

VHCT

Notice To Applicant

City of Atlanta - Bureau of Planning

APR 13 2010
City of Atlanta

APPLICATION NUMBER: **V-10-058**

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

Address of Property: **1085 Lanier Boulevard**

Board of Zoning Adjustment (BZA) Hearing Date:
Thursday, June 10, 2010 at 12:00 p.m.
Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU F is:

Charlie Nalbone
404-626-1354
atlanta.npuf.zoning@gmail.com

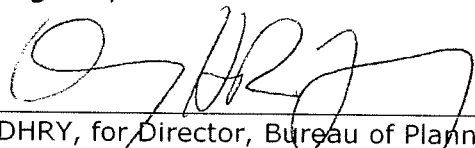
Contact info for adjacent NPUs is provided below if necessary:

The contact person for NPU is:

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,



DHR, for Director, Bureau of Planning



W.E. Carpenter, Applicant



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

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

Ibrahim Maslamani, CBO,
AIA
Director
Bureau of Building

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-10-058
NPU F DATE FILED 4/13/10

1. Mr. & Mrs. W.E. Carpenter
Name of Applicant

BUILDING PERMIT AUTHORIZING

Addition to a single family resident

at 1085 Lanier Blvd., N.E. 17/1
Street Address **Quadrant** **District & Land Lot**

to be used for residential purposes

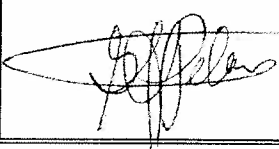
The property is zoned R-4

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

Applicant seeks a variance from the zoning ordinance to reduce the required front yard setback from 35 feet to 18 feet and reduce the required north side yard setback from 7 feet to 3 feet to make a 1st and 2nd story addition to a single family resident. Applicant also seeks a variance to exceed the maximum 50% lot coverage to 55%. Applicant seeks no other variances at this time.

1982 Zoning Ordinance, As Amended

Chapter 6 Section 16-06.008 Paragraph (1)
Chapter 6 Section 16.06.008 Paragraph (2)
Chapter 6 Section 16.06.008 Paragraph (6)


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

NDC

V-10-058

APPLICATION FOR VARIANCE
City of Atlanta

Date Filed 4/13/10 Application Number V-10-058

Name of Applicant: Mr. & Mrs. W. E. Carpenter Daytime Phone: 404-867-0420

Company Name: N/A e-mail: ninfaanderic@comcast.net
Address 1085 Lanier Blvd NE Atlanta, Georgia, 30306
street city state zip code

V-10-058

Name of Property Owner: Mr. & Mrs. W. E. Carpenter Daytime Phone: 404-867-0420
Address 1085 Lanier Blvd NE Atlanta, Georgia, 30306
street city state zip code

Description of Property

Address of Property 1085 Lanier Blvd NE, Atlanta GA 30306 OR the
subject property fronts _____ feet on the _____ side of _____
_____, and begins _____ feet from the
_____ corner of _____.

Depth: 135 Area: .18 ac Land Lot: 7 District: 17, Fulton County, GA.
Property is zoned: R4, Council District: 6, 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 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 9 Day of April, 2010.



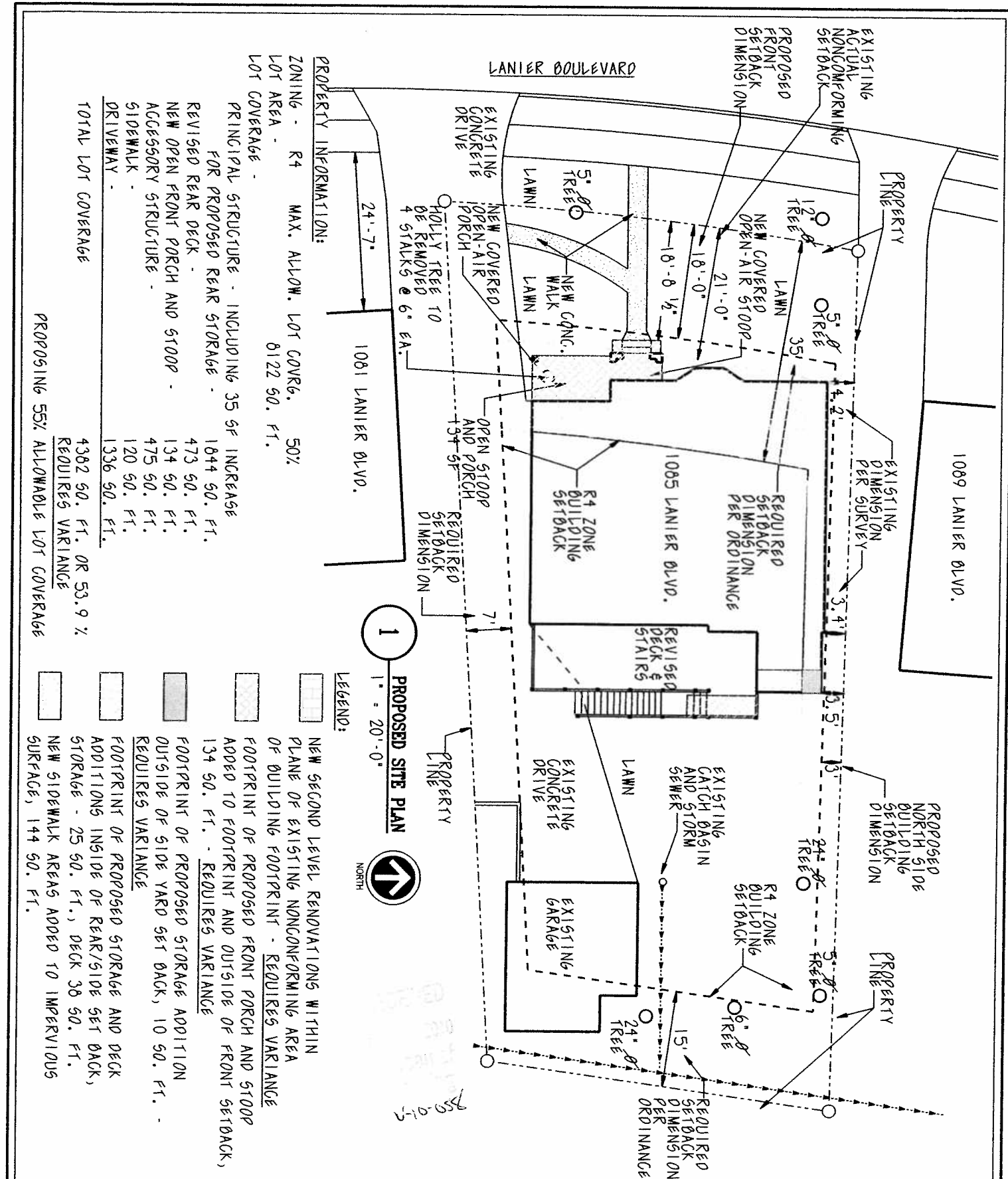
[Handwritten Signature]

Owner or Agent for Owner (Applicant)

Ninfa D. Carpenter
APPLICANT'S NAME IN PRINTED LETTERS

[Handwritten Signature]

