



Notice To Applicant
City of Atlanta - Bureau of Planning

APPLICATION NUMBER: **V-11-065**

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

Address of Property: **980 East Rock Springs RD NE**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, June 9, 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:

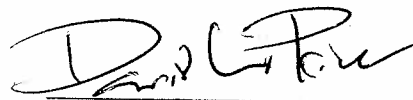
Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

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,

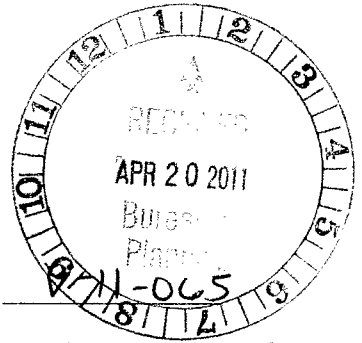


JFK, for Director, Bureau of Planning



Dave Price

APPLICATION FOR VARIANCE
City of Atlanta



Date Filed 4-20-2011 Application Number 1711-065
Name of Applicant CRAIG HEISER Daytime Phone 678.315.6285
Company Name _____ e-mail CHEISER@CARDINALGATES.COM

Address 980 EAST ROCK SPRINGS RD ATLANTA GA 30306
street city state zip code

Name of Property Owner BROOKS + CRAIG HEISER Phone 404-897-1292
Address 980 EAST ROCK SPRINGS RD ATLANTA GA 30306
street city state zip code

Description of Property

Address of Property 980 EAST ROCK SPRINGS RD OR
the subject property fronts _____ feet on the _____ side of _____
_____, and begins _____ feet from the
_____ corner of _____.

Depth: _____ Area: _____ Land Lot: _____ District: _____, _____ County, GA.

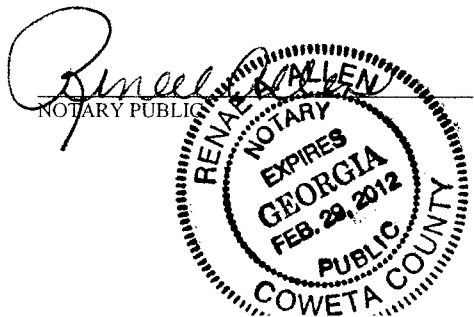
Property is zoned: R-4, Council District: 6, Neighborhood Planning Unit: F

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 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 19 Day Of APRIL, 2011.

Craig Heiser
Owner or Agent for Owner (Applicant)
CRAIG HEISER Brooks K. Heiser
APPLICANT'S NAME IN PRINTED LETTERS

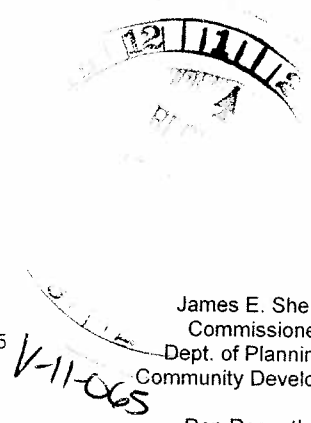




CITY OF ATLANTA

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

Don Rosenthal
Director
Office of Buildings

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER _____

Zoning Enforcement Division

NPU _____ DATE FILED _____

1. Craig Heiser

Name of Applicant

BUILDING PERMIT AUTHORIZING Second story to an existing detached garage

at 980 E. Rock Springs Rd., N. E. 17th / 3
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 setback from
15ft.(required) to 9ft. to allow a roof expansion to an existing detached garage for a second
story addition. Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (3)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Department of Planning and Development
Office of Buildings
Don Rosenthal, Director
Ann Heard, Chief Zoning Division

Applicant: David L. P... FOR CRAIG HEISER

Zoning Plan Reviewer: [Signature]

Craig and Brooks Heiser
980 East Rock Springs Road
Atlanta, Georgia 30306



April 19, 2011

V-11-065

Board of Zoning Adjustment and staff of the Planning Department
City of Atlanta
Department of Planning and Community Development
Bureau of Planning
55 Trinity Avenue, Suite 3350

RE: Request for Variance from City of Atlanta zoning ordinance to reduce rear yard setback from 15' to 9'-0" to allow from the construction of new habitable space over an existing non-conforming accessory garage. The new upper floor will align with the existing east wall of the garage and will therefore project slightly in front of the main structure in the half-depth front yard

Dear Board members and staff:

We are proposing to build an addition to our existing garage in order to build a studio workspace that cannot fit inside the main house. The house was built in 1942 and doesn't have any extra room for the functions we require. The room would also have function as an occasional guest quarters. Brooks Heiser will be spending most of her days in this studio, so we are proposing a small bathroom but there will be no kitchen function and the space will not be capable of acting as a separate dwelling unit. The most logical and compact location for this addition is over the existing garage and we will be able to use the existing floor framing and finished exterior walls of the existing garage below. The addition will not involve any new foundation work, land disturbance, or tree impact. The lot coverage is currently approximately 31% and is certainly no where near the maximum coverage of 50%. There are walks and landscape features that are not on the site plan, including the front walk and steps. We have not updated our survey to determine the exact current lot coverage but this coverage will remain unchanged by this addition.

We meet all of the criteria that the zoning ordinance requires the BZA to base its decision upon:

(1) there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;

The lot is a corner lot and therefore subject to larger setbacks than most of the neighboring properties. This reduces the buildable area of the lot. Although we were able to maintain the half-front setback along West Sussex Road when we built this garage in 2004, the placement of the main house on the lot, well behind the current front setback, created a hardship in providing the necessary clearances for vehicular ingress and egress and we were granted an earlier variance for the garage based on this hardship.

(2) the application of the zoning ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship;

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APR 20 2011
V-11-005

We are proposing to change the roof slope and raise a portion on kneewalls no higher than 50" high in order to provide habitable space over an existing accessory garage for uses permitted by the zoning ordinance. The regulations create a hardship by limiting construction of this new space. The proposed non-conforming floor area has been reduced as much as possible in our design so that the habitable space (the space over 7' high) is 9' from the rear lot line and the remaining 4' strip of floor structure will remain low attic space. This also has the effect of reducing the mass of the exterior shell as much as possible so that the building height is only 18', well below the 20' maximum height for accessory structures. The bulk of the new space is in the front of the garage structure but in order to use the existing stairwell, we have to provide a landing over 7' high so the rear wall height is set by this requirement and thus the line of the new habitable space. It would be an unnecessary hardship to cause us build new foundations, tear up existing landscaping, and put trees at risk if we were to be required to construct this new space in the only other currently buildable area, the front yard of this classic brick house, well in front of the other houses along East Rock Springs Road, a major thoroughfare which should have a larger front setback because of its heavy traffic.

