



**OFFICE OF PLANNING**  
55 Trinity Avenue S.W., Suite 3350  
Atlanta, Georgia 30303  
(404) 330-6145

APPLICATION #: **V-15-106**  
DATE ACCEPTED: **04/22/2015**

## NOTICE TO APPLICANT

Address of Property:  
**633 Sherwood RD NE**

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

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, June 11, 2015 at 12:00 p.m.**

Council Chambers, 2nd Floor, City Hall  
55 Trinity Avenue, S.W.

The contact person for NPU F is:

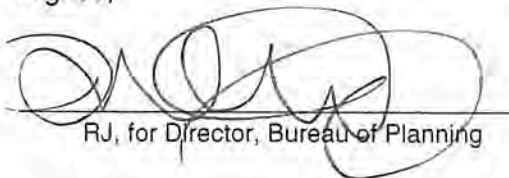
**Charles Nalbone**  
**404-376-3230**  
**zoning@npufatlanta.org**

Contact info for adjacent NPUs is provided below if necessary:

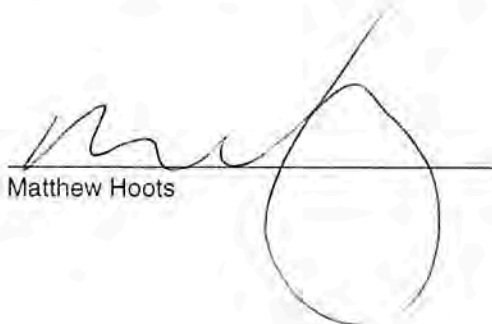
**Additional Contacts:**

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.

Signed,



RJ, for Director, Bureau of Planning



Matthew Hoots



# CITY OF ATLANTA

Office of Buildings - Zoning Division  
55 TRINITY AVENUE, SUITE 3900  
Atlanta, Georgia 30303  
404-330-6175

## REFERRAL CERTIFICATE

COUNCIL DISTRICT \_\_\_\_\_ APPLICATION NUMBER V-15-104

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

1. \_\_\_\_\_ Matthew Hoots  
Name of Applicant

## BUILDING PERMIT AUTHORIZING

A variance for a detached garage.

at 633 Sherwood Road NE 17th / 51  
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 the zoning regulations to reduce the required southwest side yard setback from 7 feet to 1 feet in order to allow for detached 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 \_\_\_\_\_

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

[Signature] 9/22/15  
Plan Reviewer Date

[Signature] 9-22-15  
Applicant Date

APPLICATION FOR VARIANCE  
City of Atlanta



Date Filed \_\_\_\_\_ Application Number V-15104  
Name of Applicant MATTHEW HOOTS Daytime Phone 404-256-2567  
Company Name SAW HORSE INC e-mail MATTE@SAWHORSE.NET  
Address 800 MIAMI CIRCLE, STE 100, ATLANTA, GA 30324  
street city state zip code

Name of Property Owner MAX MENDEL Phone 404-210-8851  
Address 633 SHERWOOD RD NE, ATLANTA, GA 30324  
street city state zip code

**Description of Property**

Address of Property 633 SHERWOOD RD NE, ATLANTA, GA 30324 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 21 Day Of April, 2005.

[Signature]  
Owner or Agent for Owner (Applicant)  
Matthew Hoots  
APPLICANT'S NAME IN PRINTED LETTERS

[Signature]  
NOTARY PUBLIC

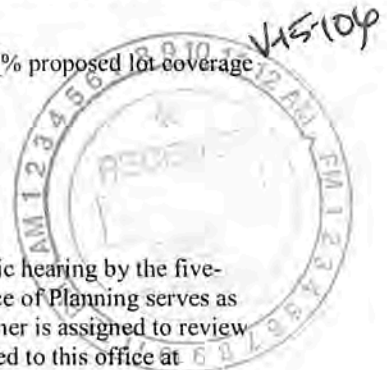


**Summary of proposed changes to buildings or site** (example: "Construct a 10-foot by 10-foot, one-story room addition on the first floor of the house.") Include square footages and stories: Reduce sideyard setback from 7' to 1'-2 1/8" to accommodate the rebuilding of a garage damaged by storm. Footprint of garage will be 5' off property line

**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.

4269 covered square feet / 10992 total lot square feet = 39% 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.



800 Miami Circle,  
Suite 100  
Atlanta, GA 30324  
404.256.2567  
FAX 404.474-7175  
www.sawhorse.net

To whom it may concern,

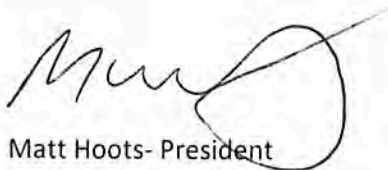
Our clients located at 633 Sherwood Rd, NE, Atlanta, GA 30324 would like to apply for a variance to rebuild a garage that was completely damaged by a tree in a recent storm. The old garage was non-conforming as it was currently over the property line. It has been removed and only the concrete pad remains. The proposed design brings the footprint of the structure back to 5' off the property line with an overhang in one spot that comes to 1' off the property line.

The current sideyard setback is 7' so we will be asking for a reduction in the sideyard setback to 1' (a 6' reduction). The old garage was over the property line so this is a more favorable design for the neighbors to lessen the impact of the garage. The garage will also be reduced to 1 car bay with some outdoor living space to open up the backyard that was previously cut off by the old garage. There will also be a bridge connecting the existing deck to a rooftop garden on the new garage.

No trees are impacted by the new design and the lot coverage ratio will be around 39% under the required limit of 50%.

We appreciate your consideration and feedback.

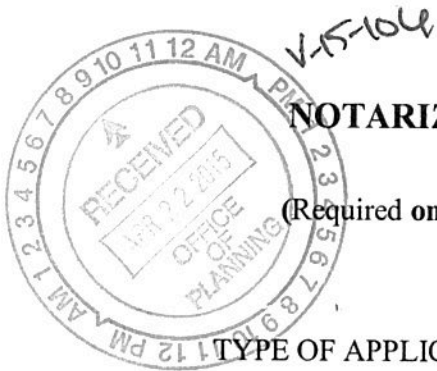
Sincerely,



Matt Hoots- President

The sign of renovation in your neighborhood®

The sign of renovation in your neighborhood®



**NOTARIZED AUTHORIZATION BY PROPERTY OWNER**

(Required only if applicant is not the owner of the property subject to the application.)

TYPE OF APPLICATION \_\_\_\_\_

I, MAX MENDEL (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT \_\_\_\_\_  
633 SHERWOOD RD NE  
ATLANTA, GA 30324 (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF FULTON COUNTY, GEORGIA WHICH  
IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE  
THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE  
PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT MATTHEW HOOTS

ADDRESS OF APPLICANT 800 MIAMI CIRCLE, STE 100  
ATLANTA, GA 30324

TELEPHONE NUMBER 404-256-2567

[Signature]  
Signature of Owner

Personally Appeared  
Before Me  
MAX MENDEL

Who Swears That The  
Information Contained  
In This Authorization  
Is True and Correct To  
The Best of His or Her  
Knowledge and Belief.  
[Signature]  
Notary Public  
4-14-2015  
Date



RECEIPT

CITY OF ATL BLDG PERM  
55 TRINITY AVE STE 1350  
ATLANTA, GA 30303

CITY OF ATLANTA  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
55 TRINITY AVE SW, ATLANTA GA 30303  
404-330-6070

04/22/2015  
Merchant ID:  
Terminal ID:  
184191133992

11:45:3  
0000000400975  
0638:35

CREDIT CARD  
MC SALE

**Application:** V-15-106  
**Application Type:** Planning/BZA/Variance/NA  
**Address:** 633 SHERWOOD RD NE, ATLANTA, GA  
**Owner Name:** BATES DEAN H & HANDLY SHIRLEY  
**Owner Address:**  
**Application Name:**

CARD # XXXXXXXXXXXXX81  
INVOICE 00  
Batch #: 000  
Approval Code: Swi  
Entry Method: On  
Mode: \$  
Tax Amount:

SALE AMOUNT

\$100

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier
413299		\$100.00	04/22/2015	PAMITC

CUSTOMER COPY

**Owner Info.:** BATES DEAN H & HANDLY SHIRLEY

**Work Description:** Vairance to reduce the southwest side setback from 7 feet to 1 feet.



PAID  
CITY OF ATLANTA

APR 22 2015

EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR





# S1

## Site Plan

Scale: 1:20

### 633 Sherwood Rd NE Atlanta, GA 30324

Zoning	R-4
Lot Size	10,992
Building Setbacks:	
Per Zoning Resolution, Article VI, Section 6.6.3	
Front Yard Setback	35'
Rear Yard Setback	15'
Side Yard Setback	7'

### Lot Coverage Ratio (S.F.)

Area calculated to outside face face of stud walls - As per City of Atlanta Residential Scale Ordinance Z-07-44 Dated July 30, 2007

Existing First Floor Area of Home	1,748
Driveway, Front Porch, Existing Pad	1,716
Rear Deck and Stairs, Stone Walls and Bridges	593
Existing Coverage	4,057
Proposed Lot Coverage (Δ in garage = 210 SF)	4,269
Net Lot Area	10,992
Current Lot Coverage Ratio (4057/10992)	36.91%
Proposed Lot Coverage Ratio (4269/10992)	38.84%

