

# Notice To Applicant

City of Atlanta - Bureau of Planning

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APR - 1 2010  
Bureau of  
Planning

APPLICATION NUMBER: **V-10-052**

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

Address of Property: **1210 Zimmer Dr.**

Board of Zoning Adjustment (BZA) Hearing Date:  
**Thursday, June 3, 2010 at 12:00 p.m.**  
Council Chambers, 2nd Floor, City Hall  
55 Trinity Avenue, S.W.

The contact person for NPU F is:

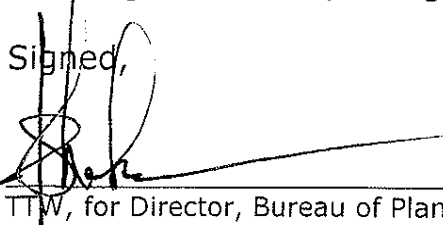
**Charlie Nalbone**  
**404-626-1354**  
**atlanta.npuf.zoning@gmail.com**

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,  
  
TTW, for Director, Bureau of Planning

  
Scott Wilson, 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

KASIM REED  
MAYOR

James E. Shelby  
Commissioner  
Dept. of Planning &  
Community Development

Ibrahim Maslamani, CBO,  
AIA  
Director  
Bureau of Building

## REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-10-52

NPU F DATE FILED \_\_\_\_\_

1. Scott Wilson

Name of Applicant

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## BUILDING PERMIT AUTHORIZING

Deck expansion/addition

at 1210 Zimmer Dr., N.E. 18<sup>th</sup> / 55  
**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 east side yard setback from  
7ft. (required) to 1.5ft. to allow for the addition and expansion of a new deck. Applicant  
seeks no other variances at this time.

## 1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2)

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

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

Applicant: Scott Wilson

Zoning Plan Reviewer: [Signature]

# APPLICATION FOR VARIANCE

City of Atlanta

Date Filed 4/1/2010 Application Number V-10-52

Name of Applicant Scott Wilson Daytime Phone 404 617-6106

Company Name \_\_\_\_\_ e-mail SCWILSON@NA.KO.COM

Address 1210 Zimmer Dr Atlanta GA 30306  
street city state zip code

Name of Property Owner Scott Wilson Phone 404 617-6106 (C)  
404 607-7354 (H)

Address 1210 Zimmer Dr Atlanta GA 30306  
street city state zip code

### Description of Property

Address of Property 1210 Zimmer Dr NE, Atlanta, GA 30306 OR

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

Depth: \_\_\_\_ Area: \_\_\_\_ Land Lot: 55 District: 18, Dekalb County, GA.

Property is zoned: R-4, Council District: 06, 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).

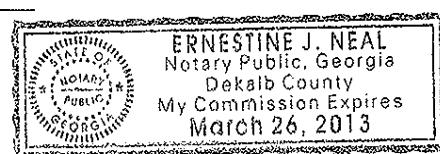
I hereby authorize the staff of the Bureau of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Bureau of Planning upon filing this application. I swear 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 01 Day Of April, 2010.

Scott Wilson  
Owner or Agent for Owner (Applicant)

Scott Wilson  
APPLICANT'S NAME IN PRINTED LETTERS

Ernestine J. Neal  
NOTARY PUBLIC



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**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: Replace and expand wood deck on back of house. Proposed new wood deck to be "L" shaped. Approximate dimensions of proposed new deck are 24' x 22'. Square footage to be 414 sq. 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.

4,267 covered square feet / 9,104 total lot square feet = 46.9% proposed lot coverage.

50 % maximum allowed lot coverage

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### 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 (NPU's), 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.

**Staff Recommendation.** Bureau of Planning staff reviews and makes written recommendations to the BZA on each variance application. You may contact your assigned planner at (404) 330-6145 on the day of the public hearing if you wish to know staff's recommendation.

April 1, 2010

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

From: Scott Wilson  
1210 Zimmer Dr.  
Atlanta, GA 30306

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To whom it may concern:

This letter is to request a variance to reduce the east side yard setback from 7 feet to 1.5 feet in order to replace and expand the wood deck on the back of my home located at **1210 Zimmer Dr, Atlanta, GA 30306**. The old deck was setback 1.5 feet from the east side property line where it attached to my house and extended down the line fourteen (14) feet gradually getting further from the property line. It was 2.5 feet from the property line at the end corner of the wood deck (see accompanying survey). My request is to replace this portion of the wood deck and extend it another eight (8) feet along this same line and extend the width along the back of the house by seven (7) feet from its current seventeen (17) feet (see accompanying survey and deck specifications). The end corner of the new wood deck will be 3.0 feet from the east side property line.