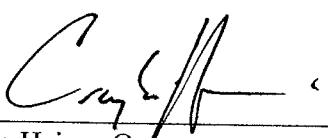
(3) such conditions are peculiar to the particular piece of property involved;

The house was built well before the current zoning ordinance went into effect and left a very small rear yard because of its large setback from East Rock Springs Road. The conditions are peculiar to the property because it is a *corner* lot on a major thoroughfare unlike most properties in this zone.

(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.

As mentioned above, we have designed the addition so the overall look of the structure will remain the same, with the roof in the same orientation as it currently exists, the lowest eaves along the rear façade. The mass is kept modest, in keeping with other accessory structures in the neighborhood. By designing the expansion in this way, we are able to reduce waste by reusing existing construction and avoid having any land disturbance. We also will be protecting all existing trees and not increasing existing lot coverage. The design does not include large windows facing the neighbor to the north so their privacy is maintained and there is a line of evergreen screening trees along the northern line to soften any views. The addition increases our enjoyment of the property and will contribute to our already long-term residency at this location. This contribution to neighborhood stability is consistent with the intent of the zoning ordinance.

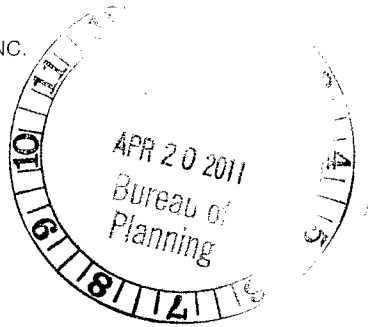
Thank you for your consideration,



Craig Heiser, Owner

RETURN TO:

REPUBLIC TITLE INSURANCE AGENCY, INC.
2781 WINDY RIDGE PARKWAY
ATLANTA, GEORGIA 30339
62M0414W



V-11-0065

JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

This Indenture made this **20th** day of **June, 2002**, between **SUSAN ANTONEZ EDENS**, of the County of FULTON, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **BROOKS KOELLA HEISER and CRAIG S. HEISER**, as joint tenants with rights of survivorship and not as tenants in common, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 1, BLOCK 12, LENOX PARK, AS PER PLAT BOOK 17, PAGES 38 & 39, FULTON COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:



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 A 24 x 25 ROOM ABOVE OUR EXISTING GARAGE.

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. V-11-065

5173 covered square feet / 16,560 total lot square feet = 31 % 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 inquires 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 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:

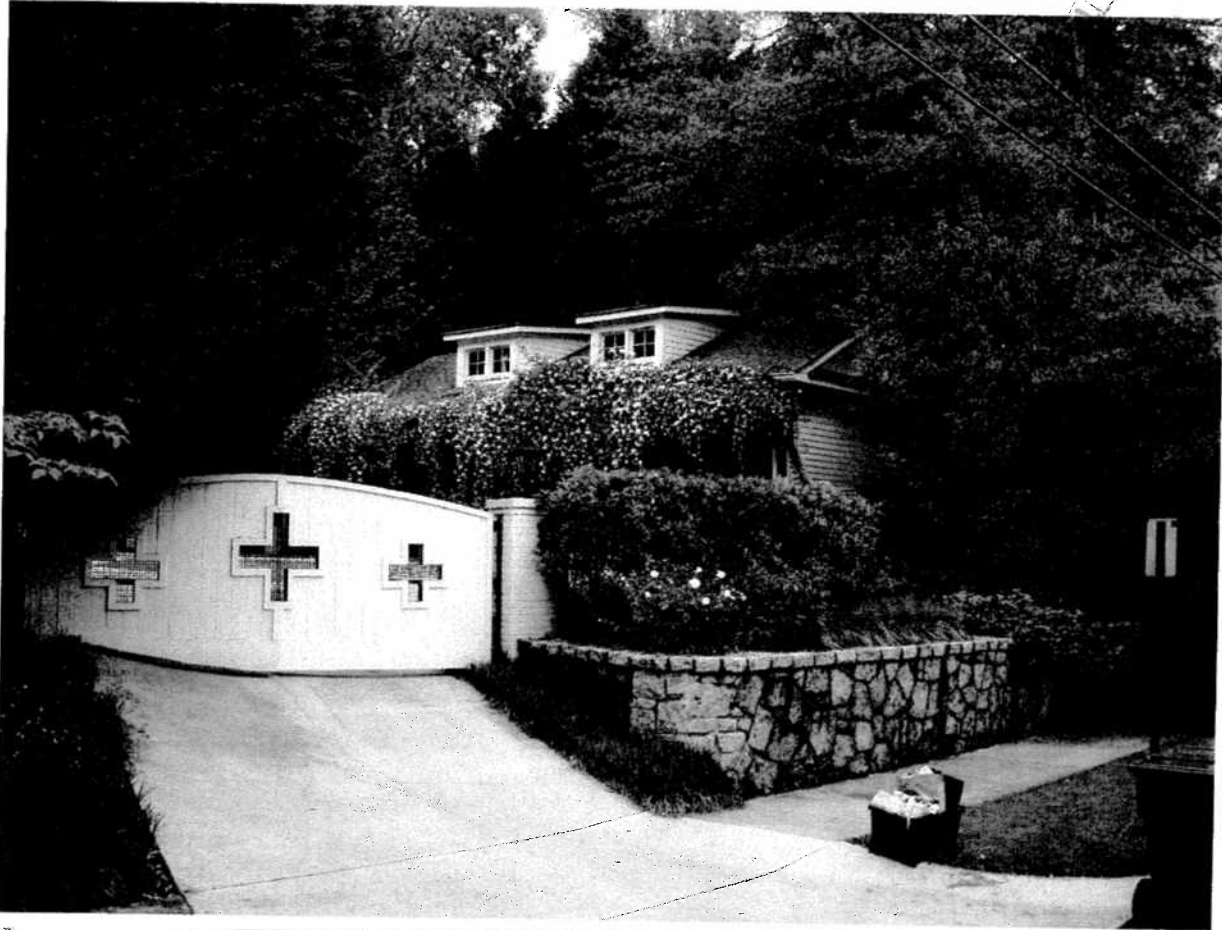
- by sending written notice of your application to all property owners whose property is within 300 feet of the subject property, and
- by causing public notice to be placed in the newspaper.