NOTARY PUBLIC



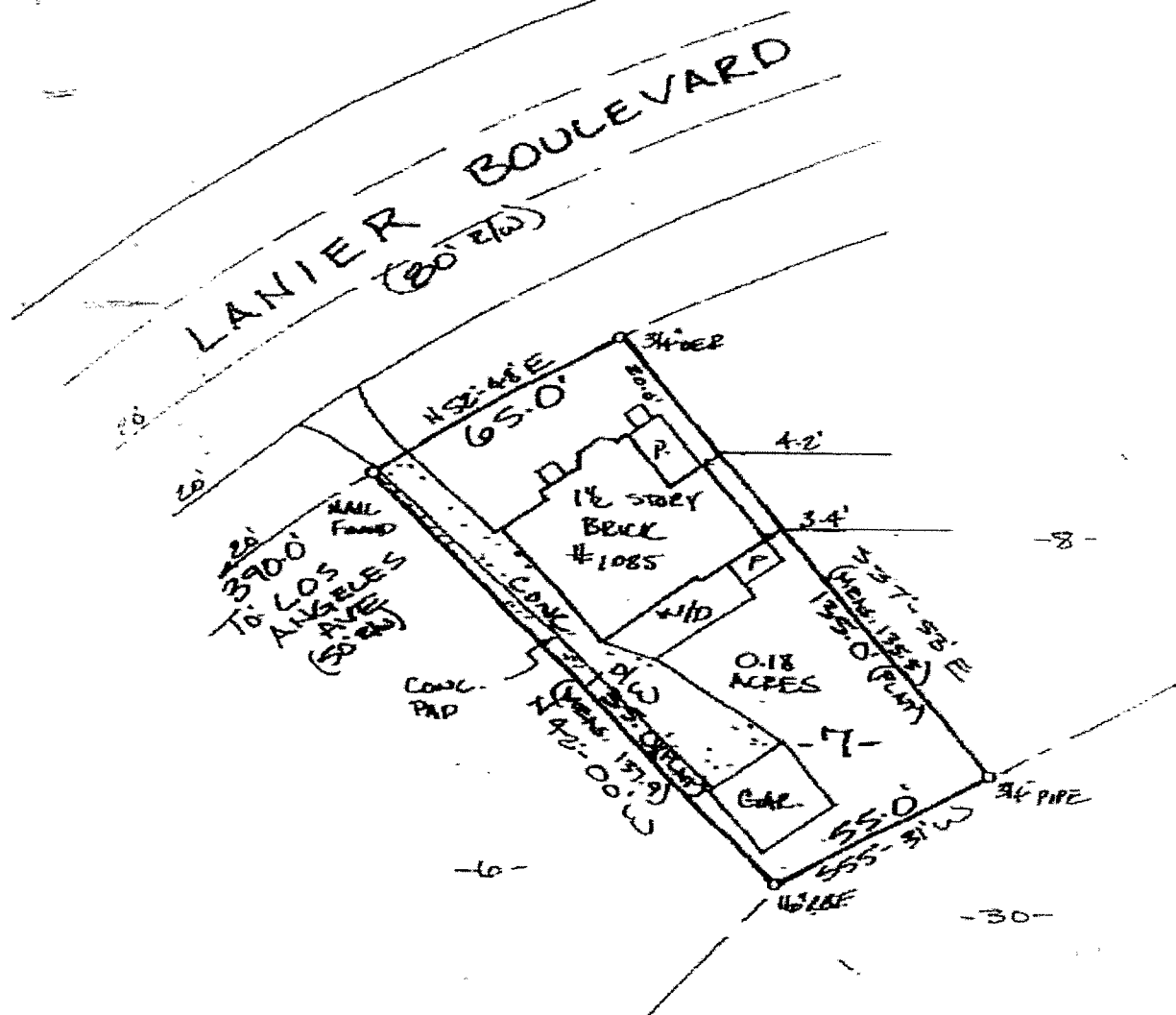
Sheet Title:
 PROPOSED SITE PLAN

Date: APRIL 13, 2010

Scale: 1" = 20'-0"

A home renovation for:
THE CARPENTERS
 1085 Lanier Boulevard
 Atlanta, Georgia 30306

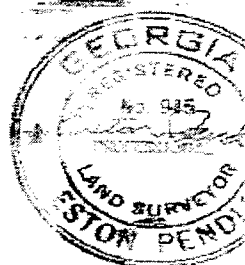
This map was prepared by hand or plot to bear a constant relation to true NAD in 1980 and an angular error of 0.05 per angle point, and was adjusted using CORRECTION rule. This map or plot has been calculated for closure and is found to be accurate within one foot in 29,808 feet. Legend: R.B.F. - Rebar Found, R.B.P. - Rebar Placed, M.H. - Manhole, C.B. - Catch Basin, H.W. - Head Wall, D.I. - Drop Inlet, J.B. - Junction Box, R.W. - Right of Way, B.L. - Building Line, D.E. - Drainage Easement, S.S.E. - Sanitary Sewer Easement.



Survey for W.E. CARPENTER
 And NINFA B. STOWER
 Of property at 1085 Lanier Boulevard

W.E. Carpenter
W.E. Carpenter

V10-058



Lot 7, Block 11, Provisional Subdivision of the P.A. Map Property
 Plat Book 10, Page 72
 Land Lot 1, 17th District, Fulton County, Georgia

Date: 7/13/95 Scale 1" = 40'
 THIS PROPERTY IS IS NOT LOCATED IN A
 FEDERAL FLOOD AREA AS INDICATED BY
 "FEDERAL FLOOD HAZARD MAPS"
 BY ESTON PENDLEY & ASSOC. INC.

In my opinion, this plot is a correct representation of the land
 planned and has been prepared in conformity with the minimum
 standards and requirements of law

Eston Pendley

MAGNETIC

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

re: Application for variance from City of Atlanta zoning ordinance for home remodel and repair at
1085 Lanier Boulevard NE
Atlanta, Georgia 30306

Attachments:

- Completed Application for Variance, signed and notarized
- Property survey (size: 8 1/2" x 11"; scale: 1" = 40')
- Project information sheet (size: 8 1/2"; scale: N/A)
- Proposed site plan (size: 8 1/2"; scale: 1" = 20')
- Proposed front impervious details (size: 8 1/2"; scale: 1/8" = 1')
- Proposed main level floor plan (size: 8 1/2"; scale: 1/8" = 1')
- Proposed second level/loft floor plan (size: 8 1/2"; scale: 1/8" = 1')
- Proposed "plan view"/roof plan (size: 8 1/2"; scale: 1/8" = 1')
- Proposed front elevation (size: 8 1/2"; scale: 1/8" = 1')
- Proposed south elevation (size: 8 1/2"; scale: 1/8" = 1')
- Proposed east/rear elevation (size: 8 1/2"; scale: 1/8" = 1')
- Proposed north elevation (size: 8 1/2"; scale: 1/8" = 1')
- Quote/comment sheet from Mark Livingston, Arborist
- Photographs of subject property and existing holly tree that is to be removed

V-10-058

Summary of proposed changes to site:

This residential single family existing non-conforming home remodel/renovation includes major reconfiguration of the interior of the existing main level; including, revisions to the existing elevated rear wood deck, expansion of adjacent unconditioned storage and the addition of a covered but open porch and entry stoop at the front of the house. The second level/loft renovations are a total redesign of features including alterations to the existing roof line and exterior walls (gable & hip ends and dormers). Further, planned landscape alterations include additions of private sidewalks to connect the front entry of subject residence with near street side public sidewalk and associated private driveway, along with the removal of an existing holly tree. Execution of this proposal will require the following variances from the current governing city zoning regulations: 1) reduce front yard setback from the required 35' to 18', 2) reduce the north side yard setback from the required 7' to 3' and 3) increase the percentage of maximum lot coverage allowed from the required 50% to 55%.

Dear Board Members and Staff:

We, Warren E. & Ninfa D. Carpenter, have lived in the neighborhood, at the subject address, for almost fifteen years. We have, and still do enjoy the local Virginia Highland area and community. As long time residents and in-town neighborhood advocates, we seek to improve our, and that of our neighbors, quality of life, by renovating and repairing our outdated circa 1936 soft Tudor cottage style home, with minimal impact, and realized benefits to our neighbors. In fact, we feel that our proposed renovation will enhance near-by properties (as well as our own) and the lives of Virginia Highland residents and visitors in general.

The proposed changes and minimal additions to the existing structure/site are the subject of this variance request. The proposed renovations to the house are within the height restrictions and under the floor area lot size ratio required by the R4 zoning ordinance (refer to project information sheet attached). However, certain subject proposed changes to the site will require variances to existing governing City of Atlanta zoning ordinances/regulations via approval of the Board of Zoning Adjustment (BZA). Details are as follows:

1) The house is an existing non-conforming structure outside of the current governing zoning ordinance front yard setback requirements, and as such, our proposed changes to the front elevation and the addition of the minimal front stoop & open porch will require a variance to reduce the front yard setback from the required 35' to 18'. Please refer to attached site plan.

2) The house is an existing non-conforming structure outside of the current governing zoning ordinance side yard setback requirements, and as such, our proposed changes to the north side elevation and the small rear extension will require a variance to reduce the north side yard setback from the required 7' to 3'. Please refer to attached site plan.

3) We wish to make minimal extensions to the front and rear of the house. In the front we would like to add an undersized front porch and stoop (99 sq ft increase from existing). Leading from this front entry stoop to the public sidewalk and our drive would be a private sidewalk (60 sq ft increase from existing). In the rear, we would like to extend a small existing unconditioned storage space on the first floor (remaining accessible only from the deck; 35 sq ft increase from existing) with added living space above (master suite sitting area) and unconditioned storage below (accessible only from the yard) and reconfigure (enlarge slightly) the deck stairs/upper landing (38 sq ft increase from existing). These additions (virtually half of which will be sidewalk) will require a variance to increase the percentage of maximum lot coverage allowed from the required 50% to 55%. Please refer to attached site plan and associated floor plans and elevations.

In addition, removal of an existing mature holly tree is required to allow installation of the proposed front porch. Subject tree is within 7' of our front foundation, and hence, as we understand, is legally condemnable (potential foundation intrusion/damage) under current regulations. This tree has provided valuable shade from the afternoon sun for our dining room for years, and we will be sorry to see it removed. However, it is in a serious state of decline (due to age), dangerous actually, and we will be remiss as homeowners if we do not have it removed, even without a front porch addition. Please refer to attached photographs and arborist quote/comment sheet.

Justification for Variance

We here fore request these variances in light of the following conditions:

1) Addition of minimal open front stoop/porch and front elevation changes:

- Stoop will provide shelter from weather for arriving/entering homeowners and guests that our home currently does not provide
- Stoop will allow delivered packages to remain dry and set out-of-sight from street, which is not the current state
- Stoop will provide shade from the afternoon sun to front door (reducing maintenance requirements)
- Stoop/porch will provide a place to remove one's muddy/dirty shoes prior to entry into house
- Porch/stoop will allow homeowners to unload groceries in less time, while staying drier, when it's raining
- Porch will allow homeowners to interact with neighbors and passers-by helping to increase communication and the sense of community in the neighborhood. This desired interaction is very difficult with the house in it's current configuration
- Porch will provide owners with an intimate outdoor space to enjoy our wonderful boulevard when the temperatures are pleasant in all weather conditions
- Minimal size of the porch deters large outdoor gatherings there
- Though the stoop/porch is within setback, it is still farther from the property line/sidewalk (26'-8") than the closest adjacent neighbor's enclosed porch (24'-7") at 1081 Lanier Blvd (see attached site plan); hence it will not seem to protrude toward street
- Porch will provide afternoon shade to dining room windows (replacing that lost by dying holly tree), reducing cooling cost and carbon emissions
- All changes being made to the front facade result in similar features found on Lanier Blvd and the surrounding neighborhood, and will be in keeping with the style of the existing house on site

6-10-058

- Resultant front elevation and materials will enhance aesthetics of home for owners, neighbors and visitors to appreciate

2) Minimal rear addition and rear elevation changes:

- Small rear extension will improve privacy of northern neighbor's entertaining spaces when homeowners utilize the back deck as well as for homeowners
- Rear extension, unconditioned space on main level, will provide much needed storage for deck paraphernalia such as spare chairs, pots, tables, coolers, umbrellas, etc., while improving the aesthetics and overall appearance for rear and side neighbors
- Rear extension, unconditioned space on basement level, will provide much needed storage for yard tools, yard waste containers, hoses, plant containers etc., improving the aesthetics and overall appearance of property for rear and side neighbors
- Rear extension, conditioned space on second level/loft, will provide much needed space in a new master suite
- New stairs to deck, with minimal increase in lot coverage square footage, increases safety (current stair risers are too steep, stairs cross in front of basement door and there is no mid-landing to break falls from top of stairs) and improves visual aesthetics for rear neighbors

V10-458

3) Installation of private sidewalks:

- A new sidewalk from entry to public sidewalk will add an inviting air to the property which will aid in enhancing the feel of community and interaction in the neighborhood and provide safe and dry passage/footing for visitors that must park "on street" due to the limited size of our lot/paved parking area
- A sidewalk from the entry to the approximate center of the driveway will be much more functional for the homeowners than the existing one that is very near the house that is scheduled to be removed
- The installation of sidewalk from entry to public sidewalk is in keeping with other properties in the neighborhood as is a sidewalk from the entry to the drive

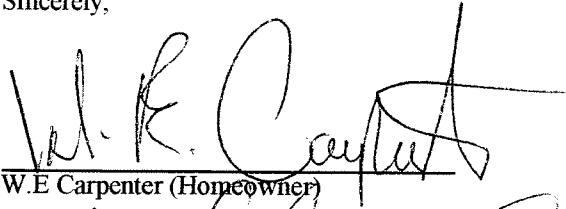
4) Miscellany:

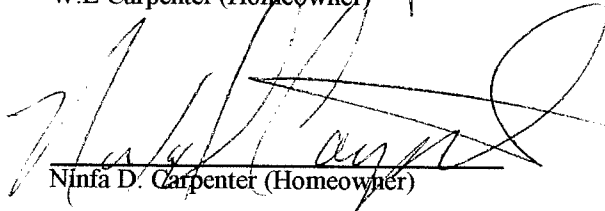
- Lot coverage calculations do not take into account existing turf from property line to edge of public sidewalk and from sidewalk to curb. There is an additional 680 sq ft of green space between front property line and curb. We are requesting a meager 232 sq ft increase of impervious area over that which is existing; the equivalent of 2 & 1/3 OSHA minimum size office cubicles
- Resultant coverage from rear property line to curb (including public sidewalk), due to the overly large easement on Lanier Blvd, will be only 52.3%, as calculated by our architect
- Homeowners plan, when re-landscaping, to curtail the water runoff from the front yard, down the northern & southern sides of the property, thereby retaining in front and limiting water runoff
- Great care has been taken, and effort exerted to keep lot coverage at a minimum and yet achieve a renovation design that provides adequate storage, communal relations and amenities that contemporary Americans/buyers expect without over sizing the residence (note the small bedrooms, undersized family/keeping room, no second level laundry and no "master on main"); all while maintaining the charm & aesthetic of the neighborhood. This has not been a simple undertaking due to the small size of the subject lot; 0.18 acres
- Current structure is, and renovated structure will remain, 1 1/2 stories as opposed to a majority of 2 or 2 1/2 story "new builds"
- Proposed renovation will help improve the neighborhood's aesthetics and charm along with contributing to a sense of communal recovery and stability
- Homeowners plan on installing a geothermal HVAC system, replace all windows with energy efficient units and closed cell foam insulation in all exterior walls, second level ceilings and roof structure; and are considering solar panels and emergency electrical generating capability

13 April 2010

Thank you for your time and thoughtful consideration in addressing our request. Should you have any questions in regard to this matter, please feel free to contact us at your convenience. We may be reached by telephone at 404-867-0420, or by e-mail, at ninfaanderic@comcast.net.

Sincerely,


W.E. Carpenter (Homeowner)


Ninfa D. Carpenter (Homeowner)

404-867-0420

SIGN POSTING AFFIDAVIT

SIGN MUST BE POSTED BY: May 26, 2010

PUBLIC HEARING DATE: **June 10, 2010**

APPLICATION NUMBER: **V-10-058**

NAME OF APPLICANT: **W.E. Carpenter**

PROPERTY ADDRESS: **1085 Lanier Boulevard**

Describe the location on the property where the sign(s) were posted:

Date posted: _____

"I SWEAR THAT ON THE ABOVE POSTING DATE, I PERSONALLY POSTED IN THE MOST CONSPICUOUS PLACE POSSIBLE ON THE PREMISES AFFECTED BY THIS APPLICATION, SIGN(S) AS INDICATED ABOVE."

W.E. CARPENTER, APPLICANT

PERSONALLY APPEARED BEFORE ME PERSON(S)
OF THE ABOVE NAME(S), WHO SWEAR THAT THE
INFORMATION CONTAINED IN THIS AFFIDAVIT
IS TRUE AND CORRECT TO THEIR BEST
KNOWLEDGE AND BELIEF.

NOTARY PUBLIC

DATE

Please mail or deliver this completed affidavit to the Bureau of Planning at the address listed below. You may fax a copy to 404-658-7491, but **this original affidavit must be received by the Bureau of Planning at least five days before your hearing date.** You may post the sign earlier than the posting date, but not later.

City of Atlanta
Bureau of Planning
attn: Brandi Crawford
55 Trinity Ave., Suite 3350
Atlanta, Georgia 30303

A home renovation for: THE CARPENTERS

ARCHITECT:
WRIGHT GARDNER
1604 BRIARCLIFF ROAD NE #5
ATLANTA, GEORGIA 30306
e: wrightgardner@msn.com
p: 404-218-8460

1085 Lanier Boulevard
Atlanta, Georgia 30306

OWNER:
MR. AND MRS. W.E. CARPENTER
1085 LANIER BOULEVARD
ATLANTA, GEORGIA 30306
e: minifaandeno@comcast.net
p: 404-867-0420

APRIL 13, 2010 VARIANCE APPLICATION

PROJECT DESCRIPTION / JUSTIFICATION:

THE PROJECT IS THE RENOVATION / ADDITION TO THE HOUSE AT 1085 LANIER BOULEVARD, ATLANTA, GEORGIA 30306. THE RENOVATION INCLUDES MAJOR RENOVATIONS TO THE INTERIOR OF THE MAIN LEVEL, REVISIONS TO THE EXISTING REAR WOOD ELEVATED DECK, ADDITION OF STORAGE TO SHIELD THE DECK AT REAR OF HOUSE AND ADDITION OF A COVERED PORCH AND ENTRY STOOP AT THE FRONT OF THE HOUSE. THE SECOND LEVEL RENOVATIONS ARE A TOTAL REDESIGN OF SECOND LEVEL FEATURES INCLUDING ALTERATIONS TO THE EXISTING ROOF LINE TO IMPROVE AESTHETICS FROM THE STREET, TAKE ADVANTAGE OF AVAILABLE SPACE, AND WORK BETTER WITH PROPOSED AND EXISTING EXTERIOR FEATURES AT THE MAIN AND SECOND LEVEL.

THE CHANGES TO THE EXISTING STRUCTURE ARE THE SUBJECT OF THIS VARIANCE REQUEST. THE RENOVATIONS TO THE HOUSE ARE WITHIN THE HEIGHT RESTRICTIONS AND FLOOR AREA RATIO REQUIRED PER THE R4 ZONING ORDINANCE. ADDITIONALLY, THE CHANGES BEING MADE TO THE EXTERIOR RESULT IN SIMILAR FEATURES FOUND ON LANIER BOULEVARD AND IN THE SURROUNDING NEIGHBORHOOD, INCLUDING A COVERED ENTRY STOOP AND SMALL PORCH. OTHER VISIBLE ALTERATIONS INCLUDE CHANGES TO THE ROOFLINE. THE EXISTING HOUSE IS A NONCONFORMING USE AND REQUIRES A VARIANCE FOR ANY EXTERIOR IMPROVEMENTS TO THE HOUSE. THE VARIANCES NEEDED TO COMPLETE THE WORK ARE OUTLINED BELOW:

1. THE EXISTING FRONT/WEST PORTIONS OF THE HOUSE ARE OVER THE FRONT AND SIDE YARD SETBACKS, REQUIRING APPROVAL TO MAKE CHANGES TO THE ROOFLINE WITHIN THE PLANE OF THE EXISTING HOUSE. SEE PROJECT INFORMATION ON THIS PAGE FOR REQUIRED SETBACK PER ZONING AND VARIANCE REQUEST FOR PROPOSED CHANGES TO SETBACK REQUIREMENT.
2. THE OWNER WISHES TO ADD A COVERED STOOP AND SMALL COVERED PORCH TO THE FRONT OF THE HOUSE. THIS PROPOSED ADDITION WOULD BE WITHIN THE FRONT YARD SETBACK. HOWEVER, THE ADDITION WOULD CONTINUE TO BE FARTHER FROM THE SIDEWALK AND/OR PROPERTY LINE THAN THE EXISTING WALL OF THE ADJACENT HOUSE AT 1081 LANIER BOULEVARD. THE OWNER'S OBJECTIVE WITH THE MODESTLY SIZED OPEN PORCH IS TO BUILD ON THE NEIGHBORHOOD'S SENSE OF COMMUNITY BY ENCOURAGING INTERACTION WITH NEIGHBORS AND PASSERS-BY. THIS DESIRED INTERACTION IS DIFFICULT OR IMPOSSIBLE WITH THE CURRENT SITUATION. SEE PROJECT INFORMATION ON THIS PAGE FOR REQUIRED SETBACK PER ZONING AND VARIANCE REQUEST FOR PROPOSED CHANGES TO SETBACK REQUIREMENT
3. THE OWNER WISHES TO EXTEND THE EXISTING STORAGE AREA AT THE NORTHEAST CORNER OF THE HOUSE FURTHER INTO THE BACK YARD TO FURTHER SHIELD DECK FROM ADJACENT NEIGHBOR'S PROPERTY TO THE NORTH PROVIDING ADDITIONAL PRIVACY TO THE REAR OF BOTH PROPERTIES. A SMALL 3'X3' SECTION OF THIS EXTENSION WILL BE IN THE EXISTING SIDE YARD SETBACK. THE DISTANCE FROM THE ADDITION TO THE TO THE NEIGHBORS HOUSE IS OVER 120" AND IS MORE THAN 3' FROM THE PROPERTY LINE. SEE PROJECT INFORMATION ON THIS PAGE FOR REQUIRED SETBACK PER ZONING AND VARIANCE REQUEST FOR PROPOSED CHANGES TO SETBACK REQUIREMENT
4. THE OWNER ALSO WISHES TO ADD A WALK FROM THE FRONT DOOR TO THE STREET AND A SPUR TO ACCESS THE DRIVEWAY. THE ADDITION OF THIS IMPERVIOUS AREA ALONG WITH THE STOOP AND PORCH PUSHES THE IMPERVIOUS AREA OF THE HOUSE A SMALL AMOUNT OVER THE ALLOWABLE LOT COVERAGE. HOWEVER, THE ADDITION OF FEATURES WILL BRING THE HOUSE IN LINE WITH OTHER HOUSES ON THE STREET. SEE PROJECT INFORMATION ON THIS PAGE AND SITE PLAN FOR ADDITIONAL CALCULATIONS.

PROJECT INFORMATION:

ZONING: CITY OF ATLANTA R4, NPU-F
MAX LOT COVERAGE: 50%, PROPOSED 55%
SEE SITE PLAN FOR DETAILED CALCULATIONS

REQUIRED FRONT YARD SETBACK: 35 FT
EXISTING HOUSE AND PROPOSED CHANGES ARE NONCONFORMING, SEEKING VARIANCE TO DECREASE FRONT YARD SETBACK FROM 35 TO 18', SEE SITE PLAN FOR MORE INFORMATION.

REQUIRED SIDE YARD SETBACK: 7 FT
EXISTING HOUSE AND PROPOSED CHANGES ON SOUTH SIDE ARE WITHIN SETBACK REQUIREMENTS, NORTH SIDE OF EXISTING HOUSE IS NONCONFORMING, SEEKING VARIANCE TO DECREASE SIDE YARD SETBACK FROM 7 TO 3'.

REQUIRED REAR YARD SETBACK: 15 FT
NO CHANGES

FLOOR AREA RATIO = .50
MAIN LEVEL - 1844 SQ FT
PROPOSED SECOND LEVEL - 1757 SQ FT
TOTAL LIVABLE AREA - 3601 SQ FT
GROSS LOT AREA - 8122 SQ FT
FAR = .44

BUILDING HEIGHT ALLOWED = 35 FEET
FRONT - 22'-6"
RIGHT - 28'-0"
LEFT - 28'-0"
REAR - 32'-6"

BUILDING HEIGHT CALCULATED PER CITY OF ATLANTA ZONING ORDINANCE- 28'-0"
HEIGHT TO HIGHEST RIDGE AT FRONT ELEVATION: 31'-9"

A home renovation for:
THE CARPENTERS
1085 Lanier Boulevard
Atlanta, Georgia 30306

Scale:

Date: APRIL 13, 2010

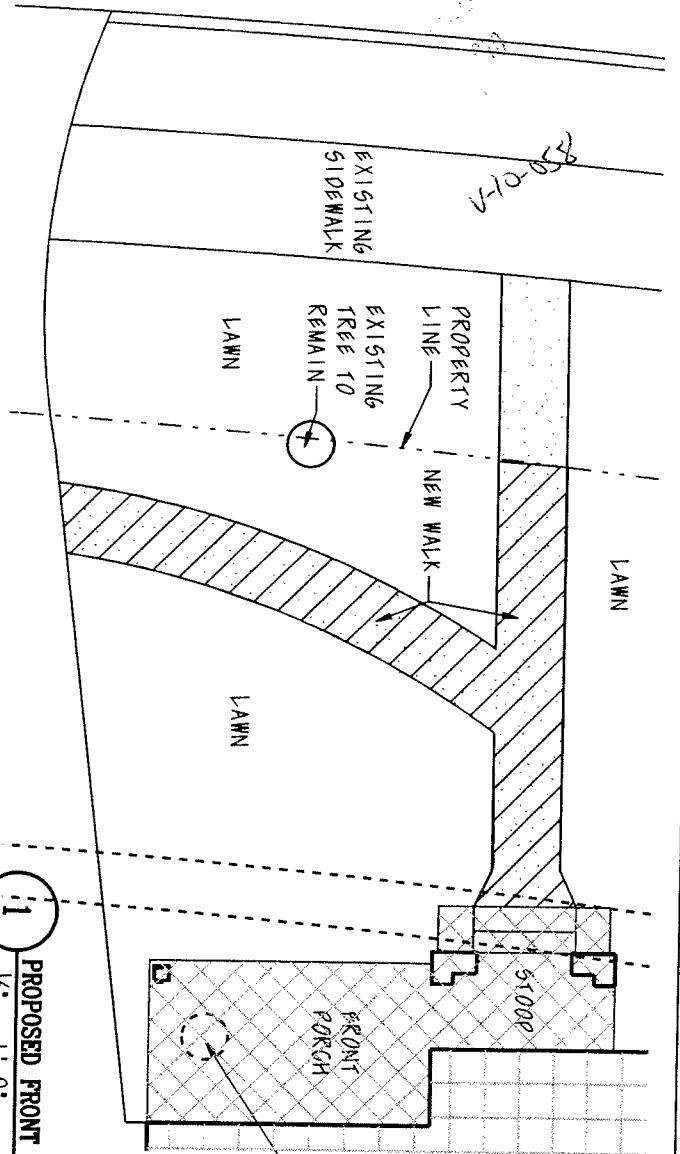
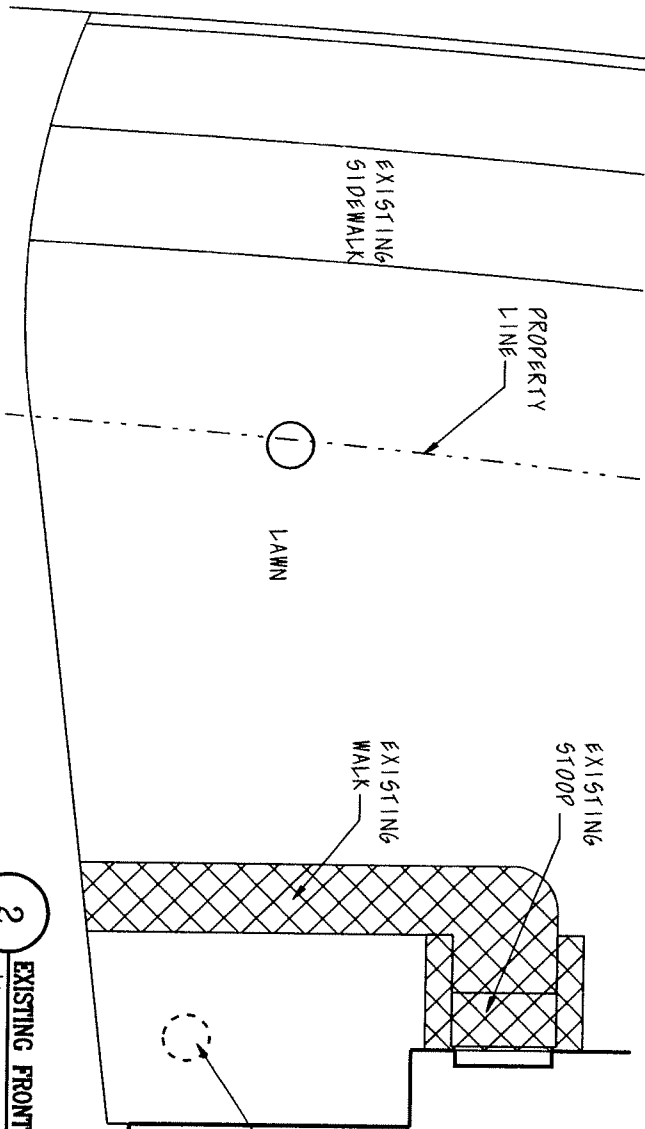
Sheet Title: GENERAL INFORMATION

APR 13 2010
1085-13-052

LANIER BOULEVARD

LANIER BOULEVARD

14-0-58



2
 $\frac{1}{8}'' = 1'-0''$
EXISTING FRONT STOOP AND WALK

1
 $\frac{1}{8}'' = 1'-0''$
PROPOSED FRONT STOOP AND WALK

EXISTING HOLLY TREE TO BE REMOVED

EXISTING HOLLY TREE TO BE REMOVED

EXISTING	
FRONT STOOP -	35 50 FT
EXIST. WALKS -	60 50 FT
TOTAL EXIST. -	95 50 FT

PROPOSED FRONT PORCH AND STOOP -	134 50 FT
PROPOSED WALKS -	120 50 FT
TOTAL PROPOSED -	254 50 FT
TOTAL EXIST. -	95 50 FT
NEW FRONT IMPERV. -	159 50 FT

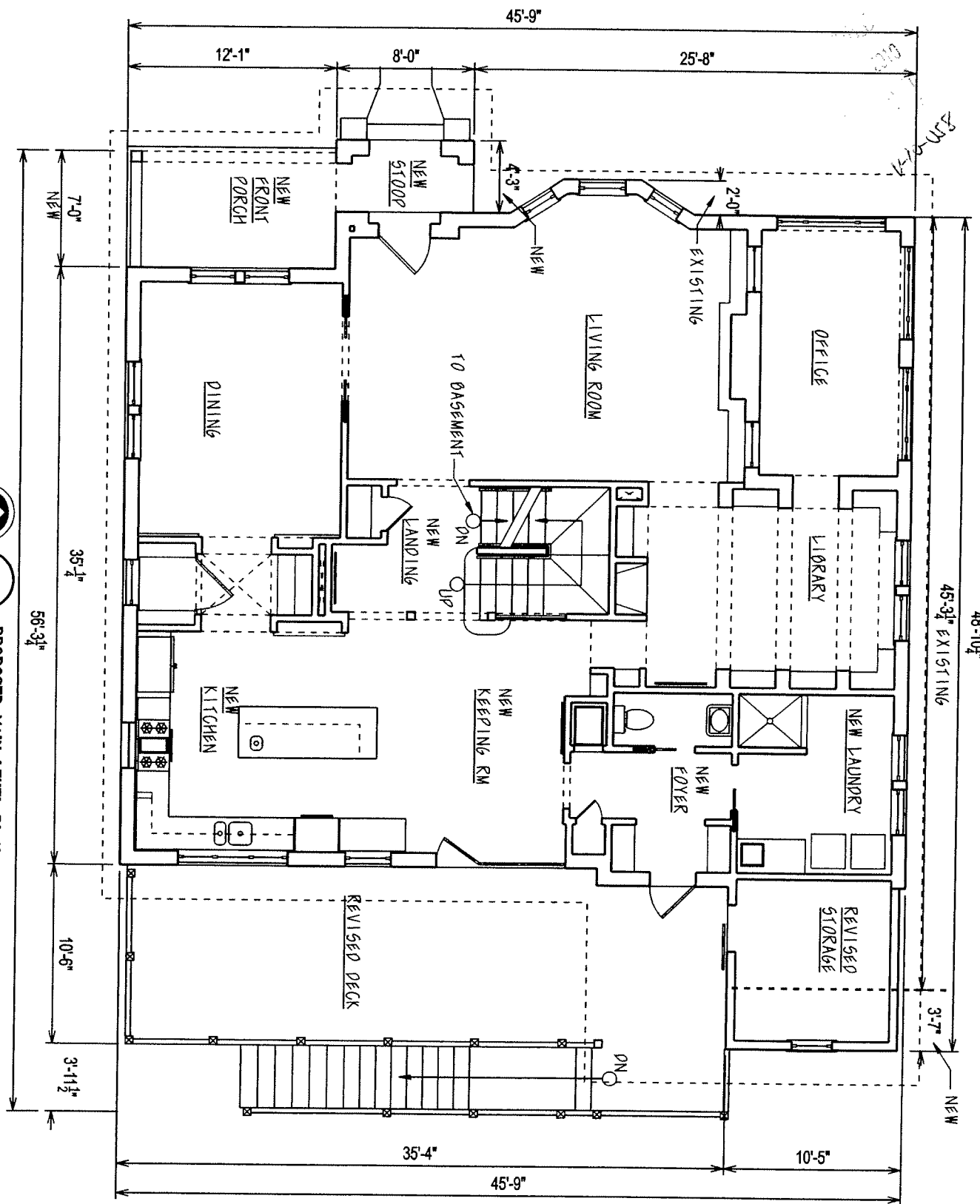


Sheet Title:
 FRONT YARD IMPERVIOUS

Date: APRIL 13, 2010

Scale: $\frac{1}{8}'' = 1'-0''$

A home renovation for:
THE CARPENTERS
 1085 Lanier Boulevard
 Atlanta, Georgia 30306



1

PROPOSED MAIN LEVEL PLAN
 1/8" = 1'-0"

