



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

APPLICATION #: **V-17-101**  
DATE ACCEPTED: **04/06/2017**

## NOTICE TO APPLICANT

Address of Property:  
**1230 University DR NE**

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

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, June 8, 2017 at 12:00 p.m.**

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

The contact person for NPU F is:

Debbie Skopczynski, Chairperson  
(404) 874-7483  
Hillside Center  
1301 Monroe Drive  
Atlanta, GA 30306-3439

**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,

  
\_\_\_\_\_  
SF, for Director, Bureau of Planning

  
\_\_\_\_\_  
ORI SALZBERG



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 \_\_\_\_\_

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

1. \_\_\_\_\_ Ori Salzberg
Name of Applicant

BUILDING PERMIT AUTHORIZING

Addition to single family dwelling

at 1230 University Drive NE 18th/55
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 east side yard setback from 7 feet to 5 feet 4 inches in order to construct an additon to an existing single famliy dwelling. 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 \_\_\_\_\_

Matthew Lopez 4-6-17
Plan Reviewer Date

[Signature] 4/6/17
Applicant Date

RECEIVED  
APR 06 2017  
S. Reed

# APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

|                              |   |
|------------------------------|---|
| Variance                     | X |
| Special Exception            |   |
| Variance & Special Exception |   |

Date Filed 4/6/17 Application Number \_\_\_\_\_  
 Name of Applicant Ori Salzberg Daytime Phone 404-333-2235  
 Company Name (if applicable) \_\_\_\_\_ email orisalzberg@gmail.com  
 Address 1230 University Dr. NE Atlanta GA 30306  
street city state zip code

Name of Property Owner Ori Salzberg Phone 404-333-2235  
 Address 1230 University Dr. NE Atlanta GA 30306  
street city state zip code

### Description of Property

Address of Property 1230 University Dr. NE Atlanta GA 30306  
street city state zip code

Area: \_\_\_\_\_ Land Lot: \_\_\_\_\_ District: \_\_\_\_\_ County, GA.

Property is zoned: \_\_\_\_\_, Council District: \_\_\_\_\_, Neighborhood Planning Unit (NPU): \_\_\_\_\_

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.

[Signature]  
 Owner or Agent for Owner (Applicant)  
Ori Salzberg  
 Print Name of Owner

Sworn To And Subscribed Before Me This 6<sup>th</sup> Day Of APR 2017.

[Signature]  
 NOTARY PUBLIC

TIFFANY TAYLOR  
 NOTARY PUBLIC  
 COBB COUNTY, GEORGIA  
 MY COMMISSION EXPIRES  
 JULY 24, 2020

# 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 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.")

Build an addition to an existing residential structure. Add a second floor.

**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.

3162 covered square feet / 8652 total lot square feet = \_\_\_\_\_ % proposed lot coverage  
\_\_\_\_\_ % 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)? We have a very narrow lot. The current house is about 2 ft over the right setback line. Our plot is under the minimum lot size.
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? We would have to build a strange and narrow extension along the back of the current structure. This would look unusual and limit interior home space.
- 3) What conditions are peculiar to this particular piece of property? The setback line cuts through the old house structure. There isn't any room to expand the house wider only to the back.
- 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 neighbors are already very close by separated by a fence, we would not be encroaching any more than the old structure already has.

N88°58'28"E 59.78'

NEIGHBOR'S CHAIN LINK FENCE

1" OPEN TOP PIPE FOUND

FENCE 1.4' OVER R

1 1/2" REBAR FOUND

NEIGHBOR'S WIRE FENCE

NEIGHBOR'S ONE STORY FRAME GARAGE

NEIGHBOR'S STONE WALL

15' @

WOOD WALL

7

BRICK WALL

NEIGHBOR'S ONE STORY FRAME W/ OVERHANG

STONE PATIO

STONE PATIO

WOOD BRIDGE

POND

NEIGHBOR'S FENCE

S00°02'40"E 144.50'

6

8

OUR WOOD FENCE

12.2'

20'

22'

25'

RECEIVED  
APR 06 2017  
By Speed

N00°00'24"E 146.08'

NEIGHBOR'S CONCRETE DRIVE

NEIGHBOR'S CONCRETE DRIVE 40.5'

CONCRETE DRIVE 1.2' OVER R

CONCRETE DRIVE 34.7'

NEIGHBOR'S CONCRETE DRIVE

5' @

"X" IN D. FOUND

NEIGHBOR'S CONCRETE DRIVE 2.0' OVER R

1.5" CRIMP TOP PIPE FOUND

35' @

35.5'

CONCRETE WALL

38'

4'

20'

5.4'

5.4'

5.4'

20'

5.4'

17'

7' @

7' @

7' @

7' @

7' @

7' @

7' @

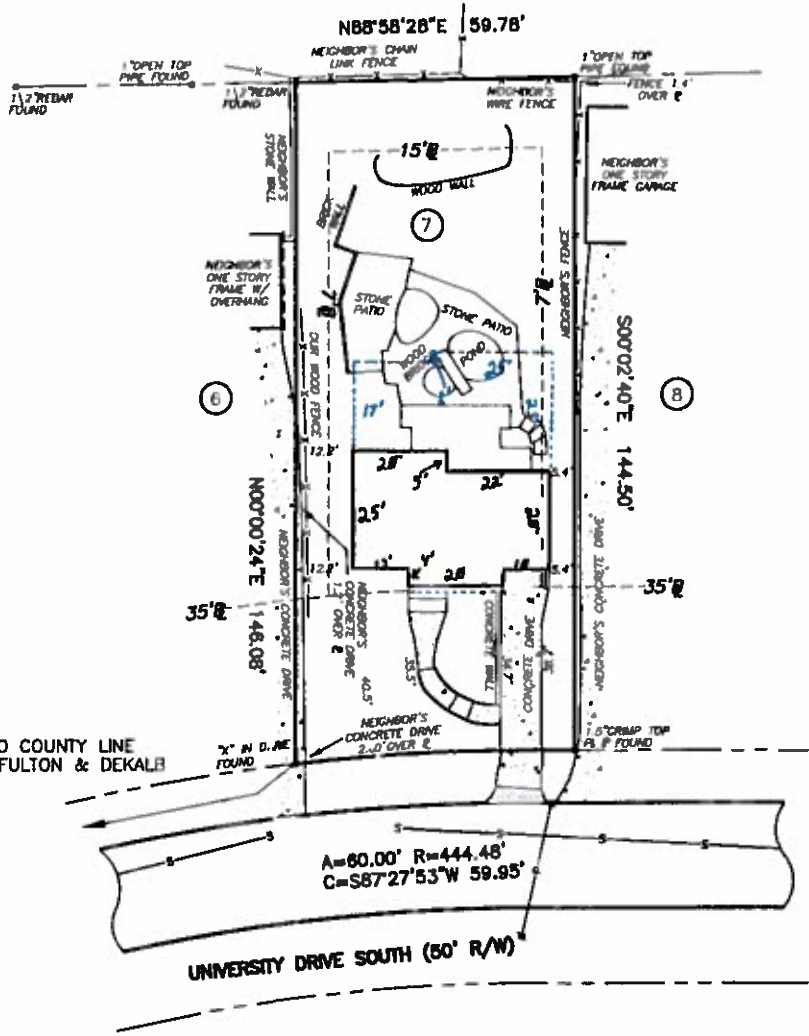
MAGNETIC  
N

**SURVEY NOTES**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVELER. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 48,883.6 FEET, A QEDMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA. GPS EQUIPMENT; GEODETIC GNSS RECEIVER MODEL X900-OPUS.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THE PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAT IS NOT INTENDED FOR RECORDING.
8. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.



670.00' TO COUNTY LINE BETWEEN FULTON & DEKALB COUNTY

**REFERENCE MATERIAL**

1. INHERENT DEED IN FAVOR OF ELIZABETH ANN GILLESPIE DEED BOOK 10308, PAGE 153 DEKALB COUNTY, GEORGIA RECORDS

**ZONING INFORMATION**

CITY OF ATLANTA - R-4  
 MINIMUM LOT AREA: 9,000 SQUARE FEET  
 MINIMUM LOT WIDTH: 70 FEET  
 MAXIMUM FLOOR AREA RATIO: 0.50  
 MAXIMUM LOT COVERAGE: 50 PERCENT  
 MINIMUM FRONT SETBACK: 30 FEET  
 1/2 DEPTH FRONT SETBACK: 17.5 FEET  
 MINIMUM SIDE SETBACK: 7 FEET  
 MINIMUM REAR SETBACK: 15 FEET  
 MUST BE VERIFIED BY CITY OF ATLANTA PRIOR TO CONSTRUCTION.

**IMPERVIOUS CALCULATION**

|                   |                                |
|-------------------|--------------------------------|
| HOUSE             | 1,033± SQ.FT.                  |
| POND              | 127± SQ.FT.                    |
| STONE PATIO       | 708± SQ.FT.                    |
| WALLS             | 72± SQ.FT.                     |
| WOOD DECK         | 299± SQ.FT.                    |
| WOOD BRIDGE       | 27± SQ.FT.                     |
| CONCRETE SIDEWALK | 189± SQ.FT.                    |
| CONCRETE DRIVE    | 348± SQ.FT.                    |
| CONCRETE STEPS    | 24± SQ.FT.                     |
| <b>TOTAL</b>      | <b>2,840± SQ.FT. OF 32.8 ±</b> |



**LEGEND**

- B --- DENOTES BUILDING LINE
- P --- DENOTES PROPERTY LINE
- R/W --- DENOTES RIGHT-OF-WAY CENTERLINE
- BC --- DENOTES BACK OF CURB
- Q --- DENOTES QUATER
- EP --- DENOTES EDGE OF PAVING
- TW --- DENOTES TOP OF WALL
- BN --- DENOTES BOTTOM OF WALL
- X --- DENOTES REINFORCED CONCRETE PIPE
- RCP --- DENOTES CORRUGATED METAL PIPE
- GMP --- DENOTES POWER POLE
- LP --- DENOTES LIGHT POLE
- GW --- DENOTES GUY WIRE
- P --- DENOTES POWER LINE
- PM --- DENOTES POWER METER
- PS --- DENOTES POWER BOX
- A/C --- DENOTES AIR CONDITION
- TS --- DENOTES TELEPHONE BOX
- GM --- DENOTES GAS METER
- GV --- DENOTES GAS VALVE
- GLM --- DENOTES GAS LINE MARKER
- WM --- DENOTES WATER METER
- WV --- DENOTES WATER VALVE
- FW --- DENOTES FIRE HYDRANT
- MW --- DENOTES MONITORING WELL
- JW --- DENOTES JUNCTION BOX
- SW --- DENOTES SANITARY SEWER LINE
- SMH --- DENOTES SANITARY SEWER MANHOLE
- CO --- DENOTES CLEAN OUT
- P.O.B. --- DENOTES POINT OF BEGINNING
- P.O.C. --- DENOTES POINT OF COMMENCEMENT

**FLOOD NOTE**  
 THIS PROPERTY IS NOW LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.



| No. | Revision | Date |
|-----|----------|------|
|     |          |      |

**McLUNG SURVEYING SERVICES, INC.**  
 4833 South Cobb Drive Suite 200  
 Smyrna, Georgia 30080 (770) 434-3383  
 Certificate of Authorization #29000782

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-87, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

This original of this document was sealed and signed by Michael R. Hales L.S. #2848 on 2-6-17. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.  
 Michael R. Hales  
 Georgia RLS #2848  
 Member SAMSOG  
 JOB#2441325N

TOTAL AREA= 0.199± ACRES  
 OR 8,652± SQ.FT.  
 1230 UNIVERSITY DRIVE SOUTH  
 ATLANTA, GEORGIA

SURVEY FOR  
**NAVIT SALZBERG**  
**ORI SALZBERG**  
 LOT 7  
**DEARBORN HEIGHTS INC. PROPERTY**  
 LAND LOT 55  
 DISTRICT 18TH  
 DEKALB COUNTY  
 GEORGIA  
 PLAT PREPARED: 2-6-17  
 FIELD: 2-1-17 SCALE: 1"=20'

1  
6

13 MAR

side  
setback

7'

59.78

7'

15' Rear Setback

146.08

144.5

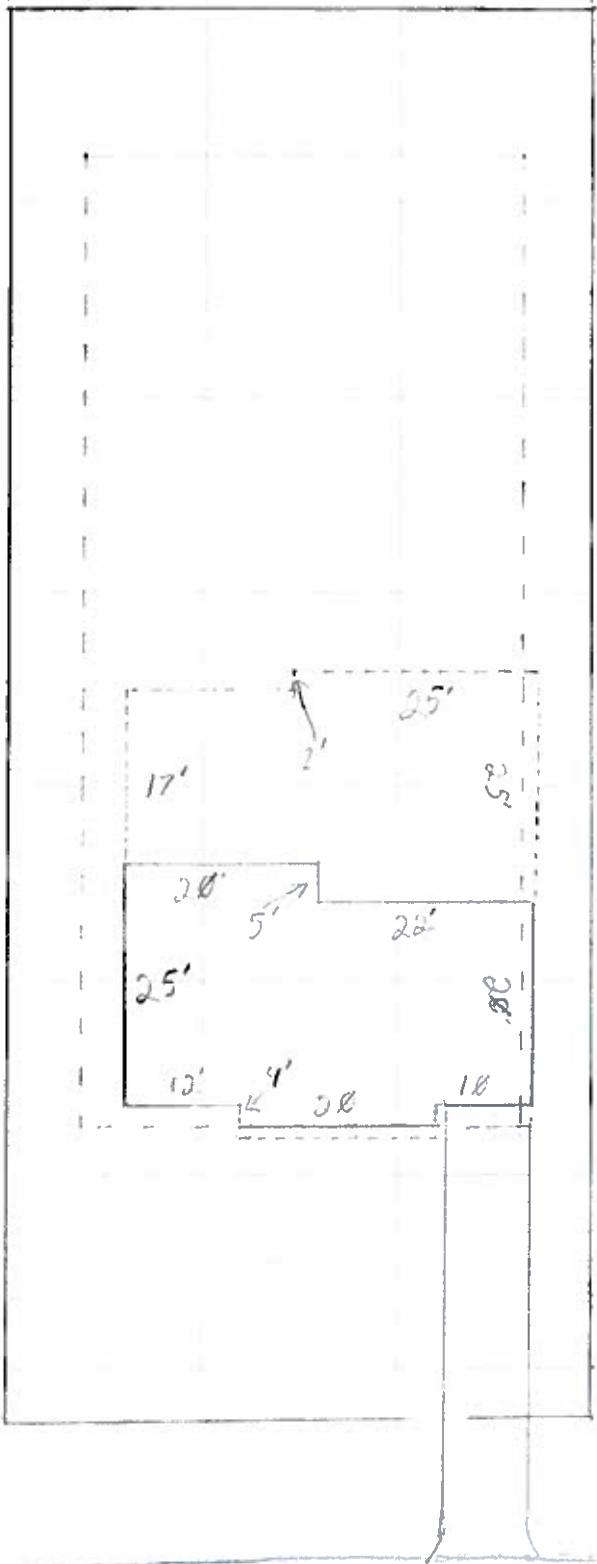
Proposed  
addition  
852 sqft

Existing House  
1053 sqft

administrative  
Variance?



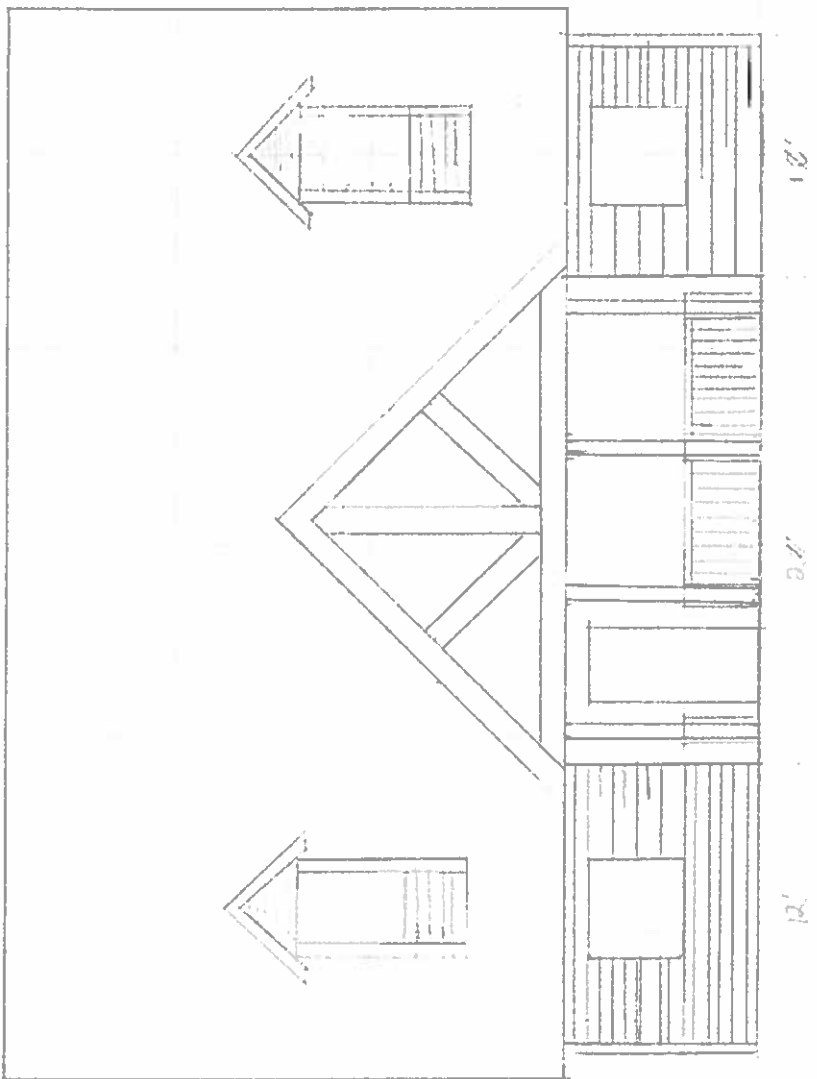
1"=20'



University Dr S (50R1)

2" = 1/4"

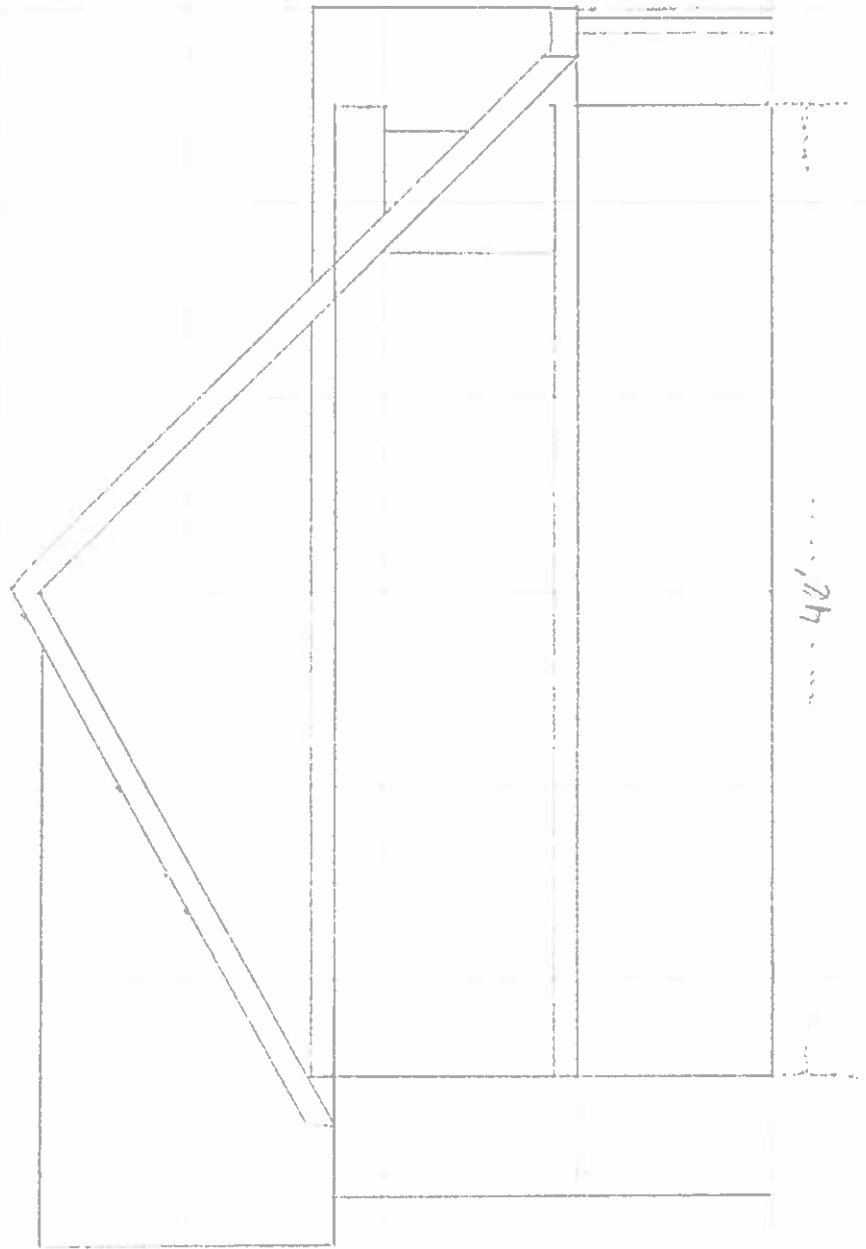
2.75



4



A 17  
S 000017



2'

40'

RECEIPT

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

PAID  
CITY OF ATLANTA  
APR 06 2017

Application: V-17-101  
Application Type: Planning/BZA/Variance/NA  
Address: 1230 UNIVERSITY DR NE, ATLANTA, GA 30306  
Owner Name: ORI SALZBERG  
Owner Address: 1230 UNIVERSITY DRIVE ATLANTA,GA 30306  
Application Name:

EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR  
*WJD*  
*[Signature]*

| Receipt No. | Ref Number | Amount Paid | Payment Date | Cashier ID | Received | Comments |
|-------------|------------|-------------|--------------|------------|----------|----------|
| 516426      |            | \$100.00    | 04/06/2017   | BSIMMONS   |          |          |

Owner Info.: ORI SALZBERG  
1230 UNIVERSITY DRIVE  
ATLANTA, GA 30306

Work Description: APPLICANT SEEKS A VARIANCE FROM THE ZONING REGULATIONS TO REDUCE THE REQUIRED EAST SIDE YARD SETBACK FROM 7 FT TO 5 FT 4 INCHES IN ORDER TO CONSTRUCT AN ADDITION TO AN EXISTING SINGLE FAMILY DWELLING. APPLICANTS SEEKS NO OTHER VARIANCE AT THIS TIME.