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.

Photos of Current Garage at 980 East Rock Springs Road



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32

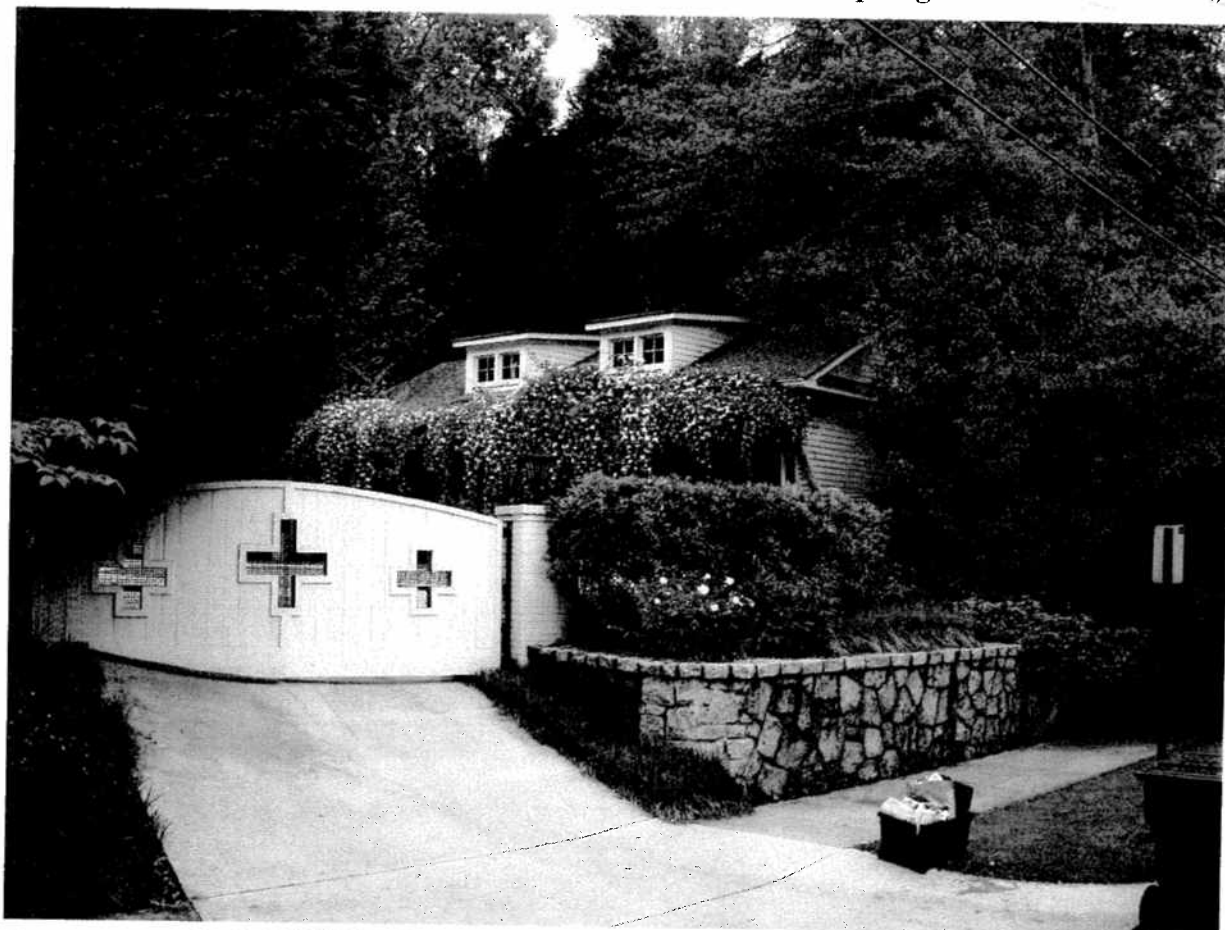
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JUN 20 2011