I believe a variance should be granted for the following reasons:

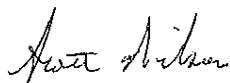
1. The functional layout of the existing floor plan of my house requires a deck on the north east corner of my house. There is a door that is 6.5 feet off the ground that exits onto the proposed new wood deck.
2. The seven foot setback zoning requirement would create an unnecessary hardship in that it would prevent me from utilizing my back door.
3. The conditions above are unique to my property as the northeast corner of my house, where the old deck was attached and the new deck would be attached is 1.5 feet from the east side property line.
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 for the following reasons:
  - A. I would be replacing an old wood deck with a new wood deck that would provide a secure and safe exit from my property in the event of fire or other dangers.

- B. The new wood deck would not detract from any of my neighbors ability to use or enjoy their property. My neighbors on both the east and west side of my property have signed letters stating their support of my plans to replace and expand my existing wood deck.
- C. The replacement and extension of the old deck would not impede any current water drainage or ground water absorption as I am not planning on extending the concrete slab that is currently below the old deck. Additionally, no trees will be affected by the proposed new wood deck project.
- D. The new deck would promote desirable living conditions as it would allow my family and neighboring guests to enjoy gatherings on the new deck.
- E. Replacing and expanding an old wood deck with a new wood deck would help prevent against blight and depreciation in the neighborhood.

In summary, replacing and expanding my old wood deck with a new wood deck in the same area of my property would allow me to utilize and enjoy my property as it was functionally designed without causing any substantial detriment to the public good and would not detract from any of my neighbors ability to use or enjoy their property.

Thanks for your consideration on this matter.

Sincerely,

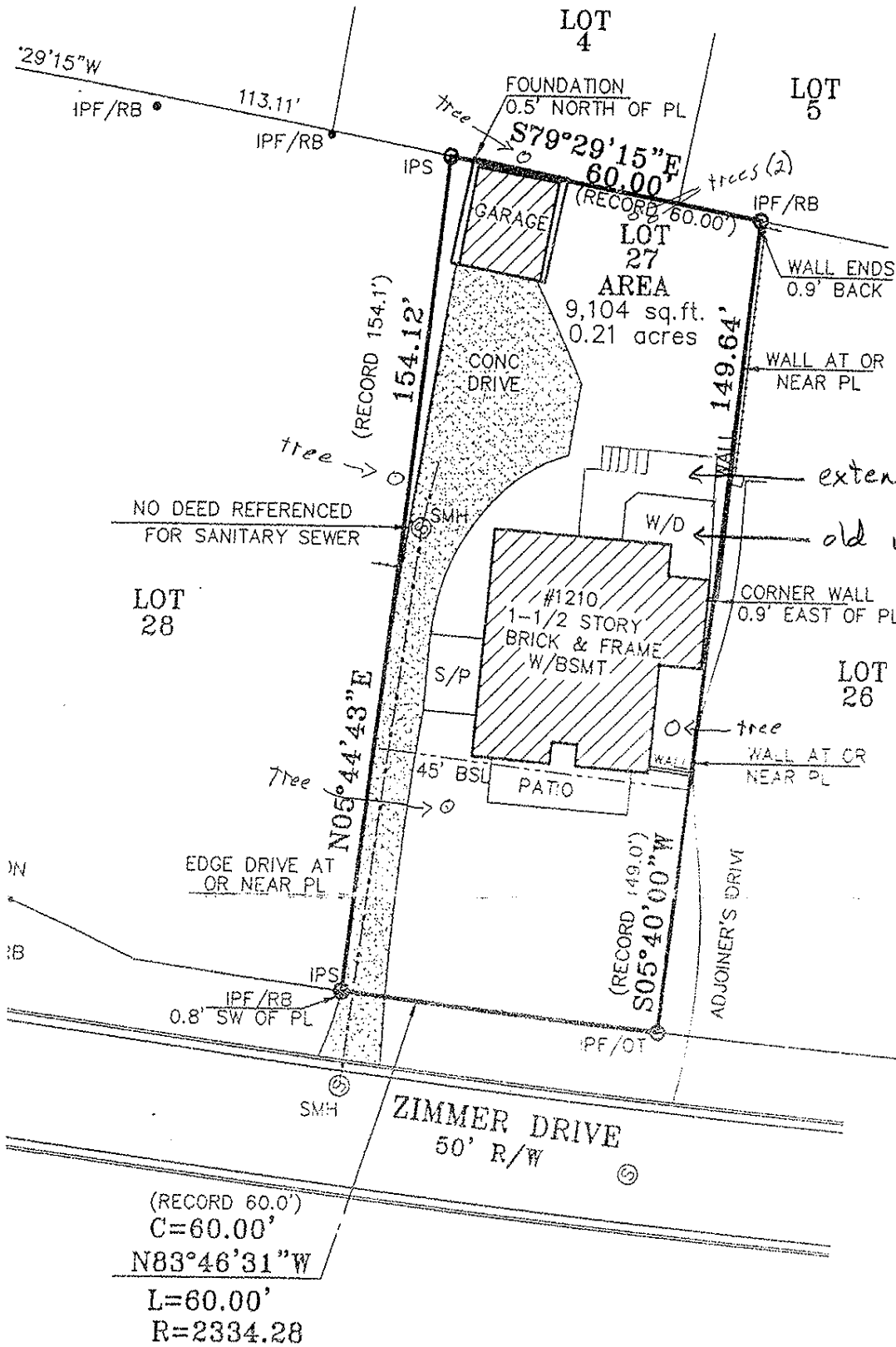


Scott Wilson

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Scott Wilson / 1210 Zimmer Drive  
 404-617-6106 Cell #

- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- OT OPEN TOP
- CT CRIMP TOP
- RB REBAR
- LL LAND LOT
- IPS IRON PIN SET



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extension of proposed new deck  
 old wood deck

proposal: replace and extend old wood deck.

hand lot 55, 18th District  
 DeKalb County GA

FOR PUBLIC  
 RECORD.

