



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

APPLICATION #: **V-15-344**

DATE ACCEPTED: **10/13/2015**

NOTICE TO APPLICANT

Address of Property:

1170 Cumberland RD NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

December 10, 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,



Taylor Thompson
for Director, Bureau of Planning



Dotan Zuckerman



City of Atlanta
 Office of Buildings – Zoning Division
 55 Trinity Avenue, Suite 3900
 Atlanta, Georgia 30303
 Phone: 404-330-6175



REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-15-344

NPU F DATE FILED 10-13-15

Dolan Zuckerman
 Name of Applicant

BUILDING PERMIT AUTHORIZING
 An Accessory Structure (2-Car Detached Garage)

at 1170 Cumberland Road NE 17th / 2
 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 west side yard setback from 7 feet to 1 foot and to reduce the required rear yard setback from 15 feet to 3 feet to allow for the construction an accessory structure (detached 2-car) garage. Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2)

Chapter 6 Section 16-06.008 Paragraph (3)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Howard L Johnson 10-13-15
 Plan Reviewer Date

[Signature] 10-13-15
 Applicant Date

APPLICATION FOR VARIANCE
City of Atlanta



Date Filed 10-13-15 Application Number V-15-344
Name of Applicant Dotan Zuckerman Daytime Phone 404-790-1234
Company Name _____ e-mail dotanzuckerman@gmail.com
Address 1170 Cumberland Rd Atlanta GA 30306
street city state zip code

Name of Property Owner Dotan Zuckerman Phone 404-790-1234
Address 1170 Cumberland Rd Atlanta GA 30306
street city state zip code

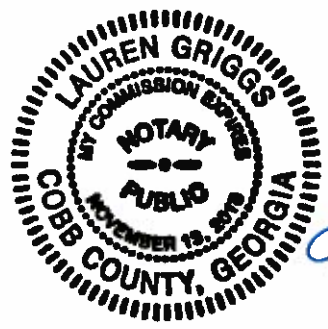
Description of Property
Address of Property 1170 Cumberland Rd Atlanta GA 30306 OR
the subject property fronts _____ feet on the _____ side of _____
_____, and begins _____ feet from the
_____ corner of _____
Depth: _____ Area: _____ Land Lot: 2 District: 17, _____ County, GA.
Property is zoned: R-4, 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 13th Day Of Sept 2015.

Dotan Zuckerman
Owner or Agent for Owner (Applicant)
Dotan Zuckerman
APPLICANT'S NAME IN PRINTED LETTERS



Lauren Griggs
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:

Build a two-car garage with office on 2nd floor. Main level - 79 sf, Upper level - 473 sf
Garage - 485 sf

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.

3,379 covered square feet / 8,453 total lot square feet = 40 % 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'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.

October 7, 2015

Written Justification Letter- 1170 Cumberland Road- Detached Garage



To Whom It May Concern:

I, Dotan Zuckerman, owner of home at 1170 Cumberland Road is seeking a variance to construct a detached two car garage behind my home. There are several reasons why I am seeking this variance.

1. We currently live in a 3 bedroom home with two children. I work from home and since we had our second baby in 2013, there is not enough space for a home office. Furthermore, we have a 1 year old and a 2 year old and as you can imagine the home does not provide a quiet place to focus on work. I need the extra space above the garage for a home office.
2. I am requesting the submitted setbacks due to the small size of my lot and the proximity of the garage to the home. Without the requested setback I will not be able to make the necessary turn to back out of the driveway. The garage is too close to the back patio of the house. See site plan.
3. Note, both my neighbors on the right and the left have an existing detached garage with ZERO setbacks on the NW corner of their properties.
4. The detached two car garage will not negatively impact any of my neighbors in any way.

Thank you, in advance, for your assistance with this matter.

Best Regards,

Dotan Zuckerman
Home Owner
1170 Cumberland Road NE
Atlanta, GA 30306
404-790-1234

Kimley»Horn

October 7, 2015

Mr. Dotan Zuckerman
264 15th Street
Suite 2200
Atlanta, GA 30363



RE; CUMBERLAND ROAD PROPERTY

Dear Mr. Zuckerman,

Reference is made to your proposed project on Cumberland Road in Fulton County (City of Atlanta).

We have conducted a study of drainage conditions and have evaluated the contributing factors related to drainage flow within your lot. The natural "draw" in your back yard carries runoff from 2+/- acres of densely developed residential lots combined with some surface paved area. In a ten year storm event the discharge is conservatively calculated at over 12.4 cubic feet per second (CFS).

Based on our analysis you should consider a culvert system with a cross sectional area of no less than 2.2ft. 2 (square). To accommodate for periodic debris the constructed cross section should increase. (I.E. A 2.5' x 1.5' channel culvert should be considered).

If you have any questions please call at your convenience.

Sincerely,
Kimley-Horn and Associates, Inc.



James R. Hamilton, P.E.
Associate



EXHIBIT "A"

All that tract or parcel of land lying and being in the City of Atlanta in Land Lot 2 of the 17th District of Fulton County, Georgia, and Land Lot 55 of the 18th District of Dekalb County, Georgia, being Lot 9 in Block "A" of the Hylan Park Subdivision, as per plat recorded in Plat Book 15, Page 79, Fulton County Records, and recorded in Plat Book 10, Page 41, Dekalb County Records, and more particularly described as follows:

Beginning at a point on the Northeasterly side of Cumberland Road 586.5 feet Southeasterly, as measured along the curve of Cumberland Road, from a concrete marker located in the curve at the intersection of the Northeasterly side of Cumberland Road with the Southeasterly side of Highland Avenue, said beginning point being also the Southeast corner of Lot 9 in said Block "A"; thence running Southeasterly along the Northeast side of Cumberland Road 60 feet to the line of Lot 11; thence running Northeasterly along the line of said Lot 11, 144.1 feet to an iron stake; thence running Northwesterly 32.5 feet to an iron stake; thence running again Northwesterly 26.5 feet to an iron stake at the rear corner of Lot 9; thence running Southwesterly along the line of said Lot 9, 143.3 feet to the Northeast side of Cumberland Road, at the point of beginning; being known as No. 1170 Cumberland Road, N.E., Atlanta, Georgia

Subject to all easements and restrictions of record.

Reference: 1170 Cumberland Road NE, Atlanta, GA 30306

Servicer Loan Number: 729595
WSC-120902139A

Page 3 of 3

NDS_SunTrust_GA_SpecialWarrantyDeed.rdv
TA/LS JT/LD 07/02/2012 rev.

09/14/12 @ 10:25 AM

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

10/13/2015 12:04:31
Merchant ID: 000000004009798
Terminal ID: 06381900 IUNITY DEVELOPMENT
184191133992

CREDIT CARD

VISA SALE


344

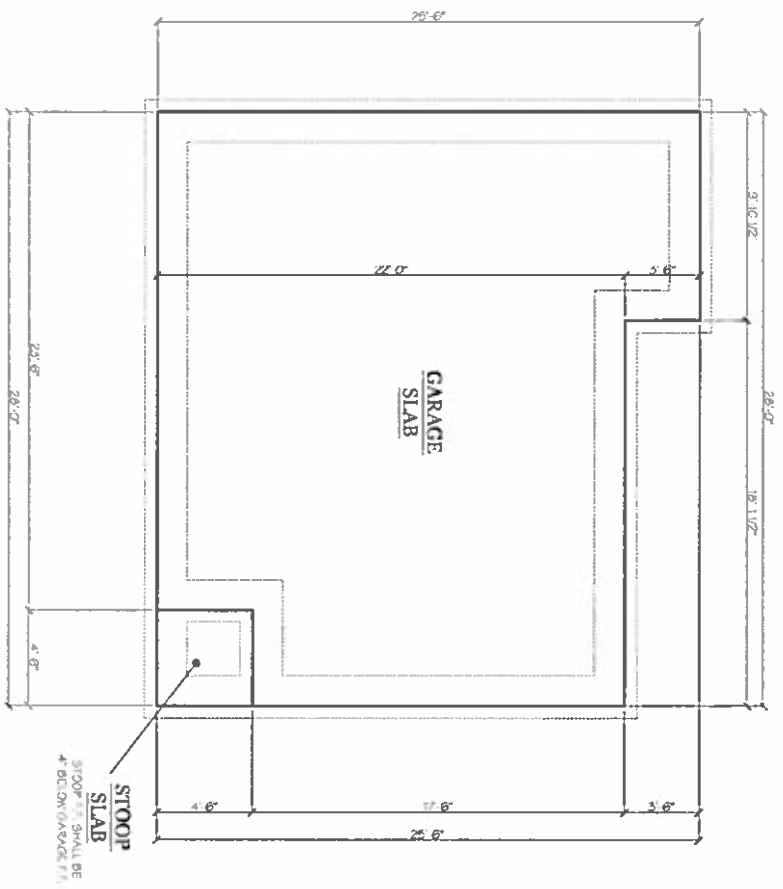
CARD # XXXXXXXXXXXXX3474 ng/BZA/Variance/NA
INVOICE 0010 CUMBERLAND RD NE, ATLANTA, GA 30306
Batch #: 000246 HUM WILLARD HENRY
Approval Code: 013952
Entry Method: Swiped
Mode: Online

SALE AMOUNT \$100.00 Paid Payment Date Cashier ID Received Comments
10/13/2015 RPLEWIS

CUSTOMER COPY IENRY

Work Description: to reduce the required west side yard setback from 7 ft to 1 ft to reduce the required rear yard setback from 15 ft to 3 ft to allow for the construction an accessory structure garage

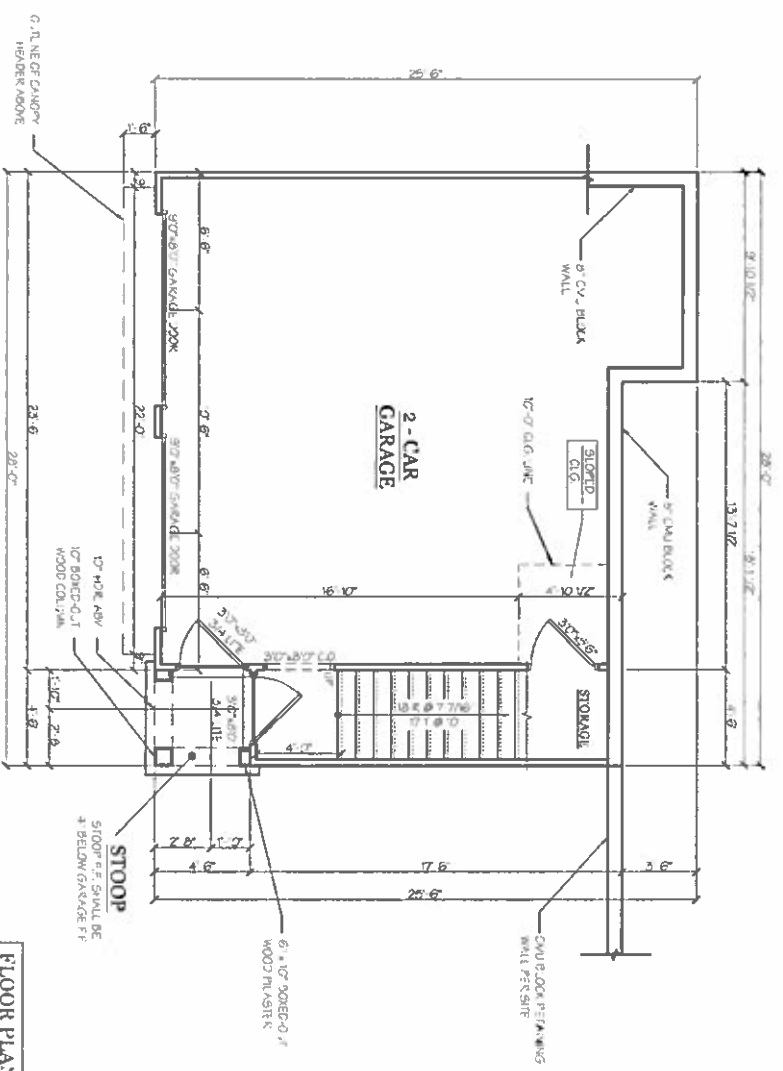
PAID
CITY OF ATLANTA
OCT 13 2015

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR



2 SLAB PLAN
SCALE: 1/4"=1'-0"

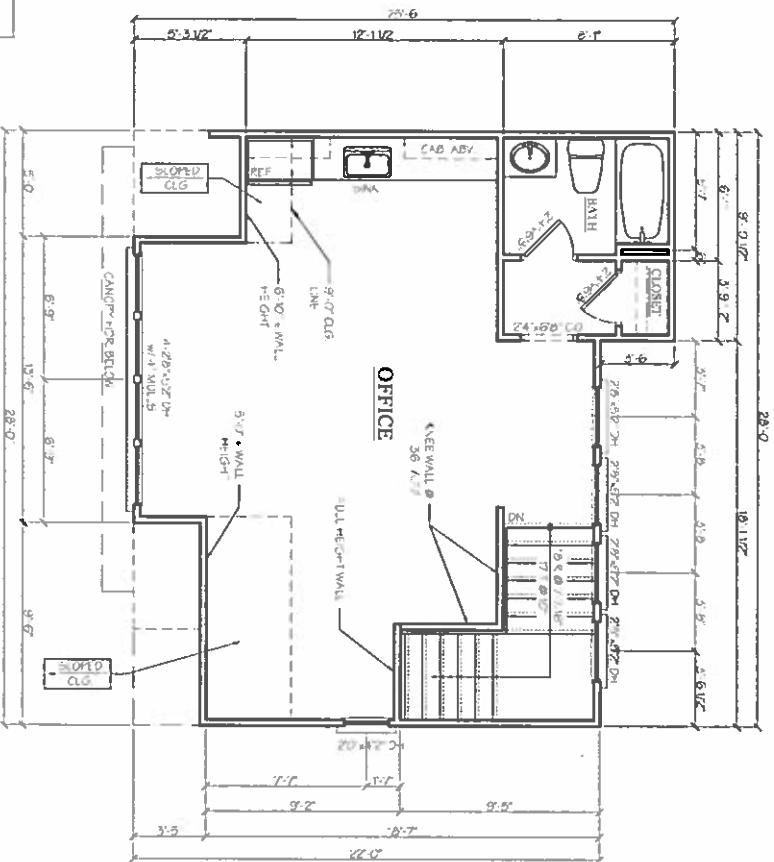
AREA SUMMARY

MAIN LEVEL	79 sq. ft.
UPPER LEVEL	173 sq. ft.
GARAGE	485 sq. ft.
TOTAL	1,037 sq. ft.
(not included)	
STOOP	29 sq. ft.



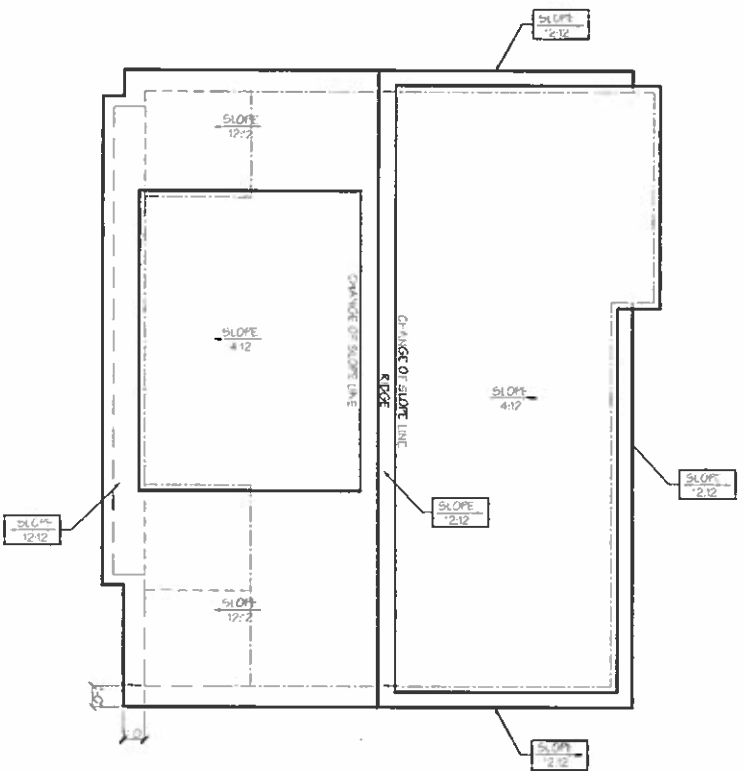
3 MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

- FLOOR PLAN NOTES:
- SIZE OF STAIR RISERS VARY ACCORDING TO SIDE OF FLOOR SYSTEM
 - ALL WALLS TO BE 24" STUDS U.N.C.
 - ALL CEILING 10'-0" A.F.F. U.N.C. & W/IN LEVEL
 - F.F. = FINISHED FLOOR
 - O.F.S. = OUTFACE OF STUD
 - O.F.W. = OUTFACE OF MASONRY



1 UPPER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

- FLOOR PLAN NOTES:
- SIZE OF STAIR RISERS VARY ACCORDING TO SIDE OF FLOOR SYSTEM
 - ALL WALLS TO BE 24" STUDS U.N.C.
 - ALL CEILING 9'-0" A.F.F. U.N.C. & W/IN LEVEL
 - F.F. = FINISHED FLOOR
 - O.F.S. = OUTFACE OF STUD
 - O.F.W. = OUTFACE OF MASONRY



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

- ROOF PLAN
- NOTE: CHANGES TO BE 5'-0" OCC.
 - VERTICAL CORNER SECTIONS FOR OVERHANG DIMENSIONS
 - --- CHANGE OF MAIN LEVEL STUD
 - - - - - - OUTFACE OF UPPER LEVEL STUD

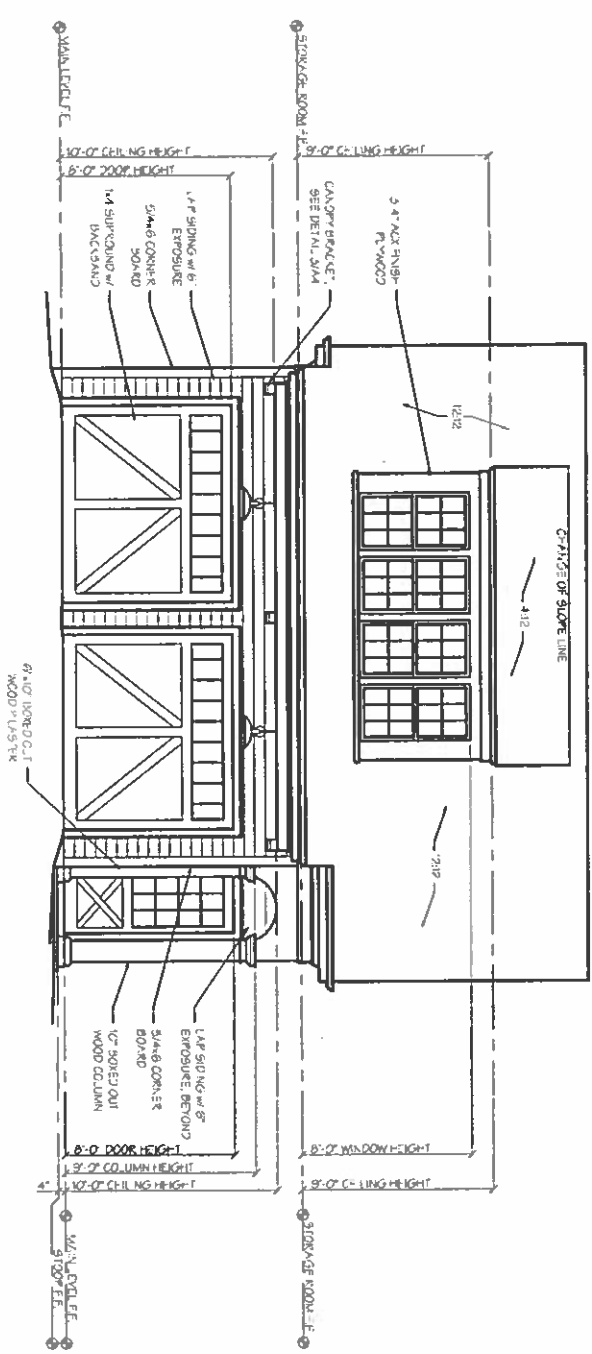


Zuckerman Residence Garage

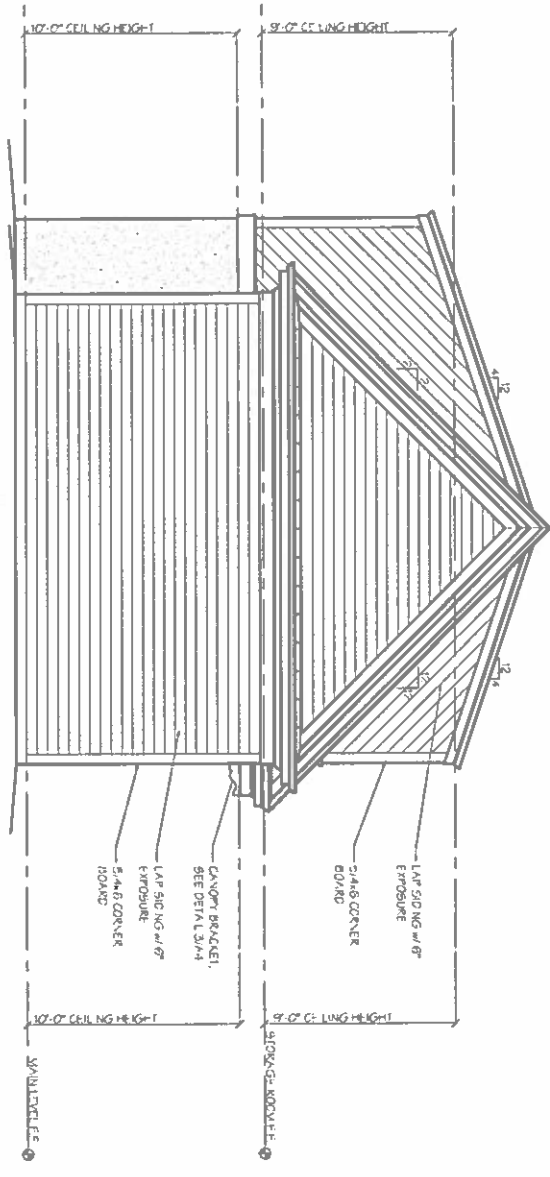
PLANS

Sheet No. A1 of 4

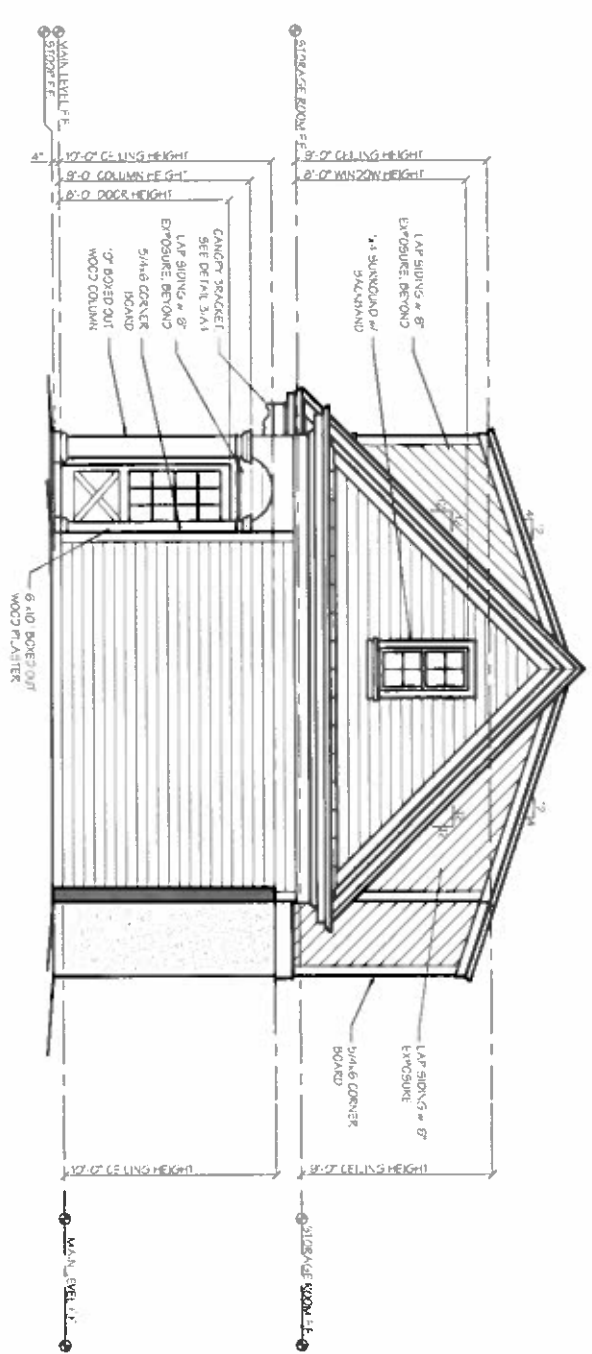
Design By	DCG
Drawn By	RTD
Checked By	
Date	07/28/15
Scale	AS SHOWN



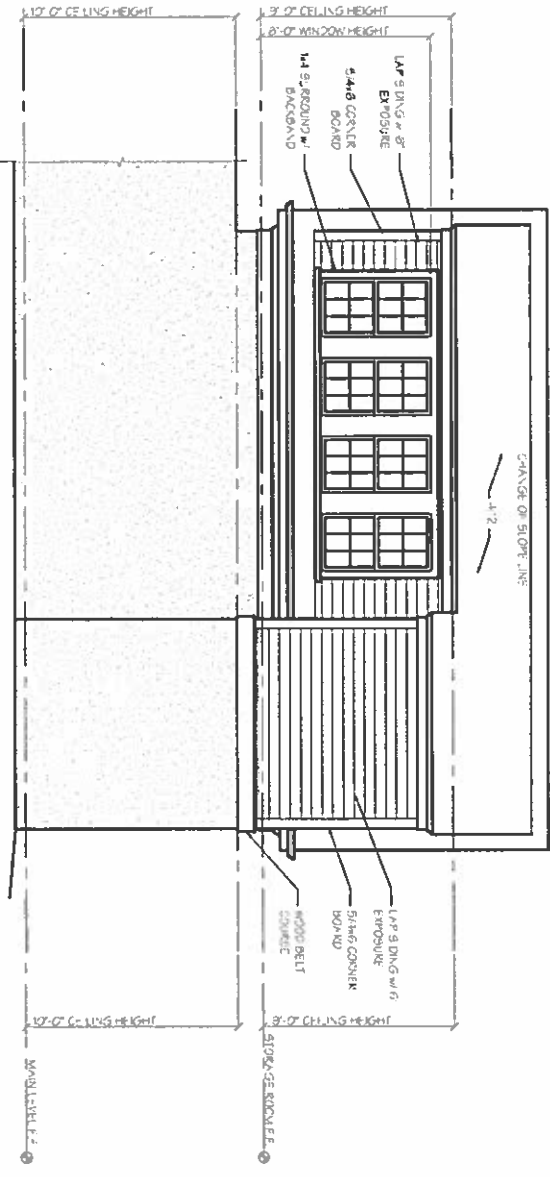
1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

Zuckerman Residence Garage

ELEVATIONS

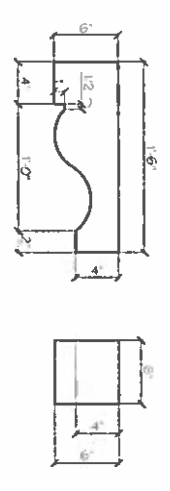
Sheet No.	A2	of	4
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Author	Architect	Client	Date
Designer	Project No.	Scale	Notes
Checker	Drawn By	Plot Date	
Plot Date	Plot Time	Plot Scale	

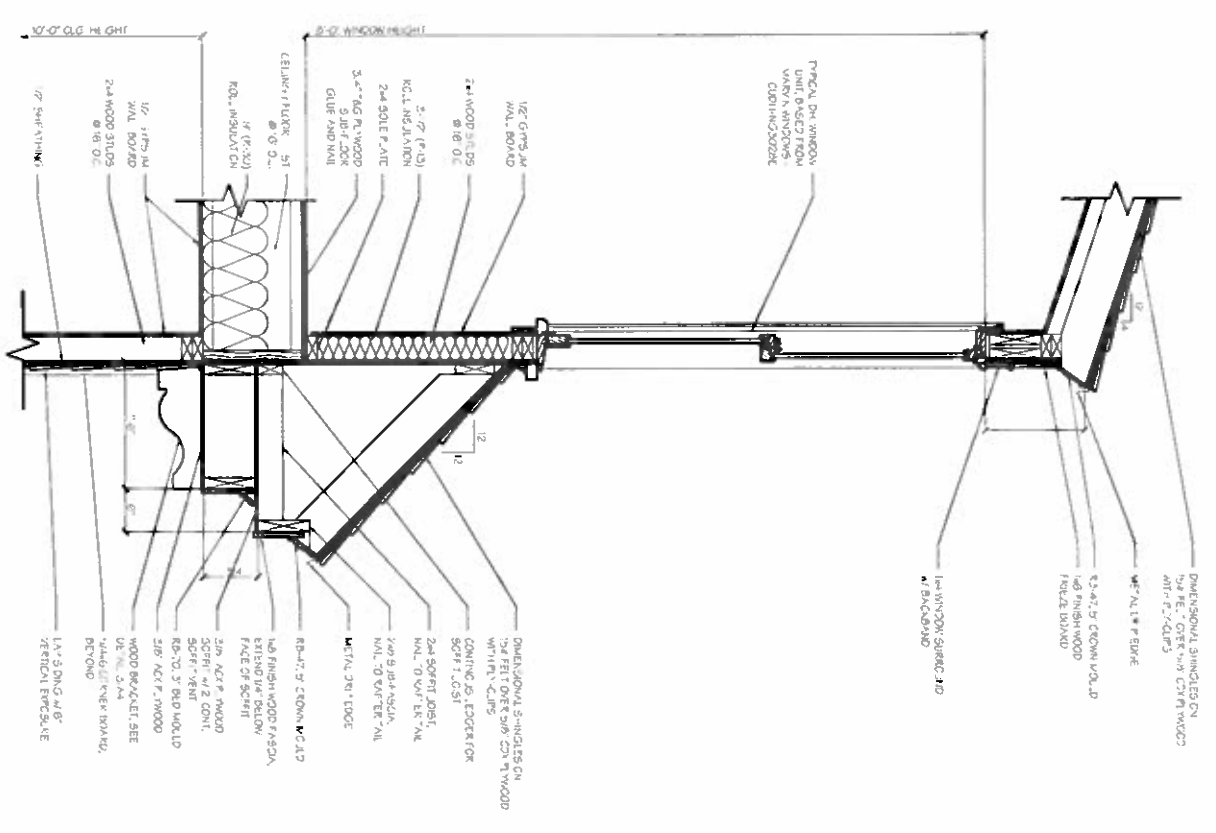
Zuckerman Residence Garage

Project Name	Zuckerman Residence Garage
Project Address	1000 N. 17th St., Phoenix, AZ 85006
Architect	Classical Studio Architecture
Designer	David R. Hilt
Client	Mr. & Mrs. Zuckerman
Date	07/21/15
Sheet No.	1800117.00
Scale	As Shown
Sheet Size	A4
of	4

1 BRACKET DETAIL
SCALE: 1/2"=1'-0"



2 DORMER / CANOPY SECTION
SCALE: 1/2"=1'-0"



1 DORMER SECTION
SCALE: 1/2"=1'-0"

