OWNER’S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT ________
1159 Reader Circle Atlanta GA 30306

__________________________ (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF ________ COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT Chris Hamilton

ADDRESS OF APPLICANT 1095 Zonolite Road #104, Atlanta GA 30306

TELEPHONE NUMBER 404-454-4137

Signature of Owner

__________________________

Who Swears That The Information Contained In This Authorization Is True and Correct To The Best of His or Her Knowledge and Belief:

__________________________

Notary Public

Date

Page 6
CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070

Application: V-19-205
Application Type: Planning/BZA/Variance/NA
Address: 1159 REEDER CIR NE, ATLANTA, GA 30306
Owner Name: BULGER URSULA E
Owner Address: 1159 REEDER CIR

Receipt No. 665142
Payment Method Credit Card
Ref Number
Amount Paid $100.00
Payment Date 06/21/2019
Cashier ID PAMITCHELL
Received
Comments

Owner Info.: BULGER URSULA E

Work Description: APPLICANT SEeks A VARIANCE FROM THE ZONING REGULATIONS TO (1) REDUCE THE REQUIRED EASTERN SIDE YARD SETBACK FROM 7 FT TO 3 FT 4 INCHES AND (2) REDUCE THE REQUIRED REAR YARD BUILDING SETBACK FROM 15 FT TO 5 FT - TO ERECT A NEW DETACHED GARAGE.