



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

APPLICATION #: **V-16-085**

DATE ACCEPTED: **03/30/2016**

## NOTICE TO APPLICANT

Address of Property:  
**943 Wildwood RD NE**

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

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, June 2, 2016 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.

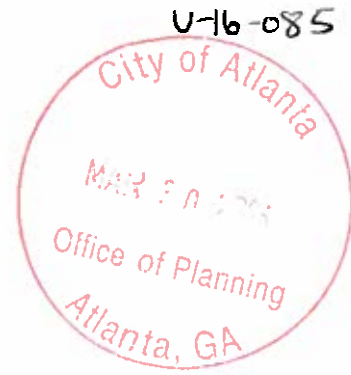
Signed,

FR, for Director, Bureau of Planning

Jason Picciano



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



V-16-085

**REFERRAL CERTIFICATE**

COUNCIL DISTRICT \_\_\_\_\_ APPLICATION NUMBER \_\_\_\_\_

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

Jason Picciano  
 Name of Applicant

*In-ground pool*

at 943 Wildwood Road NE 17<sup>th</sup> / 13  
 Street Address Quadrant District & Land Lot

to be used for Residential purposes

The property is zoned R-3 District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a special exception from the zoning regulation to allow active recreation in a yard adjacent to a street.

Applicant seeks no other variances at this time.

**PENDING LOT APPROVAL**

**1982 ZONING ORDINANCE, AS AMENDED**

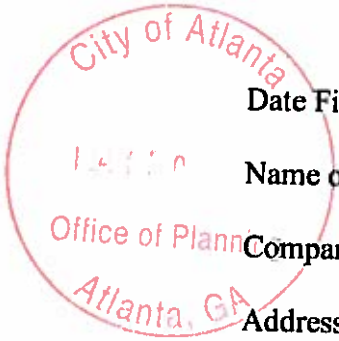
Chapter 28 Section 16.28.008 Paragraph (6)

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

Tamaria Letang 03/30/16  
 Plan Reviewer Date

Jason Picciano 3/30/16  
 Applicant Date

APPLICATION FOR SPECIAL EXCEPTION  
City of Atlanta



Date Filed MARCH 3 2016

Application Number V-16-085

Name of Applicant Jason Picciano

Daytime Phone 404-435-5182

Company Name JPDM Built, Inc

email Jason@JPDMbuilt.com

Address PO BOX 271 Winston GA 30187  
street city state zip code

Name of Property Owner Ravi Ramamurthy

Phone 920 216-8767

Address 943 Wildwood Rd Atlanta GA 30306  
street city state zip code

**Description of Property**

Address of Property 943 Wildwood Rd OR

The subject property fronts 92 feet on the South side of Wildwood Rd beginning 688 feet from the west corner of Merton Rd.

Depth: 230' Area:      Land Lot: 3 District: 17, Fulton County, GA.

Property is zoned: R3, Council District: 6, Neighborhood Planning Unit: F

TO THE BOARD OF 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 a Special Exception.

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 25th Day Of March, 2016.

Jason Picciano  
Owner or Agent for Owner (Applicant)

Jason Picciano  
NAME OF APPLICANT IN PRINTED LETTERS

Tabitha Smith

NOTARY PUBLIC



**Summary of proposed construction changes to buildings or site.** (Examples:

"Convert a 100' x 200' retail space into a restaurant." "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.)"

Install Architectural concrete screening wall + pool. Wall is approx. 8' high.

V-16-085

City of Atlanta

**Proposed Lot Coverage (After Construction)** Calculate total amount of lot coverage on entire property, after proposed 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.

MAR 30 2016

Office of Planning

4140 covered square feet / 24898 total lot square feet = 16.6 % proposed lot coverage

Atlanta, GA

40 % maximum allowed lot coverage

**(For Parking Special Exceptions Only)** List the maximum number of employees who will park on the site at any given time: \_\_\_\_\_ AND List the maximum estimated number of customers, clients, visitors, or similar persons who will require automobile parking in connection with the facility on the site at any given time: \_\_\_\_\_ If you propose to provide off-site parking, see the attached Standards for Off-site Parking Agreements (p. 8).

**Special Exception Procedures**

Special exception 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.

**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 special exceptions. 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.*



HUGHES-RAY COMPANY, INC.  
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS

March 30, 2016

V-16-085

City of Atlanta | Office of Planning  
55 Trinity Ave.  
Atlanta, GA

Ph: 404.330.6145



**Project:** Variance justification for Pool and fence adjacent to right of way  
943 Wildwood Ave.  
Atlanta, GA

**Existing Stormwater Management System**

To whom it may concern:

The pool location as represented on the included plans is driven by 3 factors:

- 1) The owners of the property are Hindu, and as such the structure and property are being planned and designed to Vastu principles. Vastu design principles require certain elements reside at specific locations in order to achieve harmony with nature and energy forces. One element is the requirement of water bodies, including pools. The location of the pool as represented on the plans displays the adherence to Vastu principles. Any other location would violate these principles.
- 2) The alternate location of a pool in the rear yard is difficult to achieve based upon the location of the City mandated stream buffers, which limit the disturbed area of the rear yard.
- 3) The proposed pool location will be completely screened from passing traffic, adjacent neighbors.

The wall location that adjacent to the street is driven by 2 factors:

- 1) The grade of the lot requires the tie in of the basement floor area to natural grade, and is achieved with the screening wall
- 2) In addition, the wall serves as a privacy and security measure. The wall location will not unduly prevent passage of light and air to adjoining properties, and will be compatible with the design elements of the residence that is under construction.

Aaron McCullough

6554 EAST CHURCH STREET  
DOUGLASVILLE, GEORGIA 30134  
PH. | 770-942-0196  
FAX | 770-942-0152  
www.hughesray.com

V-16-085

**NOTARIZED AUTHORIZATION BY PROPERTY OWNER**  
(Required only if applicant is not the owner of the property subject to the application)



TYPE OF APPLICATION Special Exception  
I, RAVI RAMAMOORTHY (OWNER(S) NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 943 WILDWOOD RD NE ATLANTA GA 30306 (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 RAVI RAMAMOORTHY / JASON PICCIANO  
ADDRESS 943 WILDWOOD RD NE ATLANTA GA 30306 / PO BOX 271 WINSTON GA 30187  
TELEPHONE NUMBER (920) 216 8767 (404) 435-5182

Signature of Owner

Personally Appeared Before Me

Ravi Ramamoorthy

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

Date 3-18-16

**KATHERINE SUMPTER**  
NOTARY PUBLIC  
Cobb County  
State of Georgia  
My Comm. Expires Mar. 11, 2017

RECEIPT

2815 SE 704

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

Application: V-16-085  
Application Type: Planning/BZA/Special Exception/NA  
Address: 943 WILDWOOD RD NE, ATLANTA, GA 30306  
Owner Name: Ravi Ramamoorthy  
Owner Address:  
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
461246		\$100.00	03/30/2016	PLUKE		
Payment Method						
Credit Card						
Owner Info.:	Ravi Ramamoorthy					
Work Description:	Special Exception for pool and fence adjacent to street					

PAID  
CITY OF ATLANTA  
MAR 30 2016  
EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR

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

03/30/2016  
Merchant ID:  
Terminal ID:  
184191133992

12:18:41  
000000004009798  
06347552

CREDIT CARD  
MC SALE

CARD #  
INVOICE  
Batch #:  
Approval Code:  
Entry Method:  
Mode:  
Tax Amount:  
SALE AMOUNT

XXXXXXXXXXXX1190  
0010  
000366  
095431  
Swiped  
Online  
50.00  
\$200.00

CUSTOMER COPY