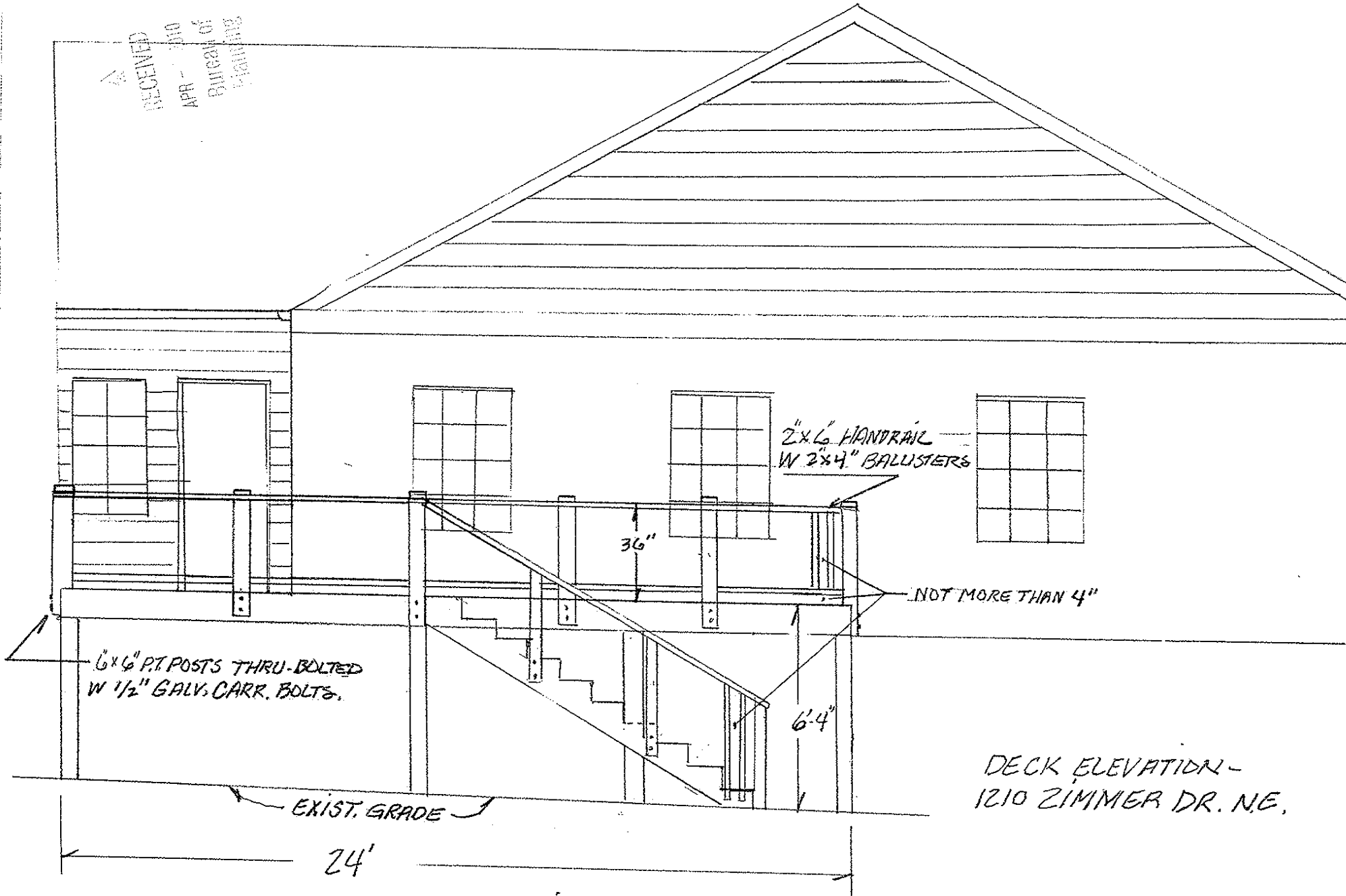
PRESENTATION  
 MADE IN CONFORMITY  
 WITH REQUIREMENTS OF THE LAW

NOTICE  
 TO ALL WHO USE OF THE PERSON.

GRAPHIC SCALE 1" = 30'



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6x6 P.T. POSTS THRU-BOLTED  
W 1/2" GALV. CARR. BOLTS.

2x6 HANDRAIL  
W 2x4 BALUSTERS

NOT MORE THAN 4"

EXIST. GRADE

24'

DECK ELEVATION -  
1210 ZIMMER DR. N.E.



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APR 10 2010  
ENGINEER OF  
CITY

KITCHEN

NE, REAR CORNER OF HOUSE

2x10" LEDGER w 1/2" GALV.  
THRU-BOLTS & WASHERS TO 16" O.C. (STAGGERED)

EXISTING BRICK VENEER

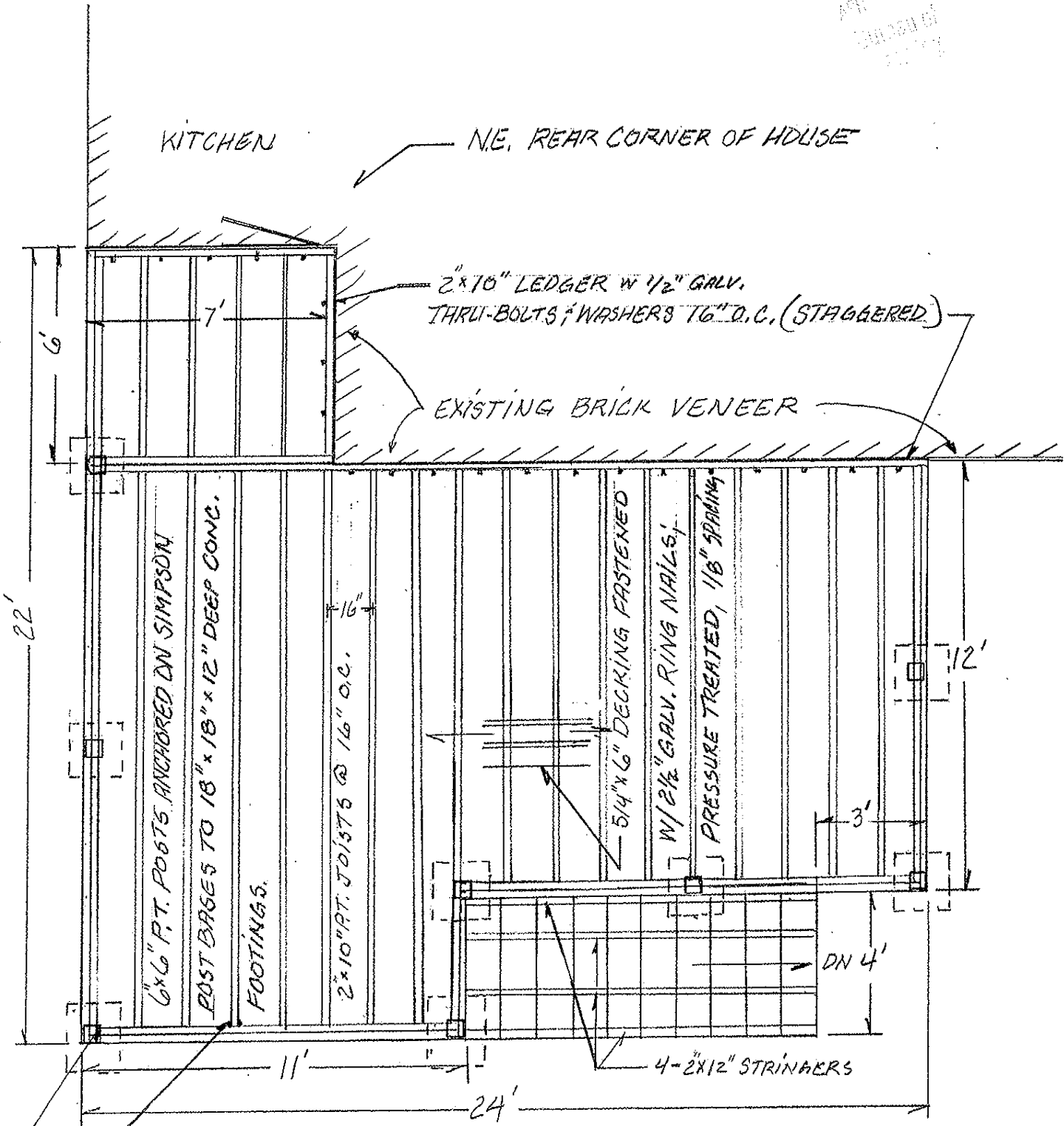
6x6" P.T. POSTS ANCHORED DN SIMPSON  
POST BASES TO 18" x 18" x 12" DEEP CONC.  
FOOTINGS.

2x10" P.T. JOISTS @ 16" O.C.

5/4" x 6" DECKING FASTENED  
w/ 2 1/2" GALV. RING NAILS;  
PRESSURE TREATED, 1/8" SPACING

4-2x12" STRINGERS

DN 4'

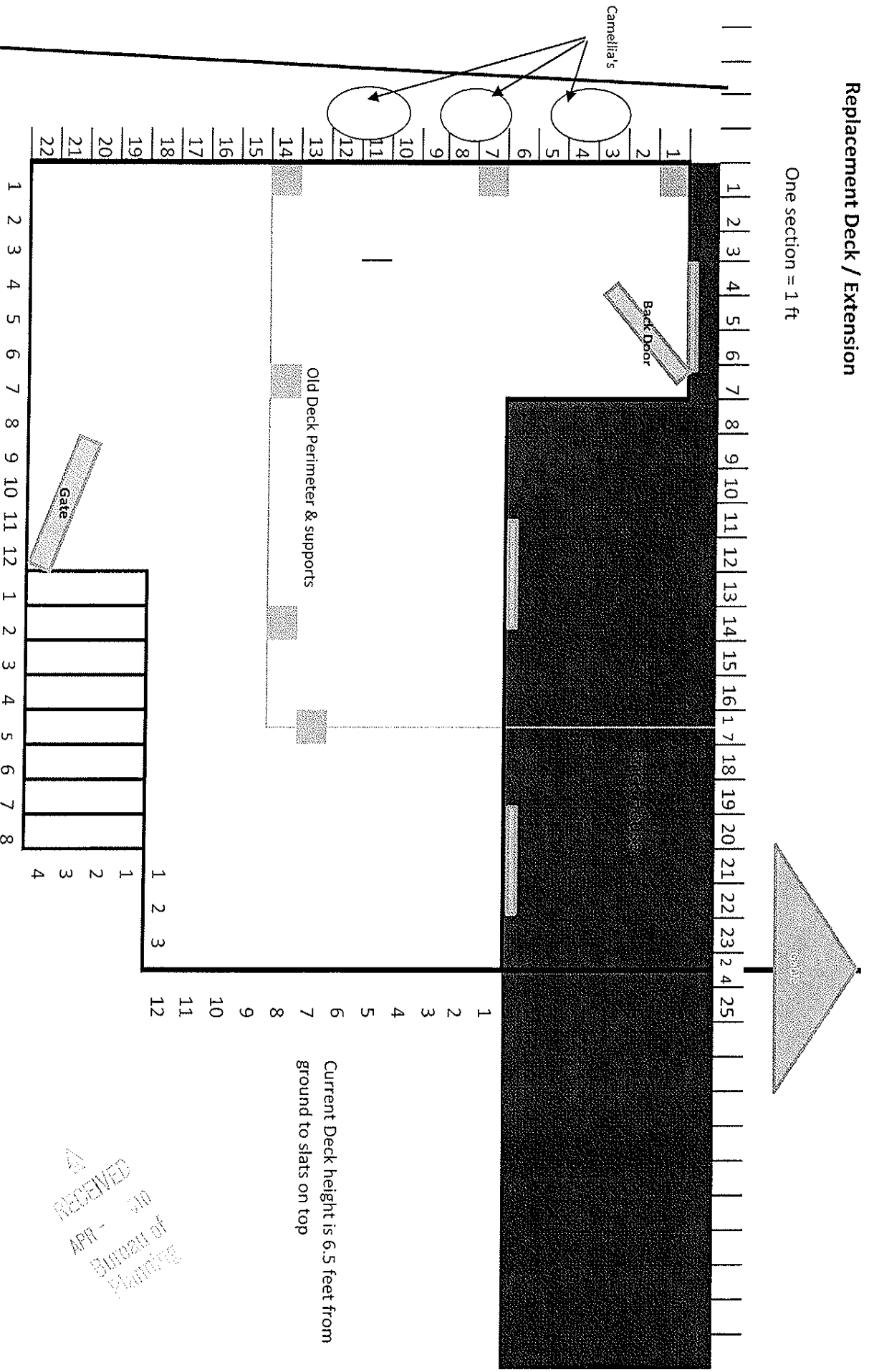


SIMPSON JOIST HANGARS @ JOIST/BAND CONNECTIONS (ALL)  
SIMPSON RAFTER TIES @ ALL POST CONNECTIONS

WOOD DECK FRAMING PLAN - 1210 ZIMMER DR. N.E.

1210 Zimmer Drive NE  
Atlanta, GA 30306  
Replacement Deck / Extension

One section = 1 ft



Current Deck height is 6.5 feet from  
ground to slats on top

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**Benedikt & Amy Schroeder**  
**1219 Zimmer Drive NE**  
**Atlanta, GA 30306**  
**404-881-0739**

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Planning

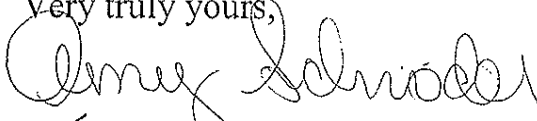

To whom it may concern:

We live next door to Scott & Gail Wilson (1210 Zimmer Drive NE) adjacent to where the replacement deck will be constructed.

We fully support the Wilson's extending their deck by 8 feet down the side of our property. The deck plans provide for a more attractive view from our home.

Please approve the variance allowing the Wilson's to extend their deck.

Very truly yours,

 3/28/10  
 3/28/10

Benedict & Amy Schroeder

**Boyd M. Moore**  
**1204 Zimmer Drive NE**  
**Atlanta, GA 30306**  
**404-872-5563**

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Bureau of  
Planning

**March 30, 2010**

To whom it may concern:

We live next door to Scott & Gail Wilson (1210 Zimmer Drive NE) where the replacement deck will be constructed.

We fully support the Wilson's extending their deck by 8 feet. The deck plans provide for a more attractive view from our home.

Please approve the variance allowing the Wilson's the ability to extend their deck.

Very truly yours,



Boyd Moore

Show Receipt Detail

RECEIPT

CITY OF ATLANTA  
ATLANTATEST  
55 TRINITY AVE SW

Application: V-10-052  
Application Type: Planning/BZA/Variance/NA  
Address: 1210 ZIMMER DR , ATLANTA, GA 30306

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Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
228148		\$100.00	04/01/2010	SLEONARD		

Owner Info.: WILSON SCOTT L OR THIGPEN DOROTHY GAIL

Work Description: Variance to reduce the east sysb from 7 ft. to 1.5 ft. to allow for the addition and expansion of a new deck.

**PAID**  
APR 1 2010  
CITY OF ATLANTA  
EX OFFICIO MUNICIPAL  
REVENUE COLLECTION