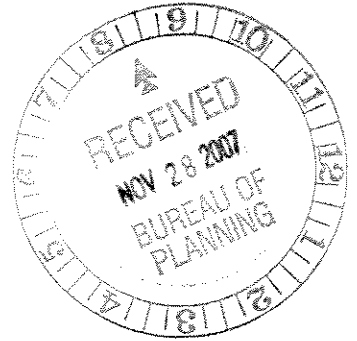


Notice To Applicant
City of Atlanta - Bureau of Planning



APPLICATION NUMBER: **V-07-347**

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

Address of Property: **1693 Johnson Rd.**

Board of Zoning Adjustment (BZA) Hearing Date:

Friday, February 1, 2008 at 1:00 p.m.

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

The contact person for NPU F is:

Conne Ward Cameron
404-876-0813
connew@bellsouth.net

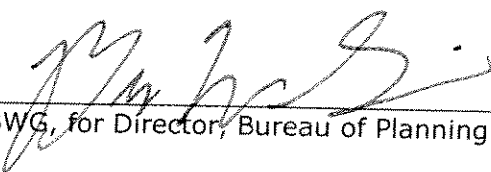
Contact info for adjacent NPUs is provided below if necessary:

[Empty rectangular box for contact information for adjacent NPUs]

Please contact the person(s) listed above within two 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.

Sign Posting - The property owner is required to post a sign or signs in a conspicuous place on the property at least 15 days before the hearing date shown above. One sign shall be placed every 600 feet along each street the property abuts. A sign posting affidavit must be returned to the Bureau of Planning to confirm posting.

Signed,



BWC, for Director, Bureau of Planning



Dan Undutch, Applicant

March 2006

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Bureau of Planning

APPLICATION FOR VARIANCE

City of Atlanta

Date Filed _____

Application Number V-07-347

Name of Applicant DAN UNDUITZ Daytime Phone 404-345-5382

Company Name GARAGES FOR ATLANTA e-mail DAN@GARAGESFORATLANTA.COM

Address 107 GREENWOOD TRACE FAIRBURN GA 30213
street city state zip code

Name of Property Owner PAUL R. WILSON WADE A. MCCOY Phone 404-216-0945

Address 1693 JOHNSON RD ATLANTA GA 30306
street city state zip code

Description of Property

Address of Property 1693 JOHNSON RD OR

the subject property fronts _____ feet on the _____ side of _____, and begins _____ feet from the corner of _____.

Depth: 185 Area: 0.36 Land Lot: 56 District: 18, DEKALB County, GA.
AC

Property is zoned: R-4, 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 Bureau 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 Bureau 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 28th Day Of November, 2007.

[Signature]
Owner or Agent for Owner (Applicant)

DAN UNDUITZ
APPLICANT'S NAME IN PRINTED LETTERS

[Signature]
NOTARY PUBLIC

Notary Public, Henry County, Georgia
My Commission Expires Jan. 12, 2009



CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3900 - ATLANTA, GEORGIA 30335
404-330-6175 - FAX: 404-658-6979
Internet Home Page: www.atlantaga.gov

SHIRLEY FRANKLIN
MAYOR

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Bureau of
Planning

Steven R. Cover, AICP
Commissioner
Dept. of Planning &
Community Development

Ibrahim Maslamani, CBO,
AIA
Director
Bureau of Building

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER V-07-347
NPU _____ DATE FILED _____

Dan Undutch
Name of Applicant

BUILDING PERMIT AUTHORIZING

Construct a new detached garage.

at 1693 Johnson Road N.E. 18/56
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 zoning regulations to reduce the rear yard setbacks from 15ft (required) to 7ft to allow for construction of a new detached garage. The applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 16 Section 16-06.008 Paragraph (3)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Department of Planning and Development
Bureau of Buildings
Ibrahim Maslamani, CBO, AIA, Director
Ann Heard, Chief Zoning Division

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 22x30 DETACHED GARAGE, 1 STORY
FLOOR w/ 8/12 HIP ROOF, CONSISTENT w/
EXISTING HOUSE, 660 SQUARE FEET

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.