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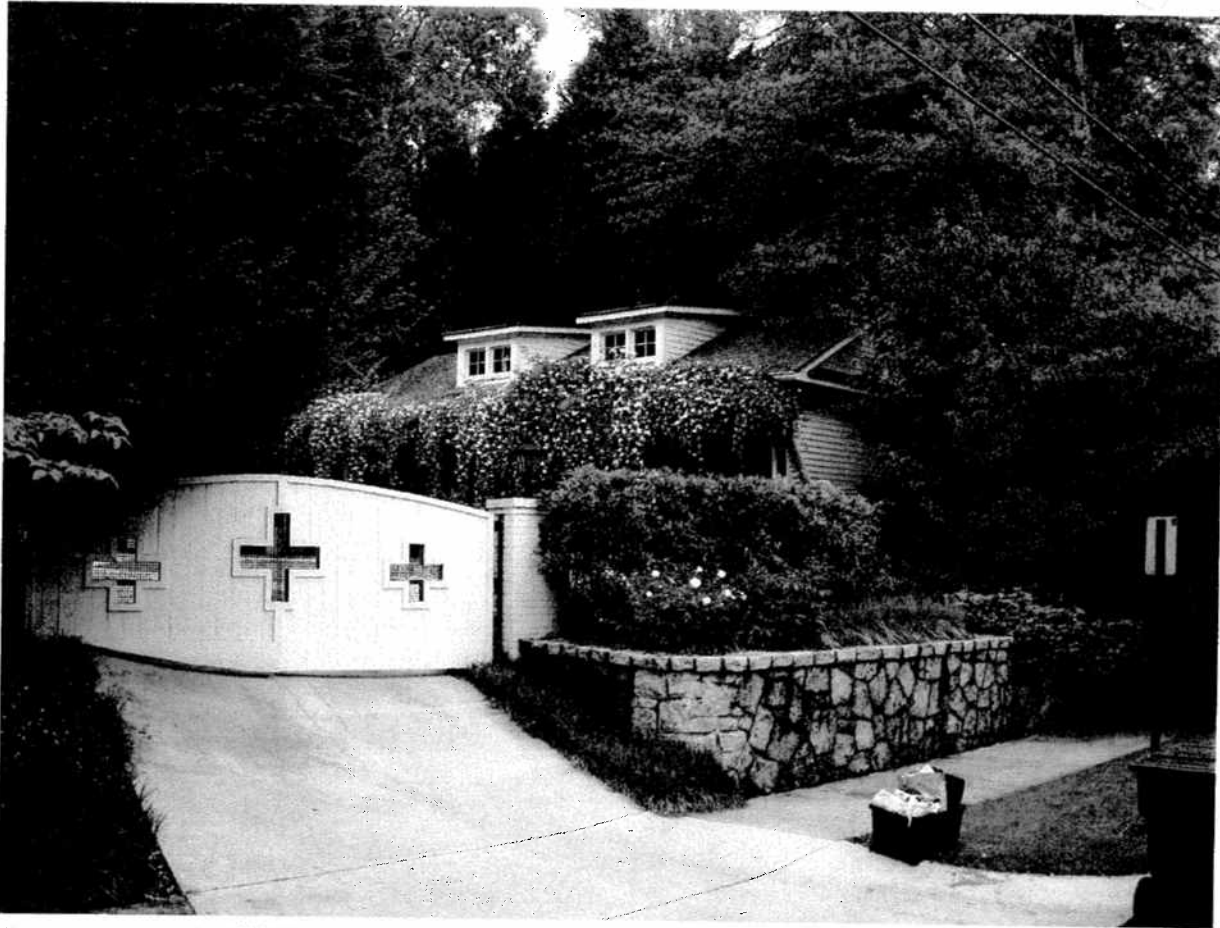


Photos of Current Garage at 980 East Rock Springs Road

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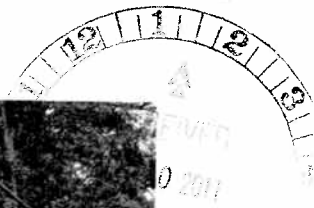
Photos of Current Garage at 980 East Rock Springs Road



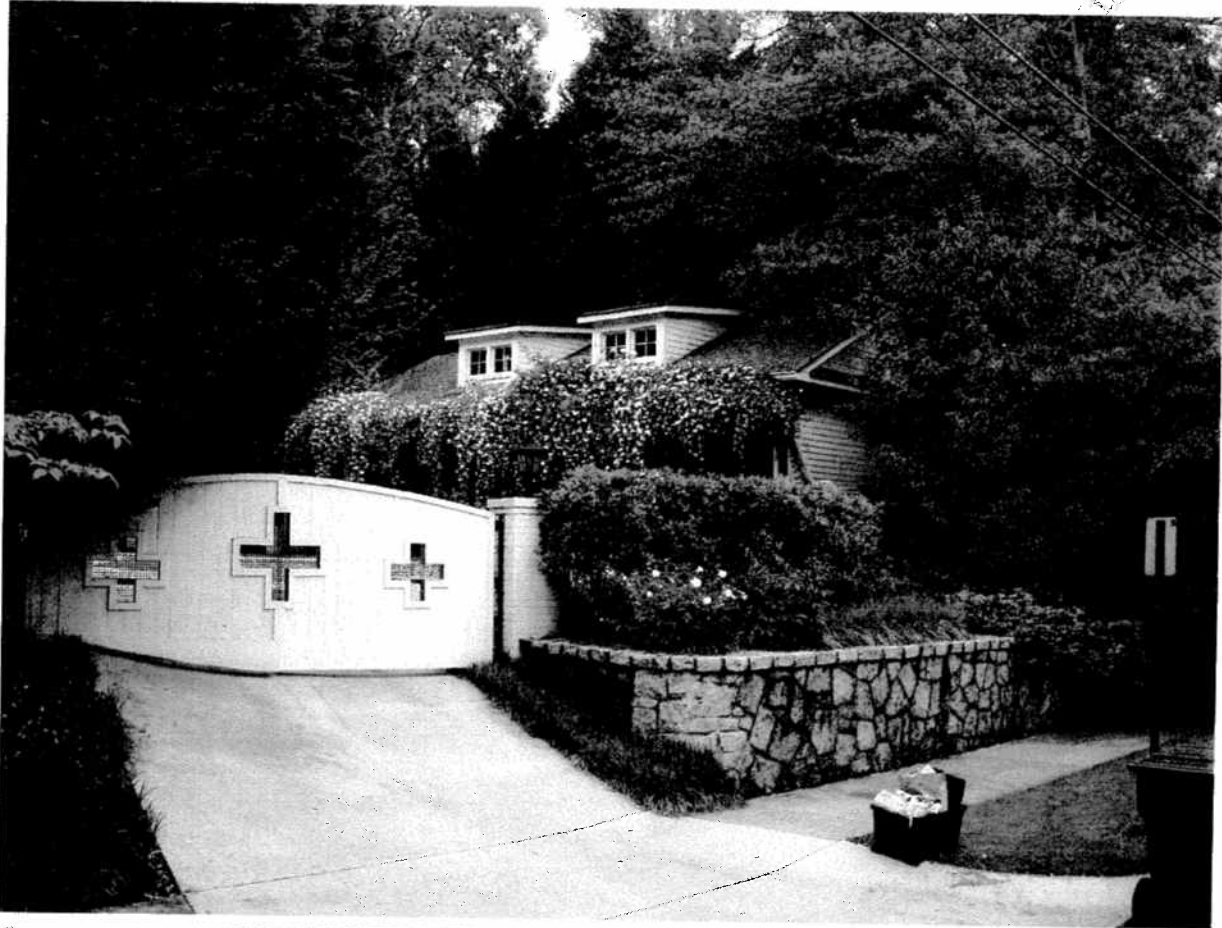
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V-11-065



