

**Notice To Applicant**  
City of Atlanta - Bureau of Planning



APPLICATION NUMBER: **V-11-039**

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

Address of Property: **1102 Lanier Blvd., N.E.**

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, May 12, 2011 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**

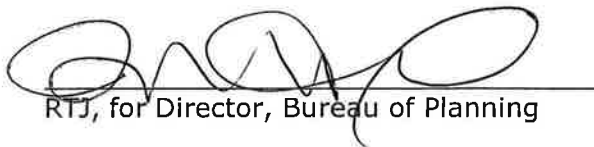
Contact info for adjacent NPUs is provided below if necessary:

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.

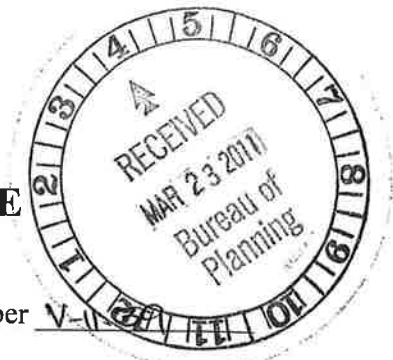
**Sign Posting** - The property owner is required to post a sign or signs in a conspicuous place on the property at least 15 days before the hearing date shown above. One sign shall be placed every 600 feet along each street the property abuts. A sign posting affidavit must be returned to the Bureau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

Signed,

  
RTJ, for Director, Bureau of Planning

  
Jonathan Jarrell, Applicant

APPLICATION FOR VARIANCE  
City of Atlanta



Date Filed \_\_\_\_\_ Application Number V-1137  
Name of Applicant Jonathan Jarrell Daytime Phone 678-478-1557  
Company Name N/A e-mail jejarrell\_2000@yahoo.com  
Address N/A  
street city state zip code

Name of Property Owner Lauren & Jonathan Jarrell Phone 678-478-1557  
Address 1102 Lanier Blvd. Atlanta GA 30306  
street city state zip code

Description of Property

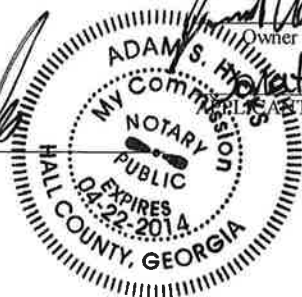
Address of Property 1102 Lanier Blvd. Atlanta, GA 30306 OR  
the subject property fronts \_\_\_\_\_ feet on the \_\_\_\_\_ side of \_\_\_\_\_  
\_\_\_\_\_, and begins \_\_\_\_\_ feet from the  
\_\_\_\_\_ corner of \_\_\_\_\_.  
Depth: \_\_\_\_\_ Area: \_\_\_\_\_ Land Lot: \_\_\_\_\_ District: \_\_\_\_\_, \_\_\_\_\_ County, GA.  
Property is zoned: \_\_\_\_\_, 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 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 22 Day Of MAR, 2011.

Jonathan E. Jarrell  
Owner or Agent for Owner (Applicant)  
Jonathan Jarrell  
APPLICANT'S NAME IN PRINTED LETTERS  
Adam Hill  
NOTARY PUBLIC



V-11-39



**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: Lower upper section of driveway and replace dilapidated carport that is currently beyond the side setback with a 16-foot, 8-inch by 21-foot, one story carport.

**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.

3,642 covered square feet / 10,990 total lot square feet = 33 % proposed lot coverage  
50 % maximum allowed lot coverage

**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 Office 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), 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 Office 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 Office 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 Office 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.** Office 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.



# 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 Shaw  
Commissioner  
Planning & Community  
Development

## REFERRAL CERTIFICATE

COUNCIL DISTRICT \_\_\_\_\_ APPLICATION NUMBER V-11-39

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

Jonathan Jarrell

Name of Applicant

## BUILDING PERMIT AUTHORIZING

Construction of a one story residential accessory building (garage)

at 1102 Lanier Boulevard N.E. 17th/1 Street  
Address Quadrant District & Land Lot

to be used for residential parking 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 reduce the required north side yard setback from 7 feet to 2.6 feet in order to construct a one story detached accessory structure (single car garage). 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 

Jonathan Jarrell, Homeowner  
1102 Lanier Blvd. NE  
Atlanta, Georgia 30306  
telephone 678-478-1557  
jejarrell\_2000@yahoo.com



March 22, 2011

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

***re: 1102 Lanier Blvd., Variance Application***

Planning Staff:

Please find attached the following items in support of the request for a variance to reduce the side yard setback of the above referenced property:

- Variance Application
- Existing Survey
- Proposed Site Plan
- Referral Certificate
- Neighbor Support Letters
- Photographs of the Existing Carport

In addition, please note the following justifications for the requested variance:

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

The lot and the placement of the carport on the lot comply with the current Zoning Ordinance in all respects except for the side yard set back – the carport sits within the side yard set back approximately two feet, six inches (2'6") from the property line, as opposed to the required seven feet (7') from the property line. The lot coverage and floor area ratios are currently and will remain well below the maximum limit of 50% even with the proposed rebuilding of the carport.

The proposed project calls for lowering the upper section of the driveway approximately four feet (4') and rebuilding the carport within the existing footprint of the current carport in a manner that is compatible with the style of the existing house. Due to the fact that the existing carport was originally built within the side yard set back and that the existing degree of non-conformity will remain approximately the same, we request that the non-conforming side yard set-back be grandfathered from the required seven feet (7') to

Variance Application for 1102 Lanier Blvd.



existing two feet, six inches (2'6") to accommodate a reconstructed carport on the newly lowered driveway.

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

The application of the required seven foot (7') side yard set back to this project would cause unnecessary hardship because it would prevent the owners from constructing an updated carport within the footprint of the existing carport. The existing carport is dilapidated and is not large enough to accommodate a single modern automobile. Therefore, the carport must be reconstructed to be usable. The proposed project would not encroach any further into the side yard set back; instead, the expansion of the carport required to accommodate modern automobiles is planned well within the building area allowed by the zoning ordinance.

The driveway is being lowered to come to the level of the new rear entrances of the residence, which was recently renovated. Currently, the driveway is approximately three to four feet (3' – 4') above the grade at the rear entrance to the home. The driveway must be lowered to create a usable and safe traverse between the driveway and the rear entrance of the residence. The proposed work on the driveway requires demolition of the existing carport that sits at the top of the driveway.

Applying the side yard set back would require the owners to move the planned carport well into the existing back yard, causing significant disturbance of more earth and resulting in a loss of more green space in the yard as the carport would be set in further into the existing lawn.

***Such conditions are peculiar to the particular piece of property involved***

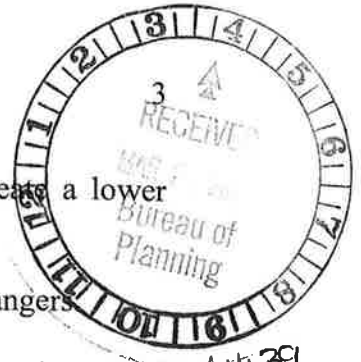
The fact that existing homes and structures in the Virginia Highlands neighborhood encroach in the front and side yard set-backs is quite common. The condition is, therefore, not peculiar only to this piece of property, but to the neighborhood as a whole.

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

The requested variance would not detract from people's use and enjoyment of the adjoining and surrounding properties. The renovation goal is to create a carport that will accommodate a modern automobile and some storage area, and is more structurally sound and aesthetically appealing than the current carport. Achieving these goals while minimizing effect on the existing lawn requires the requested reduction of the side yard set back.

Lowering the driveway, as proposed, will reduce runoff issues to neighboring property as both will be at or near the same level following the project. Additionally, great consideration has been given to creating a proper drainage system from the back yard to

Variance Application for 1102 Lanier Blvd.



further reduce runoff. The lower driveway and new carport will also create a lower profile and more aesthetic view from the street.

The proposed project will not diminish the safety from fire, panic, or other dangers.

The proposed project will not diminish the amount of light/air to the neighboring properties.

The proposed project is commensurate with the single family residential use of other homes in this area.

The proposed project, in that it enables the existing owners to provide needed space for modern automobiles and storage, promotes desirable living conditions, and helps sustain the stability of the neighborhood.

In that the desire is to replace a dilapidated, unusable carport with an updated carport in a style similar to the existing house and neighborhood, the project provides for the orderly evolution of the neighborhood and protects against blight/depreciation.

Thank you for your time and consideration in reviewing this application. Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jonathan Jarrell".

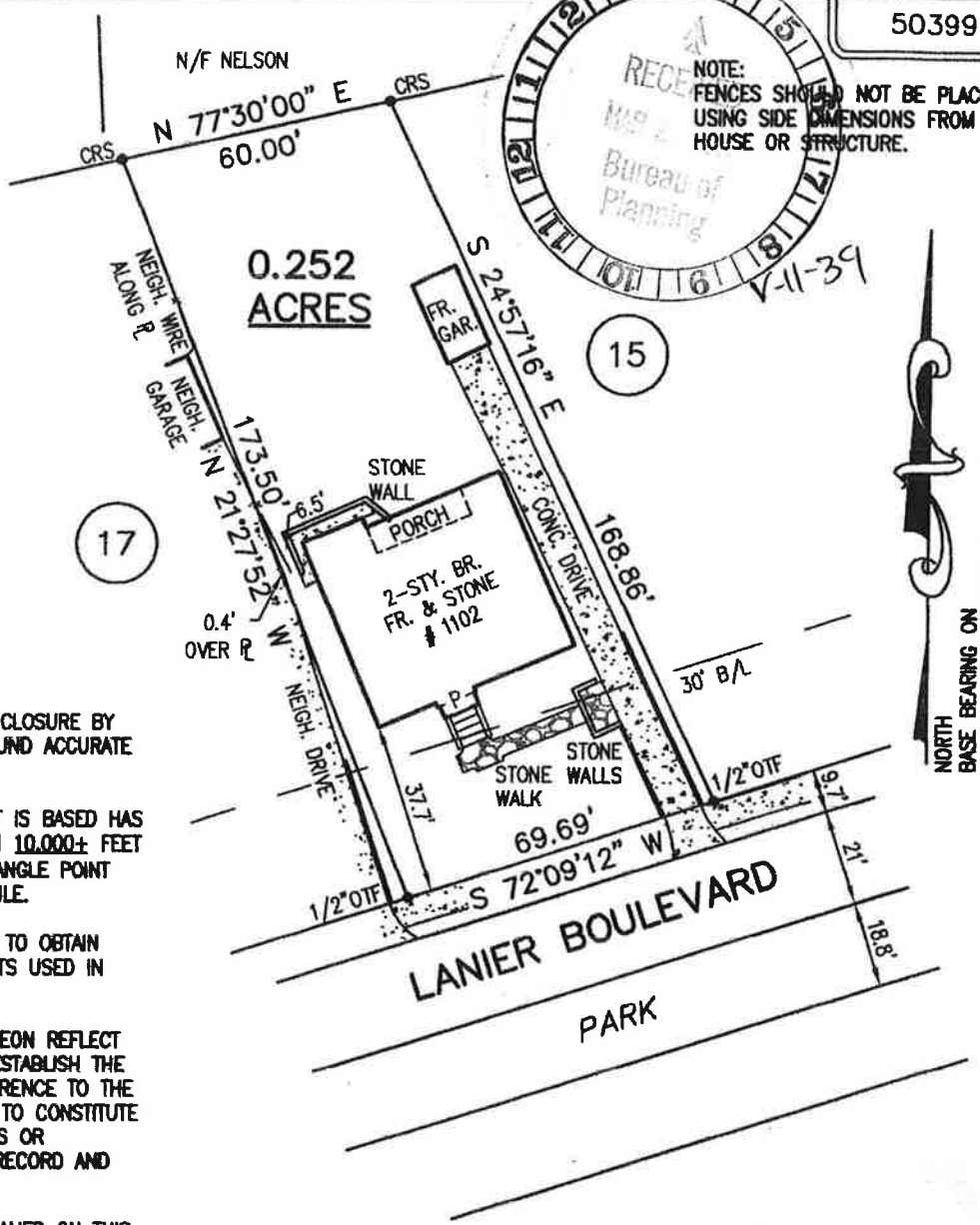
Jonathan Jarrell, Homeowner  
678-478-1557  
jjarrell\_2000@yahoo.com

DGK

**LEGEND**

- CRS CAPPED 1/2" REBAR SET (LSF-000433)
- OTF OPEN TOP FOUND
- RBF REBAR FOUND
- P PROPERTY LINE
- B/L BUILDING LINE
- X- FENCE
- ☉ CENTERLINE
- R/W RIGHT OF WAY

50399



THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 95,395 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000± FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A TOPCON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR ENCUMBRANCES MAY EXIST ON PUBLIC RECORD AND NOT BE SHOWN HEREON.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS SURVEY AND IS NOT TRANSFERABLE TO OTHERS.

SURVEY FOR  
**JONATHAN E. JARRELL &  
LAUREN K. JARRELL**

LOT 16 BLOCK 10  
SUBDIVISION: PROPERTY OF THE HARALSON COMPANY  
LAND LOT 1 17th DIST.  
FULTON COUNTY, GEORGIA  
SCALE: 1"=40' MARCH 21, 2011  
REC. IN PLAT BOOK 20, PG. 24



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.



# SCI Development Services

ENGINEERS - SURVEYORS - LAND PLANNERS  
3655 HEWATT COURT-STE E-SNELLVILLE GEORGIA 30039  
(770) 736-7666 FAX (770) 736-4623

Jonathan & Lauren Jarrell  
1102 Lanier Blvd.  
Atlanta, Georgia 30306  
678-478-1557  
jejarrell\_2000@yahoo.com



March 15, 2011

**re: Proposed Reconstruction of carport at 1102 Lanier Blvd., NE**

Dear Neighbor,

After living in our house for more than three years, we have undertaken a significant renovation to update our house. As part of this update, we are planning to lower the upper section of our driveway and update the existing carport and lower the. The upper section of the driveway must be lowered to create a safe and usable traverse from the driveway to the rear entrance to our home. Currently, the driveway is approximately three to four feet (3'-4') higher than the grade at the rear entrance. This is an especially frightening when taking into consideration the prospect of our daughter playing in the back yard or just going to and from the car on a daily basis.

Lowering the driveway necessarily requires the existing carport to be demolished. However, the carport is currently unusable as it is too narrow to accommodate a modern automobile. Moreover, the carport was in a state of disrepair when we moved in, with a hole in the roof and rotting wood structure. Our architect has helped us realize a design for a new carport that will be much more aesthetically pleasing from the street, will fit mostly within the existing footprint, and complements our house. A small portion of the proposed construction will, however, continue to encroach into the side yard setback on the driveway side of our home. As currently constructed, the carport encroaches into the side yard set back approximately four feet, six inches (4'6"). We do not seek to increase the existing encroachment with the proposed construction. Instead, we only seek to maintain the existing encroachment and expand into our yard to gain the necessary space to accommodate a modern car. We are, therefore, asking you to support our request for a variance to reduce the side yard setback from the allowed seven feet (7') to approximately two feet, six inches (2'6").

We will present our 3-1-11 stamped plans to the Virginia Highlands Civic Association for review and consideration and in the coming weeks we will be presenting to the Neighborhood Planning Unit F (NPU-F) Zoning and Land Use Committee, the NPU-F Board, and the Board of Zoning Adjustment (BZA). Each of these groups will review our request for a variance and the impact our proposed addition will have on the adjoining properties. Support from our neighbors will go a long way towards the granting of the variance.

We have attached the 3-1-11 stamped proposed plans for the variance application. Once you have reviewed the information, we would appreciate it if you would sign and return the letter as a show of support.

If you want to attend the NPU-F Meeting where we will present our plans, it is scheduled for Monday April 18 at 7 pm at Hillside, 690 Courtenay Drive/1301 Monroe Drive. Please feel free to call or e-mail if you have any questions or concerns about our project.

Sincerely,

Jonathan & Lauren Jarrell

*Lois Andrews*  
1098 Lanier Blvd  
Atlanta GA 30308

Jonathan & Lauren Jarrell  
1102 Lanier Blvd.  
Atlanta, Georgia 30306  
678-478-1557  
jejarrell\_2000@yahoo.com



March 15, 2011

**re: Proposed Reconstruction of carport at 1102 Lanier Blvd., NE**

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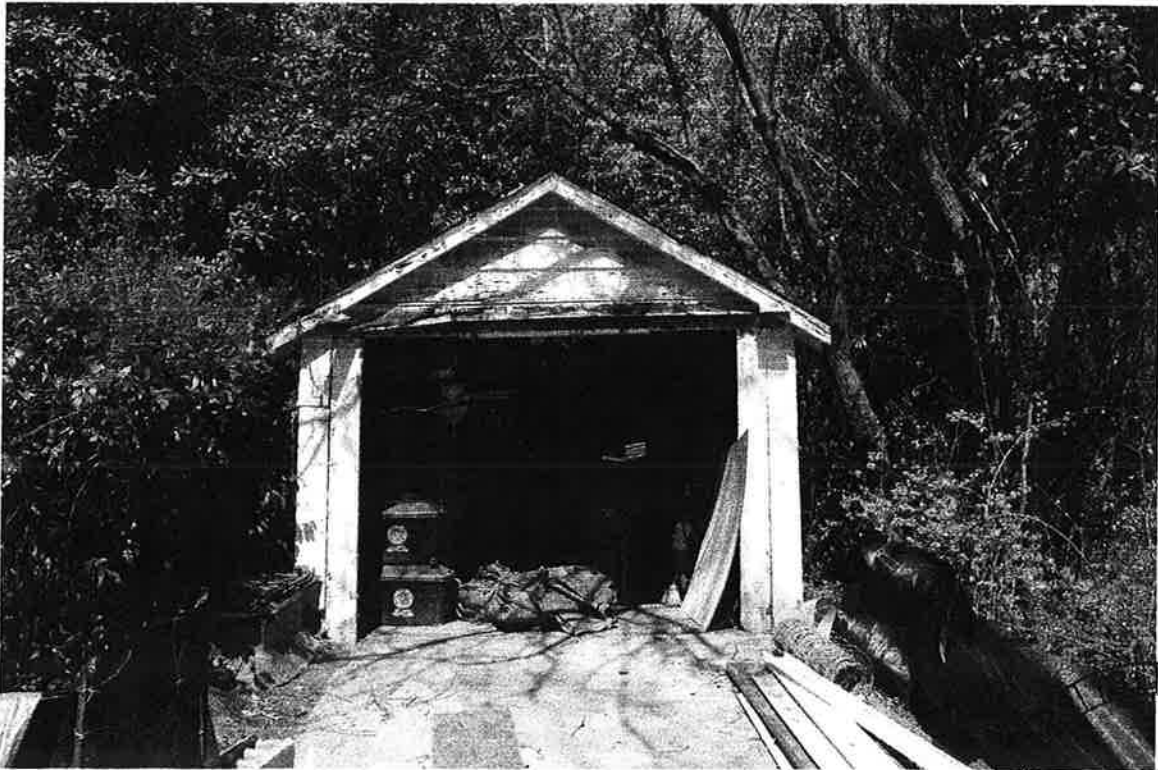
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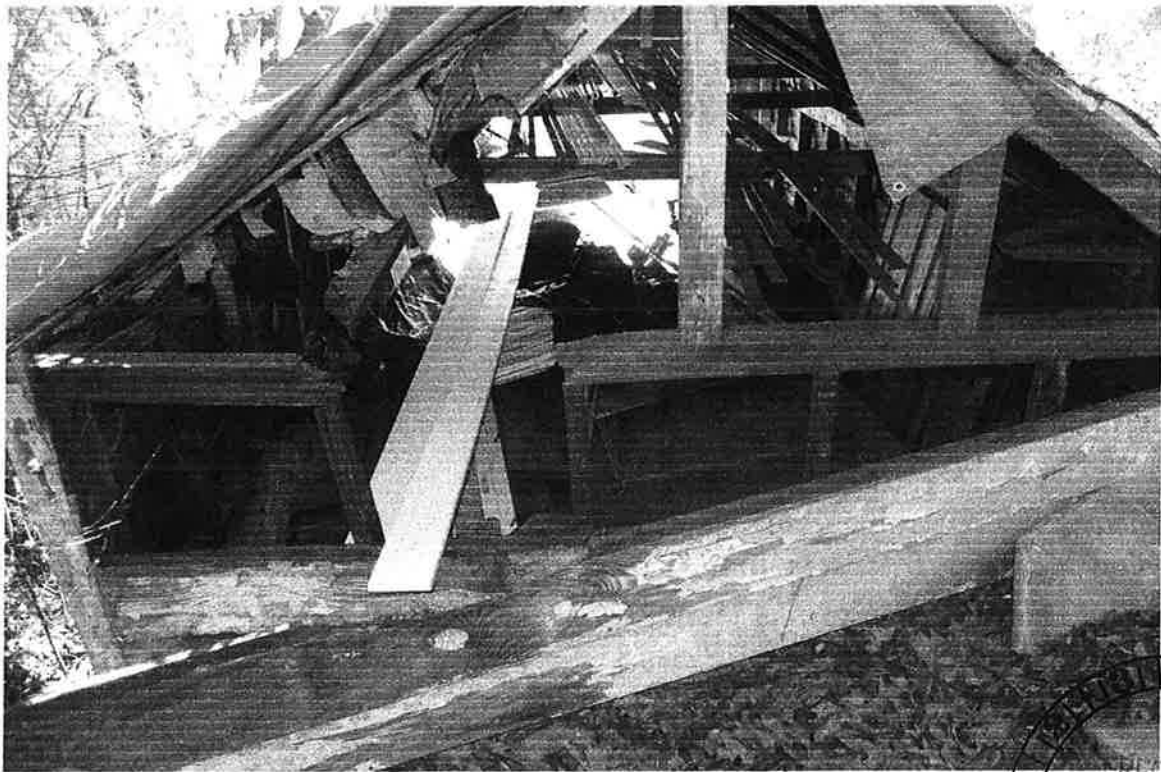
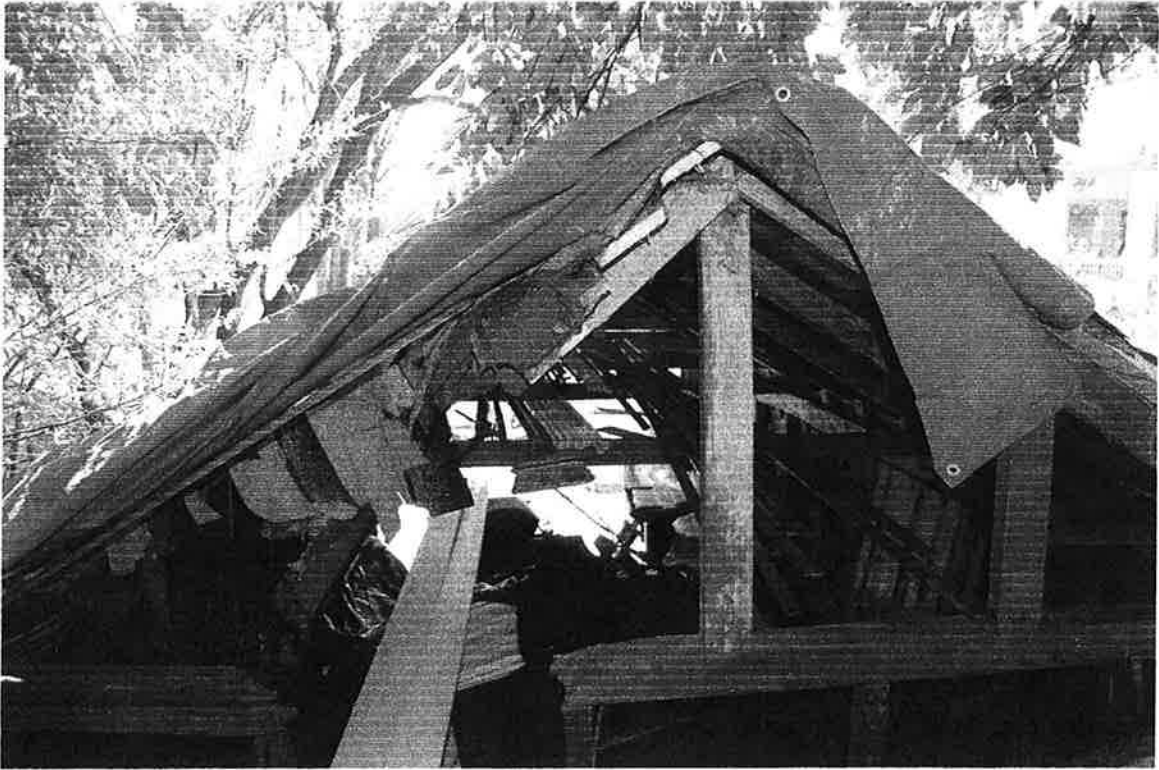
Sincerely,

*Gary Langley & Crafter Langley*  
Jonathan & Lauren Jarrell



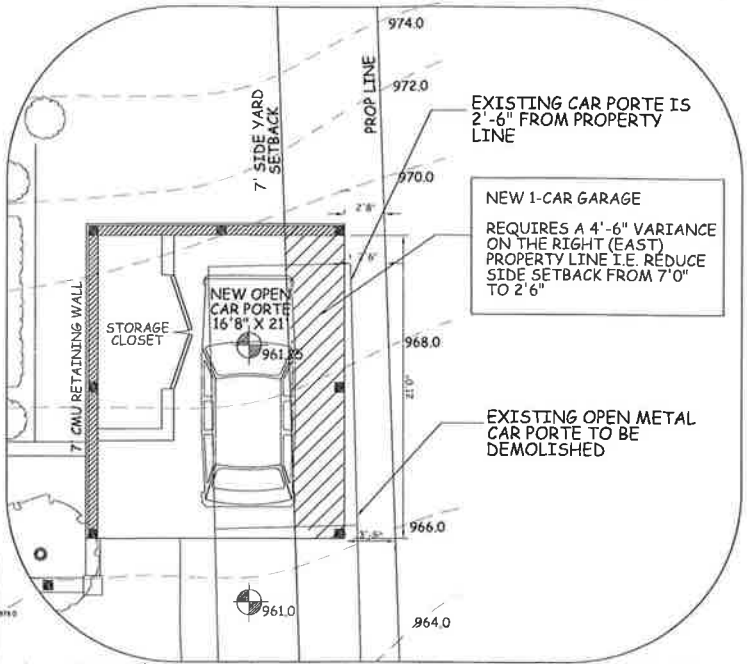
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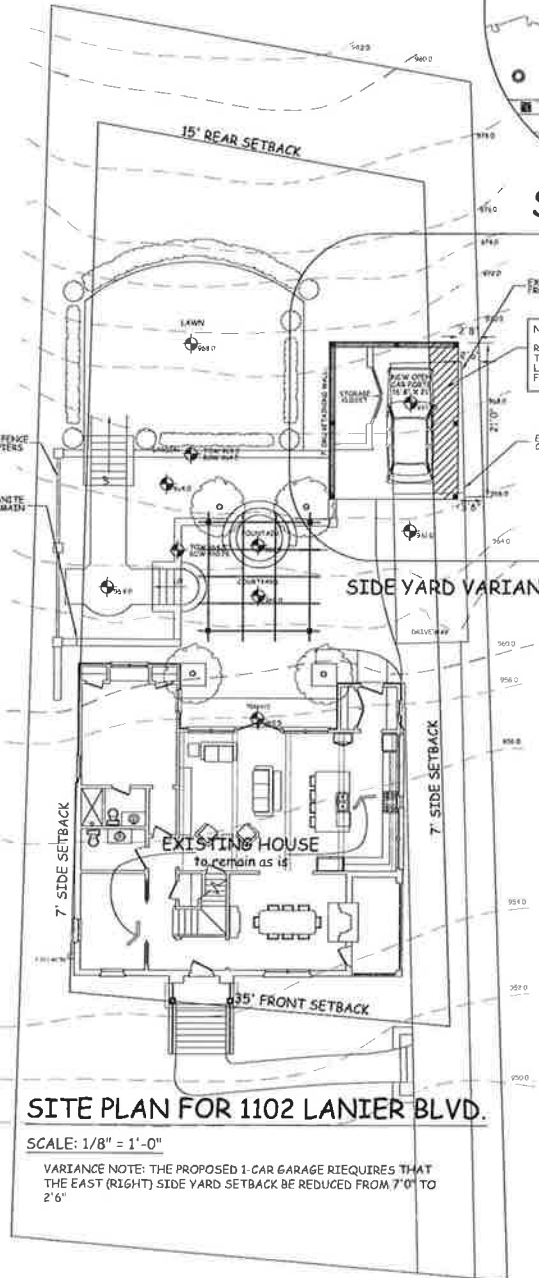
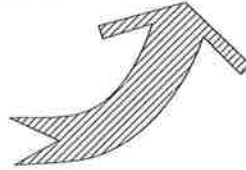


v-11-39





**SIDE YARD VARIANCE REQUIRED**  
SCALE 1'4"=1'0"



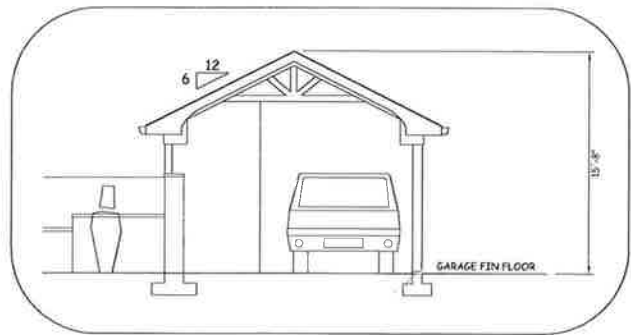
**SITE PLAN FOR 1102 LANIER BLVD.**

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

VARIANCE NOTE: THE PROPOSED 1-CAR GARAGE REQUIRES THAT THE EAST (RIGHT) SIDE YARD SETBACK BE REDUCED FROM 7'0" TO 2'6"



**SIDE YARD VARIANCE REQUIRED**



**FRONT ELEVATION OF OPEN CAR PORTE**

SCALE: 1/4" = 1'-0"

3/01/11

DATE	2/28/11	JOB #	
DRAWN	CM	SHEET	VAR-1
<p>1. This drawing is the property of the architect and shall remain the property of the architect. It is to be used only for the project and site specified herein. It is not to be used for any other project or site without the written consent of the architect.</p> <p>2. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom, whether or not the architect was negligent in the preparation of this drawing.</p> <p>3. The architect is not responsible for any construction methods or materials used in the construction of the project, whether or not the architect was negligent in the preparation of this drawing.</p> <p>4. The architect is not responsible for any construction methods or materials used in the construction of the project, whether or not the architect was negligent in the preparation of this drawing.</p>			

A CARPORTE THAT REQUIRES A 4'-6" VARIANCE FOR  
**LAUREN & JONATHAN JARRELL**  
 1102 LANIER BOULEVARD NE ATLANTA, GA. 30306  
 BUILDER: GLAZER DESIGN & CONSTRUCTION 404-683-9848

<p>CLIP MURKIN          404-271-1555          404-271-1555</p>
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REVISIONS			