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_____ covered square feet / _____ total lot square feet = _____ % proposed lot coverage

_____ % maximum allowed lot coverage

V-07-347

Variance Procedures

Variance applications are heard and decided at a regularly-scheduled public hearing by the five-member City of Atlanta Board of Zoning Adjustment ("BZA"). The Bureau of Planning serves as staff to the BZA. Approximately one week after each closing date, a planner is assigned to review your application. All inquiries regarding your application should be directed to this office at (404) 330-6145. The rules of the BZA prevent BZA members from discussing the merits of any case except during the public hearing for that case.

Schedule. There are two closing dates and two public hearings per month. The schedule allows time for neighborhood and NPU meetings to occur throughout the City prior to each public hearing. The schedule of closing and public hearing dates is attached (Page 9).

Neighborhood and NPU Recommendations. The City is divided into 24 Neighborhood Planning Units (NPUs), each of which has a volunteer citizen advisory committee that makes a recommendation to the BZA on variances. When you file your application, you will be notified of the NPU contact person and that you must schedule a meeting with that NPU in order to explain what you wish to do. You may be requested to attend additional neighborhood meetings; inquire about the time and place of those meetings. The applicant is expected to contact the NPU as soon as possible after the application is filed. The Bureau of Planning will send a copy of your application to the appropriate NPU during the week after the closing date for your application.

Public Notice. When you file your application, it will be scheduled for a public hearing. The Bureau of Planning will initiate posting of public notice ("an advertisement", "a legal ad") for this public hearing so that the public is informed at least 15 days before the date of the public hearing:

- by sending written notice of your application to all property owners whose property is within 300 feet of the subject property, and
- by causing public notice to be placed in the newspaper.

You are responsible for obtaining a public notice sign when you file your application with the Bureau of Planning, and for posting it in a visible location on your property, at least 15 days prior to your public hearing. Failure to properly post the sign will make it necessary for the BZA to defer your case to another public hearing. The BZA may defer the case to a hearing that has been scheduled 30 or more days after the original hearing.

Refunds on Withdrawn Cases. Requests for withdrawal received 18 days prior to the public hearing will enable a refund of the application fee.

March 2006

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NOTARIZED AUTHORIZATION BY PROPERTY OWNER

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

V-07-347

TYPE OF APPLICATION VARIANCE

I, PAUL R. WILSON (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT _____

1693 JOHNSON RD ATLANTA GA 30304 (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 ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT GARAGES FOR ATLANTA / DAN LINDLUTCH

ADDRESS OF APPLICANT 107 GREENWOOD TRACE

FAIRBURN GA 30213

TELEPHONE NUMBER 404-345-5382

Paul R. Wilson

Signature of Owner

Personally Appeared Before Me

PAUL R. WILSON

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

Shirley B. Daniel
Notary Public

11-9-07

Date

March 2006

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Bureau of Planning

NOTARIZED AUTHORIZATION BY PROPERTY OWNER

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

V-07-347

TYPE OF APPLICATION VARIANCE

I, WADE A. MCCOY (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT _____

1693 JOHNSON RD 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 ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT GARAGES FOR ATLANTA / DAN UNDUITZ H

ADDRESS OF APPLICANT 107 GREENWOOD TRACE

FAIRBURN GA 30213

TELEPHONE NUMBER 404-345-5382

Wade A. McCoy
Signature of Owner

Personally Appeared Before Me

WADE A. MCCOY

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

Dorella B. Daniel
Notary Public

11-09-07
Date

Submittal for Variance Request/Justification

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Planning

Address: 1693 Johnson Rd Atlanta GA 30306

Variance Request: Reduce rear yard setback from 15 ft. to 7 ft.

