



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

APPLICATION #: **V-16-351**  
DATE ACCEPTED: **12/30/2016**

## NOTICE TO APPLICANT

Address of Property:  
**1168 Zimmer DR NE**

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

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, March 2, 2017 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**

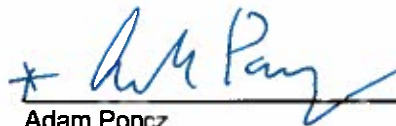
Contact info for adjacent NPUs is provided below if necessary:

**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

  
\_\_\_\_\_  
Adam Poncz



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

Office of Planning

DEC 30 2016

55 Trinity Ave. S.W.  
 Ste. 3350  
 Atlanta, GA

**REFERRAL CERTIFICATE**

COUNCIL DISTRICT 6 APPLICATION NUMBER V-16-351

NPU F DATE FILED 12/30/16

Adam Poncz  
 Name of Applicant

**BUILDING PERMIT AUTHORIZING**

*Addition to a single family dwelling*

at 1168 Zimmer Drive NE 17<sup>th</sup> / 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 3 feet 6 inches for a dormer addition to an existing single family dwelling.

.Applicant seeks no other variances at the time.

**1982 ZONING ORDINANCE, AS AMENDED**

Chapter 06 Section 16-06.008 Paragraph (2)

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

Tamaria Letang 12.30.16  
 Plan Reviewer Date

Adam Poncz 12/30/16  
 Applicant Date

*Site Plan not to scale  
 due to e-mail.*

V-16-351  
Office of Planning

# APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

DEC 30 2016

Variance	X
Special Exception	
Variance & Special Exception	

55 Trinity Ave. S.W.  
Ste. 3350  
Atlanta, GA

Date Filed \_\_\_\_\_ Application Number V-16-351

Name of Applicant Adam Poncz Daytime Phone 678 723 4126

Company Name (if applicable) \_\_\_\_\_ email aponcz@gmail.com

Address 1168 Zimmer DR NE ATLANTA GA 30306  
street city state zip code

Name of Property Owner Adam & Taylor Poncz Phone 678-723-4126

Address 1168 Zimmer DR NE ATLANTA GA 30306  
street city state zip code

### Description of Property

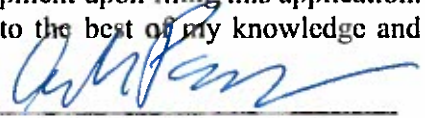
Address of Property 1168 Zimmer DR NE ATLANTA GA 30306  
street city state zip code

Area: \_\_\_\_\_ Land Lot: 2 District: 17, Fulton County, GA.

Property is zoned: R-4, 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)

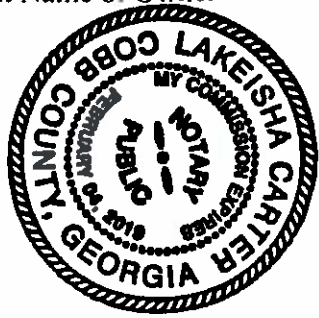
Adam Poncz

Print Name of Owner

Sworn To And Subscribed Before Me This 16<sup>th</sup> Day Of 12, 20 16.



NOTARY PUBLIC



# 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.

Ste. 3350  
Atlanta, GA

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.").

Reframe roof of existing second floor, within current footprint, to allow for addition of bathroom.

**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.

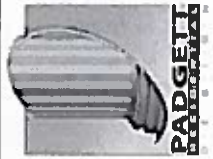
3600 covered square feet / 9121 total lot square feet = 39 % proposed lot coverage

50 % 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 house was built in 1935 and at that time it was a one story structure. Previous owners a second floor with two bedrooms but no bathroom. We now need to add a bathroom which will require reframing part of the roof which will encroach on the 7" setback rule that didn't exist when the house was originally built.
- 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 current second floor set up and function only allows for the addition of the proposed proposed bathroom in one location, which results in the encroachment by roughly 3 feet. However, it is the only viable option for the placement of the bathroom, making the violation of the ordinance unavoidable. Application of the zoning ordinance would preclude our ability to add a bathroom to a floor with 2 bedrooms that currently has no bathroom.
- 3) What conditions are peculiar to this particular piece of property? When the property was originally constructed, it did not account for the potential of additional living space. There are currently 2 bedrooms and an office space on the 2nd floor which were not in existence at the time of the original construction, making this set up unique and lacking in material function.
- 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 variance improves the neighborhood because adding a bathroom will increase the value of the home. Furthermore, it improves the living conditions of individuals living upstairs in this home since there will now be a bathroom on the same floor. Visually, from the street there will be little to no impact, and certainly nothing unappealing.

RELEASED FOR CONSTRUCTION AUG 17, 2016  
PONCZ RESIDENCE  
1168 ZIMMER DR.  
ATLANTA, GA. 30306



481 BOSTON RD SUITE 202M  
ROSWELL, GEORGIA 30075  
PHONE: (404) 938-4523  
WWW.PAGGETTARCHITECT.COM

PAGGETT RESIDENTIAL DESIGN  
COPYRIGHT 2016

ARCHITECT: J. J. JONES  
DRAWN BY: E. A. E.  
DATE: 08/17/16

A2.0

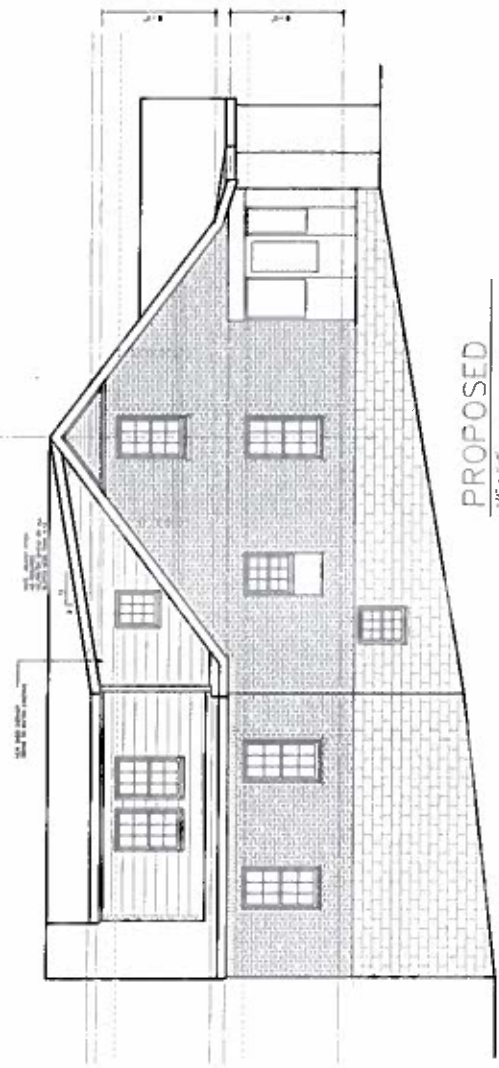
V-16-351  
Office of Planning

08 30 2016

55 Trinity Ave. SW  
Ste. 3350  
Atlanta, GA



EXISTING  
1/8" = 1'-0"



PROPOSED  
1/8" = 1'-0"



V-16-351

Office of Planning

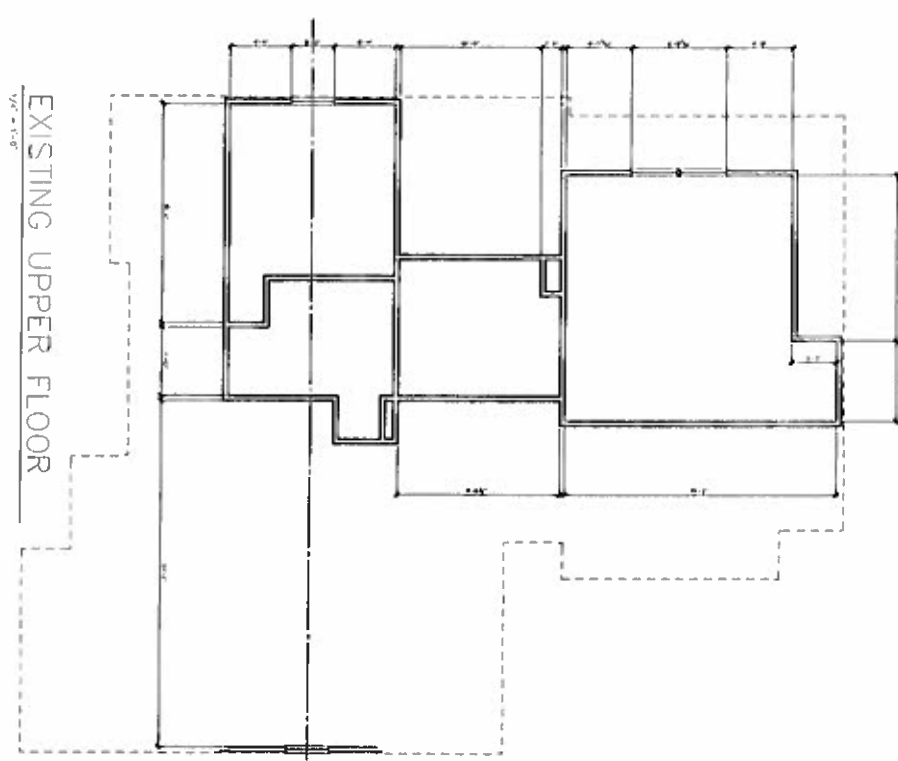
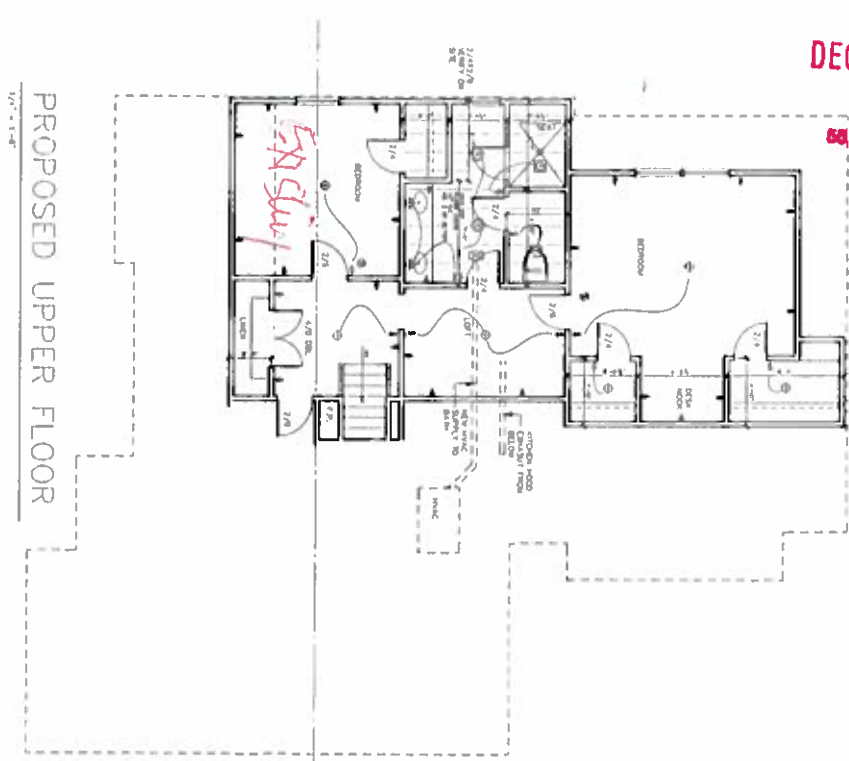
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50 Trinity Ave. NW  
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Atlanta, GA

PROPOSED UPPER FLOOR

EXISTING UPPER FLOOR

- ELECTRICAL SYMBOLS**
- 1. OUTLET
  - 2. FLOORLIGHT
  - 3. THE-RADIANT
  - 4. FANLIGHT FIXTURE
  - 5. SMOKE/CO DETECTOR
  - 6. RECESSED CAN FIXTURE
  - 7. SWITCH
  - 8. CEILING MOUNT FAN
- NOTE: SUPPLY GRID OUTLETS WHERE REQUIRED BY LOCAL CODE



**PADGETT**  
ARCHITECTS

461 WOODSTOCK RD. SUITE 3001A  
ROSWELL, GEORGIA 30075  
PHONE (404) 939-4523  
PADGETTARCHITECTS.COM

**PADGETT RESIDENTIAL DESIGN**  
CORPORATE 2016

PROJECT: R.A.P.  
DATE: 11/17/16

**A1.0**

**PONCZ RESIDENCE**  
1168 ZIMMER DR.  
ATLANTA, GA. 30306

RELEASED FOR CONSTRUCTION AUG 17, 2016

# 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, ADAM PONCZ (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1168 Zimmer DR 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 FILE THIS APPLICATION AS MY AGENT.

## NAME OF APPLICANT:

LAST NAME PONCZ FIRST NAME ADAM

ADDRESS 1168 Zimmer Drive NE SUITE \_\_\_\_\_

CITY ATLANTA STATE GA ZIP CODE 30306

OWNER'S TELEPHONE NUMBER: 678-723-4126

  
SIGNATURE OF OWNER

ADAM PONCZ  
PRINT NAME OF OWNER

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.



NOTARY PUBLIC

12/16/16

DATE



V-100-351

Office of Planning

DEC 30 2016

65 Trinity Ave. S.W.  
Ste. 3350  
Atlanta, GA

**RECEIPT**

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

Application: V-16-351  
Application Type: Planning/BZA/Variance/NA  
Address: 1168 ZIMMER DR NE, ATLANTA, GA 30306  
Owner Name: WILLIAM IV DUPRE A & LEIGH M  
Owner Address:  
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
501054		\$100.00	12/30/2016	RPLEWIS		

Owner Info.: WILLIAM IV DUPRE A & LEIGH M

Work Description: Variance to reduce the required west side yard setback from 7 feet to 3 feet 6 inches for a dormer addition to an existing single-family dwelling.

**PAID**  
CITY OF ATLANTA  
DEC 30 2016  
*[Signature]*  
EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR