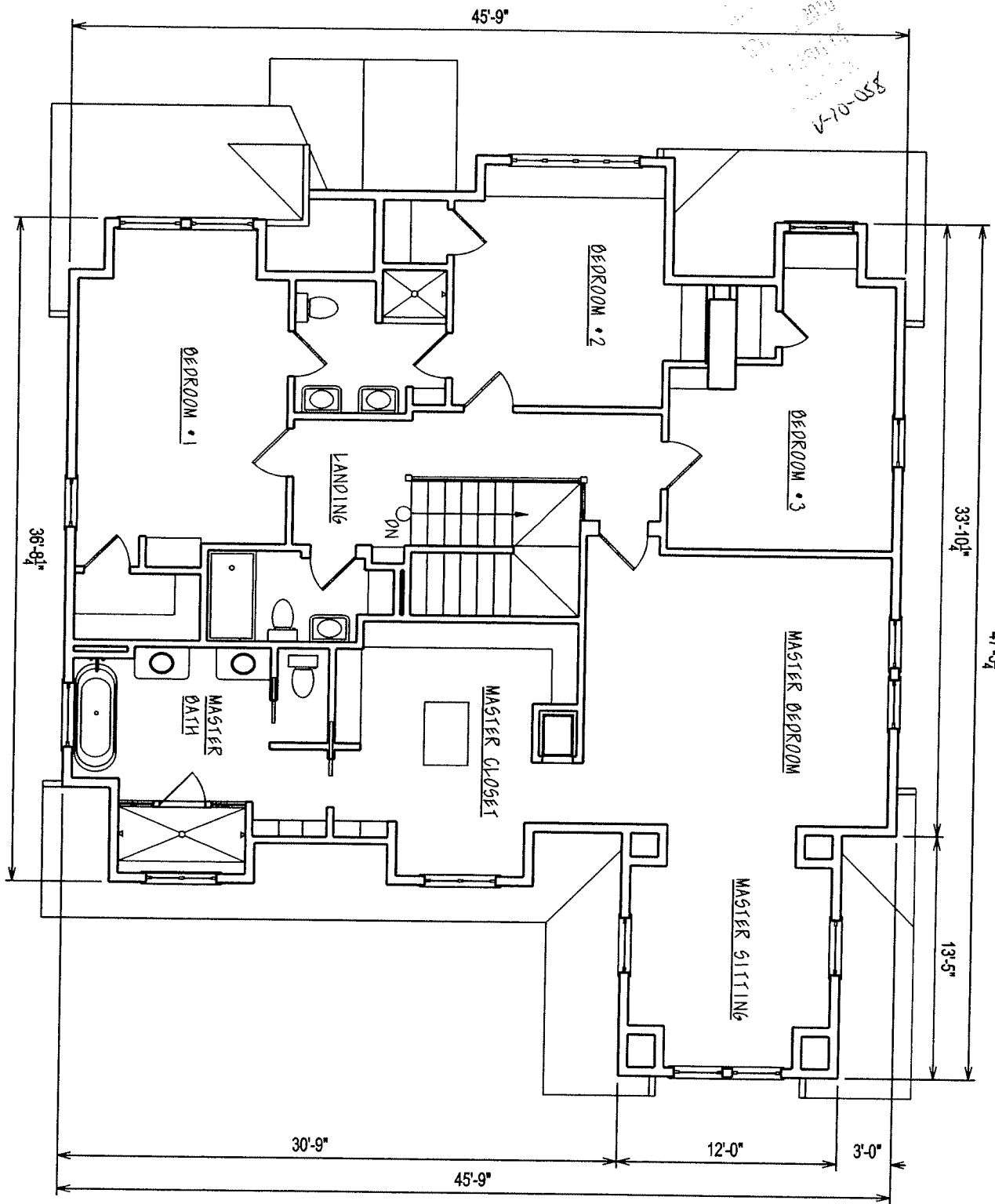
MAIN LEVEL = 1044 "LIVABLE" SQ. FT.

Sheet Title:
 PROPOSED MAIN LEVEL FLOOR PLAN

Date: APRIL 13, 2010 **Scale:** 1/8" = 1'-0"

A home renovation for:
THE CARPENTERS
 1085 Lanier Boulevard
 Atlanta, Georgia 30306

10/13/2010
10:00 AM
15-10-058



1

PROPOSED SECOND LEVEL PLAN
1/8" = 1'-0"

SECOND FLOOR - 1757 LIVABLE - 50. FT.

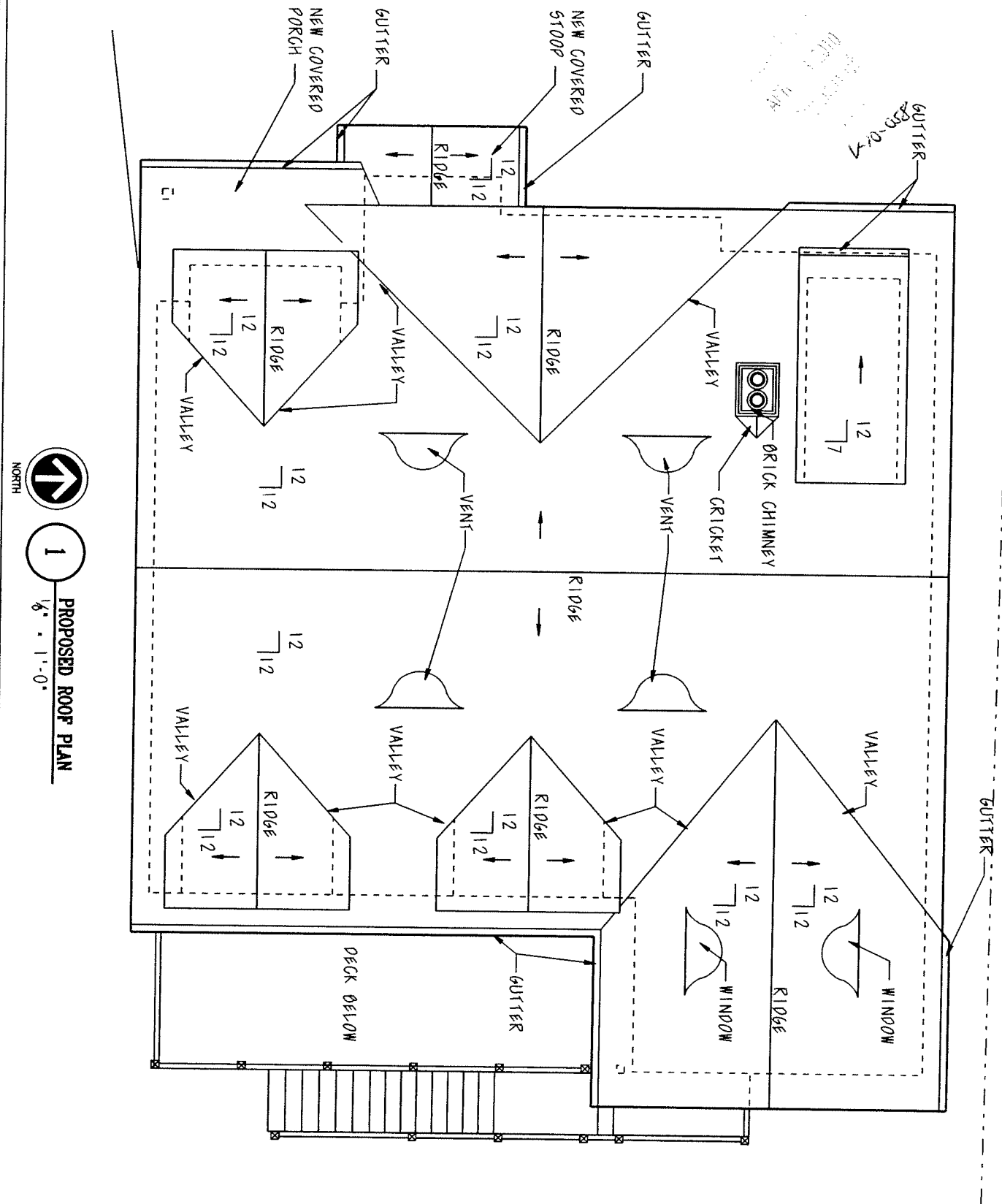
Sheet Title:

PROPOSED SECOND LEVEL FLOOR PLAN

Date: APRIL 13, 2010

Scale: 1/8" = 1'-0"

A home renovation for:
THE CARPENTERS
1085 Lanier Boulevard
Atlanta, Georgia 30306



1

PROPOSED ROOF PLAN
1/8" = 1'-0"

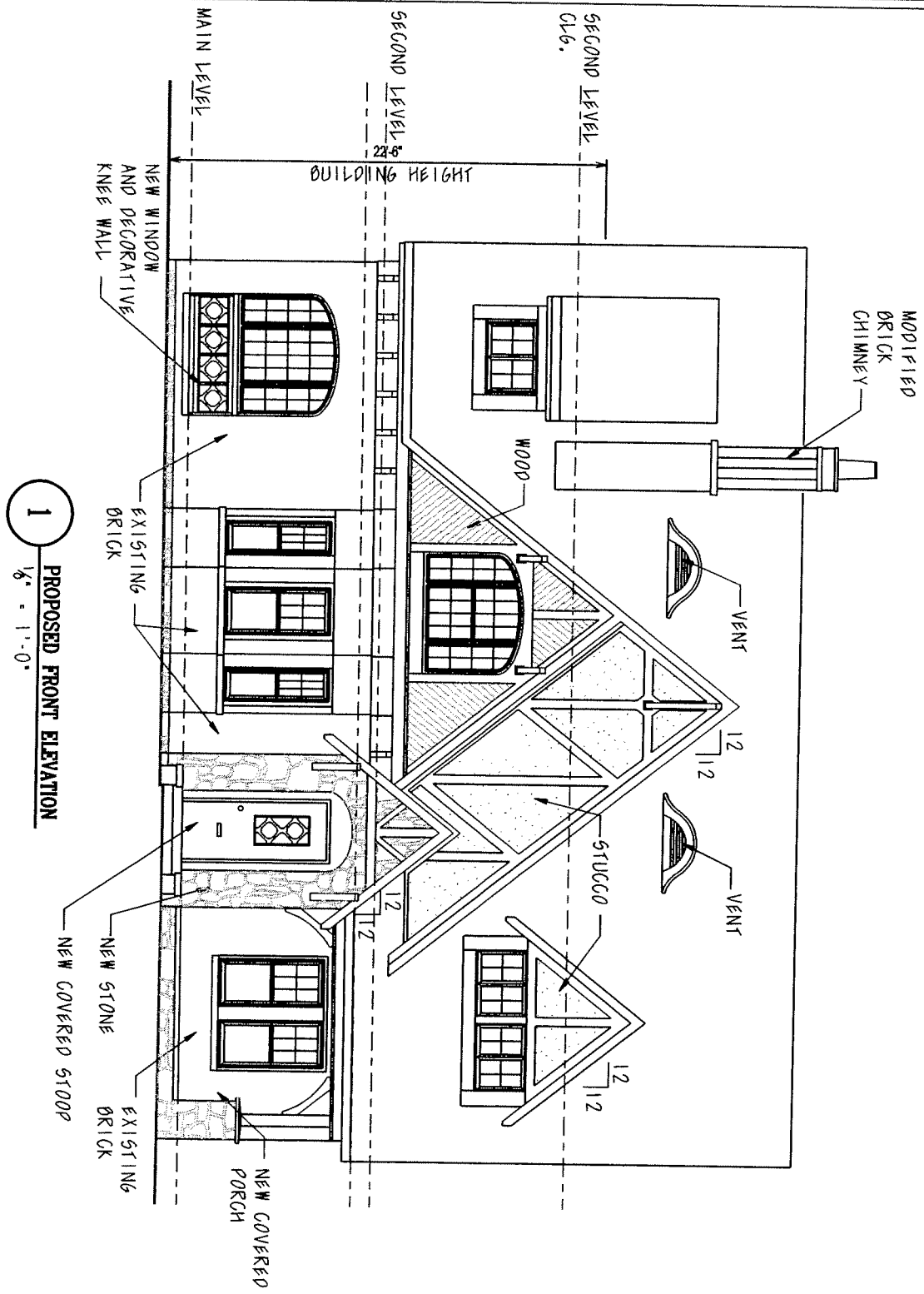
Sheet Title:
PROPOSED ROOF PLAN

Date: APRIL 13, 2010

Scale: 1/8" = 1'-0"

A home renovation for:
THE CARPENTERS
1085 Lanier Boulevard
Atlanta, Georgia 30306

850-01-1

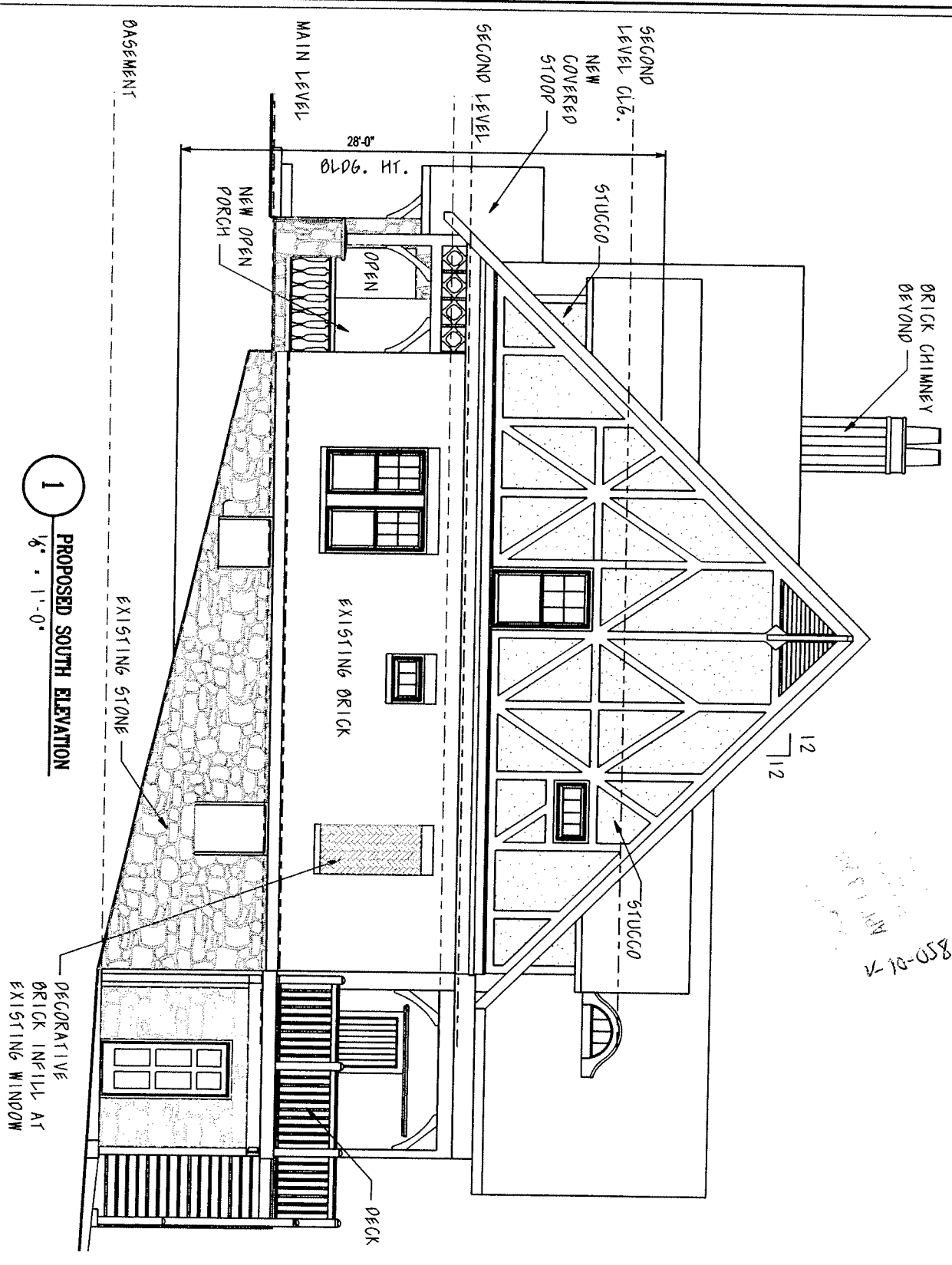


1
 PROPOSED FRONT ELEVATION
 1/8" = 1'-0"

Sheet Title:
 FRONT - LANIER BOULEVARD - ELEVATION

Date: APRIL 13, 2010 Scale: 1/8" = 1'-0"

A home renovation for:
THE CARPENTERS
 1085 Lanier Boulevard
 Atlanta, Georgia 30306



1
 1/8" = 1'-0"
PROPOSED SOUTH ELEVATION

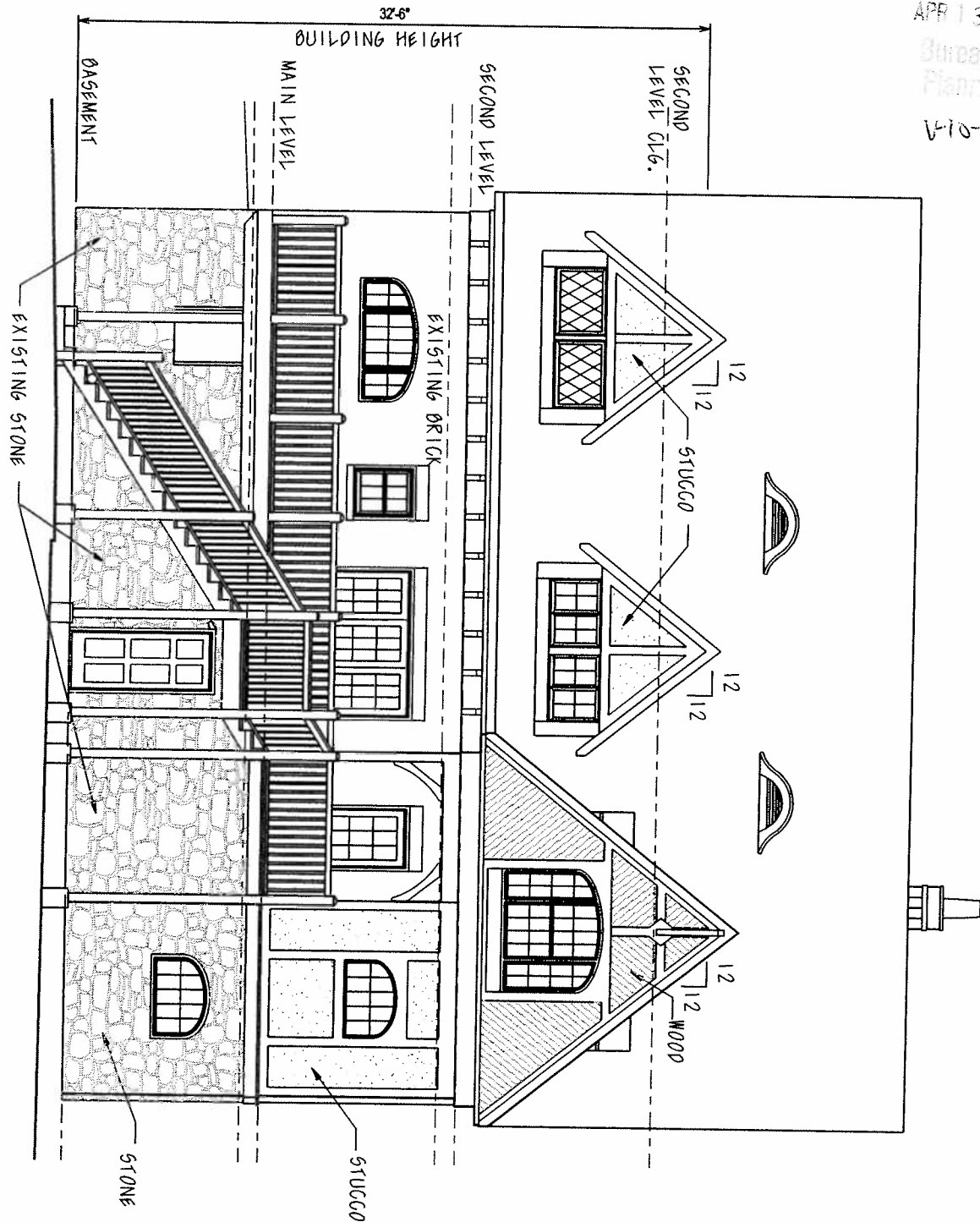
850-01-2

Sheet Title:
 RIGHT SIDE - SOUTH - ELEVATION

Date: APRIL 13, 2010 **Scale:** 1/8" = 1'-0"

A home renovation for:
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 1085 Lanier Boulevard
 Atlanta, Georgia 30306

RECEIVED
 APR 13 2010
 Bureau of
 Planning
 1410-058



1
 PROPOSED EAST ELEVATION
 1/8" = 1'-0"

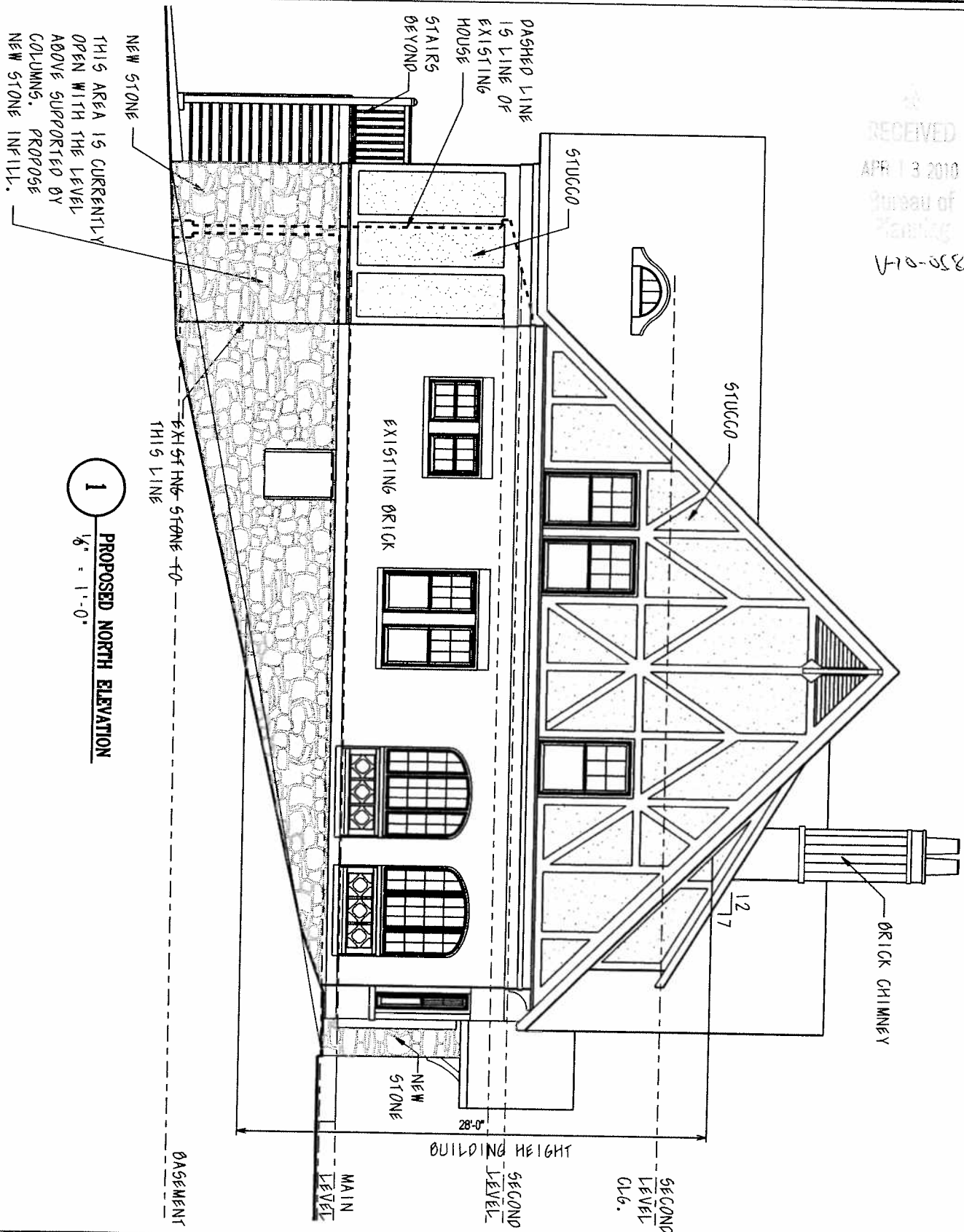
Sheet Title:
 BACK - EAST - ELEVATION

Date: APRIL 13, 2010

Scale: 1/8" = 1'-0"

A home renovation for:
THE CARPENTERS
 1085 Lanier Boulevard
 Atlanta, Georgia 30306

RECEIVED
 APR 13 2010
 Bureau of
 Planning
 V-70-058



Sheet Title:
 LEFT SIDE - NORTH - ELEVATION

Date: APRIL 13, 2010 Scale: 1/8" = 1'-0"

A home renovation for:
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 Atlanta, Georgia 30306



House Front (Street) Facade



Holly tree to be removed in front yard

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Planning
V-10-058



RECEIVED
APR 13 2010
Bureau of
Planning
1-10-058

Tree less 7ft from the foundation



Holly tree decaying



RECEIVED
APR 13 2010
Bureau of
Planning
14-10-08

Neighbors' to the South



Small storage to be enlarged to be even with rest of deck