V-07-347

Variance Justification: Due to the remaining buildable rear yard area and property being on a corner, maintaining the existing location as per request allows for a functional and safe layout for maneuvering a vehicle. Allowing for vehicles to park in this location continues to provide access to Meadowdale Ave. When the existing 1 car garage is modified to the proposed 2 car garage, this will also eliminate the existing shed on the property line and eliminate the need for on street parking. This placement would not impose on any adjoining properties. As per drawings, the garage will be architecturally consistent with the house which will promote stability in the neighborhood and sustain desirable living conditions.

Lot Coverage/Floor Area Ratio

1693 Johnson Rd

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Lot Area: 15681 sq. ft.

Existing Lot Coverage (sq. ft.)

Driveway	720
Sidewalk	801
House	3041
Patio/Deck	160
Porch/Steps/Fireplace	152
Proposed Garage	660

Total	5534
Percentage	35.29

Floor Area Ratio

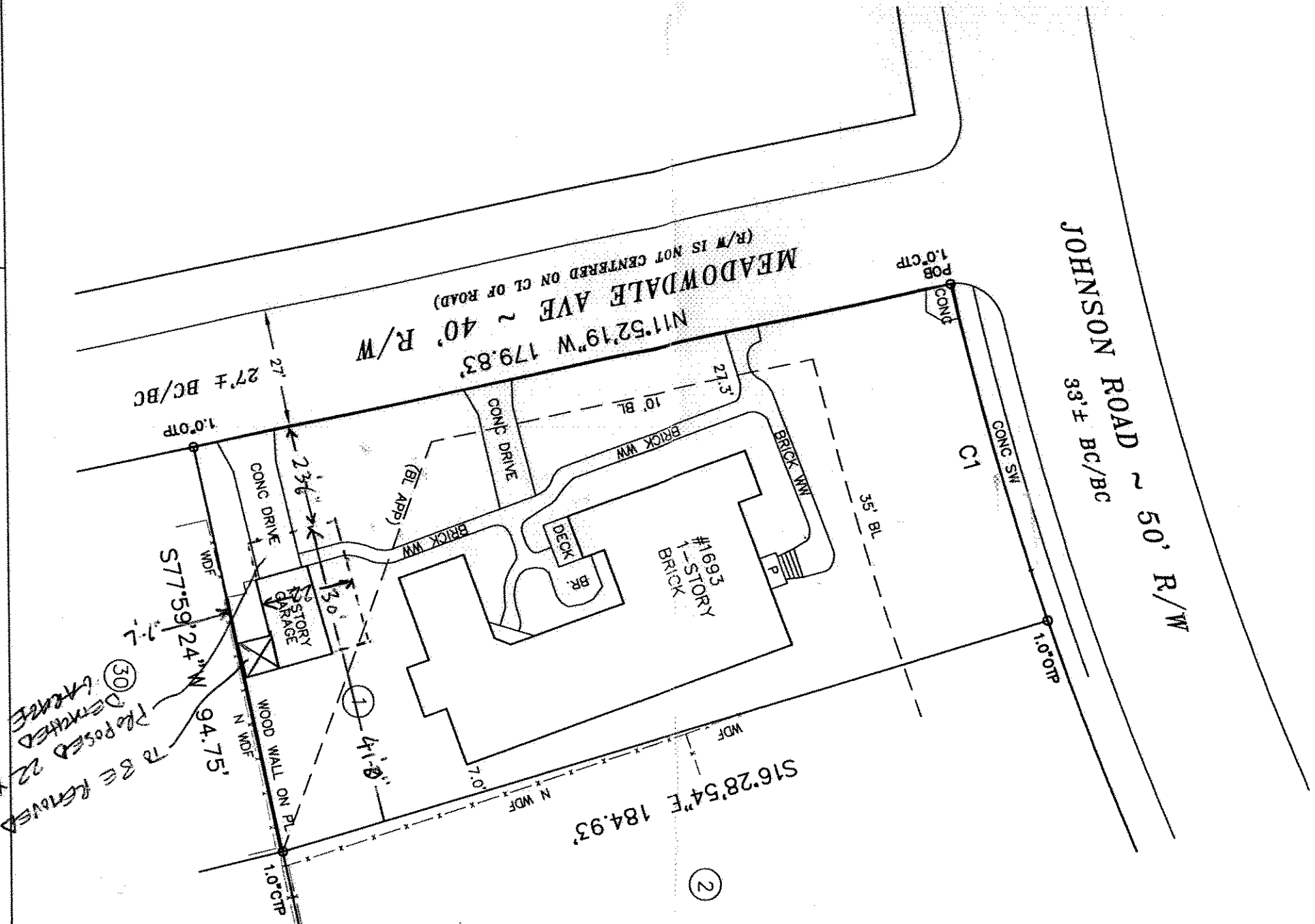
House	3041
Proposed Garage	660

Ratio	21.7%
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V-07-347

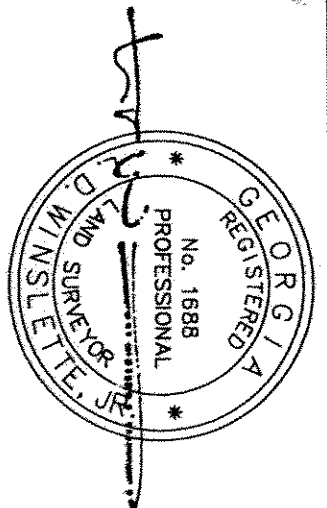
Curve	Radius	Length	Chord	Chord Bear.
C1	766.72'	80.06'	80.03'	N 74°44'38" E

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS PUBLIC OR PRIVATE.



- * LEGEND *
- POB POINT OF BEGINNING
 - LLH LAND LOT LINE
 - MH MAN HOLE
 - SSL SANITARY SEWER LINE
 - CB CATCH BASIN
 - JB JUNCTION BOX
 - DI DRAINAGE INLET
 - DI YARD INLET
 - HW HEAD WALL
 - HP POWER POLE
 - PW SANITARY SEWER EASEMENT
 - SSE DRAINAGE EASEMENT
 - DE UTILITY EASEMENT
 - UE ACCESS EASEMENT
 - AE TOP OF BANK
 - TB CORRUGATED METAL PIPE
 - CMP REINFORCED CONC. PIPE
 - RCP AS PER DEED
 - APP AS PER DEED
 - APR AS PER RECORD
 - APF AS PER FIELD
 - BC BACK OF CURB
 - EP EDGE OF PAVEMENT
 - OU OWNERSHIP UNCLEAR
 - OH OVERHANG
 - N NBORS.
 - IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - OTP OPEN TOP PIPE FOUND
 - CTP CRIMP TOP PIPE FOUND
 - REB REINFORCING BAR FOUND
 - AI ANGLE IRON FOUND
 - CP CALCULATED POINT
 - X-X FENCE
 - CLF CHAIN LINK FENCE
 - WDF WOOD FENCE
 - WRF WIRE FENCE
 - FC FENCE CORNER
 - BL BUILDING LINE
 - R/W RIGHT-OF-WAY
 - PL PROPERTY LINE
 - PC PROPERTY CORNER
 - CL CENTER LINE
 - CPT CARPORT
 - BR BRICK
 - FR FRAME
 - WD WOOD
 - PL PLAT
 - DE DEED
 - RE RECORD
 - F FIELD

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Planning
V-07-347



PROPERTY ADDRESS:
1693 JOHNSON ROAD
ATLANTA, GA 30306

LAND AREA:
0.36 AC

SCALE 1" = 30'

PLAT PREPARED FOR:
**PAUL R WILSON &
WADE A MCCOY**

LOT 1 BLOCK 6 UNIT

SUBDIVISION JOHNSON ESTATES

LAND LOT 56 18TH DISTRICT SECTION

DEKALB COUNTY, GEORGIA

PLAT BOOK 12 PAGE 128

DEED BOOK 6987 PAGE 64

DATE APRIL 11, 2007

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

SURVEY SYSTEMS & ASSOC., INC.
P.O. BOX 8688
ATLANTA GA. 31106-0688

FAX (404)760-0011
PHONE (404)760-0010

JOB NUMBER 2-33330