Photos of Current Garage at 980 East Rock Springs Road

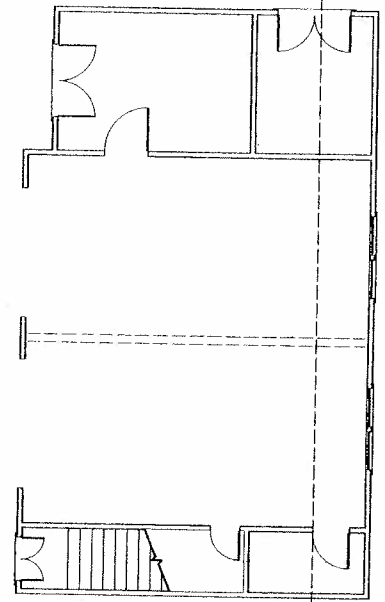


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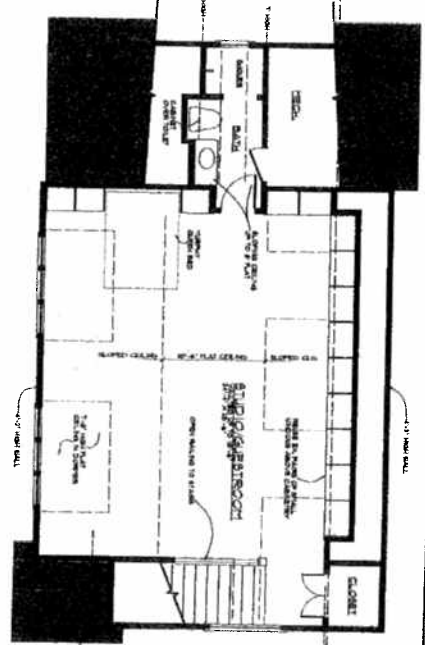


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Bureau of Planning

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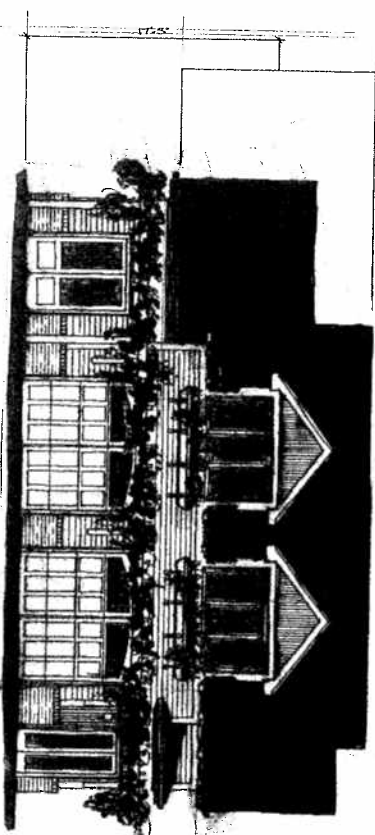


MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

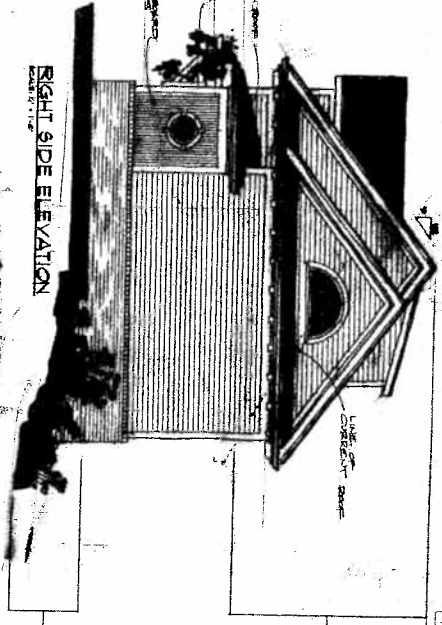


UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

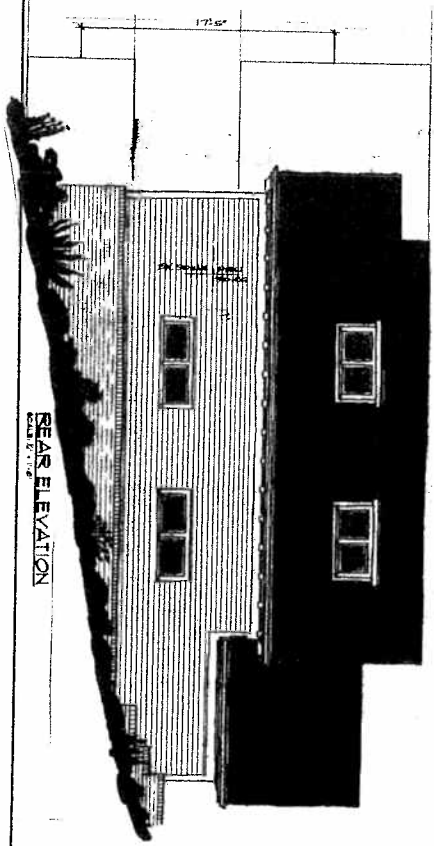
MAJOR ROOM CALCULATIONS
 MAIN FLOOR AREA: 1,200 SQ FT
 UPPER FLOOR AREA: 500 SQ FT
 TOTAL MAIN FLOOR AREA: 1,700 SQ FT
 TOTAL UPPER FLOOR AREA: 500 SQ FT
 TOTAL HOUSE FLOOR AREA: 2,200 SQ FT
 TOTAL GARAGE AREA: 500 SQ FT
 TOTAL PROJECT AREA: 2,700 SQ FT



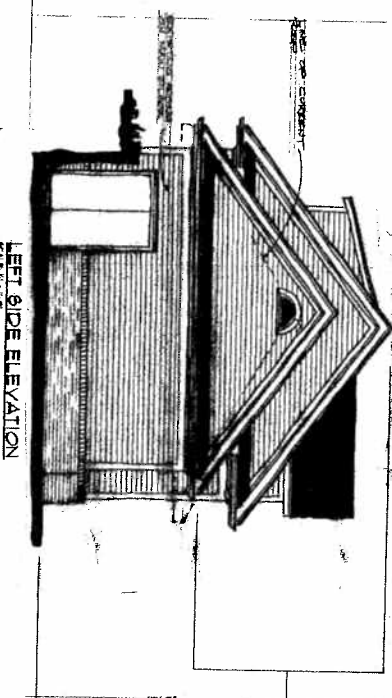
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

