



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

APPLICATION #: **V-16-269**
DATE ACCEPTED: **09/27/2016**

NOTICE TO APPLICANT

Address of Property:
1705 Merton RD NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, December 1, 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,

RG, for Director, Bureau of Planning

April Ingrham



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-16-289

NPU _____ DATE FILED _____

1. _____ April Ingraham
Name of Applicant

BUILDING PERMIT AUTHORIZING

Building of a Swimming Pool

at 1705 Merton RD	NE	17 th / 3
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 Ordinance to allow the construction of a pool where otherwise it is not allowed.

Applicant seeks no other variances at this time.

A Complete Plan Review Was Not Conducted

1982 ZONING ORDINANCE, AS AMENDED

Chapter 28 Section 16-28.008 Paragraph (6)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

[Signature] 9/23/16
Plan Reviewer Date

[Signature] 9/23/16
Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Please mark "X" next to the type of application(s) you are submitting:

Variance	
Special Exception	X
Variance & Special Exception	



Date Filed 9/1/16

Application Number V-16-269

Name of Applicant APRIL INGRHAM

Daytime Phone 404-421-1520

Company Name (if applicable) THE PERMIT SPECIALIST, LLC email CONSULTANT@THEPERMITSPECIALIST.COM

Address 165 WEST WIEUCA ROAD, NE STE #305 ATLANTA GA 30342
street city state zip code

Name of Property Owner JOHN & ERIN HEYMAN Phone 770-833-7077

Address 1705 MERTON ROAD ATLANTA GA 30306
street city state zip code

Description of Property


Address of Property 1705 MERTON ROAD ATLANTA GA 30306
street city state zip code

Area: 0.76 ACRE Land Lot: 3 District: 17th, FULTON County, GA.

Property is zoned: R-3, Council District: 6, Neighborhood Planning Unit (NPU): 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 a Variance or Special Exception.

I hereby authorize the staff of the Office of Zoning and Development 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 Zoning and Development 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.


 Owner or Agent for Owner (Applicant)
APRIL Ingraham
 Print Name of Owner

Sworn To And Subscribed Before Me This 27 Day Of September 2016.

Ernestine J. Neal
 NOTARY PUBLIC

Erin Heyman, owner
1705 Merton Road, NE
Atlanta, GA 30306

September 8, 2016

Office of Planning
55 Trinity Avenue
Suite 3350
Atlanta, Georgia 30303



**JUSTIFICATION FOR THE SPECIAL EXCEPTION OF A SWIMMING POOL
(ACTIVE RECREATION USE) ADJACENT TO A MINOR FRONT YARD**

The owners of 1705 Merton Road, Atlanta, GA 30306 request a special exception in order to construct a swimming pool. This property resides at the corner of Merton Road, NE and Berkshire Road, NE. Merton Road is the primary front yard and also serves as the front yard based on the orientation of the house. The secondary front yard is off of Berkshire Road and is the frontage that conflicts with the proposed swimming pool construction.

The applicant contends that constructing a swimming pool in the rear yard poses no condition that would be exclusive or extraordinary for this property as compared to the properties within the neighborhood that possess a standard lot configuration. There is no alternative location within the applicant's property that would afford relief of this condition. Additionally, the lot configuration is such that the necessary pool barrier fencing at 5 feet tall can be set without requiring a special exception. Furthermore, in accordance with Sec 16-18E.008 (3a) & (3b), the applicant has provided letters from neighbors demonstrating no objections from directly adjacent neighbors.

In conclusion, the granting of a special exception for the construction of a swimming pool at 1705 Merton Road poses no land use that is extraordinary for this neighborhood nor will it create any unique burdens upon the neighbors.

Sincerely,

Erin Heyman, owner
1705 Merton Road
Atlanta, GA 30305

SUMMARY & JUSTIFICATION FOR VARIANCES

Directions: Complete responses must be provided for ALL questions. Incomplete applications will not be accepted. The space below may be utilized or responses may be submitted as a separate attachment. Specific criteria for Board approval of variances may be found on page 7. The justification must address these criteria. Please submit a typewritten or legible justification.

State whether the property described in this application is subject to a pending application or ordinance for a Rezoning or Special Use Permit. YES X NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor.)

Summary of proposed construction changes to buildings or site (shall not replace submittal of written criteria). (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.").

CONSTRUCTION OF PROPOSED 17' x 40' SWIMMING POOL, POOL DECK, & PATIO

Proposed Lot Coverage (After Construction): Calculate total amount of lot coverage on entire property, after completion of proposed construction, including existing and proposed buildings and other structures; sidewalks, driveways, parking pads, patios, gravel, etc.; everything except natural planted or undisturbed areas.

9,278 covered square feet / 33,389 total lot square feet = 27.8 % proposed lot coverage

40 % maximum allowed lot coverage

Variance Criteria (see page 6 for detailed criteria):

- 1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)? THE CORNER LOT CONDITION OF THIS PROPERTY PROHIBITS AN ACTIVE RECREATION USE IN THE REAR YARD WITHOUT A SPECIAL EXCEPTION
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? THE ACTIVE RECREATION RESTRICTION EXCLUSION PROHIBITS A SWIMMING POOL ON A CORNER LOT THAT WOULD OTHERWISE BE ALLOWABLE ON A TYPICAL PROPERTY CONFIGURATION
- 3) What conditions are peculiar to this particular piece of property? IT'S A CORNER LOT WHICH CREATES A CONDITION OF HAVING A FRONT YARD ADJACENT TO THE PROPERTY'S REAR YARD DESIGNATION
- 4) Submit facts to show that relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. THE ADDITION OF A SWIMMING POOL TO THIS PROPERTY POSES NO DETRIMENT TO THE PUBLIC GOOD AS LONG AS ORDINANCES ARE ADHERED TO. THERE IS NO ALTERNATIVE LOCATION WITHIN THE SUBJECT PROPERTY FOR A POOL TO FIT THAT CONFORMS WITH ZONING ORDINANCES. BASED ON THE ATTACHED SITE PLAN, THE PROPOSED POOL CONSTRUCTION DOES NOT POSE A CONDITION EXTRAORDINARY OR EXCLUSIVE TO THIS PROPERTY.

SUMMARY & JUSTIFICATION FOR SPECIAL EXCEPTIONS

Directions: Complete responses must be provided. Incomplete applications will not be accepted. The space below may only be utilized for the summary of proposal or responses may be submitted as a separate attachment. Specific criteria for Board approval of special exceptions may be found on page 9. The justification must address these criteria. Please submit a separate justification for responses to the applicable special exception criteria.

State whether the property described in this application is subject to a pending application or ordinance for a Rezoning or Special Use Permit. ___ YES ___ X NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor.)

Summary of proposed special exception request (shall not replace submittal of written criteria). (Examples: "Installation of a swimming pool adjacent to the public right of way ("active recreation"), "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

Parking & Loading: 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 (page 10) _____

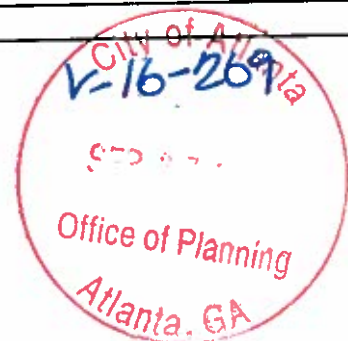
Walls and Fences: Any request for walls or fences should include a site plan and elevations showing the full extent of the wall or fence and a drawing showing a typical portion of the wall or fence including gates of ornamental fences. _____

THE PROPOSED SWIMMING POOL FOR THIS PROPERTY DOES NOT REQUIRE A SPECIAL EXCEPTION FOR WALL / FENCE HEIGHTS BASED ON THE SITE PLAN ARRANGEMENT

Active Recreation: CONSTRUCTION OF A SWIMMING POOL ADJACENT TO THE PUBLIC RIGHT OF WAY, BEHIND EXISTING HOME

Non-Conforming Uses & Structures (i.e. duplex): _____

All other Special Exception Requests: _____



PROJECT TEAM

OWNER: HEYMAN RESIDENCE
DESIGNER: WATERCOLORS
CONTRACTOR: [Redacted]
DATE: [Redacted]

CONSTRUCTION & INSPECTIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA'S CONSTRUCTION STANDARDS AND SPECIFICATIONS.
 2. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 3. ALL CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY OF ATLANTA'S DEPARTMENT OF PUBLIC WORKS.
 4. ALL CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY OF ATLANTA'S DEPARTMENT OF PUBLIC WORKS.
 5. ALL CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY OF ATLANTA'S DEPARTMENT OF PUBLIC WORKS.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA'S CONSTRUCTION STANDARDS AND SPECIFICATIONS.
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ADDITIONAL NOTES:

1. NO TREES TO BE LOST OR DESTROYED IN THIS PROJECT.
 2. ALL PROPOSED OR DESTROYED TREES SHALL BE REPLANTED WITHIN 90 DAYS OF COMPLETION OF THE PROJECT.
 3. FOR MAINTENANCE OF THE PROJECT, THE CITY OF ATLANTA'S DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED IN WRITING AT LEAST 72 HOURS BEFORE THE PROJECT BEGINS.
 4. NO WORKER ALLOWED WITHIN THE PROTECTED TREE CANOPY OR ROOTS SHALL BE PERMITTED TO REMAIN ON THE PROJECT FOR MORE THAN 30 MINUTES AT A TIME.
 5. ALL WORKER SHALL BE TRAINED IN TREE PROTECTION AND SHALL BE REQUIRED TO WEAR PROTECTIVE GEAR AND TOOLS.
 6. ALL WORKER SHALL BE REQUIRED TO MAINTAIN A CLEARANCE OF 10 FEET AROUND THE TRUNK OF THE TREE.
 7. ALL WORKER SHALL BE REQUIRED TO MAINTAIN A CLEARANCE OF 10 FEET AROUND THE CANOPY OF THE TREE.
 8. ALL WORKER SHALL BE REQUIRED TO MAINTAIN A CLEARANCE OF 10 FEET AROUND THE ROOTS OF THE TREE.

STORMWATER MANAGEMENT NOTES:

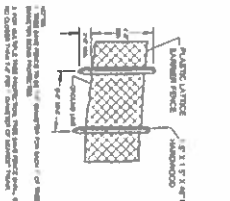
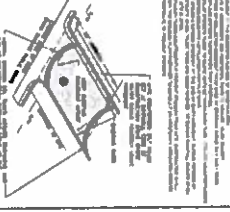
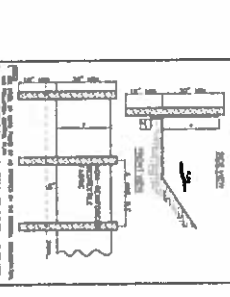
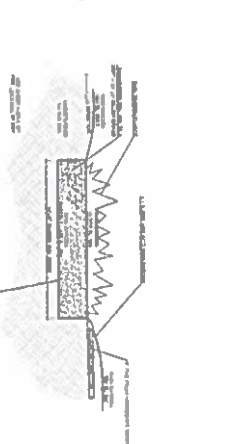
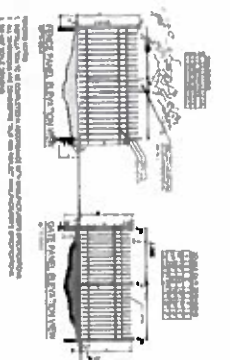
1. LANDSCAPE REQUIREMENTS FOR ALL PROJECTS, THE FOLLOWING SHALL BE APPLIED TO THE PROJECT.
 2. ALL PROJECTS SHALL BE REQUIRED TO MAINTAIN A MINIMUM OF 20% TREE COVER.
 3. ALL PROJECTS SHALL BE REQUIRED TO MAINTAIN A MINIMUM OF 10% SHRUB COVER.
 4. ALL PROJECTS SHALL BE REQUIRED TO MAINTAIN A MINIMUM OF 5% FLOWERING PLANT COVER.
 5. ALL PROJECTS SHALL BE REQUIRED TO MAINTAIN A MINIMUM OF 5% PERENNIAL COVER.
 6. ALL PROJECTS SHALL BE REQUIRED TO MAINTAIN A MINIMUM OF 5% ANNUAL COVER.
 7. ALL PROJECTS SHALL BE REQUIRED TO MAINTAIN A MINIMUM OF 5% COVERING PLANT COVER.
 8. ALL PROJECTS SHALL BE REQUIRED TO MAINTAIN A MINIMUM OF 5% COVERING PLANT COVER.
 9. ALL PROJECTS SHALL BE REQUIRED TO MAINTAIN A MINIMUM OF 5% COVERING PLANT COVER.
 10. ALL PROJECTS SHALL BE REQUIRED TO MAINTAIN A MINIMUM OF 5% COVERING PLANT COVER.

SWIMMING POOL ADDITION FOR: 1705 MERTON ROAD ATLANTA, GA 30306



EROSION AND SEDIMENT CONTROL

TEMPORARY PLANT SPECIES, SEEDING RATES & PLANTING DATES (2016)	DATE FOR SITE PREP	DATE FOR PLANTING	PLANTING DATES OF RECORD
GRASS	3.1 LB/A	6/1-1/16	6/1-1/16
LEGUME	3.1 LB/A	6/1-1/16	6/1-1/16
PERENNIAL	3.1 LB/A	6/1-1/16	6/1-1/16
ANNUAL	3.1 LB/A	6/1-1/16	6/1-1/16
WATER	3.1 LB/A	6/1-1/16	6/1-1/16



ZONING DETAILS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA'S ZONING ORDINANCE.
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POOL BARRIER FENCING DETAILS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA'S CONSTRUCTION STANDARDS AND SPECIFICATIONS.
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RELEASED FOR CONSTRUCTION

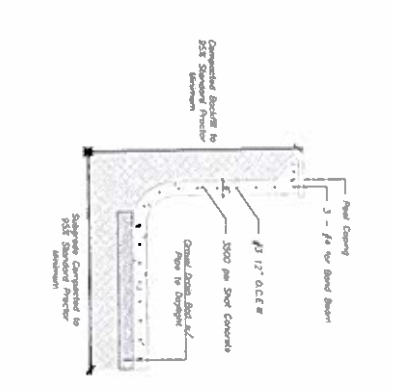
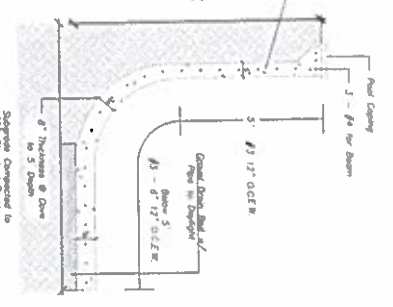
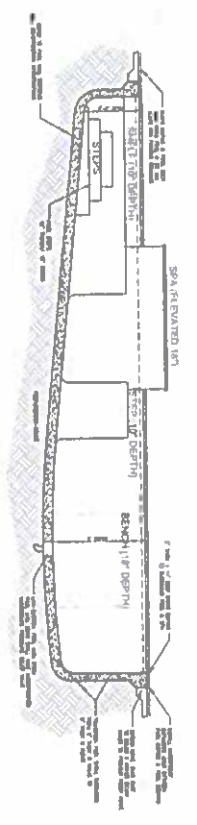
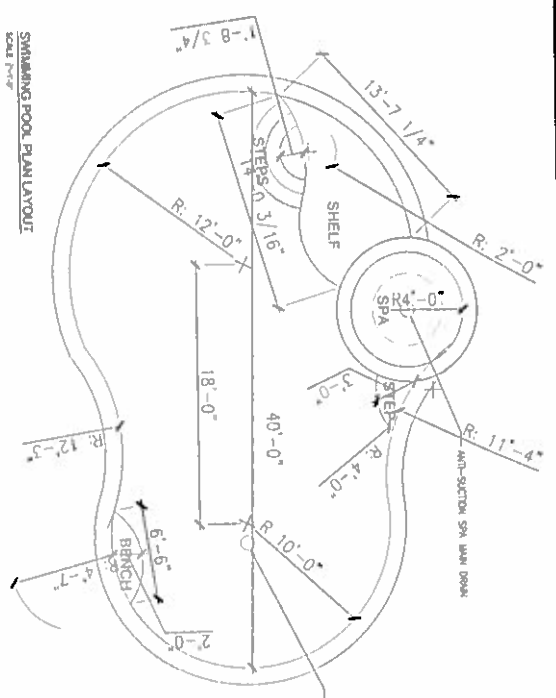
REVISIONS	DESCRIPTION
1	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS
4	ISSUED FOR PERMITS
5	ISSUED FOR PERMITS
6	ISSUED FOR PERMITS
7	ISSUED FOR PERMITS
8	ISSUED FOR PERMITS
9	ISSUED FOR PERMITS
10	ISSUED FOR PERMITS

HEYMAN RESIDENCE
 1705 MERTON ROAD, ATLANTA, GA 30306
 404.267.8122



V-16269

City of Atlanta
 Office of Planning
 SEP 27 2016
 Atlanta, GA

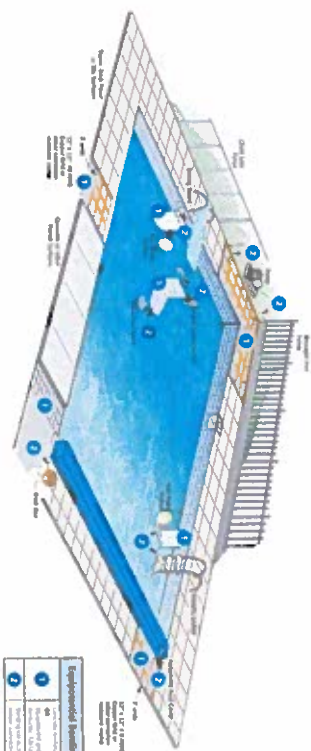


APPLICABLE CODES & STANDARDS

- SWIMMING POOL NOTES**
- #1 DOORS WITH DIRECT ACCESS TO THE POOL SHALL BE EQUIPPED WITH AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN OPERATED IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE SECTION 1018.4.1.2.01.
 - #2 NEW POOL AND SPA TO BE FILLED UTILIZING HOSE CONNECTED TO HOUSE HOSE BIB. HOUSE HOSE BIB MUST BE OUTFITTED WITH BACKFLOW PREVENTER.
 - #3 FENCE TO BE MIN HEIGHT OF 5 FEET AND MAX HEIGHT OF 8 FEET. FENCE TO CONSIST OF VERTICAL PICKETS SPACED TO EFFECT THAT CAN BE CLIMBED AND OUTFITTED WITH BACKFLOW PREVENTER.
 - #4 POOL FILTER SHALL BE CARTIDGE TYPE THAT DOES NOT REQUIRE BACK-WASHING

- #5 IF ONLY ONE SIDE OF THE FENCE IS TO BE FINISHED, THE FENCE SHALL BE CONSTRUCTED WITH THE FINISHED SIDE TOWARD THE NEIGHBORING PROPERTY.
- #6 POOL FENCES MUST INCLUDE AT LEAST ONE GATED EXIT WITH A LABELING WITH THE SIZE OF THE GATE AND SELF LATCHING PER SECTION 11.01 OF THE SANDY SPRINGS ZONING ORDINANCE.
- #7 POOL OVERFLOW SHALL BE ROUTED THROUGH STORMWATER BMP.
- #8 POOL RETURNS SHALL BE COMPLIANT WITH ASHRAE/ANSI A112.19.2-2007

POOL BONDING DIAGRAM



Equipment Bonding	Notes
1	Pool Shell
2	Pool Coping
3	Pool Deck
4	Pool Equipment
5	Pool Structure
6	Pool Deck
7	Pool Deck

NATIONAL ELECTRICAL CODE (NEC) IN ARTICLE 680.26

EQUIPOTENTIAL BONDING OF PERMANENTLY INSTALLED SWIMMING POOLS THE NEC REQUIRES EQUIPOTENTIAL BONDING OF ALL THE FOLLOWING METALLIC PARTS IN A PERMANENTLY INSTALLED SWIMMING POOL, UTILIZING A #10 AWG COPPER OR OTHER CORROSION-RESISTANT CONDUCTOR.

- A) A BONDING GRID OF #10 AWG COPPER OR OTHER CORROSION-RESISTANT CONDUCTOR METAL SHALL BE INSTALLED AROUND THE PERIMETER OF A POOL DECK FOR A MINIMUM WIDTH OF 3 FEET AS MEASURED FROM THE EDGE OF WATER. THE BONDING GRID SHALL BE SET IN THE DIMENSIONS OF 12" X 12" (PER #10 GRID ROLLS AND APPROVED BOND CONNECTORS ARE AVAILABLE FROM WWW.FIBROCO.COM)
- B) CONCRETE REINFORCING STEEL AND ALL METALLIC STRUCTURAL COMPONENTS, REINFORCING STEEL OF POOL SHELL AND CONCRETE POOL DECK SHALL BE BONDED TO THE CONDUCTOR GRID EVERY 5'
- C) UNDER WATER LIGHTING - ALL METALLIC PARTS OF HOUSINGS AND MOUNTING BRACKETS, D) METAL FITTINGS - METAL FITTINGS FOR PIPES, DRAINS AND WATER VALVES.
- E) ELECTRICAL EQUIPMENT - ALL METAL PARTS OF ANY ELECTRICAL EQUIPMENT ASSOCIATED WITH THE POOL, INCLUDING PIPES AND RECREATIONAL EQUIPMENT, HEATERS, BLOWERS AND AUTOMATIC COVERS.
- F) METALLIC TUBING AND CONDUIT - METAL SCHED 40S, 40S E, METAL PIPING AND ALL GRENDS FROM THE POOL TO THE MAIN ELECTRICAL SERVICE AND EQUIPMENT ANY CONDUIT WITH 5' HORIZONTALLY AND 12' VERTICALLY FROM THE WATER SHALL BE BONDED (METAL FENCING INCLUDED).
- G) POOL WATER SHALL BE BONDED THROUGH A SACRIFICIAL ANODE ZINC ANODE TIED TO THE BONDING GRID. #10 AWG BRASS POOL DETECTOR.

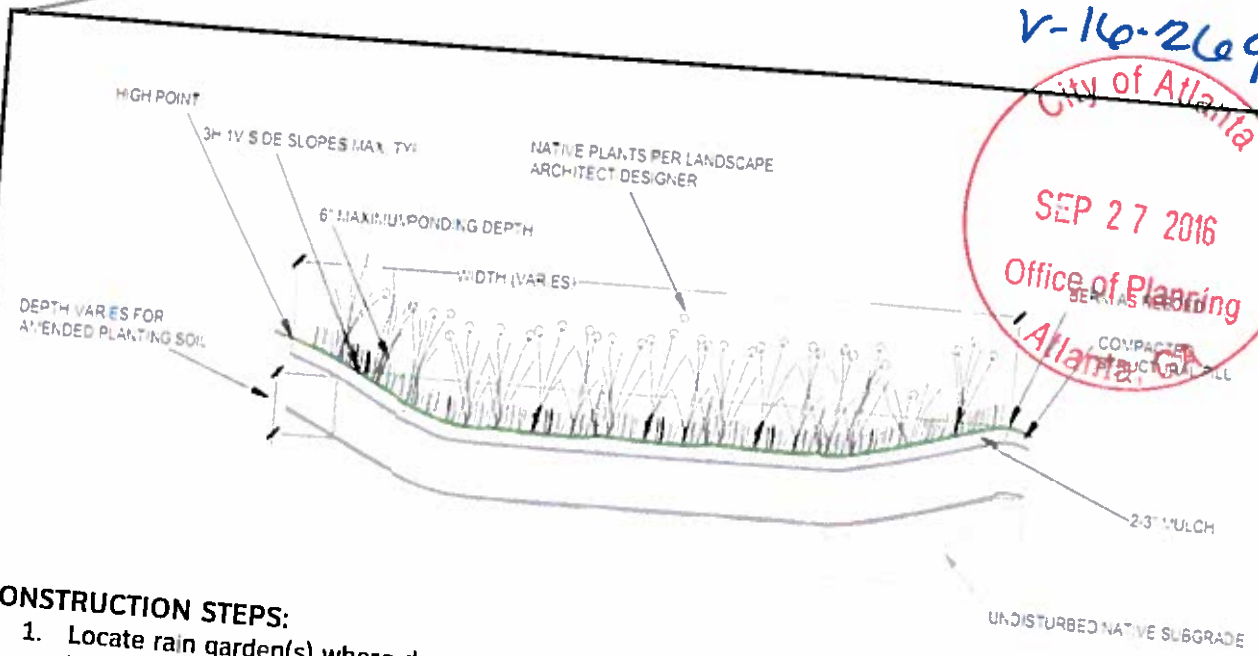
RELEASED FOR CONSTRUCTION

NO.	REVISIONS	DATE
1	DETAILS	09/27/16

HEYMAN RESIDENCE
 1705 MERTON ROAD, ATLANTA, GA 30306
 LATE 20' BLOCK 9, S.L. 3, 17th DISTRICT, PARCEL 17 OR 18000000000

WATERCOLORS
 CUSTOM POOLS, LLC

V-16-269



CONSTRUCTION STEPS:

1. Locate rain garden(s) where downspouts or driveway runoff can enter garden flowing away from the home. Locate at least 10 feet from foundations, not within the public right of way, away from utility lines, not over septic fields, and not near a steep bluff edge.
2. Measure the area draining to the planned garden and determine required rain garden surface area from the table on the next page and your planned excavation depth.
3. Optionally, perform infiltration test according to Appendix A. If the rate is less than 0.25 in/hr an underdrain will be necessary. If the rate is more than 0.50 in/hr the size of the garden may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
4. Measure elevations and stake out the garden to the required dimensions insuring positive flow into garden, the overflow elevation allows for six inches of ponding, and the perimeter of the garden is higher than the overflow point. If the garden is on a gentle slope a berm at least two feet wide can be constructed on the downhill side and/or the garden can be dug into the hillside taking greater care for erosion control at the garden inlet(s).
5. Remove turf or other vegetation in the area of the rain garden. Excavate garden being careful not to compact soils in the bottom of the garden. Level bottom of garden as much as possible to maximize infiltration area.
6. Mix compost, topsoil, and some of the excavated subsoil together to make the 'amended soil'. The soil mix should be 1/3 compost, 2/3 native soil (topsoil and subsoil combined).
7. Fill rain garden with the amended soil, leaving the surface eight inches below your highest surrounding surface. Eight inches allows for 6 inches ponding and 2" of mulch. The surface of the rain garden should be as close to level as possible.
8. Build a berm at the downhill edge and sides of the rain garden with the remaining subsoil. The top of the berm needs to be level, and set at the maximum ponding elevation.
9. Plant the rain garden using a selection of plants from elsewhere in this manual.
10. Mulch the surface of the rain garden with two to three inches of non-floating organic mulch. The best choice is finely shredded hardwood mulch. Pinestraw is also an option.
11. Water all plants thoroughly. As in any new garden or flower bed, regular watering will likely be needed to establish plants during the first growing season.
12. During construction build the inlet feature as a pipe directly connected to a downspout or use a rock lined swale with a gentle slope. Use of an impermeable liner under the rocks at the end of the swale near the house is recommended to keep water from soaking in at that point. Test the drainage of water from the source to the garden prior to finishing.
13. Create an overflow at least 10 feet from your property edge and insure it is protected from erosion.

<p>CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT</p>	<p>NAME/ADDRESS: ERIN HEYMAN 1705 MERTON ROAD ATLANTA, GA 30306</p>	<p>RAIN GARDEN SPECIFICATIONS PAGE 1 OF 2</p>
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AUTHORIZATION BY PROPERTY OWNER

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

(Please Print Clearly)

I, John & Erin Heyman (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1705 Merton Rd NE (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 FILE THIS APPLICATION AS MY AGENT.

NAME OF APPLICANT:

LAST NAME Ingraham FIRST NAME April
ADDRESS 165 W. Wieuca Rd NE #305 SUITE _____
CITY Atlanta STATE GA ZIP CODE 30342

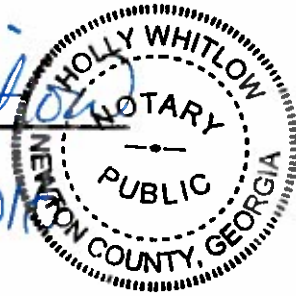
OWNER'S TELEPHONE NUMBER: 404421520

[Signature]
SIGNATURE OF OWNER
John Herbert Heyman
PRINT NAME OF OWNER

[Signature]
Erin Daugherty Heyman
Erin Daugherty Heyman

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMES, WHO SWEARS THAT THE INFORMATION CONTAINED IN THIS AUTHORIZATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
NOTARY PUBLIC
20 September 2016
DATE



RECEIPT

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

Application: V-16-269

Application Type: Planning/BZA/Special Exception/NA

Address: 1705 MERTON RD NE, ATLANTA, GA 30306

Owner Name: MENDOLA RICHARD A & GABRAM MENDOLA SHERYL G A

Owner Address:

Application Name:

Receipt No.	487936					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Credit Card		\$100.00	09/27/2016	BSIMMONS		

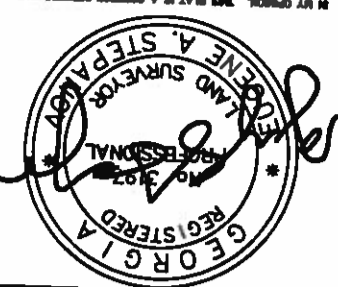
Owner Info.: MENDOLA RICHARD A & GABRAM MENDOLA SHERYL G A

Work Description: Request a Special Exception in order to construct a swimming pool.

JP
 COORD #20101257
 DWG #20160214

SURVEY LAND EXPRESS, INC

LAND SURVEYING SERVICES
 INFO@SURVEYLANDEXPRESS.COM
 70 LENOX POINTE
 ATLANTA, GA 30324
 FAX 404-601-0941
 TEL 404-252-5747



THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 50,000 FEET. AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN 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 PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

LOT 20	SUBDIVISION OF MERTON ROAD	UNIT
BLOCK 9	17TH DISTRICT	SECTION
FULTON COUNTY, GEORGIA	DB.40713/PG.655	PRINTED/SIGNED FEB 17, 2016
PAPER SIZE: 11" x 17"	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

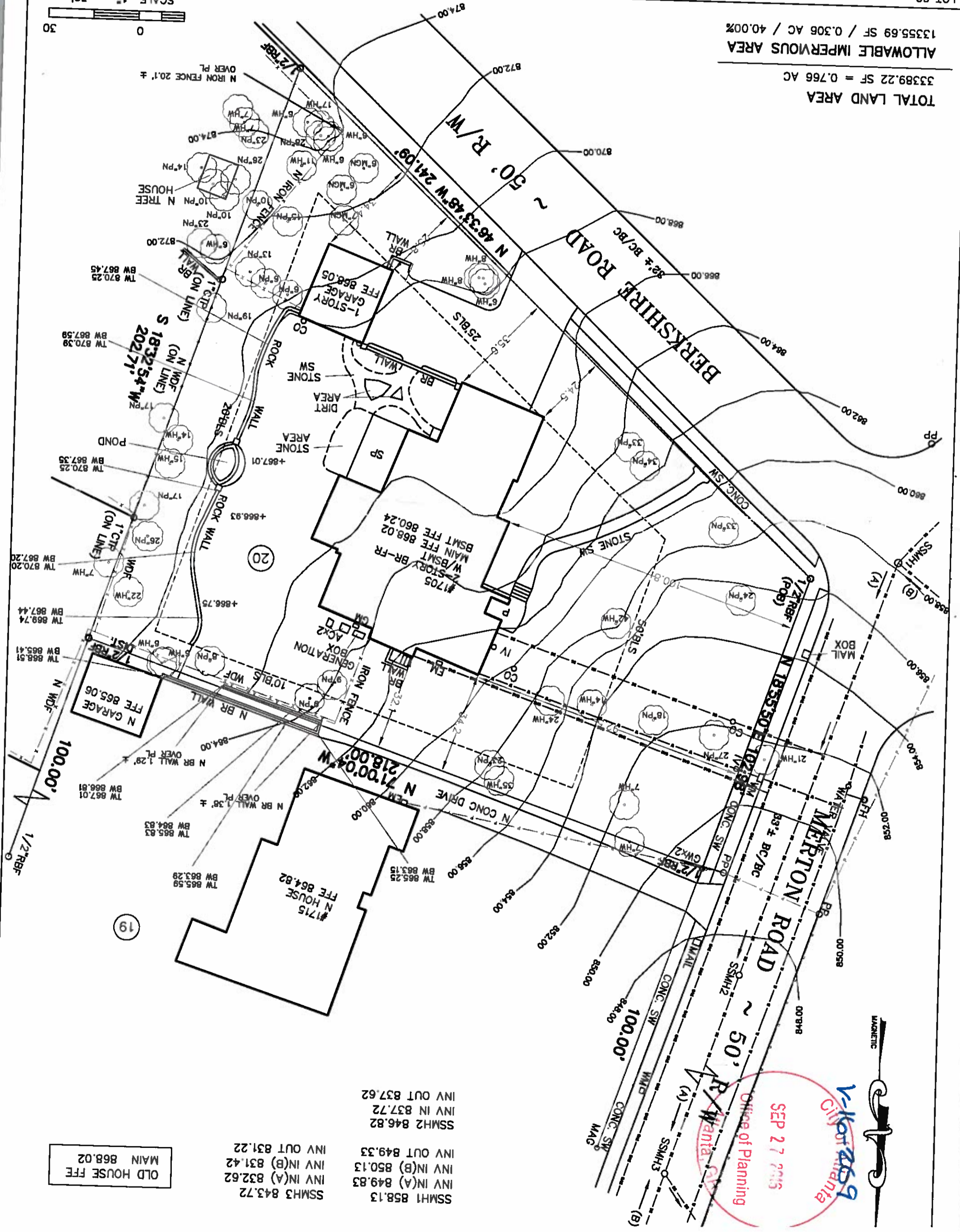
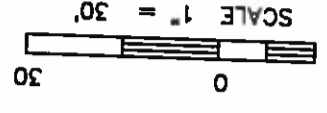
PROPERTY ADDRESS:
 1705 MERTON ROAD
 ATLANTA, GA 30306

ERIN HEYMAN

EXISTING CONDITIONS SURVEY PREPARED FOR:
 SHEET 2 OF 2

TOTAL LAND AREA
 33389.22 SF = 0.766 AC

ALLOWABLE IMPERVIOUS AREA
 13355.69 SF / 0.306 AC / 40.00%



Office of Planning
 SEP 27 2015
 V-1017259
 City of Atlanta

INV IN(A) 849.83	SMH1 858.13
INV IN(B) 850.13	
INV IN(B) 831.42	SMH2 846.82
INV IN(A) 832.62	
INV IN(B) 831.22	
INV OUT 849.33	
INV OUT 837.72	
INV OUT 837.62	

SMH3 843.72
 INV IN(A) 849.83
 INV IN(B) 850.13
 INV IN(B) 831.42
 INV IN(B) 831.22
 INV OUT 849.33
 INV OUT 837.72
 INV OUT 837.62

OLD HOUSE FFE
 MAIN 868.02