



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-18-066**

DATE ACCEPTED **03/09/2018**

NOTICE TO APPLICANT

Address of Property:

825 Drewry ST NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, May 10, 2018 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 five 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, Office of Zoning and
Development



Tyler and Lindsay Wheeler

V-18-066

Department of City Planning
Office of Zoning & Development

MAR - 9 2018

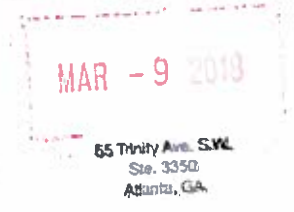
55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA



V-18-0600

Department of City Planning
Office of Zoning & Development

City of Atlanta
Department of City Planning
Office of Zoning and Development
55 Trinity Avenue, Suite 3350
Atlanta, Georgia 30303
Phone: 404-330-6145



REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-18-0600
NPU F DATE FILED March 09, 2018

Tyler/ Lindsay Wheeler
Name of Applicant

BUILDING PERMIT AUTHORIZING

Construction of a detached garage and rear addition to single family residence

at 825 Drewry Street NE 14th-17
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 regulation to (1) Reduce the required east side yard setback from 7 feet to 3 feet. (2) Reduce the required yard west side from 7 feet to 2 feet.
- (3) Reduce the required rear yard setback from 15 feet to 10 feet to construct a detached garage.
- (4) Increase the maximum lot coverage from 50 percent to 55 percent.

Applicant seeks no other variances at this time. A Complete Plan Review Was Not Conducted

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2)
 Chapter 6 Section 16-06.008 Paragraph (2)
 Chapter 6 Section 16-06.008 Paragraph (3)
 Chapter 6 Section 16-06.008 Paragraph (6)

[Signature] 3/9/18
Plan Reviewer Date

[Signature] 3/9/18
Applicant Date

V-18-006

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Department of City Planning
Office of Zoning & Development

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

Variance	X
Special Exception	
Variance & Special Exception	

MAR - 9 2018

Date Filed 3/9/18

Application Number V-18-006

Name of Applicant TYLER AND LINDSAY WHEELER Daytime Phone 404-884-2929

Company Name (if applicable) _____ email _____

Address 825 DREWRY ST NE ATLANTA, GA 30306
street city state zip code

Name of Property Owner TYLER + LINDSAY WHEELER Phone 404-884-2929

Address 825 DREWRY ST NE ATLANTA, GA 30306
street city state zip code

Description of Property

Address of Property 825 DREWRY ST NE ATLANTA, GA 30306
street city state zip code

Area: 8021 GA Land Lot: 17 District: 14th, 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 a preliminary plan review from the Office of Zoning and Development prior to seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

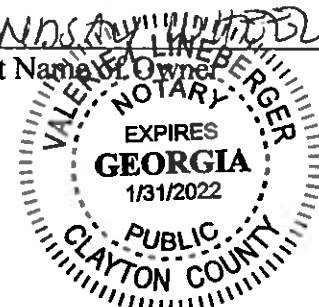
I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.

Wheeler
Owner or Agent for Owner (Applicant)

LINDSAY WHEELER
Print Name of Owner

Sworn To And Subscribed Before Me This 9 Day Of March, 2018.

Valerie Berger
NOTARY PUBLIC



SUMMARY & JUSTIFICATION FOR VARIANCES

V-18-0666

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). Please provide the relevant zoning number associated with the subject property: _____

Is the proposal subject to Inclusionary Zoning? YES NO

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.").

CONSTRUCT A NEW TWO STORY FRAME ADDITION AND GARAGE ACCESSORY ADDITION (BUREAU)
AT THE BACK OF AN EXISTING HOUSE.

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.

4390 covered square feet / 8,021 total lot square feet = 55 % proposed lot coverage

50.0 % 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 LOT IS AN EXISTING NON-CONFORMING R-4 ZONED LOT THAT IS SMALLER THAN THE MINIMUM R-4 LOT SIZE (8,021 SQ. FT. VS. 9,000 SQ. FT. MINIMUM), AND NARROWER THAN THE MINIMUM R-4 LOT WIDTH (50' VS. 70' MINIMUM FRONTAGE).
- 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 REQUIRED SIDE & REAR YARD SET BACKS DO NOT ALLOW FOR A FUNCTIONAL GARAGE OR HOUSE ADDITION, PUTTING CONSTRUCTION OF THE NECESSARY ADDITIONAL LIVING SPACE & GARAGE THAT FUNCTION WITH THE ORIGINAL HOUSE OVER THE REQUIRED SET BACKS.
- 3) What conditions are peculiar to this particular piece of property? THE NON-CONFORMING LOT (AND EXISTING HOUSE) PRE-DATE CURRENT ZONING. LOT IS SMALLER AND HAS A SMALLER STREET FRONTAGE THAN THE REQUIRED R-4 LOT REQUIREMENTS, MINIMIZING BUILDABLE AREA.
- 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. RELIEF, IF GRANTED, DOES NOT CAUSE DETRIMENT TO THE PUBLIC GOOD AND MEETS THE INTENT OF THE ZONING ORDINANCE. THE PROPOSED ADDITION PROMOTES THE NORMAL EVOLUTION OF THE NEIGHBORHOOD & PROVIDES STABILITY TO THE NEIGHBORHOOD THROUGH PROPERTY IMPROVEMENTS. DESIRABLE LIVING CONDITIONS & NEEDED FACILITIES FOR A GROWING FAMILY WILL BE CREATED WITH THE PROPOSED ADDITIONS. THE PROPOSED ADDITIONS ARE CONSISTENT WITH AND, IN THE CASE OF THE GARAGE, ARE REUSING AN EXISTING FOOTPRINT.

AUTHORIZATION BY PROPERTY OWNER

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

(Please print clearly. Must be the original document. A copy will not be accepted.)

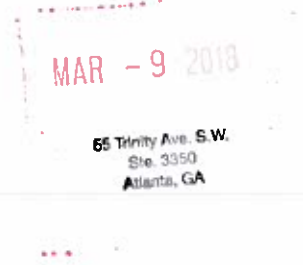
I, LINDSAY WHEELER (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 825 DREWRY ST NE (PROPERTY ADDRESS), AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

V-18-0664

OWNER'S TELEPHONE NUMBER: 404.884.2429

Department of City Planning
Office of Zoning & Development

Lindsay Wheeler
SIGNATURE OF OWNER



Lindsay Wheeler
PRINT NAME OF OWNER

NAME OF APPLICANT:

LAST NAME WHEELER FIRST NAME LINDSAY
ADDRESS 825 DREWRY ST NE SUITE _____
CITY ATLANTA STATE GA ZIP CODE 30306

APPLICANT'S TELEPHONE NUMBER: 404.884.2429

APPLICANT'S EMAIL ADDRESS: lindsayrlover@gmail.com

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.

Valerie L. Lineberger
NOTARY PUBLIC
3-9-18

DATE



The field data upon which this plat is based has a closure of 1 foot in 10,000+ feet, an angular error of .02 seconds per angle point and was adjusted using the Least Squares Method. This plat 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 plat.

FLOOD STATEMENT

I HAVE EXAMINED THE OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY LIES IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 13121C0263 0, DATED 9/18/2013

STATE WATERS NOTE:

NO STATE WATERS PRESENT WITHIN 200 FEET OF PROJECT SITE.

ZONED: R4

FRONT: 35' MAX. LOT % -50%
CORNER 17.5' MAX. FL. RATIO- 0.5
SIDE: 7'
REAR: 15'

LOT AREA:

8,021 sq. ft.
0.184 acres



VICINITY MAP

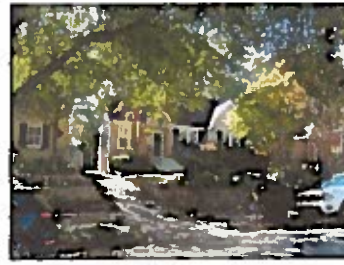


SURVEY NOTES:

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 SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE VARIOUS UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE.
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.

V-18-0000
Department of City Planning
Office of Zoning & Development

MAR - 9 2018



FRONT VIEW

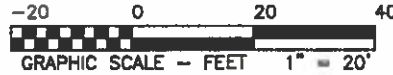


REAR VIEW

EX. WALL SCHEDULE

TOP	BOTTOM
1 958.1	953.2
2 953.4	952.0
3 980.1	959.4
4 958.4	956.4
5 964.7	964.0

COPYRIGHT © 2018 VEDDER SURVEYS & ASSOC.
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

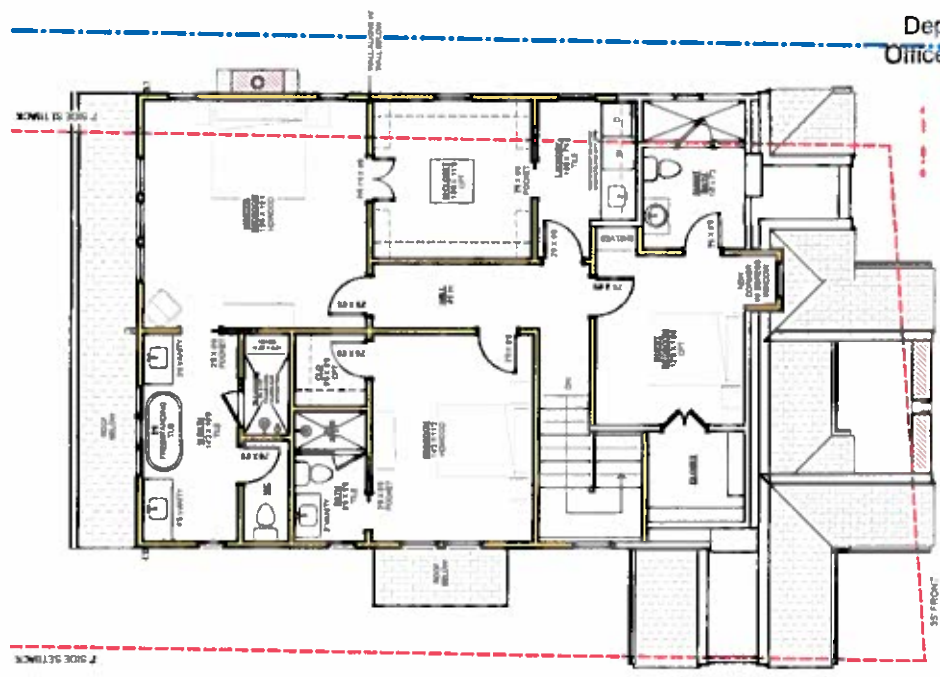
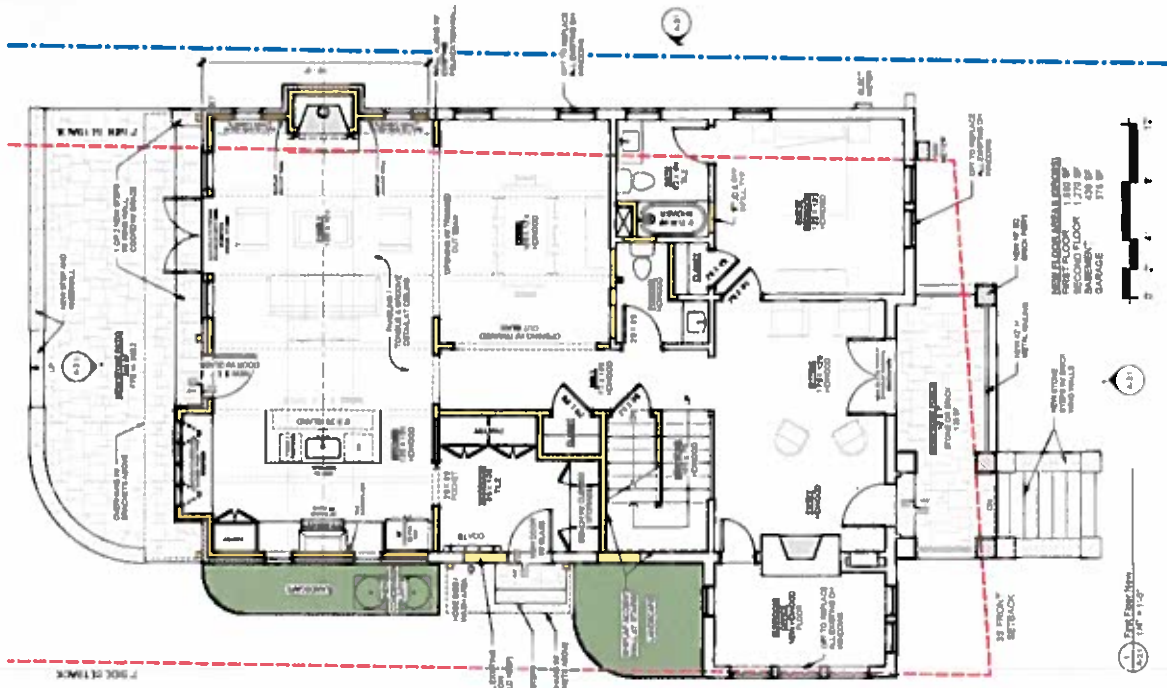


VEDDER SURVEYS & ASSOCIATES, LLC
1648 Juliette Road, Forsyth, Ga. 31029
TELEPHONE (678) 544-2585
EMAIL: GEORGE@VEDDERSURVEY.COM

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.

SURVEY ASBUILT FOR:
WHEELER RESIDENCE
ADDRESS: 825 DREWRY STREET

LAND LOT 17	DIST. 14 TH	FULTON COUNTY, GA.
LOT 12	BLOCK	SCALE 1"=20'
ULDELL ESTATES, PB 22, PG. 61		
FIELD & PLAT DATE: 10/28/2016		CITY OF ATLANTA



V-18-0600
 Department of City Planning
 Office of Zoning & Development

MAR - 9 2013

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

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
- ALL FINISH WALLS ARE 5/8\"/>

GRAPHICS LEGEND

- 3/4\"/>

PARTITION TYPE LEGEND

- GENERAL PARTITION
- CONCRETE WALL
- GLASS WALL
- 2\"/>

FINISH SCHEDULE

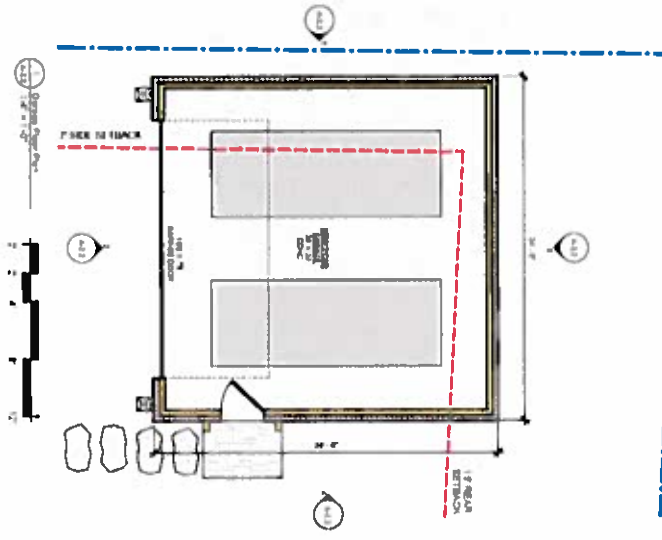
FINISH	DESCRIPTION
01	CONCRETE FLOOR
02	CONCRETE FLOOR
03	CONCRETE FLOOR
04	CONCRETE FLOOR
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06	CONCRETE FLOOR
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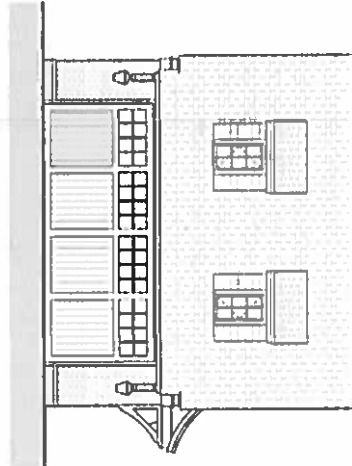
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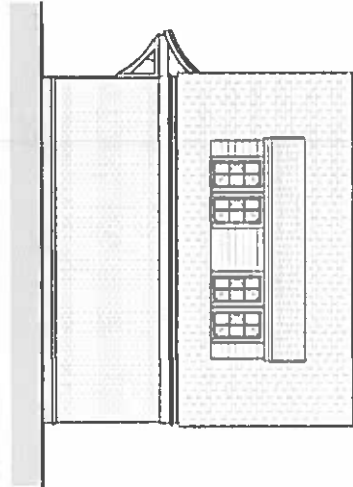
65 Trinity Ave. S.W.
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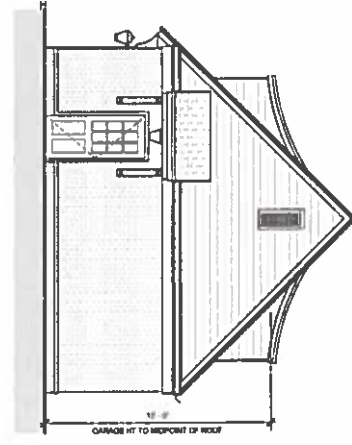
1.1 Front Elevation Garage



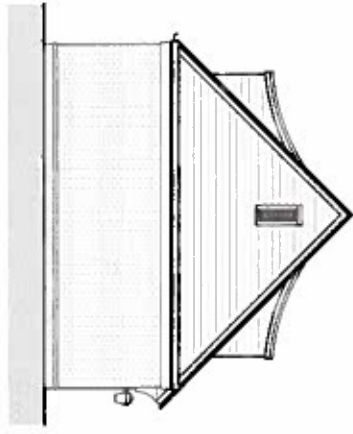
1.2 Side Elevation Garage



1.3 Right Elevation Garage



1.4 Left Elevation Garage



825 Drewry Street Addition
Atlanta, Ga 30306
Fulton County

www.pattonarchitects.com
1180 7 Street NW
Atlanta, GA 30318
404-525-2180



GARAGE PLANS AND ELEVATIONS

DATE: 11/15/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: 825 DREWRY STREET ADDITION
 SHEET: 1 OF 1

RECEIPT

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

Application: V-18-066
 Application Type: Planning/BZA/Variance/NA
 Address: 825 DREWRY ST NE, ATLANTA, GA 30306
 Owner Name: SCHERR SCOTT A & REBECCA L
 Owner Address:
 Application Name:

PAID
 CITY OF ATLANTA
 MAR 09 2018
 EX OFFICIO MUNICIPAL
 REVENUE COLLECTOR

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
569057		\$100.00	03/09/2018	PLUKE		

Owner Info.: SCHERR SCOTT A & REBECCA L

Work Description: Variance to reduce the required east side yard setback from 7 feet to 3 feet. To reduce the required yard west side from 7 feet to 2 feet. Reduce the required rear yard setback from 15 feet to 10 feet to construct a detached garaged. Increase maximum lot coverage from 50 percent to 55 percent.