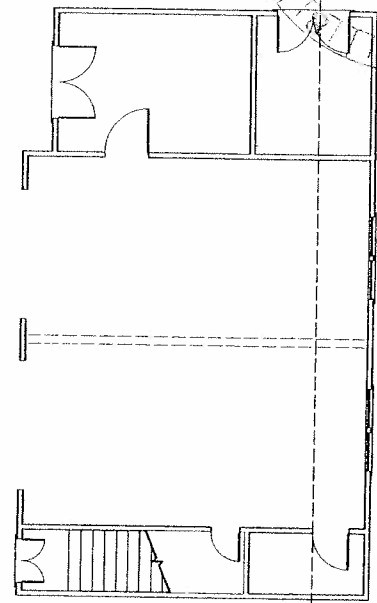
PRICE RESIDENTIAL DESIGN HEISER RESIDENCE
380 EAST ROCK SPRINGS ROAD



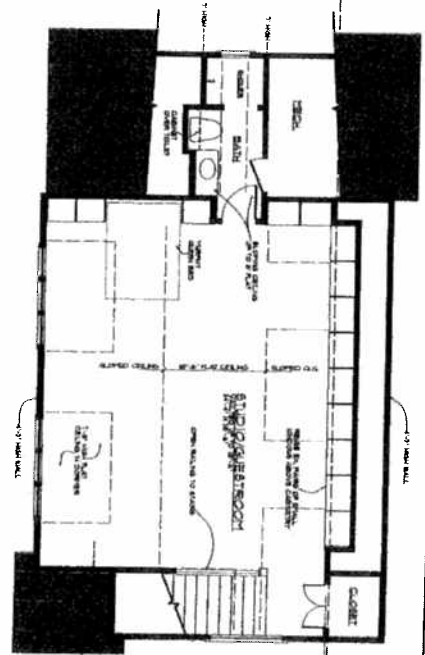
PRICE RESIDENTIAL DESIGN
1450 LANIER PLACE NE
ATLANTA, GEORGIA
30356
PriceResidential@aol.com
404-724-9570

HEISER RESIDENCE
380 E ROCK SPRINGS RD.
ATLANTA, GEORGIA
PROPOSED GARAGE
ADDITION PLAN
SHEET G-1
APRIL 19, 2011

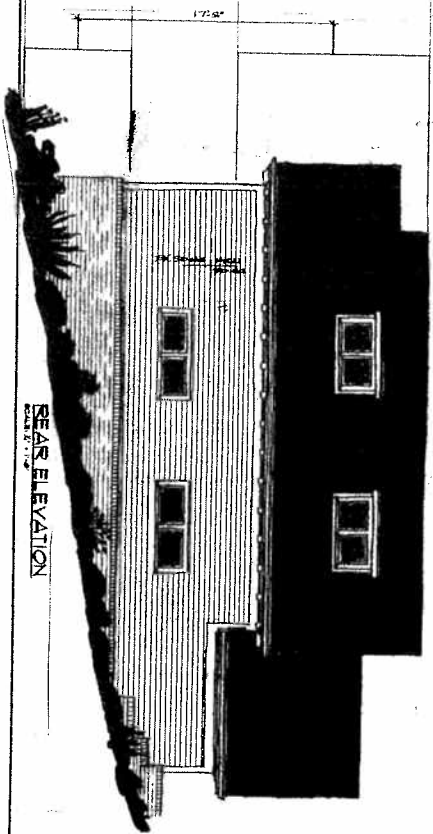
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 APR 20 2011
 11-06



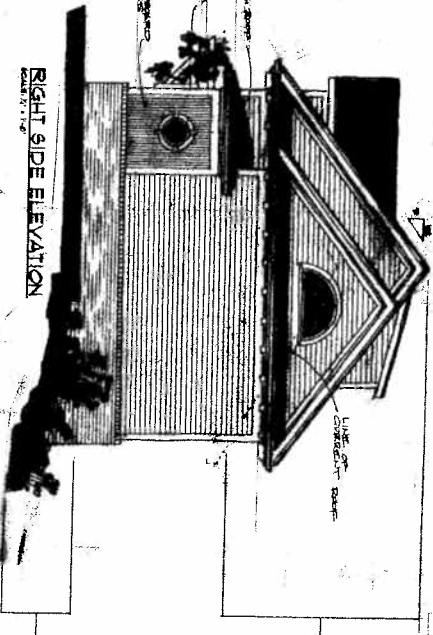
MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0" INCLUDING STAIRS



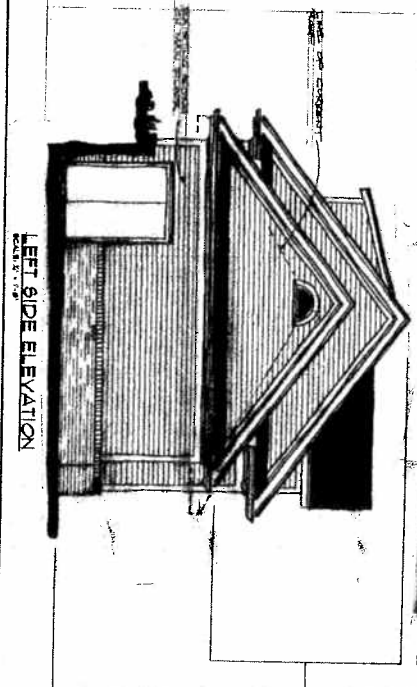
UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0" INCLUDING STAIRS



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



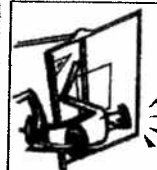
RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

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

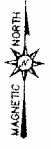
PROPOSED GARAGE: 101' x 20' WEST
 MAIN FLOOR AREA: 1,574 SQ FT
 UPPER FLOOR AREA: 1,177 SQ FT
 TOTAL AREA: 2,751 SQ FT
 PERMITTED GARAGE: 101' x 20' WEST



PRICE RESIDENTIAL DESIGN
 1500 LAMAR PLACE NE
 ATLANTA, GEORGIA
 30306
 pricedesign@comcast.net
 404-724-9570

