



OFFICE OF ZONING AND DEVELOPMENT
55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **V-19-205**

DATE ACCEPTED: **08/21/2019**

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@npufatlanta.org

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

Department of City Planning
Office of Zoning & Development

V-19-205
AUG 21 2019

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

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,



LM, for Director, Office of Zoning and
Development



CHRIS HAMILTON



Department of City Planning
Office of Zoning & Development

AUG 21 2019

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-19-205

NPU J1 DATE FILED 8/21/2019

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) to 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

[Signature] 8/21/19
Applicant Date

APPLICATION FOR VARIANCE

City of Atlanta

V-10205
AUG 21 2019

Date Filed _____

Application Number _____

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

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
street city state zip code

Name of Property Owner Anisa Mechler Phone _____

Address 1159 Reader Circle. Atlanta, GA. 30306
street city state zip code

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:

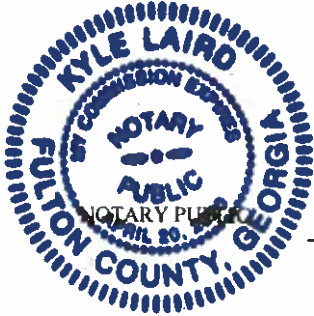
6, Fulton County, GA. Property is zoned: R4

Council District: , Neighborhood Planning Unit: 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 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



[Handwritten signature]

Owner or Agent for Owner (Applicant)

CHRIS HAMILTON

APPLICANT'S NAME IN PRINTED LETTERS

[Handwritten signature]

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 from 7' to 3'4"

Reducing the rear yard setback from 15 feet to 5'. This is an increase of more than 1 feet 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 6 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

Department of City Planning
Office of Zoning & Development

V. D. Jones
AUG 21 2019

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

**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

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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 extremely 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:

- securing safety from fire, panic and other dangers,
NA

- providing adequate light and air,

This would provide better light and air for the neighbor's property

- encouraging . . . intensities of land development as will tend to facilitate . . . drainage . . . and other public requirements,
Will not have an impact

- promoting desirable living conditions,

Makes the yard more usable and provides much better off street parking

- 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

- 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

- 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

Department of City Planning
Office of Zoning & Development

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

NOTARIZED AUTHORIZATION BY PROPERTY OWNER

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

Department of City Planning
Office of Zoning & Development
V-19-205
AUG 21 2019

TYPE OF APPLICATION Variance

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

I, Anisa Mechler (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 Fulton 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

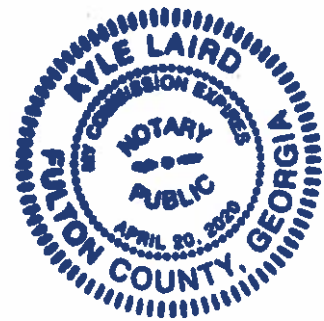
TELEPHONE NUMBER 404-454-4137

Anisa Mechler
Signature of Owner

Personally Appeared Before Me Kyle Laird

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

Notary Public 8/20/19
Date



RECEIPT

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

PAID
CITY OF ATLANTA
AUG 21 2019

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR



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:
Application Name: 1159 REEDER CIR

| Receipt No. | 665142 | Payment Method | Ref Number | Amount Paid | Payment Date | Cashier ID | Received | Comments |
|-------------|--------|----------------|------------|-------------|--------------|------------|----------|----------|
| Credit Card | | | | \$100.00 | 08/21/2019 | PAMITCHELL | | |

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.

CITY OF ATL 6000 PERMI
55 TRINITY AVE STE 1350
ATLANTA, GA 30303

08/21/2019 15:41:46
CREDIT CARD
AMEX SALE

Card #: 0000000000001020
Chip Card: AMERICAN EXPRESS
AID: 00000025010801
ATC: 0230
AFQC: 0320DEC73255709
SEQ #: 17
Batch #: 317
INVOICE: 18
Approval Code: 874916
Entry Method: Chip Read
Mode: Issuer

SALE AMOUNT \$100.00

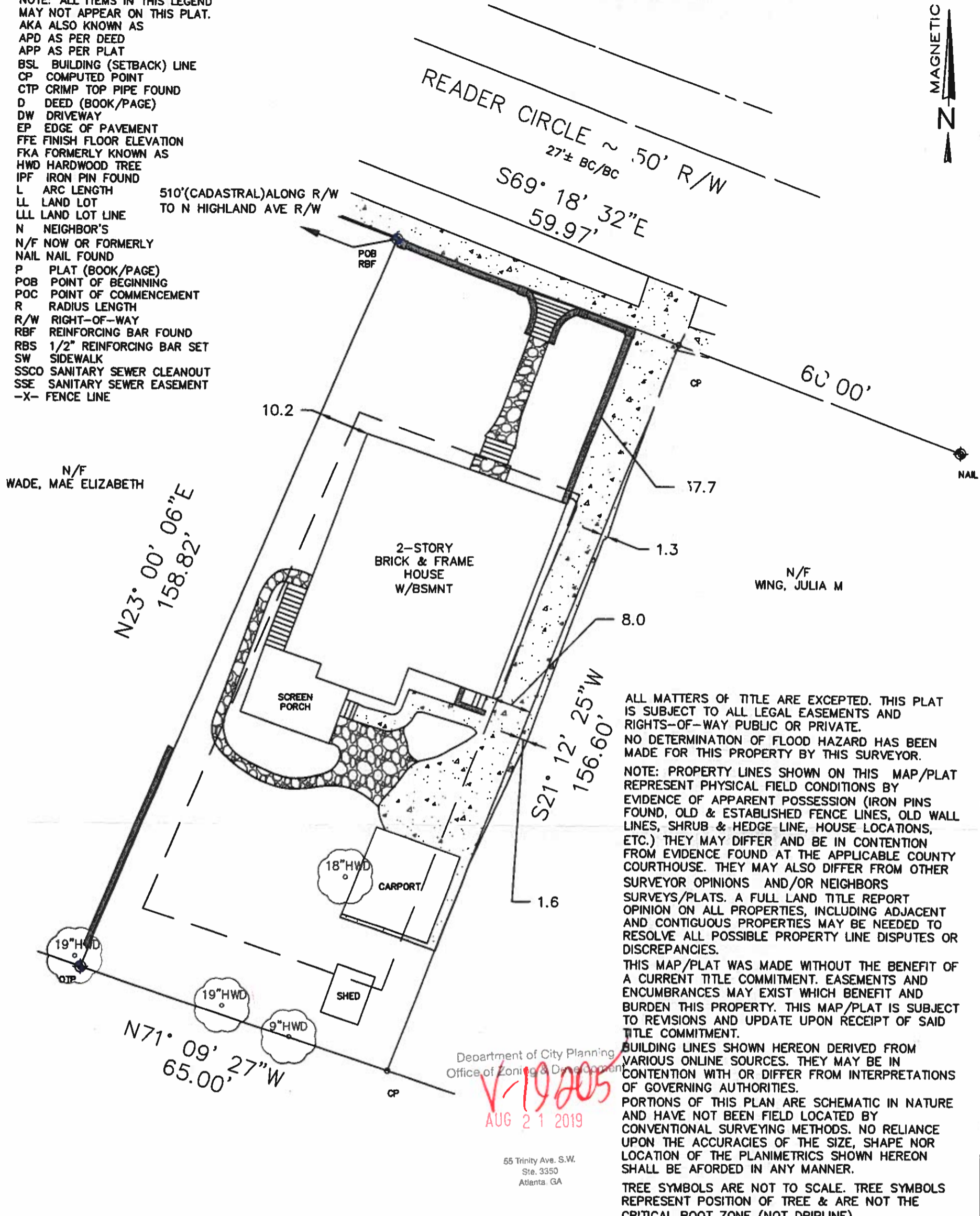
Department of City Planning
Office of Zoning & Development

V-19-205
AUG 21 2019

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

CUSTOMER COPY

- * LEGEND ***
 NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 AKA ALSO KNOWN AS
 APD AS PER DEED
 APP AS PER PLAT
 BSL BUILDING (SETBACK) LINE
 CP COMPUTED POINT
 CTP CRIMP TOP PIPE FOUND
 D DEED (BOOK/PAGE)
 DW DRIVEWAY
 EP EDGE OF PAVEMENT
 FFE FINISH FLOOR ELEVATION
 FKA FORMERLY KNOWN AS
 HWD HARDWOOD TREE
 IPF IRON PIN FOUND
 L ARC LENGTH
 LL LAND LOT
 LLL LAND LOT LINE
 N NEIGHBOR'S
 N/F NOW OR FORMERLY
 NAIL NAIL FOUND
 P PLAT (BOOK/PAGE)
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 R RADIUS LENGTH
 R/W RIGHT-OF-WAY
 RBF REINFORCING BAR FOUND
 RBS 1/2" REINFORCING BAR SET
 SW SIDEWALK
 SSCO SANITARY SEWER CLEANOUT
 SSE SANITARY SEWER EASEMENT
 -X- FENCE LINE



PROPERTY ADDRESS:
 1159 Reeder Cir NE
 Atlanta, GA 30306

LAND AREA:
 9844 SF
 0.226 AC

IMPERVIOUS AREA:
 EXIST= 4641 SF=47.1%

ZONING: R-4

0 20
 SCALE 1" = 20'

| | | |
|---|---|-----|
| PLAT PREPARED FOR: Collin & Anisa Mechler | | |
| NEIGHBORHOOD Morningside/Lenox Park | | |
| LAND LOT 2 | 17th DISTRICT | BY: |
| FULTON COUNTY, GEORGIA | FIELD DATE: 12-12-2017 | TH |
| LOCATED IN ATLANTA | DRAWN DATE: 12-13-2017 | TW |
| REFERENCE: CADASTRAL p001011 | ALL MATTERS OF TITLE ARE EXCEPTED ~ NOT FOR RECORDING | |
| REFERENCE: DEED BOOK 49388, PAGE 63 | | |
| THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY. | | |
| THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. | | |

SURVEY SYSTEMS & ASSOC., INC.
 657 Lake Drive, Snellville, GA 30039 ~ COA # LSF000867 ~ INFO@SURVEYSYSTEMSATLANTA.COM
 CELL 770-558-7895 ~ OFFICE 404-760-0010