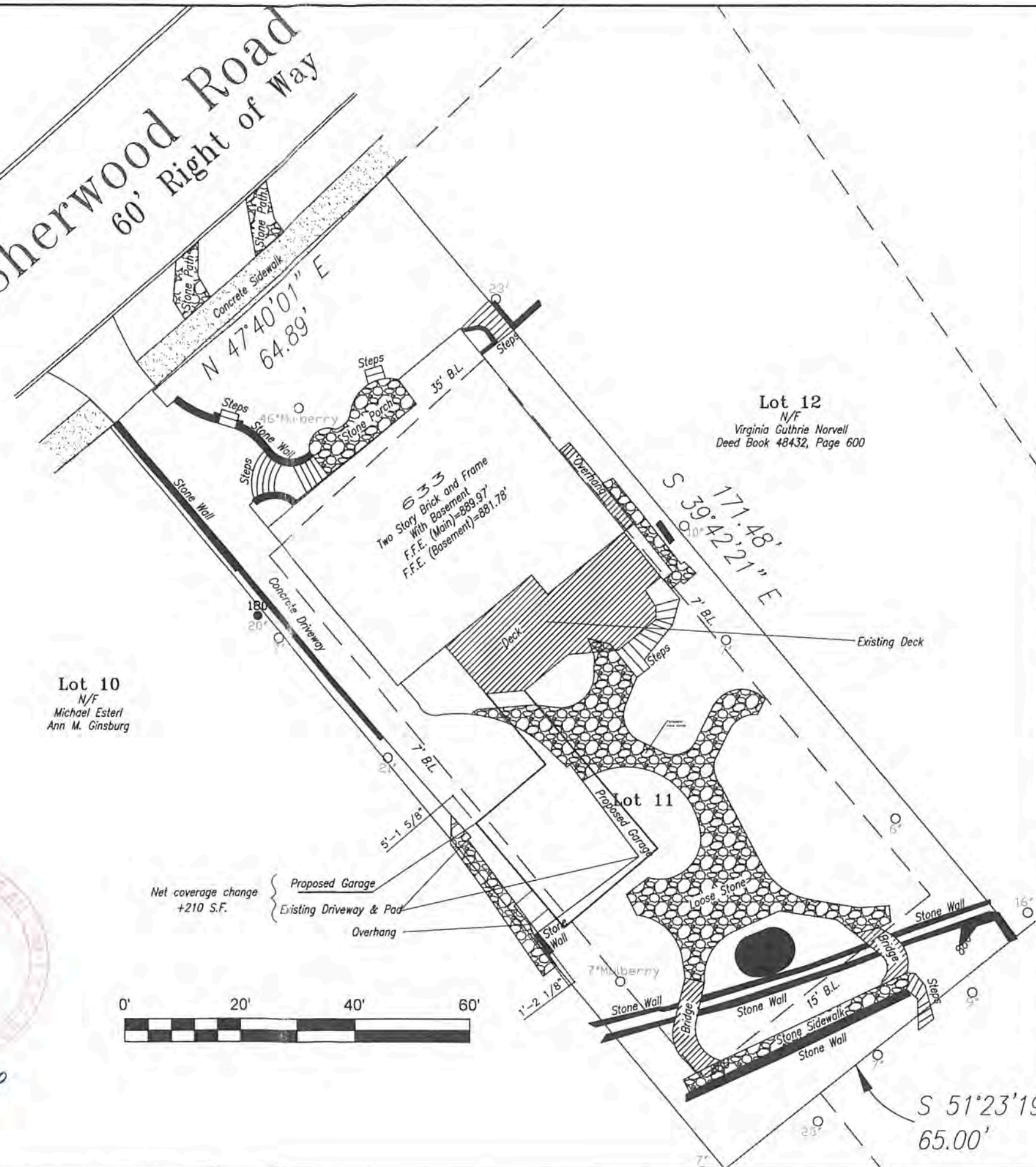
### Floor Area Ratio (S.F.)

Area calculated to outside face face of stud walls - As per City of Atlanta Residential Scale Ordinance Z-07-44 Dated July 30, 2007

Existing First Floor	1,748
Second Floor	463
Basement	694
Attic (50% of area with headroom greater than or equal to 7')	0
Net Lot Area	10,992
Maximum Allowable Coverage Area (50% of net)	5,496
Floor Area With 50% of Attic	2,905
Floor Area Ratio	26.43%



Sherwood Road  
60' Right of Way



Released for Construction

A Renovation to the:  
**MENDEL RESIDENCE**  
633 Sherwood Rd NE, Atlanta GA 30324

Proposed Site Plan 04/15/2015

REVISIONS AFTER CONTRACT

Proj.Coord.:	MH
Design:	
Int.Design:	
Drawn By:	DBH
Estimator:	MH, NM
Proj.Manager:	Brent



SawHorse, Inc.  
800 Miami Circle, N.E.  
Suite 220  
Atlanta, Georgia 30342  
404-256-2567

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NEIGHBORHOOD  
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# S1