PRICE RESIDENTIAL DESIGN HEISER RESIDENCE
 980 EAST ROCK SPRINGS ROAD

HEISER RESIDENCE
 980 EAST ROCK SPRINGS ROAD
 ATLANTA, GEORGIA
 PROPOSED GARAGE
 ADDITION PLAN
 SHEET G-1
 APRIL 19, 2011

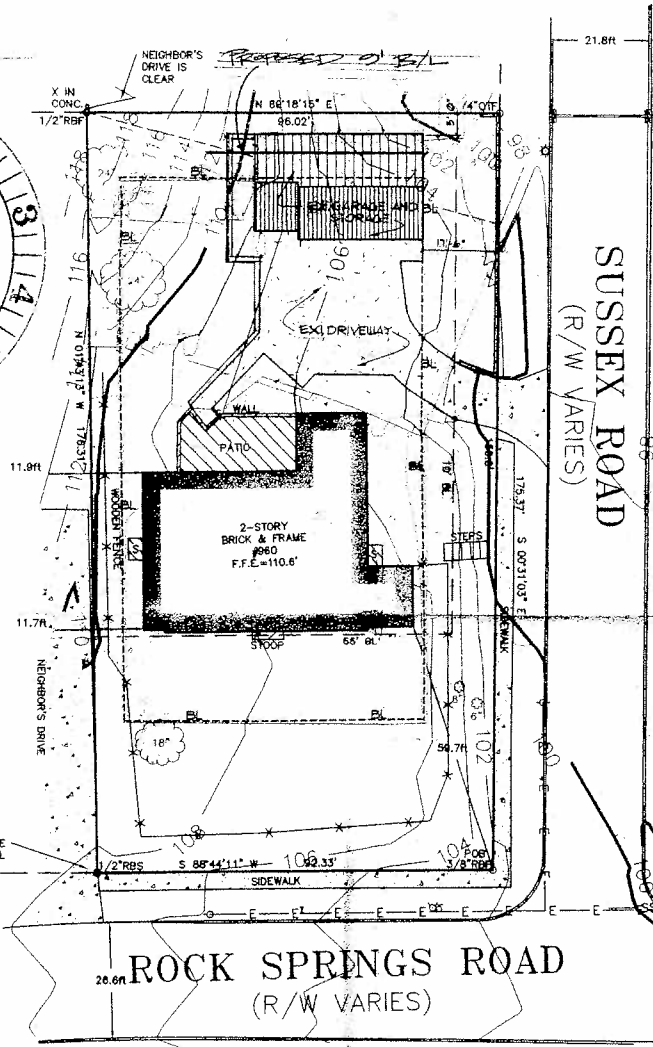
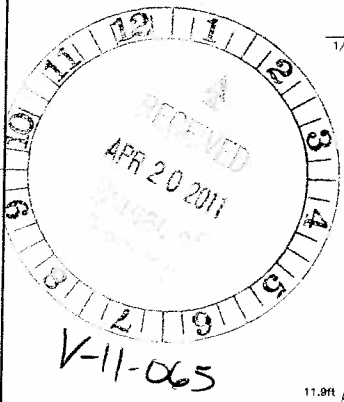


The field data upon which this plat is based has a closure of 1 foot in 10,000+ feet, an angular error of .03 seconds per angle point and was adjusted using the Compass Rule Method. This plat has been calculated for closure and found to be accurate to 1 foot in 10,000+ feet. No electronic total station and a 100 chain were used to gather the information used in the preparation of this plat.

LEGEND

- These standard symbols will be found in the drawing.
- ▲ TRAVERSE POINT
 - PK NAIL FOUND
 - 1/2" REBAR SET
 - IRON PIN FOUND
 - ☐ CATCH BASIN
 - ☐ DRAIN
 - ☐ FIRE HYDRANT
 - GUY WIRE
 - LIGHT POLE
 - MANHOLE
 - ☐ SEWER CLEAN OUT
 - POWER POLE
 - SPOT ELEVATION
 - HARD WOOD (OAK)
 - PINE TREES
 - SS — SS — SANITARY SEWER
 - E — E — ELECTRIC
 - X — X — FENCE
 - — — UNDERGROUND PIPELINE

AREA
16558 SQ. FT.
0.380 ACRES



PRICE RESIDENTIAL DESIGN
1450 LANIER PLACE NE
ATLANTA, GEORGIA
30306
pricedesign@comcast.net
404-724-9570

ORIGINAL SURVEY BY GEORGIA LAND SURVEYING USED AS BASIS OF THIS SITE PLAN
MODIFIED BY PRICE RESIDENTIAL DESIGN
APRIL 19, 2011

NO CHANGE TO GARAGE FOOTPRINT NOR ANY HARDSCAPE OR LANDSCAPING
NO SITE OR TREE DISTURBANCE

NEIGHBOR'S DRIVE IS 0.1' OVER PL

SS TBM IS TOP OF SSMH
TOP ELEV=99.6'
INV ELEV=85.9'
SSMH
TOP ELEV=98.9'
INV ELEV=92.5'

- NOTES:
- ALL ELEVATIONS ARE ASSUMED AT 100'
 - ALL CONTOURS ARE AT 2' INTERVALS

DRAWING # F-635
 JOB # 179633

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.



