



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-20-109**

DATE ACCEPTED **08/25/2020**

NOTICE TO APPLICANT

Address of Property:

1112 Zimmer DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, October 08, 2020 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.

Digitally signed by Racquel Jackson
DN: cn=Racquel Jackson, o=Office of Zoning & Development, ou=DCP, email=rtjackson@atlantaga.gov, c=US
Date: 2020.08.25 18:00:21 -04'00'

RJ, for Director, Office of Zoning and Development

Mark F. Arnold



City of Atlanta
 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-20-109

NPU F DATE FILED _____

Mark F. Arnold
 Name of Applicant

BUILDING PERMIT AUTHORIZING
Construction of a screened porch

at 1112 Zimmer Drive NE 17th/2
 Street Address Quadrant District & Land Lot

to be used for Residential purposes

The property is zoned R-4 (Single Family Residential) District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a variance to reduce the west side yard setback from 7 feet 1.25 feet for the additions to the existing single family dwelling.

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2)

Chapter _____ Section _____ Paragraph _____

Tamaria Letang 8/25/2020
 Plan Reviewer Date

Mark Arnold 8/25/2020
 Applicant Date



APPLICATION FOR BOARD OF ZONING ADJUSTMENT

RECEIVED

DATE: 8/19/2020

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

Variance	X
Special Exception	
Variance & Special Exception	

Date Filed _____

Application Number V-20-109

Name of Applicant Mark F Arnold Daytime Phone (404) 617-1520

Company Name (if applicable) Mark Arnold, Architect email markarnoldarchitect@gmail.com

Address 1126 N Highland Ave, NE Atlanta GA 30306
street city state zip code

Name of Property Owner Kyle & Laura Ulep Phone (843) 607-3980

Address 1112 Zimmer Drive, NE Atlanta GA 30306
street city state zip code

Description of Property

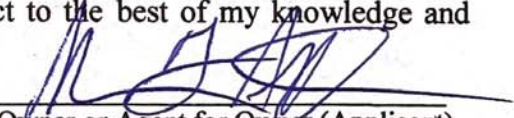
Address of Property 1112 Zimmer Drive, NE Atlanta GA 30306
street city state zip code

Area: _____ Land Lot: 02 District: 17, Fulton County, GA.

Property is zoned: R4, Council District: 06, 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)

Mark F Arnold
Print Name of Owner

Sworn To And Subscribed Before Me This 19th Day Of AUG, 2020.


NOTARY PUBLIC

P PATEL
Notary Public, Cobb County, Georgia
My Commission Expires Feb 24, 2023



V-20-109

SUMMARY & JUSTIFICATION FOR VARIANCES

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 the criteria.** Please submit a typewritten or legible justification.

Is the property described in this application 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 application number associated with the subject property: _____.

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.").

Construction of screened porch, mudroom, and miscellaneous landscaping.

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.

4,749 covered square feet / 8,303 total lot square feet = 57.2 % proposed lot coverage

50 % maximum allowed lot coverage

Existing lot coverage is 58.3%. Proposed plan decreases lot coverage by 1.1%

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)? PLEASE SEE JUSTIFICATION LETTER

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

3) What conditions are peculiar to this particular piece of property? PLEASE SEE JUSTIFICATION LETTER

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.

PLEASE SEE JUSTIFICATION LETTER

Kyle & Laura Ulep

1112 Zimmer Drive, NE
Atlanta, Georgia 30306
(843) 607-3980
lauraulep@gmail.com



V-20-109

August 18, 2020

City of Atlanta
Department of Planning and Community Development
Bureau of Planning, Current Planning Division
55 Trinity Avenue, Suite 3350
Atlanta, GA 30335

re: 1112 Zimmer Drive, NE 30306

Planning Staff:

We are in the process of planning a small addition to accommodate our growing family. The project will consist of minor interior renovations, a mudroom addition, and a screened porch addition. It has come to our attention that the screened porch addition may require a variance to reduce the side yard setback and that is the reason for this letter.

Our house is located 4.5 feet into the west side yard setback of our lot and to the best of our knowledge it was built this way when originally constructed in 1932. We would like build the new screened porch in line with the west wall of the house and this would normally result in a continuation of the 4.5 foot encroachment. The shape of our lot, however, is not rectangular and it tapers in from front to back along the western side of the property. (The lot width of the front of our property is 65 feet while the lot width at the rear is 49.5 feet.) As such, if we build the new screened porch in line with the west side of our house the encroachment will increase from 4.5 feet to 5.75 feet. For this reason and others outlined in the justification below, we are requesting a **reduction in the west side yard setback from the required 7 feet to 1.25 feet.**

We offer the following items in support of our variance request:

- Variance Application (including variance criteria addressed below)
- Proposed Site Plan
- Proposed Floor Plans & Exterior Elevations

The subject property is zoned R-4. We believe the property meets the variance criteria laid out in Section 16-26.003 in the Zoning Guidelines in the following ways:

Extraordinary/Exceptional Conditions Pertaining to the Property because of its Size/Shape

As stated above, the shape of our lot is not rectangular; it tapers in from the front of our property to the back along the western side of the property. The lot shape combined with the existing 4.5 feet encroachment of our house creates an exceptional condition with regard to our property. Both the frontage and the area of our lot create extraordinary conditions with regard to size and shape – the lot frontage is 65 feet where 70' is required and the lot area is just over 8,300 sf where the zoning requirement is 9,000 sf.



The Application of the Zoning Ordinance to this Property would create an Unnecessary Hardship

We have designed the screened porch and mudroom additions to compliment the style of our house and preserve the usable space in our very small back yard. By locating the screened porch at the side of our property and in-line with the existing side of our house we will reduce land disturbance. Denial of our variance request would create a hardship in that it would not allow us to construct the accessory structure in an aesthetically pleasing, efficient, and pragmatic manner.

Such conditions are peculiar to the particular piece of property involved

Many of the intown Atlanta lots have features that are in conflict with the current zoning ordinance. It is not uncommon to encounter a property that does not conform to the required lot size and frontage, however the significant taper of our lot combined with the existing encroachment into the side yard setback is especially restrictive.

The Variance would not cause substantial detriment to the public good or impair the purpose and intent of the Zoning Ordinance of Atlanta

The variance, if granted, will not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. Relief, if granted, will not distract from people's use and enjoyment of adjoining and surrounding properties. The proposed construction is in harmony with construction on neighboring lots, and allows for adequate light and air. We believe the proposed construction is in keeping with the orderly evolution of this neighborhood and will promote desirable living conditions for the homeowner as well as the neighborhood.

Thank you for your consideration in this request.

Sincerely,

Kyle and Laura Ulep

V-20-109

RECEIVED

DATE: 8/19/2020

AUTHORIZATION BY PROPERTY OWNER

Required only if the applicant 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, Kyle Ulep (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1112 Zimmer Drive, 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.

NAME OF APPLICANT:

LAST NAME Arnold FIRST NAME Mark

ADDRESS 1126 N Highland Ave, NE SUITE _____

CITY Atlanta STATE GA ZIP CODE 30306

OWNER'S TELEPHONE NUMBER: (843) 607-3980

[Signature]
SIGNATURE OF OWNER

Kyle Ulep
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.

[Signature]
NOTARY PUBLIC

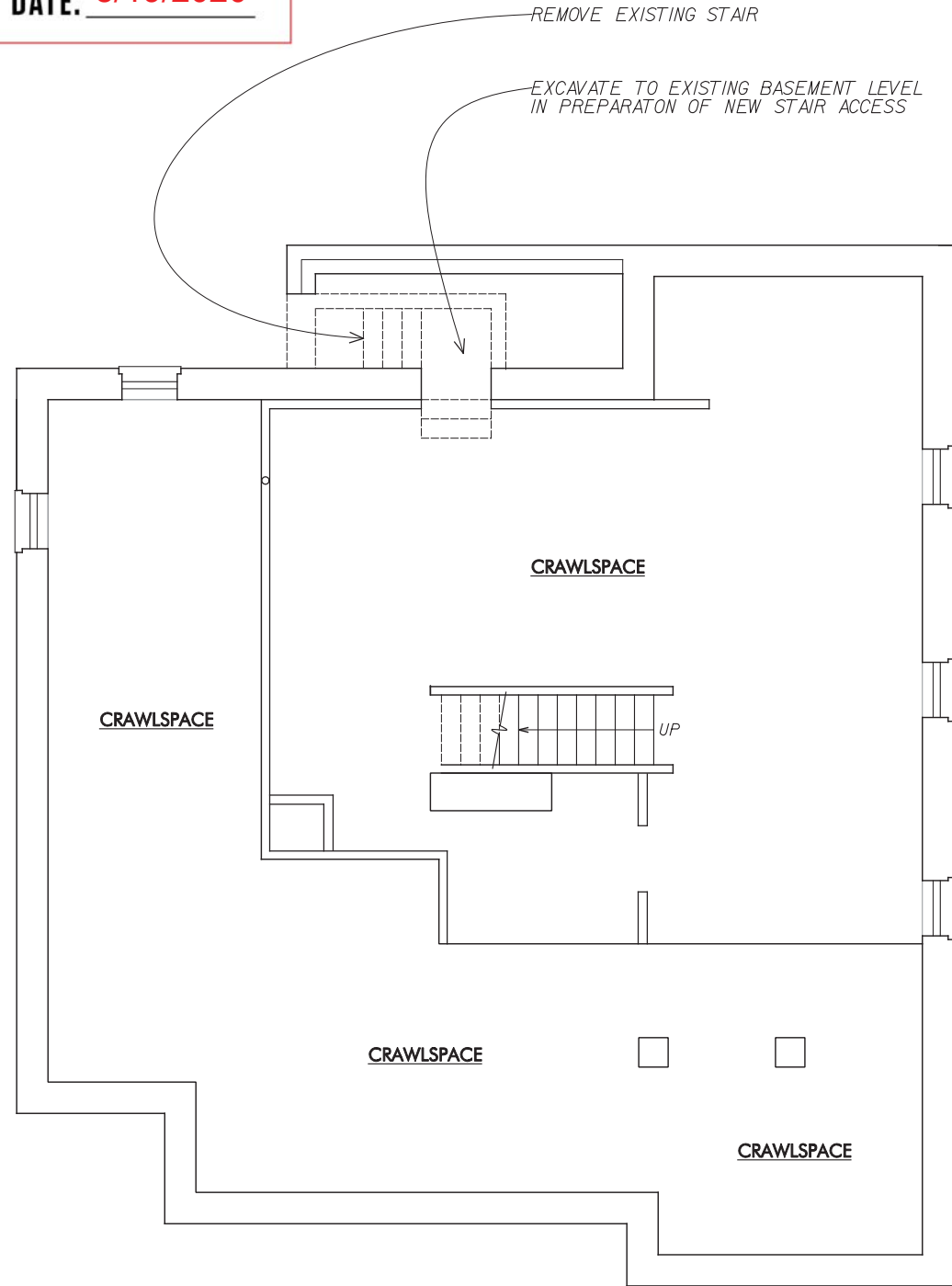
8/17/2020
DATE



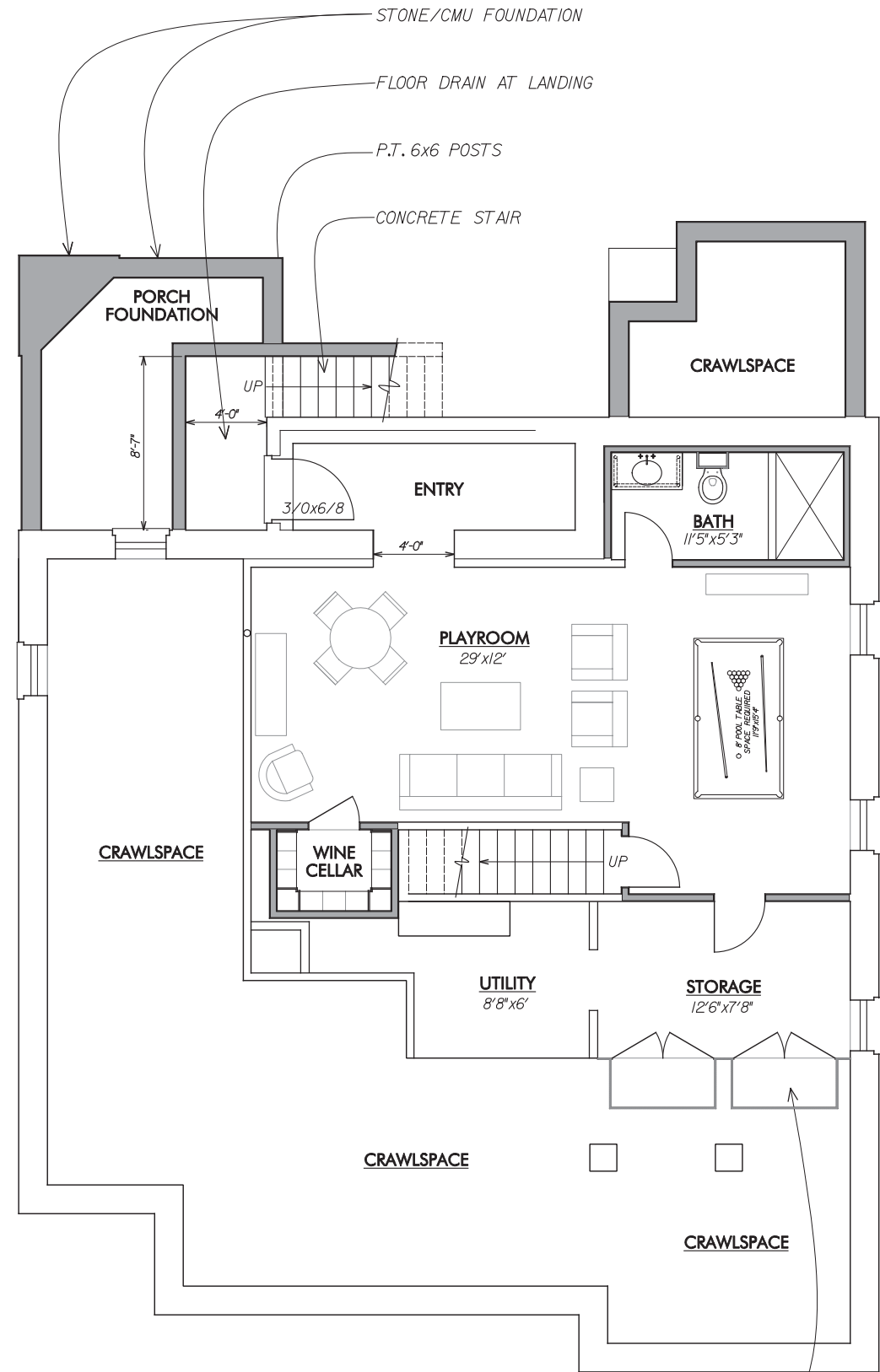


V-20-109

DATE: 8/19/2020



01 EXISTING BASEMENT FLOOR PLAN
 A-1.00 SCALE: 1/8" = 1'-0" SLAB AREA: 756 SF



(2) 5'x2'-6" STORAGE CABINETS BUILT INTO CRAWLSPACE

02 PROPOSED BASEMENT FLOOR PLAN
 A-1.00 SCALE: 1/8" = 1'-0" SLAB AREA: 756 SF

DESIGN DEVELOPMENT
 MARK ARNOLD, ARCHITECT
 © 2018
 404-939-3690
 info@markarnold.com

RENOVATIONS AND ADDITIONS FOR
KYLE & LAURA ULEP
 1112 ZIMMER DRIVE, NE ATLANTA, GEORGIA 30306

DATE	REVISIONS
07/17/20	

MA

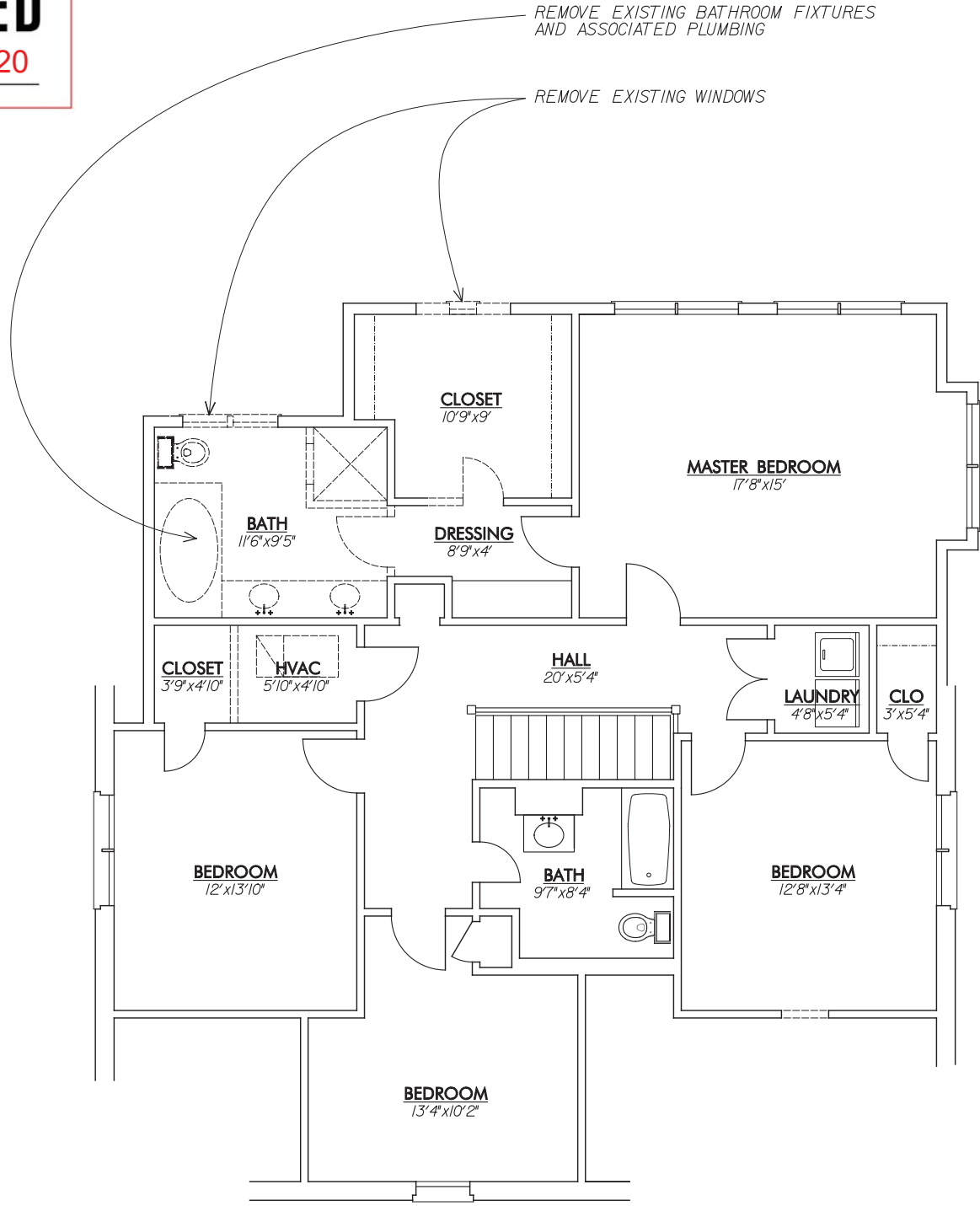
SHEET

A1.00

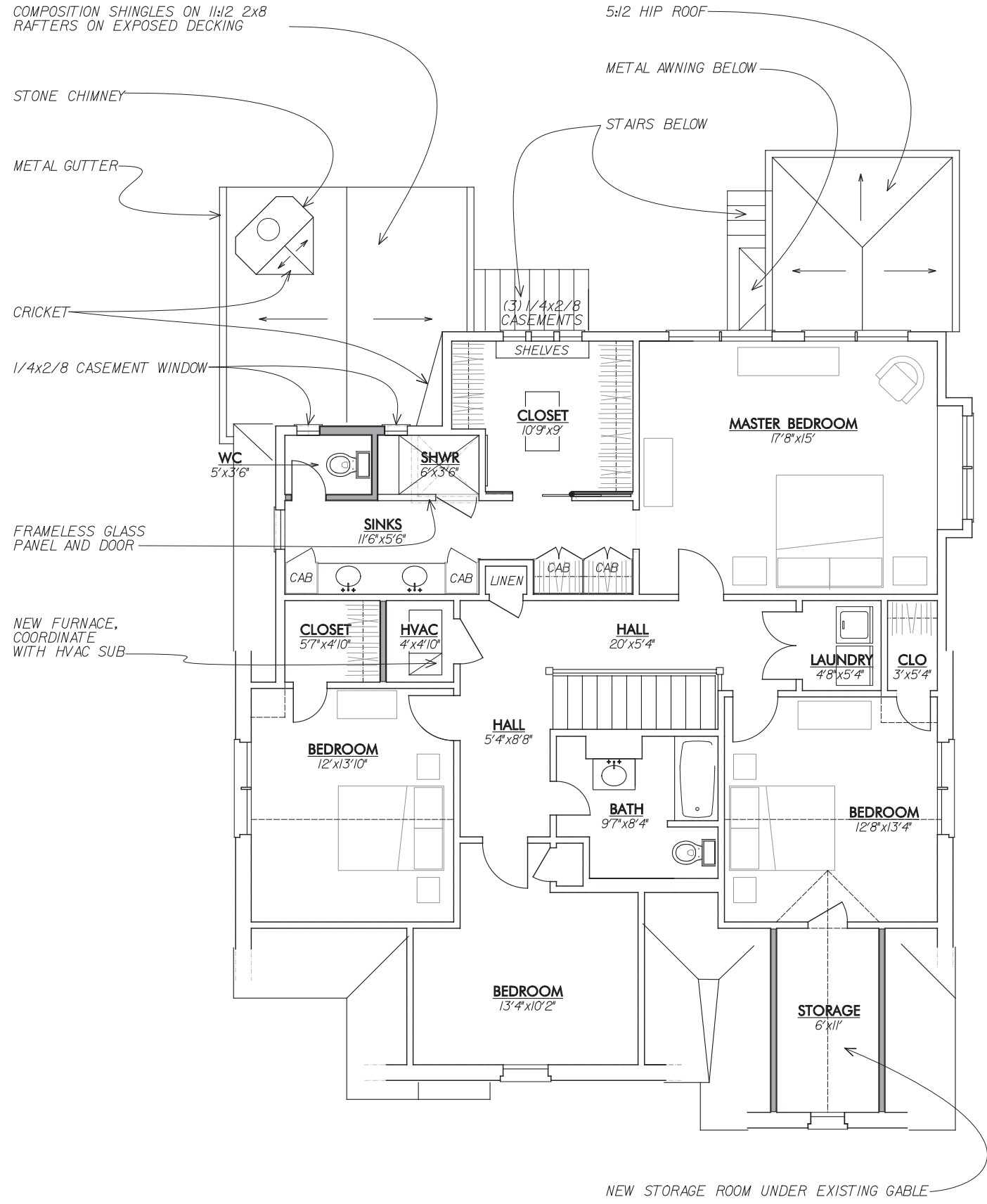
PHASE



V-20-109



01 EXISTING SECOND FLOOR PLAN
 A-1.02 SCALE: 1/8" = 1'-0" FLOOR AREA: 1,414 SF



02 PROPOSED SECOND FLOOR PLAN
 A-1.02 SCALE: 1/8" = 1'-0" FLOOR AREA: 1,484 SF

DESIGN DEVELOPMENT
 MARK ARNOLD, ARCHITECT
 © 2018
 404-939-3690
 info@markarnold.com

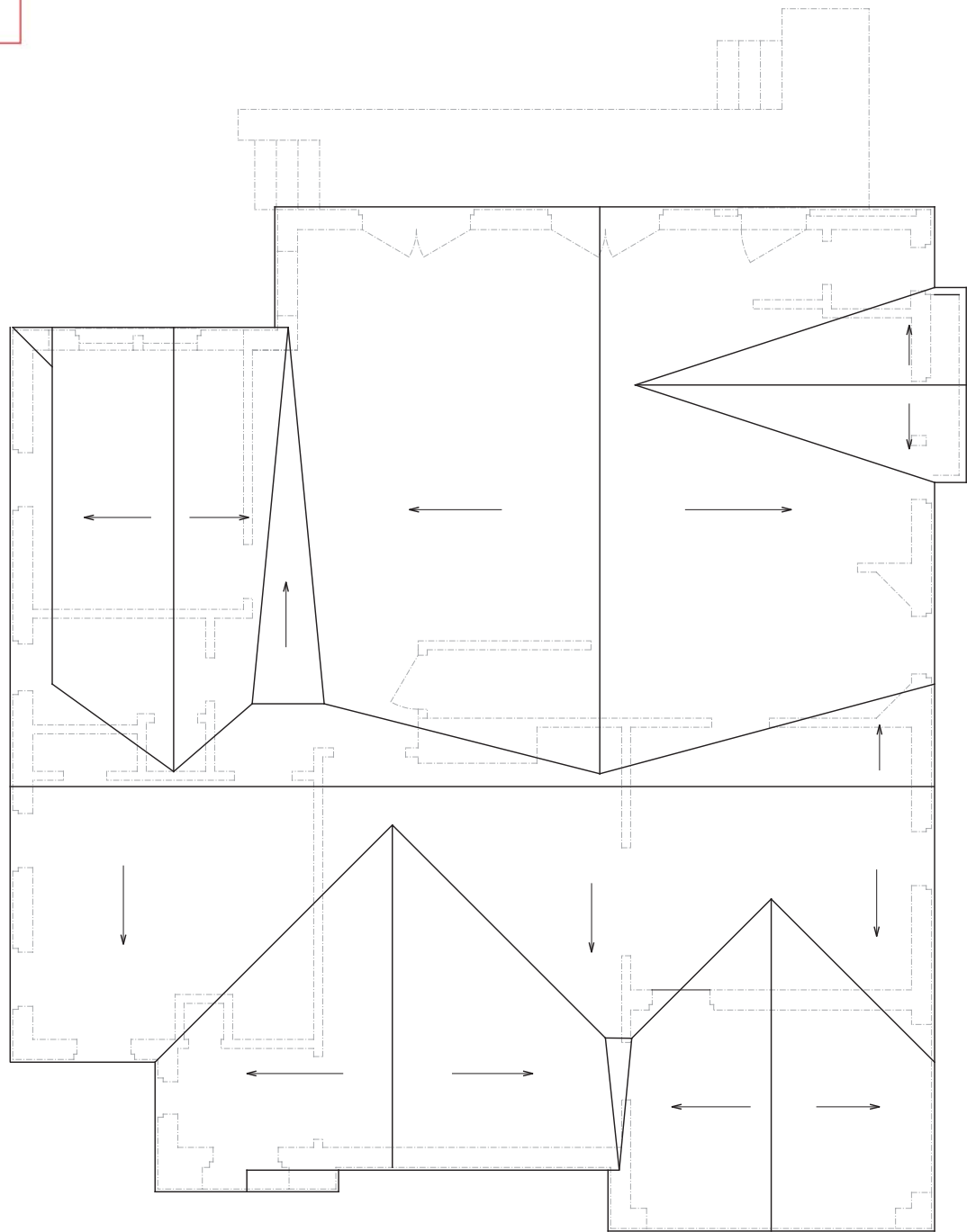
RENOVATIONS AND ADDITIONS FOR
KYLE & LAURA ULEP
 1112 ZIMMER DRIVE, NE ATLANTA, GEORGIA 30306

DATE	REVISIONS
07/17/20	

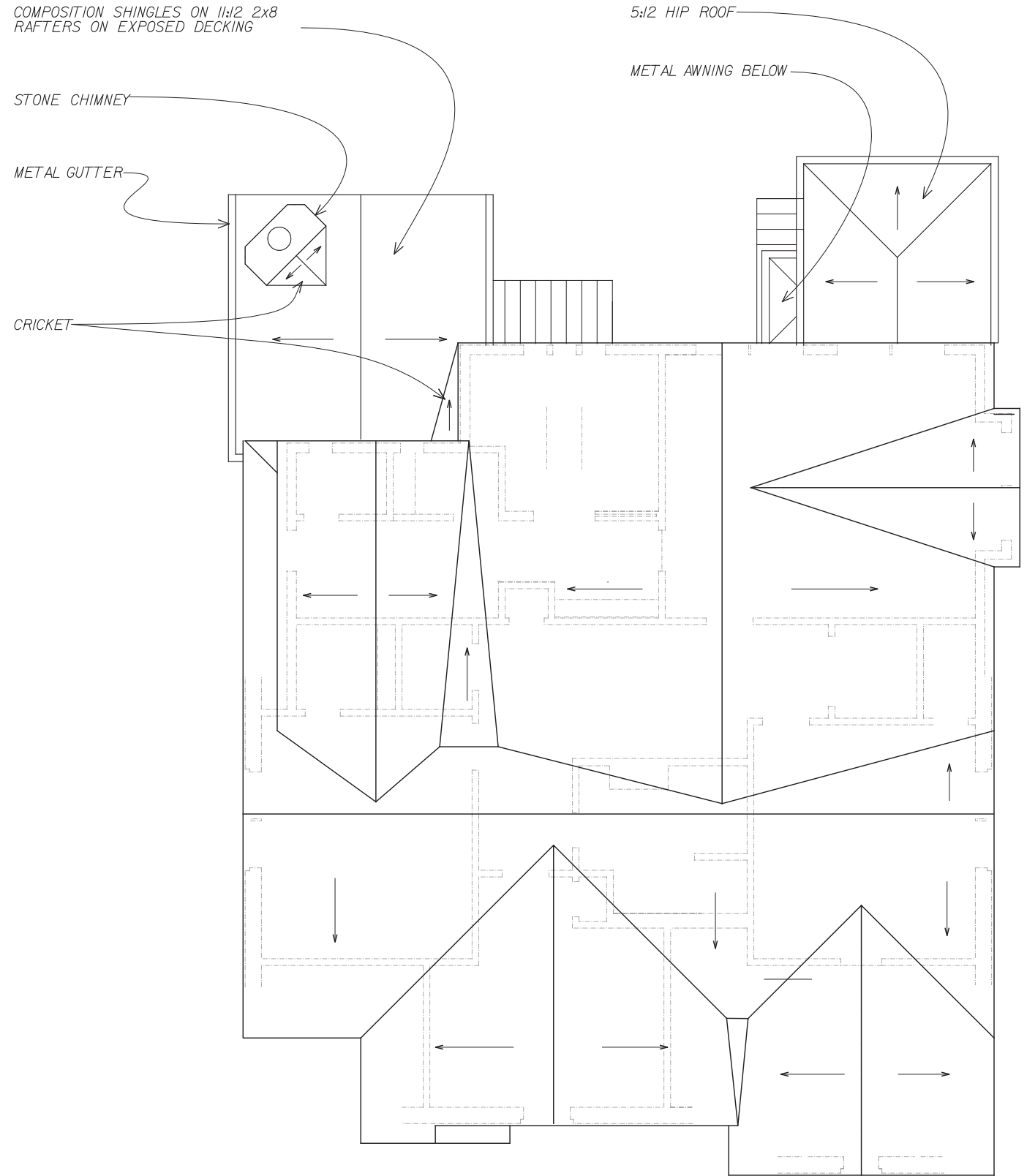
MA
 SHEET
A1.02
 PHASE



V-20-109



01 EXISTING ROOF PLAN
A-1.03 SCALE: 1/8" = 1'-0"



02 PROPOSED ROOF PLAN
A-1.03 SCALE: 1/8" = 1'-0"

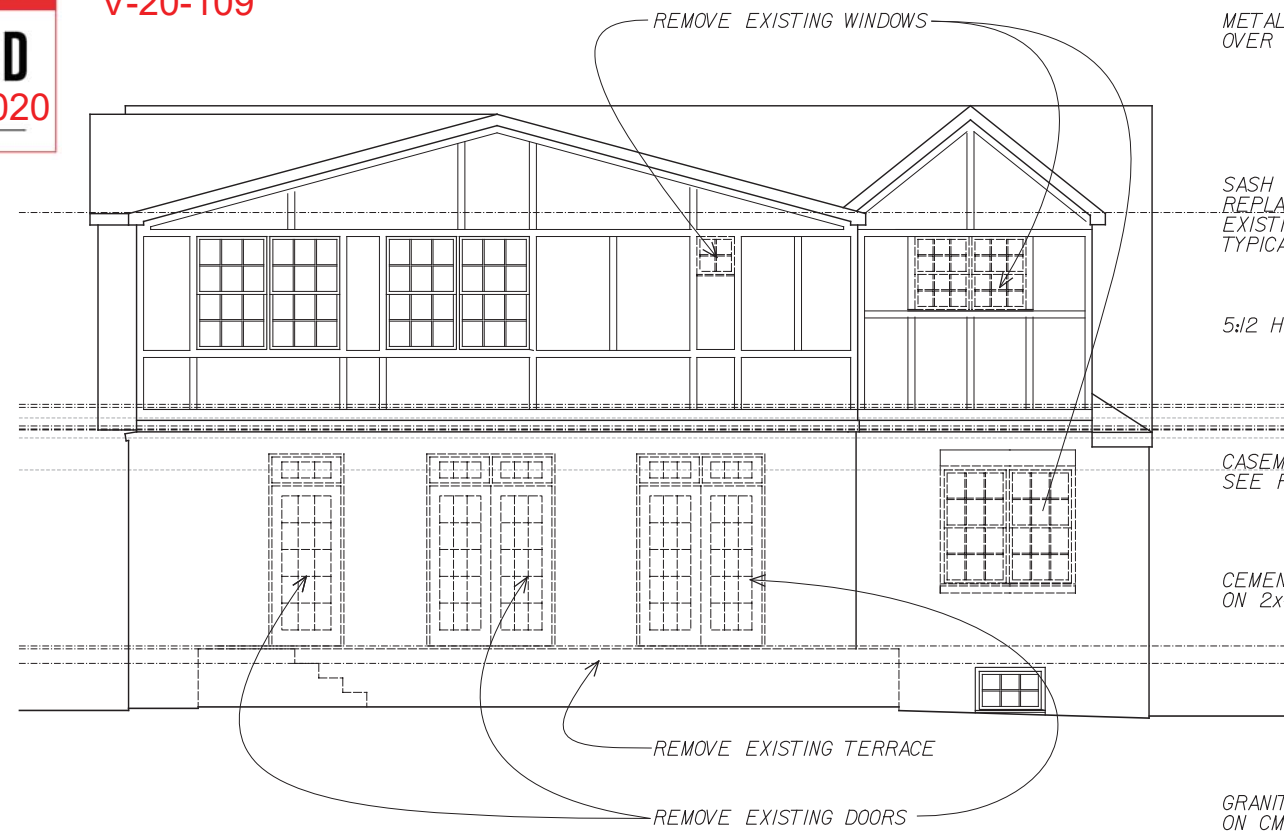
DESIGN DEVELOPMENT
MARK ARNOLD, ARCHITECT
© 2018
404-939-3690
info@markarnold.com

RENOVATIONS AND ADDITIONS FOR
KYLE & LAURA ULEP
1112 ZIMMER DRIVE, NE ATLANTA, GEORGIA 30306

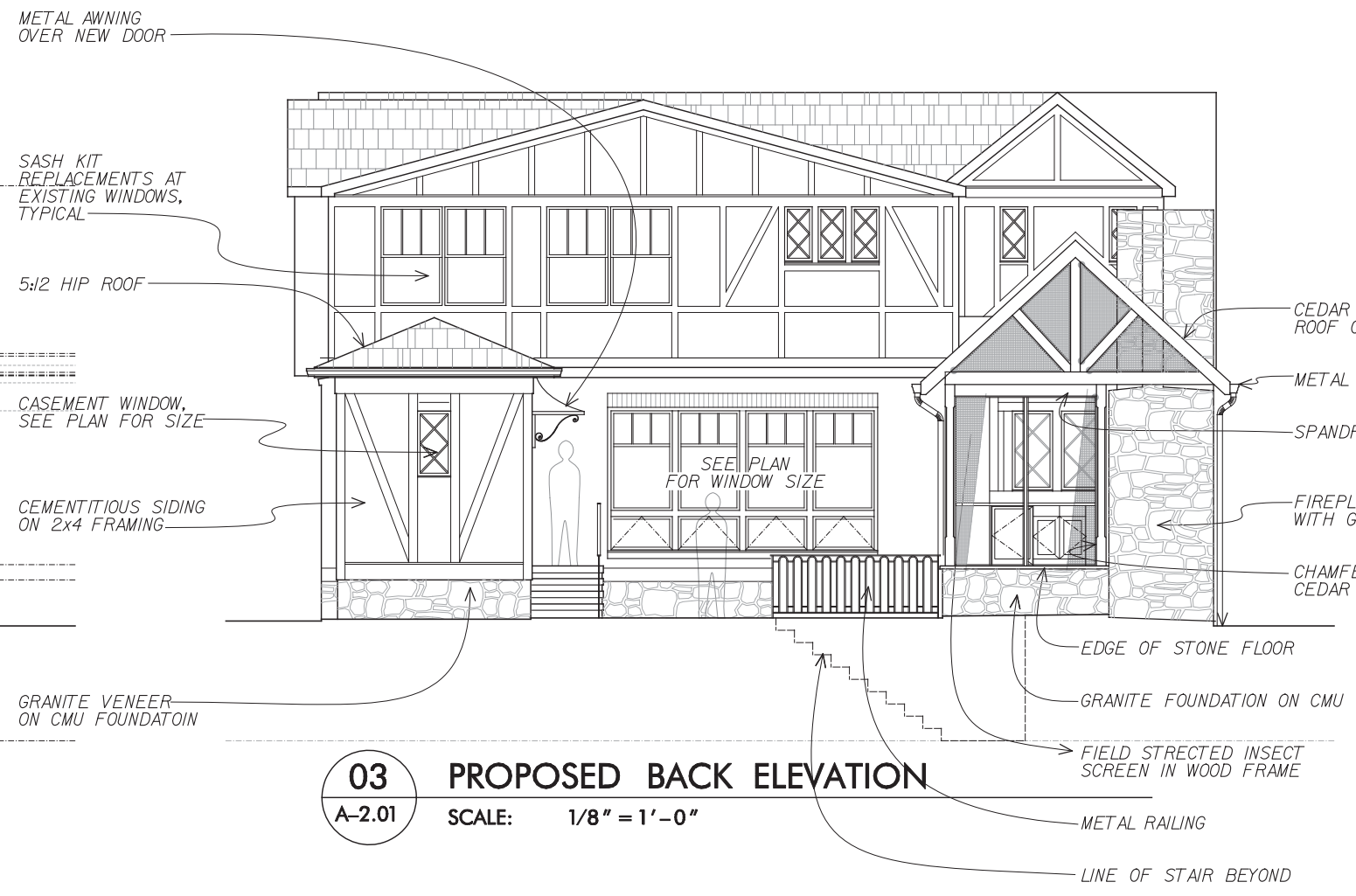
DATE	REVISIONS
07/17/20	

MA
SHEET
A1.03
PHASE

V-20-109



01 EXISTING BACK ELEVATION
 A-2.01 SCALE: 1/8" = 1'-0"



03 PROPOSED BACK ELEVATION
 A-2.01 SCALE: 1/8" = 1'-0"



02 EXISTING FRONT ELEVATION
 A-2.01 SCALE: 1/8" = 1'-0"



04 PROPOSED FRONT ELEVATION
 A-2.01 SCALE: 1/8" = 1'-0"

DESIGN DEVELOPMENT
 MARK ARNOLD, ARCHITECT
 © 2018
 404-939-3690
 info@markarnold.com

RENOVATIONS AND ADDITIONS FOR
KYLE & LAURA ULEP
 1112 ZIMMER DRIVE, NE ATLANTA, GEORGIA 30306

DATE	REVISIONS
07/17/20	

MA
 SHEET
A2.01
 PHASE

RECEIVED
 DATE: 8/19/2020

V-20-109



01 EXISTING DRIVEWAY SIDE ELEVATION
 A-2.02 SCALE: 1/8" = 1'-0"



02 PROPOSED DRIVEWAY SIDE ELEVATION
 A-2.02 SCALE: 1/8" = 1'-0"

DATE
07/17/20

REVISIONS



SHEET

A2.02

PHASE



V-20-109



DOUBLE-HUNG WINDOW, SEE PLAN FOR SIZE

01 EXISTING WEST SIDE ELEVATION
A-2.03 SCALE: 1/8" = 1'-0"

SASH REPLACEMENT KITS AT EXISTING WINDOWS, TYPICAL

DOUBLE-HUNG WINDOW, SEE PLAN FOR SIZE

COMPOSITION SHINGLES ON EXPOSED T&G ROOF DECK ON 2x8 CEDAR RAFTERS

METAL GUTTER/DOWNSPOUT

FIREPLACE SURROUND WITH GRANITE VENEER

SPANDREL CUT FROM 2x10

CHAMFERED 2x6 CEDAR COLUMNS

EDGE OF STONE FLOORING

WOOD LOUVERS IN WOOD FRAME

GRANITE FOUNDATION



02 PROPOSED WEST SIDE ELEVATION
A-2.03 SCALE: 1/8" = 1'-0"

DESIGN DEVELOPMENT
MARK ARNOLD, ARCHITECT
© 2018
404-939-3690
info@markarnold.com

RENOVATIONS AND ADDITIONS FOR
KYLE & LAURA ULEP
1112 ZIMMER DRIVE, NE ATLANTA, GEORGIA 30306

DATE
07/17/20

REVISIONS



SHEET

A2.03

PHASE