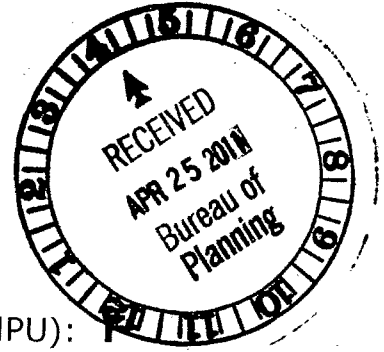


Notice To Applicant
City of Atlanta - Bureau of Planning



APPLICATION NUMBER: **V-11-068**

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

Address of Property: **1198 Zimmer Dr. NE**

Board of Zoning Adjustment (BZA) Hearing Date:
Thursday, July 7, 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:

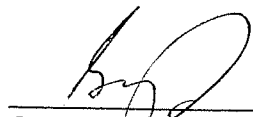
Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Sign Posting - The property owner is required to post a sign or sign in a conspicuous place on the property at least 15 days before the hearing 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.

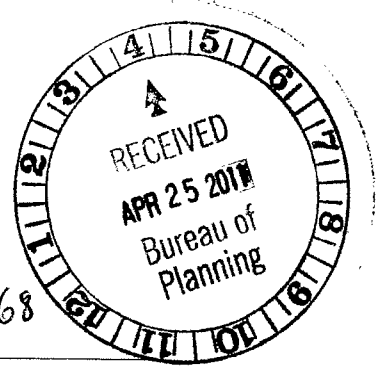
Signed,



KSD, for Director, Bureau of Planning



George Li, Applicant



APPLICATION FOR VARIANCE
City of Atlanta

Date Filed 4/20/11

Application Number V-11-068

Name of Applicant GEORGE LI Daytime Phone 404 966 6522

Company Name _____ e-mail GEORGE 96 @ GMAIL.COM

Address 1198 ZIMMER DR ATLANTA GA 30306
street city state zip code

Name of Property Owner GEORGE LI Phone 404 966 6522

Address 1198 ZIMMER DR ATLANTA GA 30306
street city state zip code

Description of Property

Address of Property 1198 ZIMMER DR ATLANTA, GA 30306 OR

the subject property fronts 63.7 feet on the North side of Zimmer Dr., and begins 130 feet from the northeast corner of Bonnie Ln.

Depth: 157.5 Area: 9360 sf Land Lot: 1855 District: 18, DeKalb County, GA.

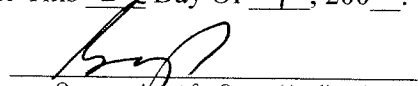
Property is zoned: R-4, Council District: 6, Neighborhood Planning Unit: F

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).

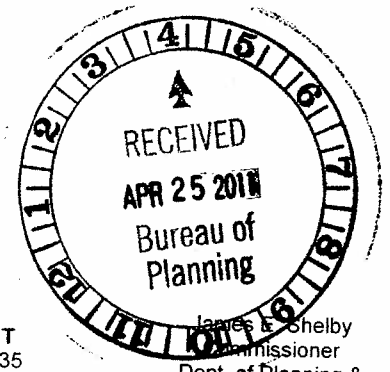
I hereby authorize the staff of the Bureau of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Bureau of Planning upon filing this application. I swear 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 22 Day Of 4, 20011.


NOTARY PUBLIC


Owner or Agent for Owner (Applicant)
GEORGE LI
APPLICANT'S NAME IN PRINTED LETTERS

RANDAL WELLS
NOTARY PUBLIC
Fulton County - State of Georgia
My Comm. Expires July 13, 2014



KASIM REED
MAYOR

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

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

Don Rosenthal
Director
Office of Buildings

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER V-11-068 Zoning Enforcement Division

NPU _____ DATE FILED _____

1. George Li
Name of Applicant

BUILDING PERMIT AUTHORIZING
Two-story detached garage addition

at 1198 Zimmer Dr., N. E. 18th / 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 west side yard setback
from 7ft.(required) to 3.5ft. and the rear yard setback fom 15ft.(required) to 6.1ft. to allow for
a two-story detached garage addition to an existing single-family house. Applicant seeks no
other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2) & (3)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

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

Applicant: [Signature]

Zoning Plan Reviewer: [Signature]
4/22/11

V-11-068



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 22' X 22", 2-STORY GARAGE WHERE THE EXISTING CARPORT IS.

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.

4618 covered square feet / 9360 total lot square feet = 49.34% 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 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:

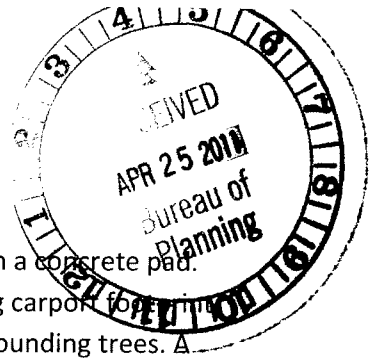
- by sending written notice of your application to all property owners whose property is within 300 feet of the subject property, and
- by causing public notice to be placed in the newspaper.

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.

V-11-068



Variance Request for 1198 Zimmer Drive

We currently have a 3-car carport with approximate dimensions 19'x30', which sits on a concrete pad. We are filing a variance request to construct a 2-car 22'x22' garage within the existing carport footprint incorporating much of the existing carport infrastructure so as not to disturb the surrounding trees. A smaller footprint will create opportunities to reduce the amount of impermeable surface in our yard.

My home has been my primary work location for 15 years. I intend to move my office to an office space in a second floor space of the garage. My growing family's space requirements force me to seek a separate work space.

Also, having an enclosed space to store our cars, bikes, and other children's vehicles will help us better secure them and keep them contained when not in use. The existing garage is rusting badly and tree limbs have damage the roofing despite our continued maintenance; we feel a new garage will enhance the property.

RECEIPT


CITY OF ATLANTA
ATLANTATEST
55 TRINITY AVE SW

Application: V-11-068
Application Type: Planning/BZA/Variance/NA
Address: 1198 ZIMMER DR , ATLANTA, GA 30306
Owner Name: LI GEORGE T OR LI MARY G
Owner Address:
Application Name:

Receipt No.	258612					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	6407	\$100.00	04/25/2011	SLEONARD		

Owner Info.: LI GEORGE T OR LI MARY G

Work Description: Var. to reduce the west ysb from 7' to 3.5' and the rear ysb from 15' to 6.1' to allow for a two-story garage addition to an existing s.f. house.


PAID
CITY OF ATLANTA
APR 22 2011
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

FLOOD STATEMENT

I HAVE EXAMINED THE OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY LIES IN IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 13089C0062 H; DATED MAY 7, 2001.

LOT DATA

EXISTING HOUSE = 1629 SF
 EX. DRIVE/WALK = 2674 SF
 EX. STONE PATIO = 310 SF
 EX. TOTAL IMPERVIOUS = 4613 SF
 EX. WOOD DECK = 346 SF (PERVIOUS)
 NEW WOOD DECK = 236 SF (PERVIOUS)
 NET DECREASE OF DECK=110 SF
 NEW ADDITION ADDED= 310 + 126 SF
 EX. STONE PATIO REMOVED= 310 SF
 EX. CONC. DRIVE REMOVED= 121 SF
 NET TOTAL IMPERVIOUS = 4613 SF
 NEW GARAGE ADDITION=484 SF
 NET INCREASE IMPERVIOUS A = 0 SF

AREA STATEMENT

TOTAL AREA= 9360 sq.ft. (0.215 ac.)
 DISTURBED AREA= 800 sq. ft. (0.018 ac.)

LOT COVERAGE

NET IMP. AREA / LOT AREA
 4618 SF / 9360 SF X100=49.34%

FLOOR AREA RATIO:

EX. HOUSE + ADDITION/ LOT AREA
 1629+310+126/ 9360 X 100= 0.2206

ZONED: R4

FRONT: 35' MAX. LOT % = 50%
 SIDE: 7' MAX. FL. RATIO= 0.5
 REAR: 15'

DIRT STATEMENT

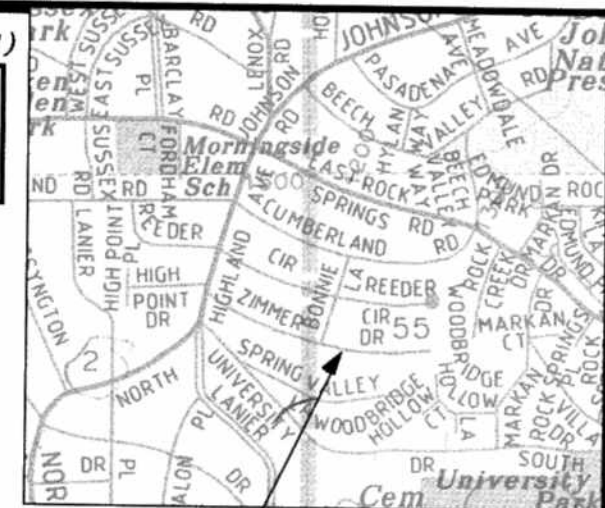
ALL DEBRIS TO BE HAULED OFF SITE
 CUTS= 0 CU. YDS.
 FILL = 0 CU. YDS.
 NO GRADED SLOPES EXCEEDS 2h : 1v"
 NO GRADING REQUIRED ON THIS SITE

CALL BEFORE YOU DIG-IT'S THE LAW (DIAL 811)

24 HOUR CONTACT

GEORGE LI
 1198 ZIMMER DRIVE
 ATLANTA, GA. 30306
 404-966-6522

Prior to any land disturbance, contractor shall schedule a preconstruction meeting with the Erosion Control Department at 404-546-1300

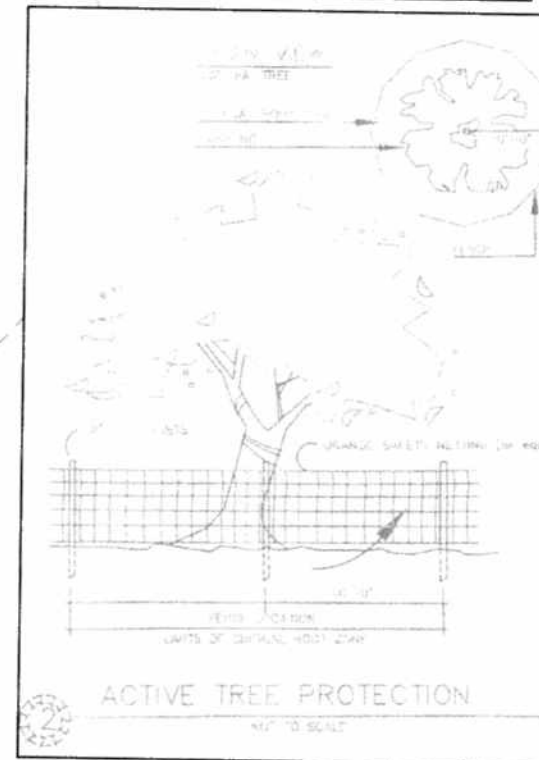


VICINITY MAP

TREE STATEMENT

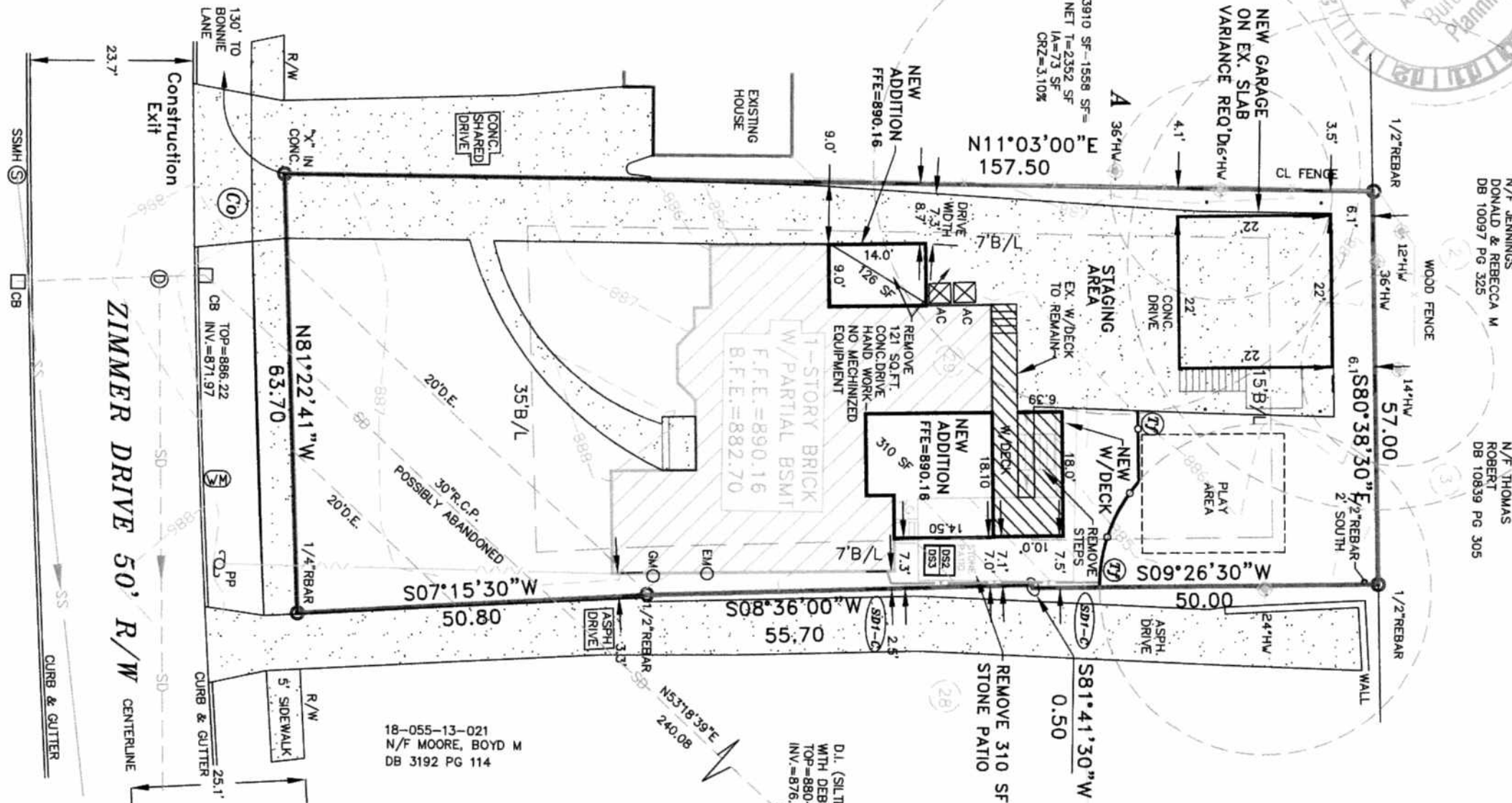
NO TREES ARE AFFECTED BY THIS SITE PLAN. NO RECOMPENSE CAL'C REQ.D.

#	SIZE	AREA TOTAL	AREA IMPACT	PART % C.R.Z.	
A	36'HW	2352 SF	73 S.F.	3.1 %	SAVE



UTILITY NOTE:

THE APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN BY THIS SURVEY ARE BASED UPON ABOVE GROUND, FIELD OBSERVATION ONLY. VEDDER SURVEYS & ASSOC. IS UNABLE TO CERTIFY TO THE ACCURACY. PLEASE CALL THE 811 UTILITY PROTECTION CENTER IN GA. BEFORE CONSTRUCTION.

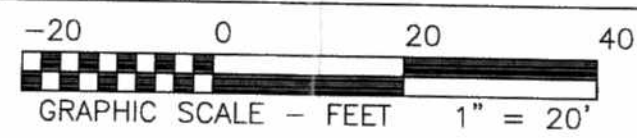


LEGEND

IPS	IRON PIN SET
IPF	IRON PIN FOUND
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RB	REINFORCING BAR
CL	CENTERLINE
R/W	RIGHT-OF-WAY
LL	LAND LOT
SF	SD1-C
TF	
CONC	CONCRETE
C	CURVE
PP	POWER POLE
SP	SERVICE POLE
GV	GAS VALVE
GM	GAS METER
LP	LAMP POLE
SS	SANITARY SEWER
N&C	NAIL & CAP
FC	FENCE CORNER
-X-X-	FENCE
CMF	CONC. MONUMENT
CB	CATCH BASIN
HW	HEAD WALL
WM	WATER METER
POB	POINT OF BEGINNING
N/F	NOW OR FORMERLY



VEDDER SURVEYS & ASSOCIATES
 1648 Juliette Road, Forsyth, Ga. 31029
 TELEPHONE (678) 544-2585
 EMAIL: GEORGE@VEDDERSURVEY.COM



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 Least Squares Method. This plat has been calculated for closure and found to be accurate to 1 foot in 100,000+ 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. All matters pertaining to title are excepted.

DATE	02/05/2011
SCALE	1" = 20'
DEKALB COUNTY, GEORGIA	
REVISION	DATE:
ADDED STORM LINE	2/24/11
ADDED NEW GARAGE ADDITION	4/04/2011

SITE PLAN FOR: GEORGE LI		
ADDRESS: 1198 ZIMMER DRIVE		
LAND LOT 55	DIST. 18 TH	DEKALB CO.
LOT	BLOCK	UNIT:
PART OF LOT 29, BLOCK E, HYLAN PARK CORP. S/D		
TAX ID# 18-055-13-020		