I HAVE THIS DATE EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (S NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL.
MAP ID 13121C0261 E EFFECTIVE DATE: JUNE 22, 1998

SURVEY PLAT FOR:		BROOKS HEISER		DATE	11/26/03
LAND LOT 3		17th DISTRICT		SCALE	1" = 20'
LOT 1		BLOCK 12		FULTON COUNTY, GEORGIA	
SUBDIVISION		LENOX PARK		REVISION	BY: DATE:
SURVEYED:		DRAFTED:		THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REGISTRATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.	
PLOTTED:				ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	
PLAT BOOK 17, PAGE 38-39		DEED BOOK 28811, PAGE 32B			

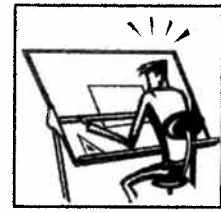
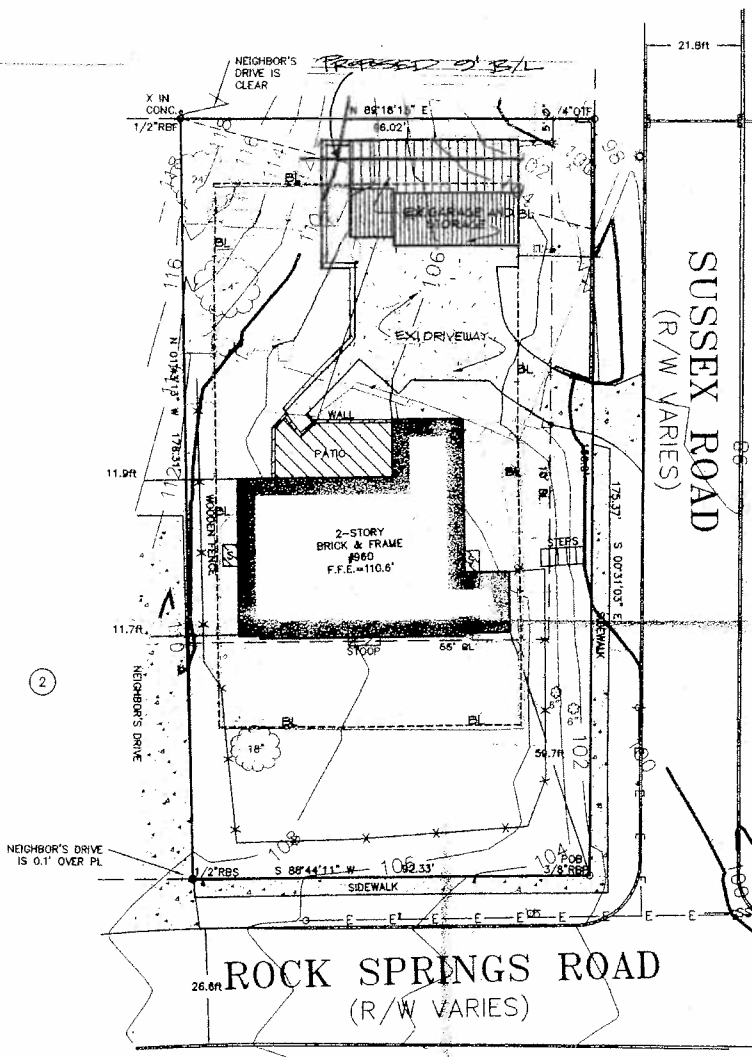


The field data upon which this plat is based has a closure of 1 foot in 10,000 feet, an angular error of .03 seconds per angle point and was adjusted using the Compass Rule Method. This plat has been calculated for closure and found to be accurate to 1 foot in 128,221 feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plat. No State Plane Coordinate Monument found within 500' of this property.

LEGEND

- These standard symbols will be found in the drawing.
- ▲ TRAVERSE POINT
 - PK NAIL FOUND
 - 1/2" REBAR SET
 - IRON PIN FOUND
 - ▢ CATCH BASIN
 - ▣ DRAIN
 - ⊕ FIRE HYDRANT
 - GUY WIRE
 - ⊙ LIGHT POLE
 - MANHOLE
 - ⊗ SEWER CLEAN OUT
 - ⊕ POWER POLE
 - SPOT ELEVATION
 - HARD WOOD (OAK)
 - ⊕ PINE TREES
 - SANITARY SEWER
 - ELECTRIC
 - - - FENCE
 - - - UNDERGROUND PIPELINE

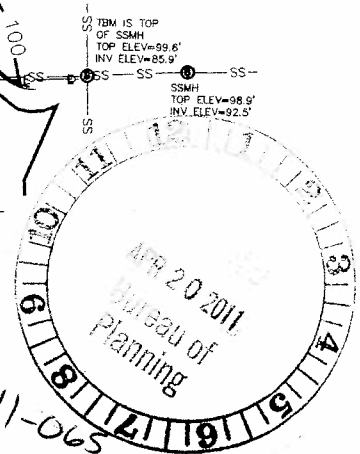
AREA
16559 SQ. FT.
0.380 ACRES



PRICE RESIDENTIAL DESIGN
1450 LANIER PLACE NE
ATLANTA, GEORGIA
30306
pricedesign@comcast.net
404-724-9570

ORIGINAL SURVEY BY GEORGIA LAND SURVEYING USED AS BASIS OF THIS SITE PLAN
MODIFIED BY PRICE RESIDENTIAL DESIGN
APRIL 19, 2011

NO CHANGE TO GARAGE FOOTPRINT NOR ANY
HARDSCAPE OR LANDSCAPING
NO SITE OR TREE DISTURBANCE



- NOTES:
- ALL ELEVATIONS ARE ASSUMED AT 100'
 - ALL CONTOURS ARE AT 2' INTERVALS

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.

I HAVE THIS DATE, EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL.
MAP ID 13121C0261 E EFFECTIVE DATE: JUNE 22, 1998

JOB # 179633

F-035

SURVEY PLAT FOR: BROOKS HEISER		DATE: 11/26/03
LAND LOT 3 17th DISTRICT		SCALE: 1" = 20'
LOT 1	BLOCK 12	SECTION
SUBDIVISION: LENOX PARK		FULTON COUNTY, GEORGIA
SURVEYED:	DRAFTED:	REVISION BY: DATE:
PLATTED:		
PLAT BOOK 17, PAGE 38-39	DEED BOOK 29811, PAGE 328	
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		

RECEIPT

CITY OF ATLANTA
ATLANTATEST
55 TRINITY AVE SW

Application: V-11-065
Application Type: Planning/BZA/Variance/NA
Address: 980 EAST ROCK SPRINGS RD , ATLANTA, GA 30306
Owner Name: HEISER BROOKS K & CRAIG S
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
258316	3340	\$100.00	04/20/2011	SGUILDARIE		

Owner Info.: HEISER BROOKS K & CRAIG S

Work Description: Reduce rear yard setback from 15ft to 9ft to allow a roof expansion to an existing detached garage for second story addition. Wall of garage projects slightly in front of main structure in the half-depth front yard.

PAID
CITY OF ATLANTA
APR 20 2011 *ck 3340*

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR