



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

APPLICATION #: **V-18-111**

DATE ACCEPTED **04/10/2018**

NOTICE TO APPLICANT

Address of Property:

1147 Zimmer DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, June 7, 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
641 East Pelham Rd NE
Atlanta, GA 30324
(404)376.3230
zoning@npufatlanta.org

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,

LM, for Director, Office of Zoning and
Development

Mark Arnold

Office of Planning

V-18-111
APR 10 2018

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



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

Office of Planning

V-18-111
 APR 10 2018

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-18-111
 NPU F DATE FILED 10 April 2018

1. MARK F. ARNOLD
 Name of Applicant

BUILDING PERMIT AUTHORIZING
ADDING A 2ND STORY ADDITION AND CONSTRUCTION OF A CARPORT

at 1147 ZIMMER DR NE 17TH / 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 regulation: 1. to reduce the required east side-yard setback from 7 feet to 3 feet, and 2. to reduce the west side yard setback from 7 feet to 2.3 feet, 3. To reduce the rear yard setback from 15feet to 4 feet.

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 16 Section 16-06.008 Paragraph (2)

Chapter 16 Section 16-06.008 Paragraph (3)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Henry S. [Signature]
 Plan Reviewer Date 4/10/18

[Signature]
 Applicant Date 4-10-18

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

APR 10 2018

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

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

Variance	<input checked="" type="checkbox"/>
Special Exception	<input type="checkbox"/>
Variance & Special Exception	<input type="checkbox"/>

Date Filed 10 April 2018

Application Number V-18-111

Name of Applicant Mark F Arnold Daytime Phone (404) 939-3690

Company Name (if applicable) Mark Arnold, Architect email markarnoldarchitect@gmail.com

Address 1 1 26 N Highland Ave, NE Atlanta GA 30306
street city state zip code

Name of Property Owner Michael & Carla Hollman Phone (404) 408-0032

Address 1 1 4 7 Zimmer Drive, NE Atlanta GA 30306
street city state zip code

Description of Property

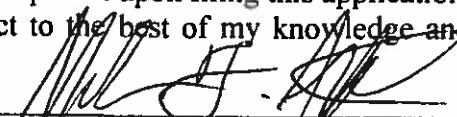
Address of Property 1 1 4 7 Zimmer Drive, NE Atlanta GA 30306
street city state zip code

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

Property is zoned: R4, Council District: 06, 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.

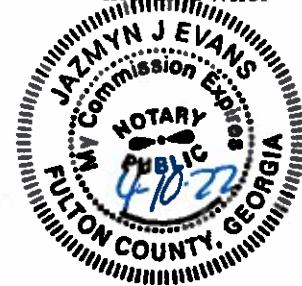
I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing 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)

Mark F Arnold
Print Name of Owner Agent

Sworn To And Subscribed Before Me This 10th Day Of April, 20 18.


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.

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.").

Renovation and additions to the circa 1935 house to include first floor interior alterations, addition of a new terrace, addition of a rear dormer in order to build out 3 bedrooms and 2 bathrooms on the second floor, and construction of a new carport on the existing parking pad.

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.

5,206 covered square feet / 10,058 total lot square feet = 51.8 % proposed lot coverage

50 % maximum allowed lot coverage EXISTING LOT COVERAGE IS 5,224 SF, (51.9%)

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)? (see attached justification)

- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? (see attached justification)

- 3) What conditions are peculiar to this particular piece of property? (see attached justification)

- 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. (see attached justification)

Office of Planning

V-18-111
APR 10 2018

Office of Planning

V-18-111
APR 10 2018

55 Trinity Ave. S.W.
April 9, 2018
Atlanta, GA

Michael & Carla Holiman

1147 Zimmer Drive, NE
Atlanta, Georgia 30306
(404) 408-0032
mike.holiman@politics.org

City of Atlanta
Department of Planning and Community Development
Bureau of Planning, Current Planning Division
55 Trinity Avenue, Suite 3350
Atlanta, GA 30335

re: 1147 Zimmer Drive, NE 30306

Planning Staff:

We are planning an addition to our home that will add 3 bedrooms / 2 bathrooms on the second floor and include the construction of a carport on an existing parking pad. It is our understanding that both of these items will require variances in order to comply with the zoning regulations.

The existing house encroaches into the required east side-yard setback and, while we will not be changing the footprint of the house, a portion of the second floor will be located above the non-conforming portion of our house.

The existing parking pad (located at the end of our driveway) is 2.32 feet from the west side property line and 4.18 from the rear property line. Similar to above, we will not be changing the location of the parking pad, but the construction of a new carport on the existing pad will technically increase the degree of encroachment into the west side and rear yard setbacks.

We therefore request the following variances:

- *Reduction of the east side-yard setback from 7 feet to 3 feet to allow for a second floor addition and proposed HVAC equipment to be located in the side yard.*
- *Reduction of the west side-yard setback from 7 feet to 2.3 feet to allow for the construction of a carport on the existing parking pad.*
- *Reduction of the rear-yard setback from 15 feet to 4 feet to allow for the construction of a carport on the existing parking pad.*

We offer the following items in support of our variance request:

- Variance Application
- Survey
- Proposed Site Plan
- Referral Certificate
- Existing and Proposed Plans & Elevations

The subject property is zoned R-4. We believe the property meets the variance criteria laid out in Section 16-26.003 in the Zoning Guidelines in the following ways:

Extraordinary/Exceptional Conditions Pertaining to the Property because of its Size/Shape

The street frontage of our lot is just over 60 feet versus the required minimum width of 70 feet. To the best of our knowledge, this feature has been in place since the house was originally constructed.

The Application of the Zoning Ordinance to this Property would create an Unnecessary Hardship

We considered several configurations for the second floor addition, but ultimately settled on the one that encroaches just under 1 foot into the required side yard setback. This encroachment is in-line with the existing exterior wall, (i.e. it does not project any further into the required setback than the existing house). By encroaching into the side yard setback, we are able to utilize the existing structural load paths and plumbing stacks, thereby creating a pragmatic design.

The request for an additional 3 feet reduction in the east side-yard setback is so the compressor for the new second floor HVAC unit can be located at the east side of the house. Due to the narrowness of the lot and the existing driveway location, there is not room for the compressor on the west side of the house. Aesthetically, we prefer not to locate the unit at the front of the house and in order to stay out of the root zone of the 45" hardwood tree at the back of the house, we'd prefer not to locate it there.

The reduction of both the west side-yard and the rear-yard setbacks is requested to allow use of the existing concrete parking pad located in the southwest corner of the property. There is evidence of a previous carport structure in this area and application of the zoning setbacks would prevent the use of the existing, serviceable, and quite possibly historic concrete parking pad.

Such conditions are peculiar to the particular piece of property involved

Many of the lots in Morningside have features that are in conflict with the current zoning ordinance. The specific deficiency of this lot is the street frontage of 60 feet versus the required 70 feet. Moreover, the existing location of the house and parking pad are indicative of the historic platting wherein the side-yards are less than 7 feet and rear accessory structures were located within 3 feet of the rear and side-yard property lines.

The Variance would not cause substantial detriment to the public good or impair the purpose and intent of the Zoning Ordinance of Atlanta

Relief, if granted, will 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, will not distract from people's use and enjoyment of adjoining and surrounding properties. The proposed construction is in harmony with construction on neighboring lots, and allows for adequate light and air. We believe the proposed construction is in keeping with the orderly evolution of this neighborhood and will promote desirable living conditions for the homeowner as well as the neighborhood.

Thank you for your consideration in this request.

Sincerely,

Mike & Carla Holiman

Office of Planning

V-18-111

APR 10 2018

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

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, Mike Holiman (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1147 Zimmer Drive, 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 Arnold FIRST NAME Mark
ADDRESS 1126 N. Highland Ave, NE SUITE _____
CITY Atlanta STATE GA ZIP CODE 30306

OWNER'S TELEPHONE NUMBER: (404) 408-0032


SIGNATURE OF OWNER

Michael R. Holiman
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

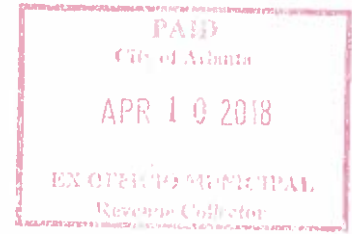
4.4.18
DATE



Office of Planning
V-18-111
APR 10 2018

RECEIPT

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



MIC
dm

Application: V-18-111
Application Type: Planning/BZA/Variance/NA
Address: 1147 ZIMMER DR NE, ATLANTA, GA 30306
Owner Name: HOLIMAN CARLA S & MICHAEL R
Owner Address:
Application Name: 1147 ZIMMER DR

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
574020		\$100.00	04/10/2018	PAMITCHELL		

Owner Info.: HOLIMAN CARLA S & MICHAEL R

Work Description: APPLICANT SEEKS A VARIANCE FROM THE ZONING REGULATIONS: 1. TO REDUCE THE REQUIRED EAST SIDE YARD SETBACK FROM 7 FEET TO 3 FEET, AND 2. REDUCE THE WEST SIDE YARD SETBACK FROM 7 FEET TO 2.3 FEET. 3. TO REDUCE REAR YARD SETBACK FROM 15 FEET TO 4 FEET.

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

04/10/2018 11:20:10

CREDIT CARD

MC SALE

Card # XXXXXXXXXXXX0912
Chip Card: MasterCard
AID: A0000000041010
ATC: 0050
TC: 560C009EDFFE7A39
SEQ #: 6
Batch #: 228
INVOICE 6
Approval Code: 01097Z
Entry Method: Chip Read
Mode: Issuer

SALE AMOUNT \$100.00

CUSTOMER COPY

Office of Planning

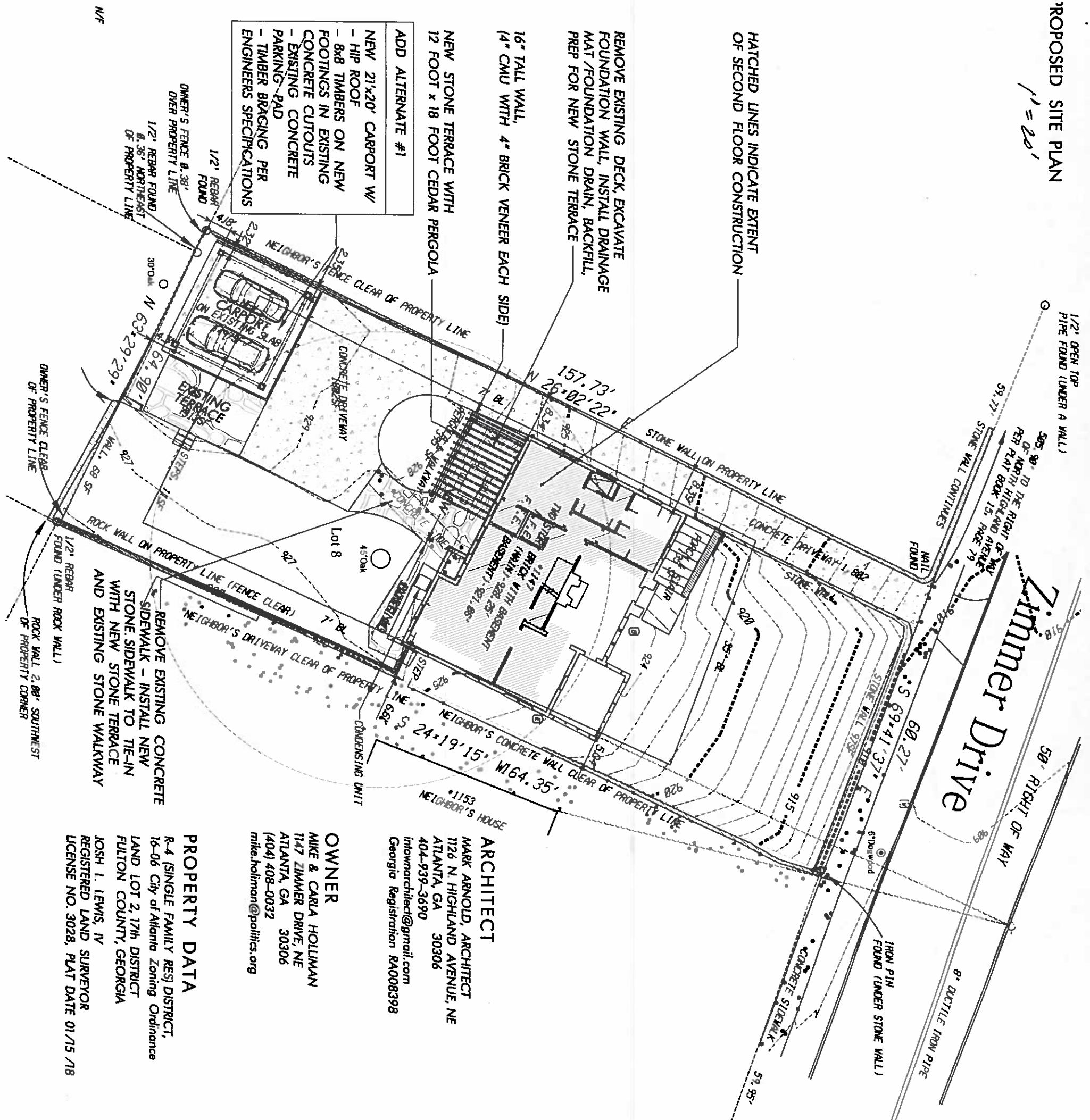
V-18-111

APR 10 2018

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

PROPOSED SITE PLAN

1" = 20'



DRAWING INDEX

- A-0.00 PROJECT DATA & PROPOSED SITE PLAN
- A-1.00 EXISTING & PROPOSED BASEMENT PLAN
- A-1.01 EXISTING & PROPOSED FIRST FLOOR PLANS
- A-1.02 EXISTING & PROPOSED SECOND FLOOR PLANS
- A-1.03 EXISTING & PROPOSED ROOF PLANS
- A-1.04 EXISTING & PROPOSED FRONT & REAR ELEVATIONS
- A-1.05 EXISTING & PROPOSED WEST SIDE ELEVATIONS
- A-1.06 EXISTING & PROPOSED EAST SIDE ELEVATIONS

ZONING ANALYSIS

R-4 (SINGLE FAMILY RES) DISTRICT,
SECTION 16-06 City of Atlanta Zoning Ordinance

- 1) Minimum lot area: 9,000 SF
Existing: 10,058 SF (0.231 ACRES)
- 2) Minimum lot frontage: 70 feet
Existing: 60.27'
- 3) Maximum Floor Area Ratio: 50%
Existing: 14.7% (1,478sf/10,058 sf = 0.147)
Proposed: 25.8% (1,478sf + 1,112 / 10,058 sf = 0.258)
- 4) Maximum lot coverage: 50%
Existing: 51.9% (5,224sf/10,058sf = 0.519)
House 1,777sf + Front Porch & Steps 135sf + Deck 294sf + Driveway 2,615sf + Rear Sidewalk 124sf + Rear Stones 103sf + Driveway Steps 11sf + Driveway Sidewalk Wall 97sf, + Rear Wall 68sf divided by Lot Area 10,058 sf

Office of Planning
V-18-111
APR 10 2018

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

PRELIMINARY PRICING

MARK ARNOLD, ARCHITECT
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404-939-3690
intowmarchitect@gmail.com

REMOVE EXISTING DECK, EXCAVATE FOUNDATION WALL, INSTALL DRAINAGE MAT/FOUNDATION DRAIN, BACKFILL, PREP FOR NEW STONE TERRACE

16" TALL WALL, 4" BRICK VENEER EACH SIDE

NEW STONE TERRACE WITH 12 FOOT x 18 FOOT CEDAR PERGOLA

ADD ALTERNATE #1

NEW 21'x20' CARPORT W/ - HIP ROOF - 8x8 TIMBERS ON NEW FOOTINGS IN EXISTING CONCRETE CUTOUTS - EXISTING CONCRETE PARKING PAD - TIMBER BRACING PER ENGINEERS SPECIFICATIONS

N/F

ARCHITECT

MARK ARNOLD, ARCHITECT
1126 N. HIGHLAND AVENUE, NE
ATLANTA, GA 30306
404-939-3690
intowmarchitect@gmail.com
Georgia Registration RA008398

OWNER

MIKE & CARLA HOLLIMAN
1147 ZIMMER DRIVE, NE
ATLANTA, GA 30306
(404) 408-0032
mike.holliman@politics.org

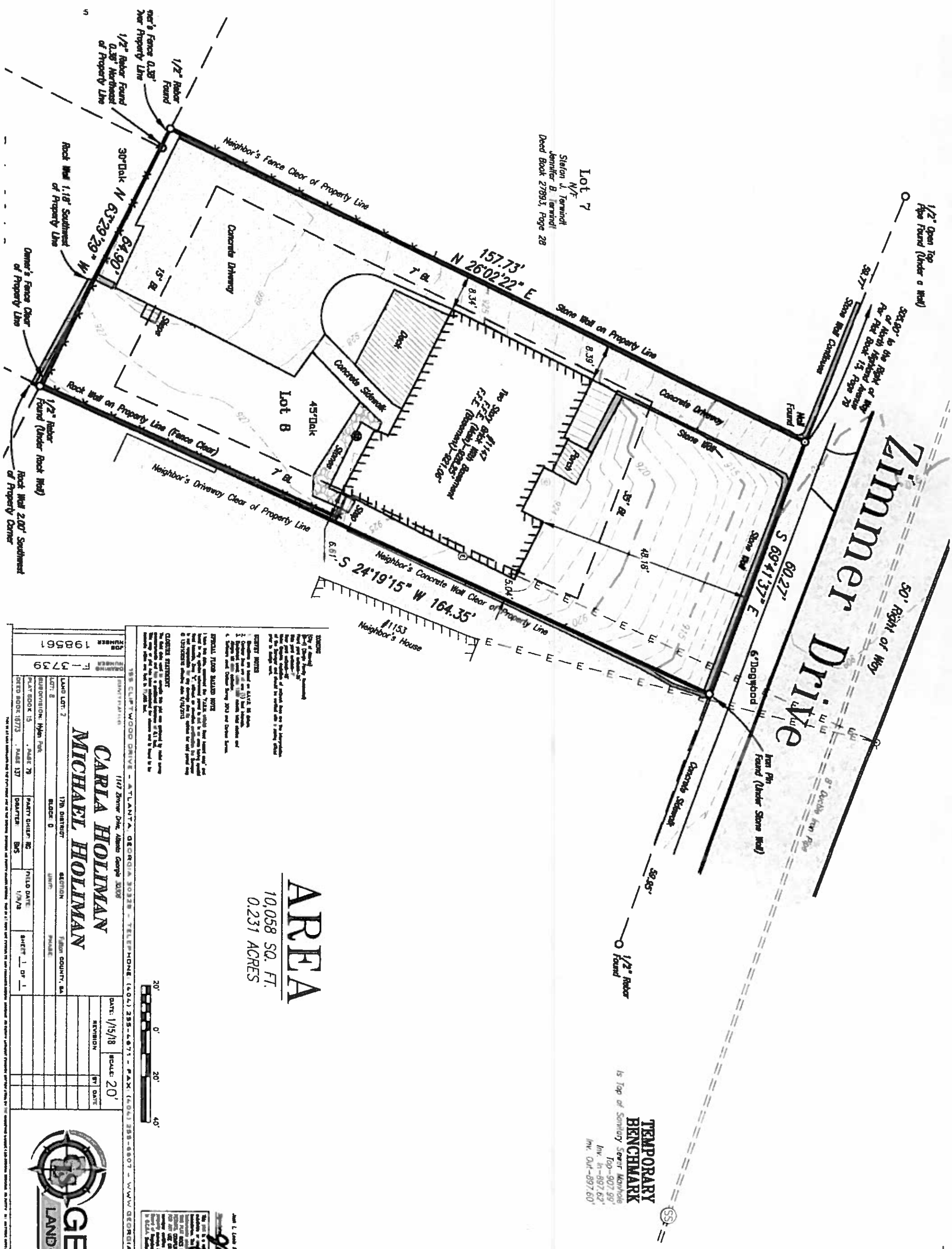
PROPERTY DATA

R-4 (SINGLE FAMILY RES) DISTRICT,
16-06 City of Atlanta Zoning Ordinance
LAND LOT 2, 17th DISTRICT
FULTON COUNTY, GEORGIA
JOSH I. LEWIS, IV
REGISTERED LAND SURVEYOR
LICENSE NO. 3028, PLAT DATE 01/15 /18

PROJECT SUMMARY

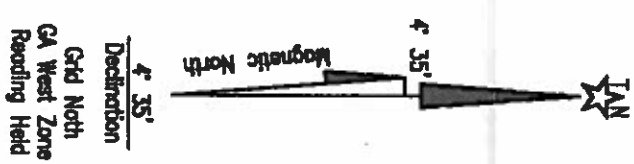
RENOVATIONS AND ADDITIONS TO THE CIRCA 1935 HOUSE TO INCLUDE FIRST FLOOR ALTERATIONS, ADDITION OF A NEW PERGOLA / TERRACE, ADDITION OF A NEW REAR DORMER IN ORDER TO CONSTRUCT 3 BEDROOMS / 2 BATHS ON THE SECOND FLOOR, AND CONSTRUCTION OF A NEW CARPORT ON THE EXISTING CONCRETE PARKING PAD.

	<p>RENOVATIONS AND ADDITIONS FOR</p> <h2 style="margin: 0;">THE HOLIMAN RESIDENCE</h2> <p>1147 ZIMMER DRIVE, NE ATLANTA, GEORGIA 30306</p>	<p>PRELIMINARY PRICING</p> <p>MARK ARNOLD, ARCHITECT © 2018 404-939-3690 intowmarchitect@gmail.com</p>
<p>SHEET</p> <h1 style="margin: 0;">A0.00</h1> <p>PHASE</p>	<p>DATE</p> <p>03/09/18</p> <p>REVISIONS</p>	



LEGEND

- These standard symbols may be found in the drawing.
- 1/2" Rubber Set
 - Iron Pin Found
 - ⊙ Building Line
 - ⊕ Power Pole
 - ⊖ Electric Meter
 - ⊗ Water Meter
 - ⊘ Sanitary Sewer Manhole
 - ⊙ Gas Meter
 - ⊙ Air Conditioning Unit
 - ⊙ Spot Elevation
 - ⊙ Hardwood Tree
 - ⊙ Fire Tree
 - ⊙ Fences
 - ⊙ Neighbor's Fence
 - ⊙ Overhead Electric Line
 - ⊙ Sanitary Sewer
 - ⊙ Sanitary Sewer (Not Fully Located)



AREA
10,058 SQ. FT.
0.231 ACRES

NOTICE
This drawing is prepared by the Surveyor and is not to be used for any other purpose without the written consent of the Surveyor. The Surveyor is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The Surveyor is not responsible for any actions taken by any party based on this drawing. The Surveyor is not responsible for any actions taken by any party based on this drawing. The Surveyor is not responsible for any actions taken by any party based on this drawing.



CONTRACT STATEMENT
The Surveyor is not responsible for any actions taken by any party based on this drawing. The Surveyor is not responsible for any actions taken by any party based on this drawing. The Surveyor is not responsible for any actions taken by any party based on this drawing.

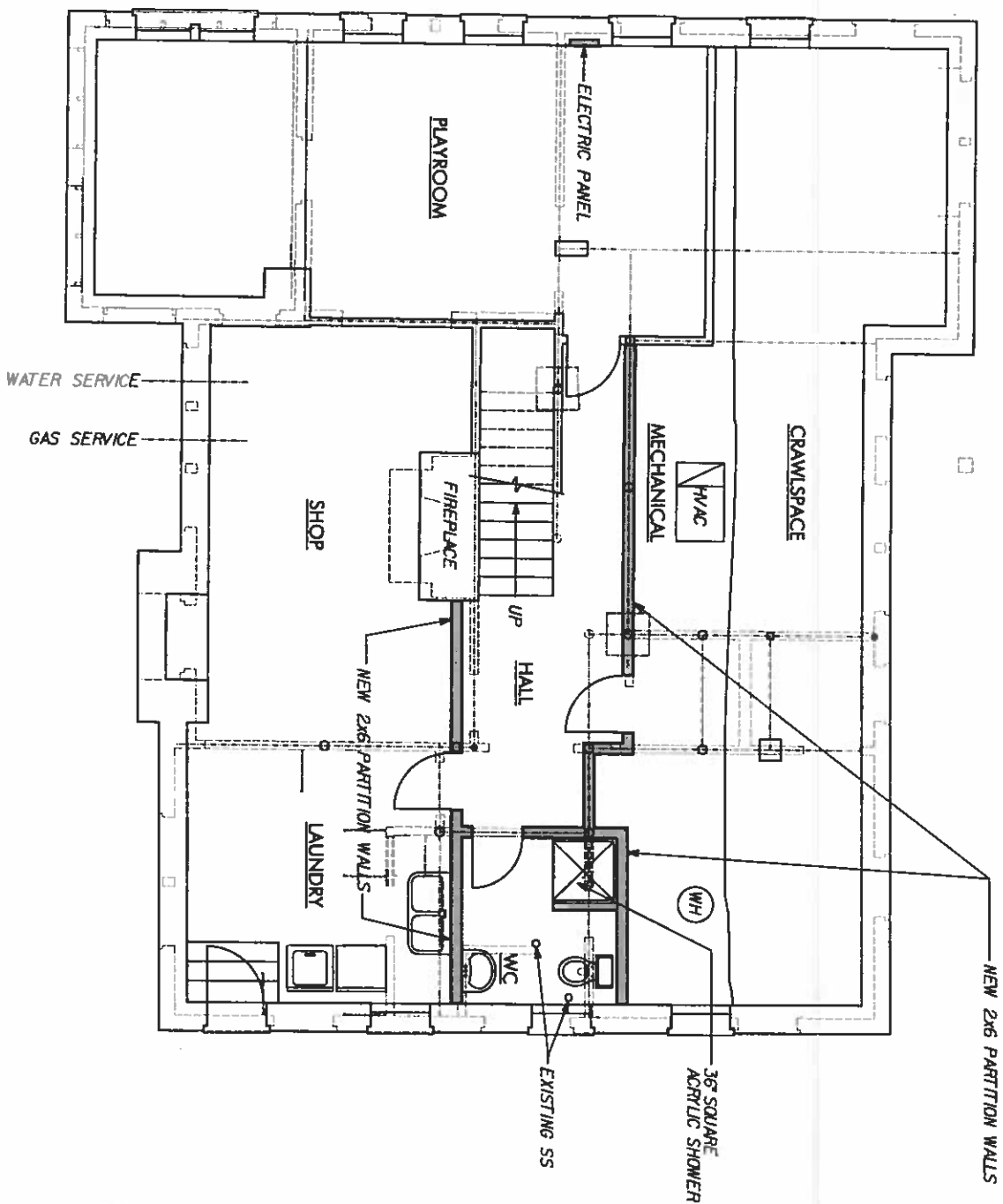
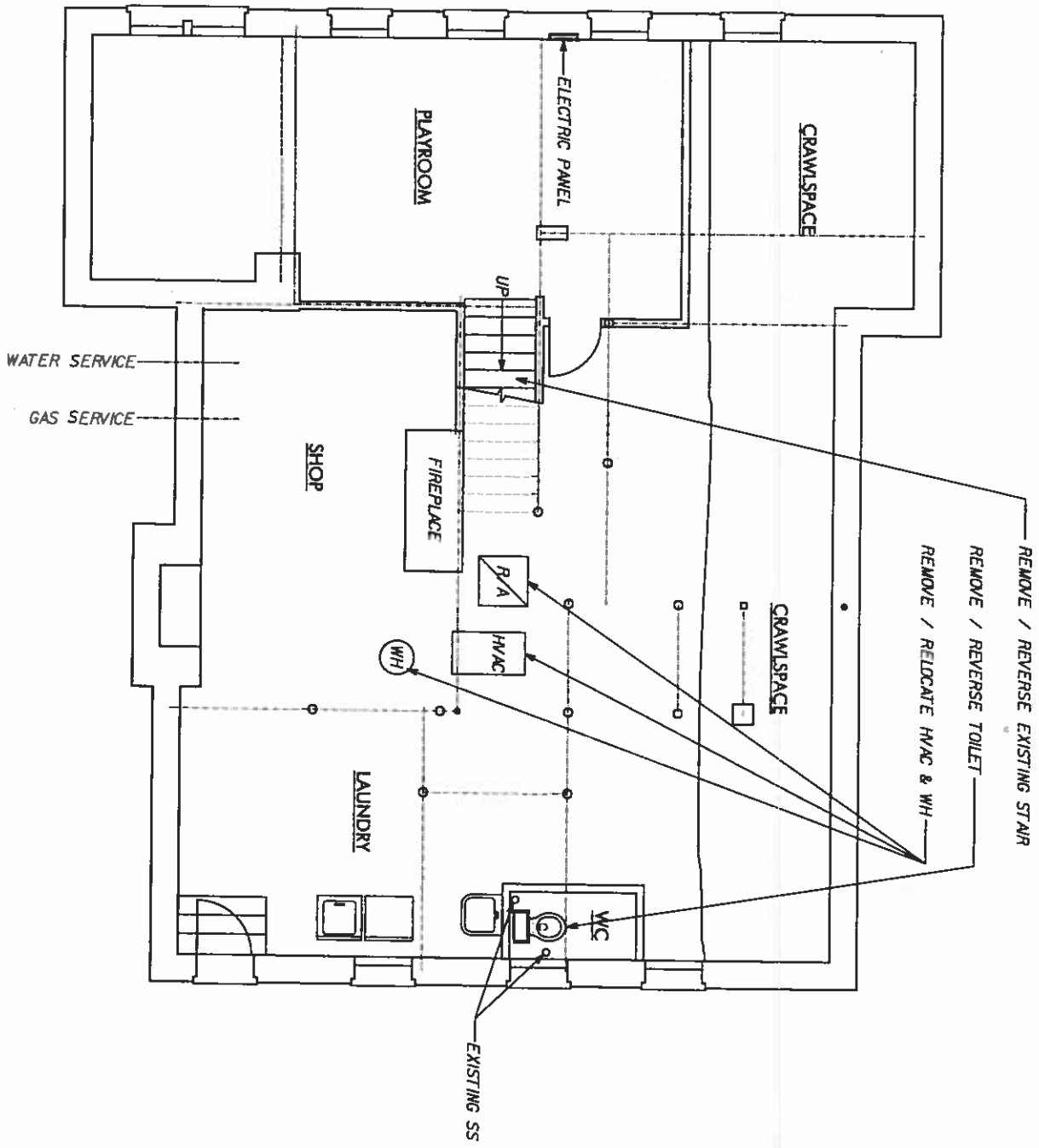
1117 ZIMMER DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE (404) 385-6871 - FAX (404) 385-6807 - WWW.GEORGIALANDSURVEYING.COM

CARLA HOLIMAN
MICHAEL HOLIMAN

17th DISTRICT SECTION TILSON COUNTY, GA


DATE: 1/15/18	SCALE: 20'
REVISION	BY DATE

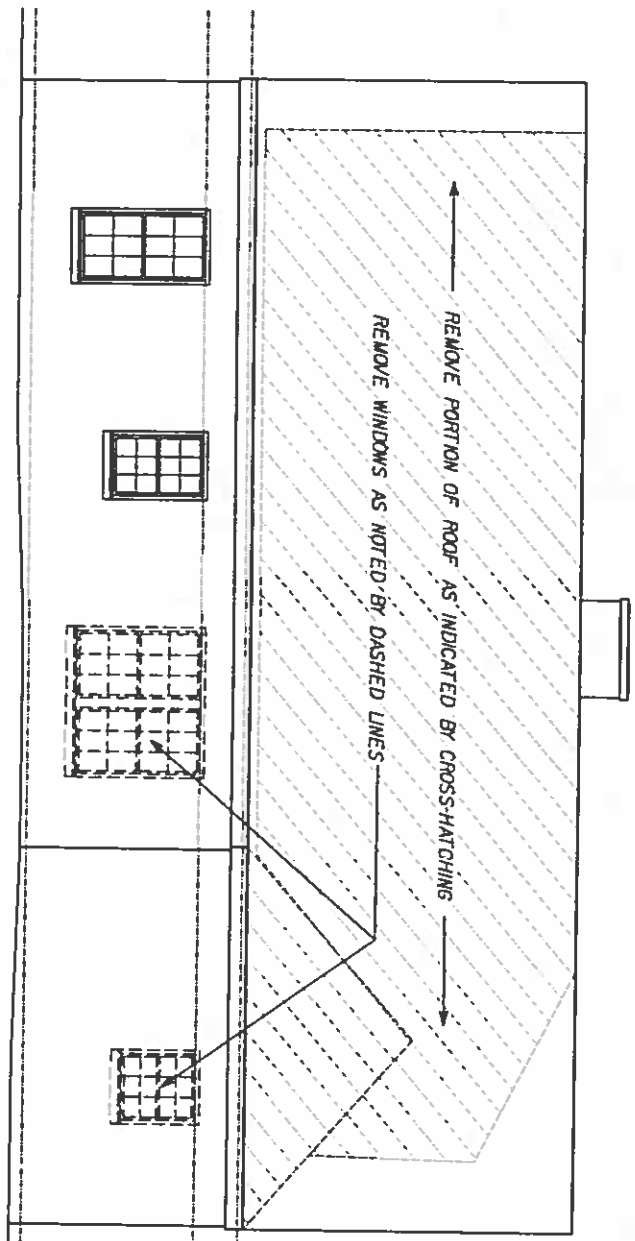
GEORGIA LAND SURVEYING CO.
EST. 1955



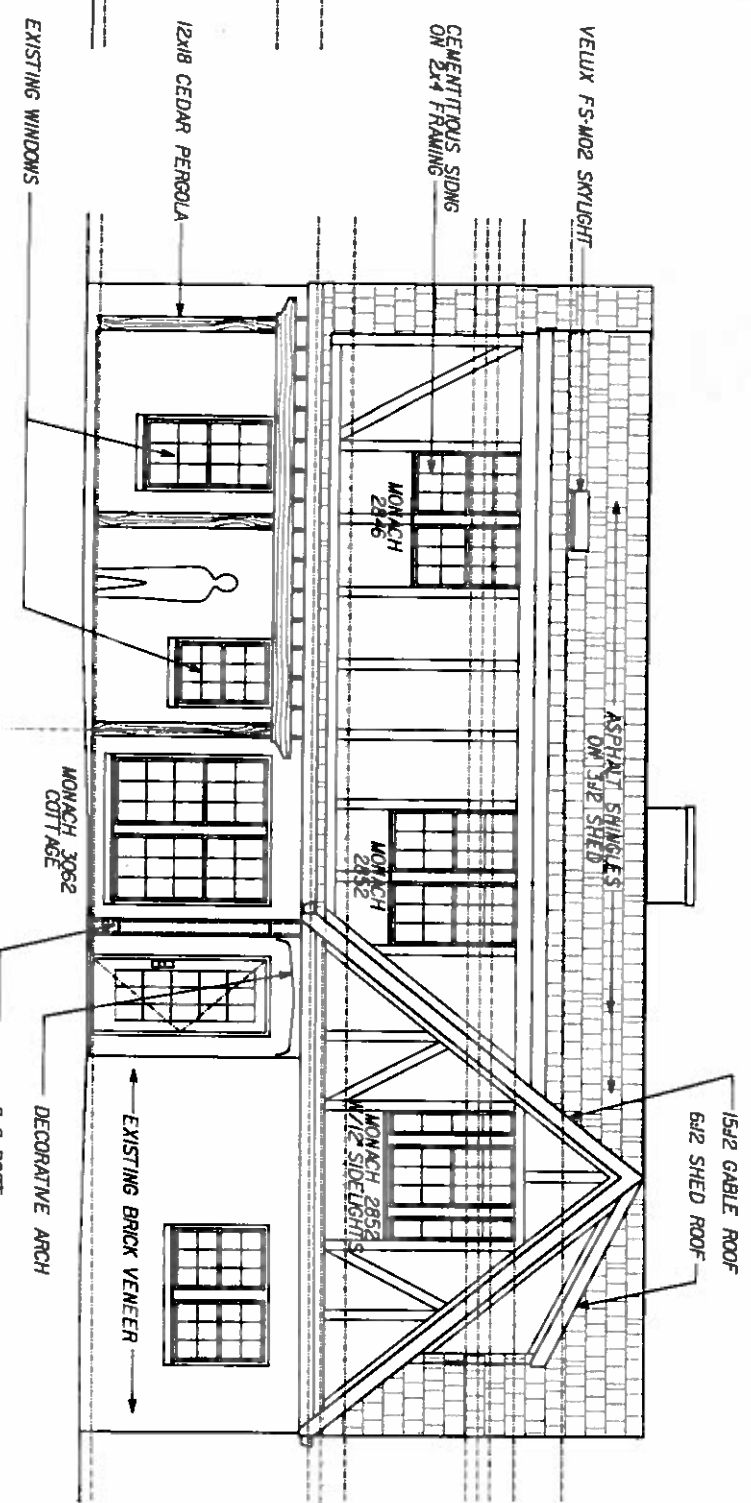
01 EXISTING BASEMENT PLAN
 A-1.00 SCALE: 1/8" = 1'-0"

02 PROPOSED BASEMENT PLAN
 A-1.00 SCALE: 1/8" = 1'-0"

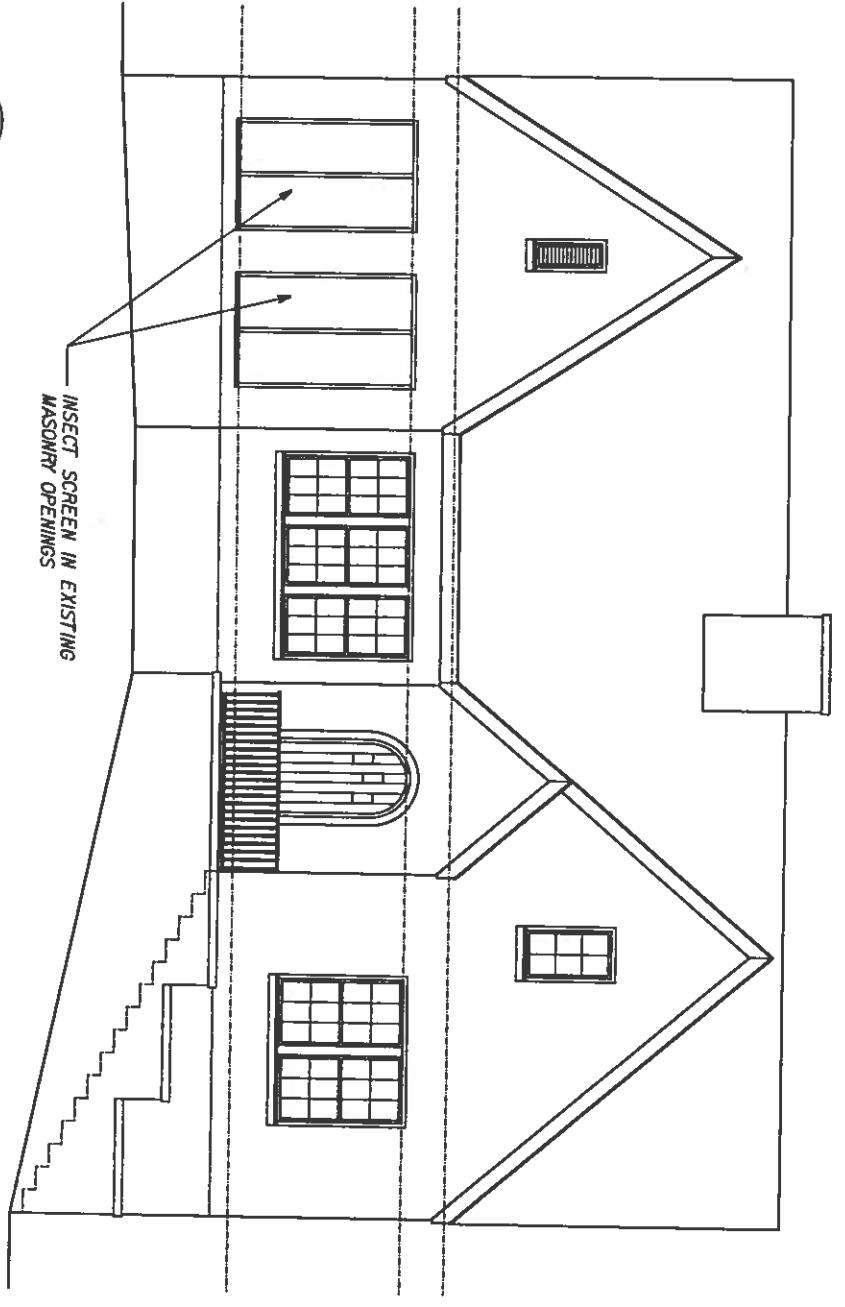
 SHEET A1.00 PHASE	RENOVATIONS AND ADDITIONS FOR THE HOLIMAN RESIDENCE 1147 ZIMMER DRIVE, NE ATLANTA, GEORGIA 30306	PRELIMINARY PRICING MARK ARNOLD, ARCHITECT © 2018 404-939-3690 info@marchitect@gmail.com
	DATE 03/09/18	REVISIONS



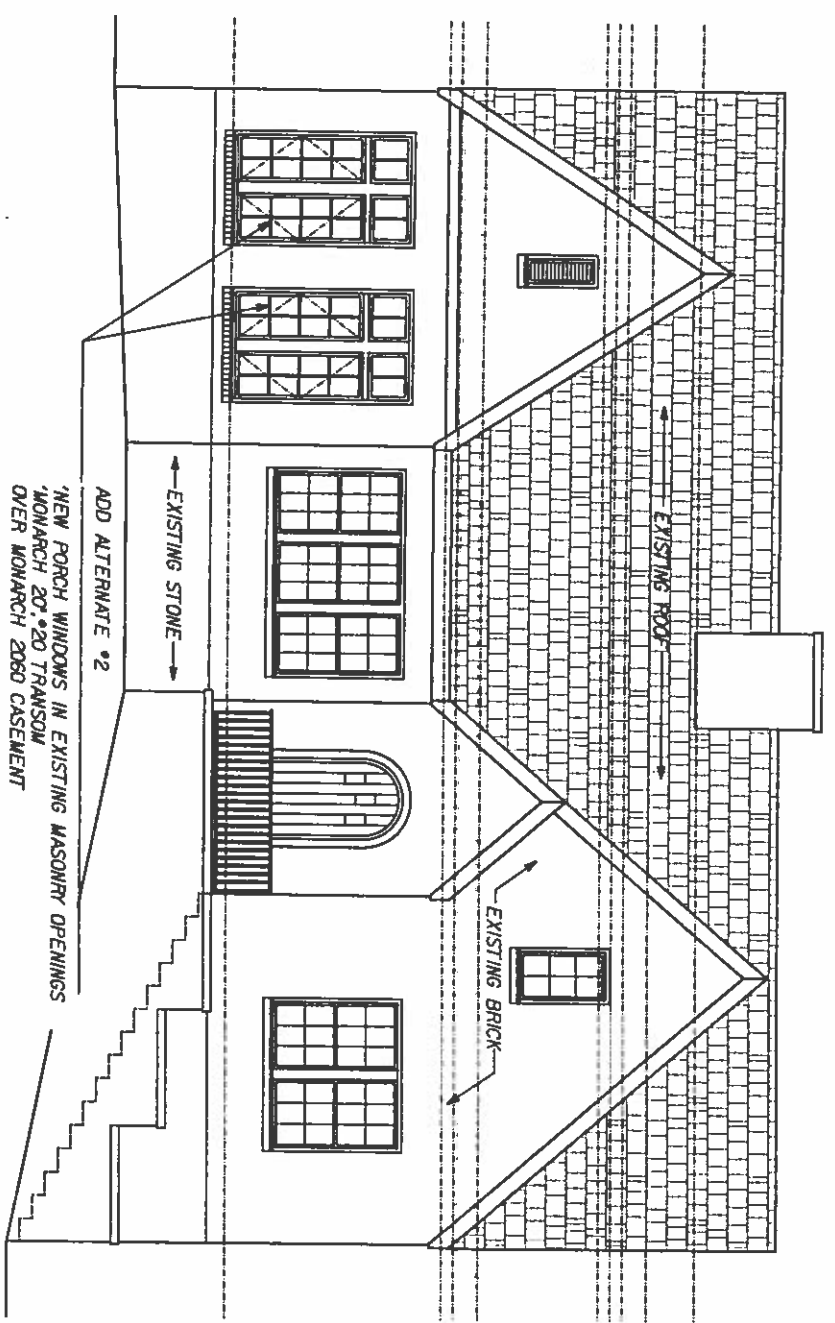
01 EXISTING BACK ELEVATION
 A-1.04 SCALE: 1/8" = 1'-0"



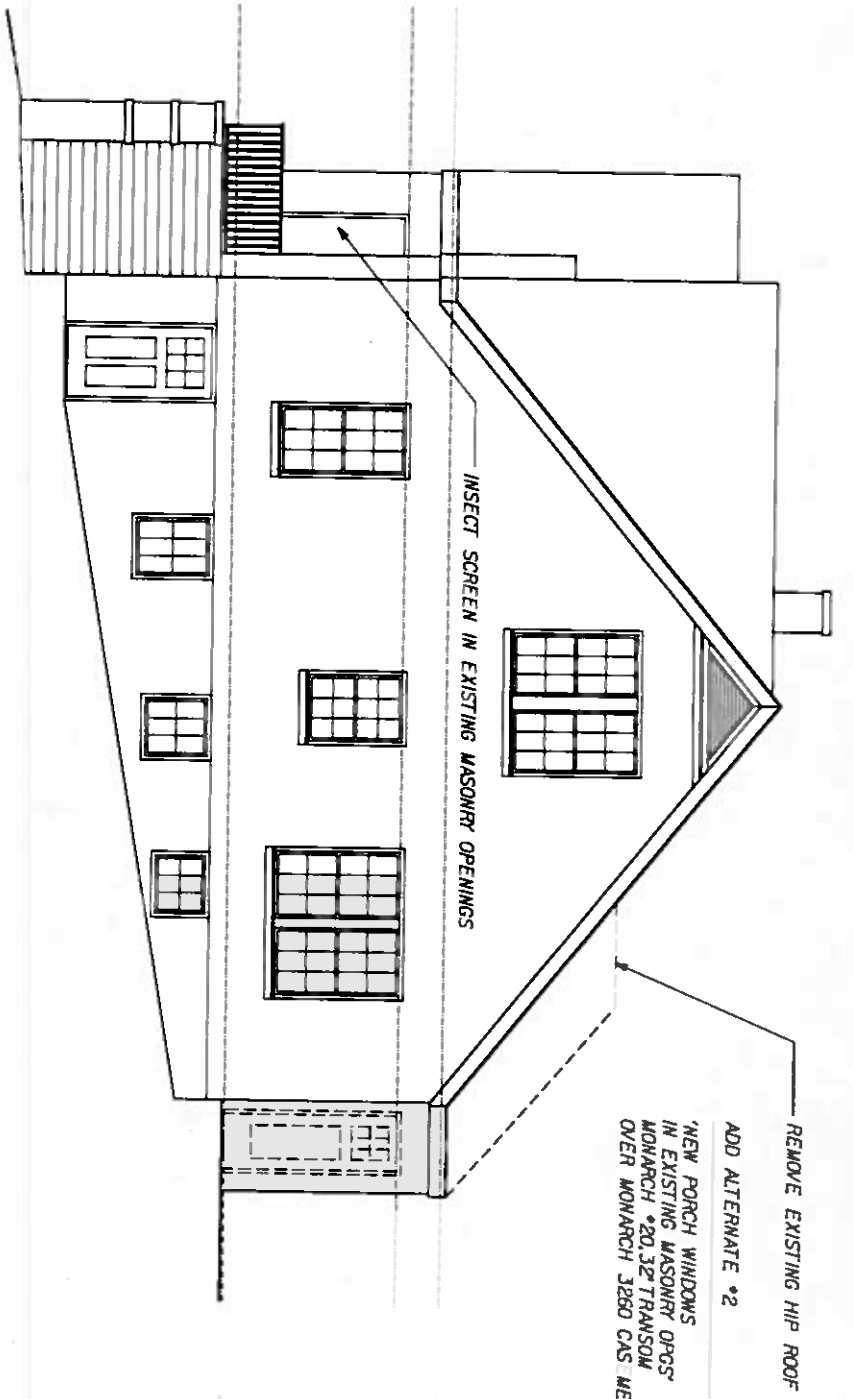
03 PROPOSED BACK ELEVATION
 A-1.04 SCALE: 1/8" = 1'-0"



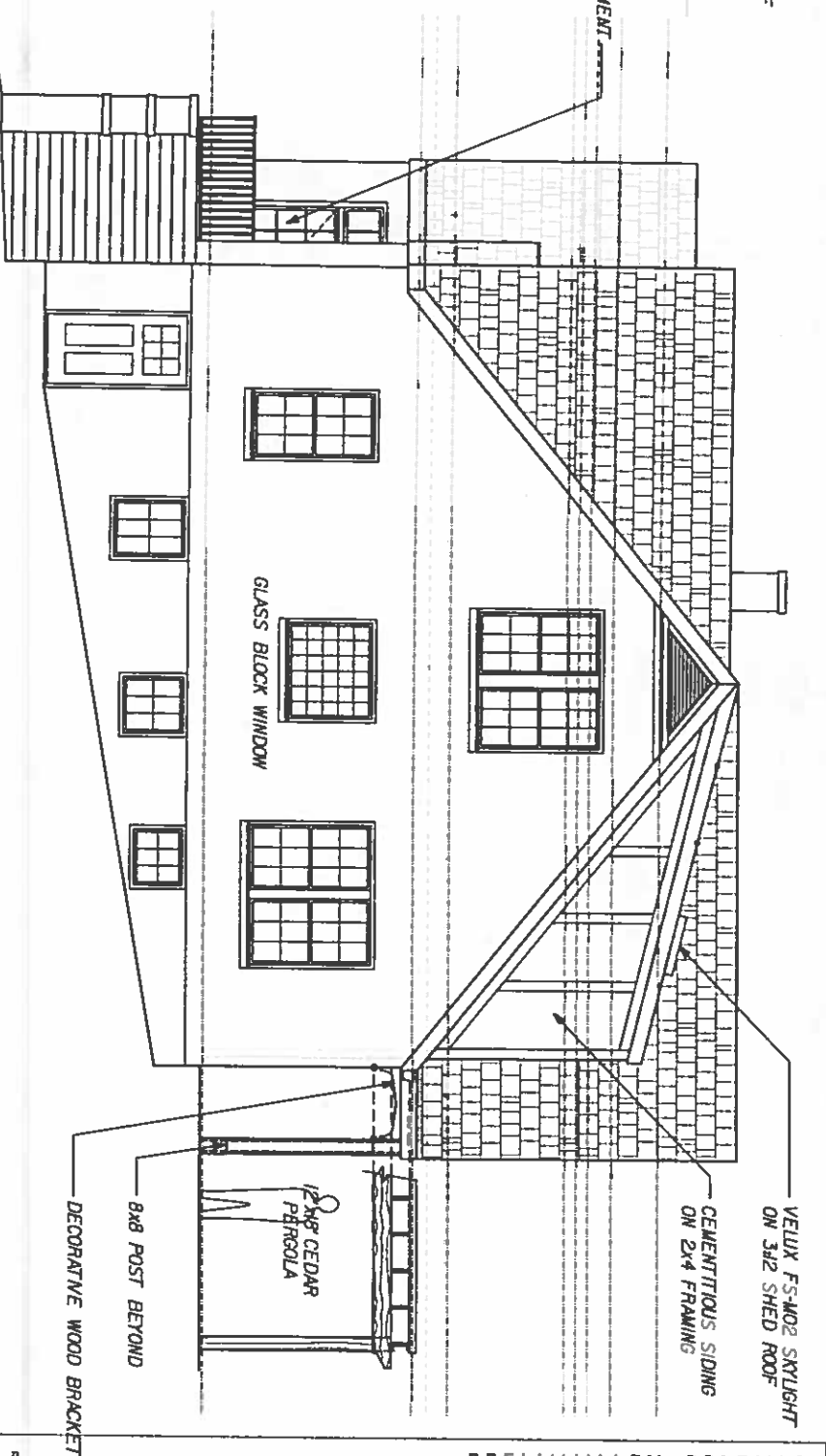
02 EXISTING FRONT ELEVATION
 A-1.04 SCALE: 1/8" = 1'-0"



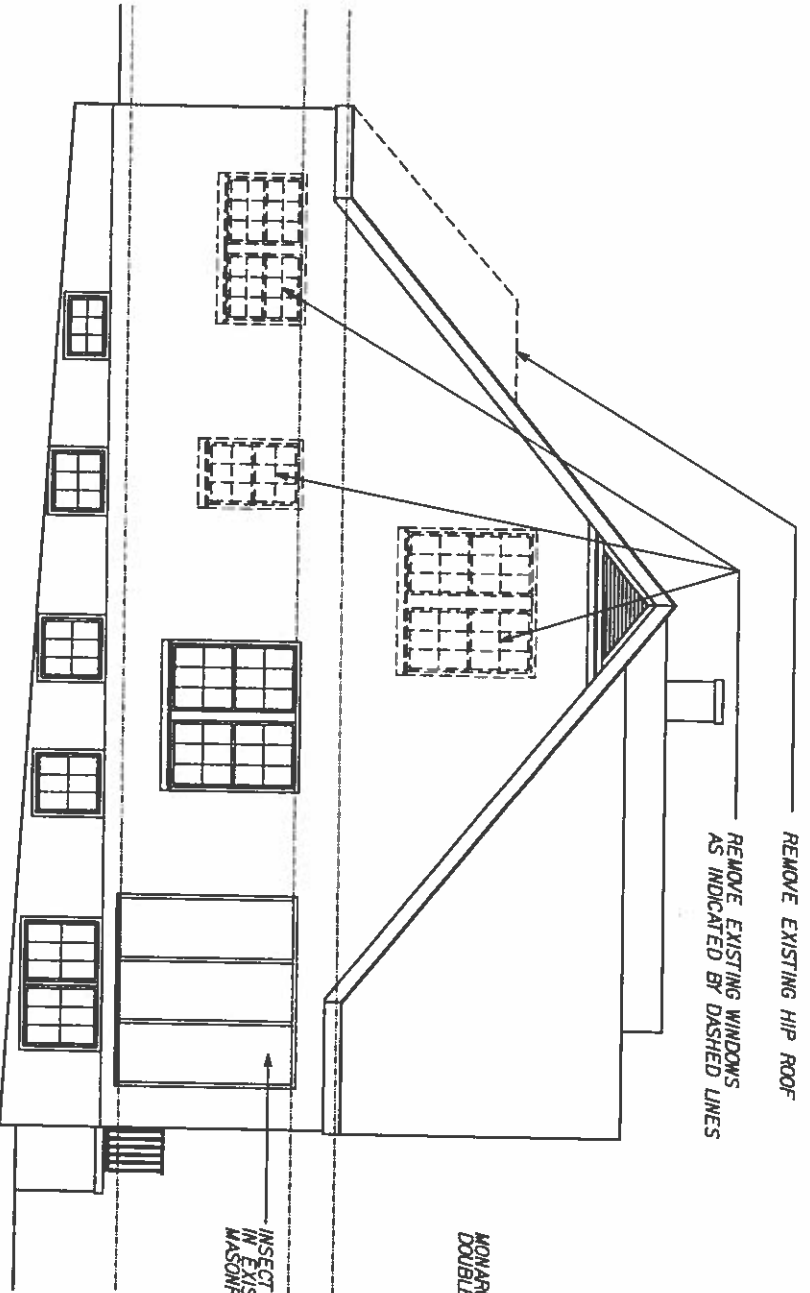
04 PROPOSED FRONT ELEVATION
 A-1.04 SCALE: 1/8" = 1'-0"



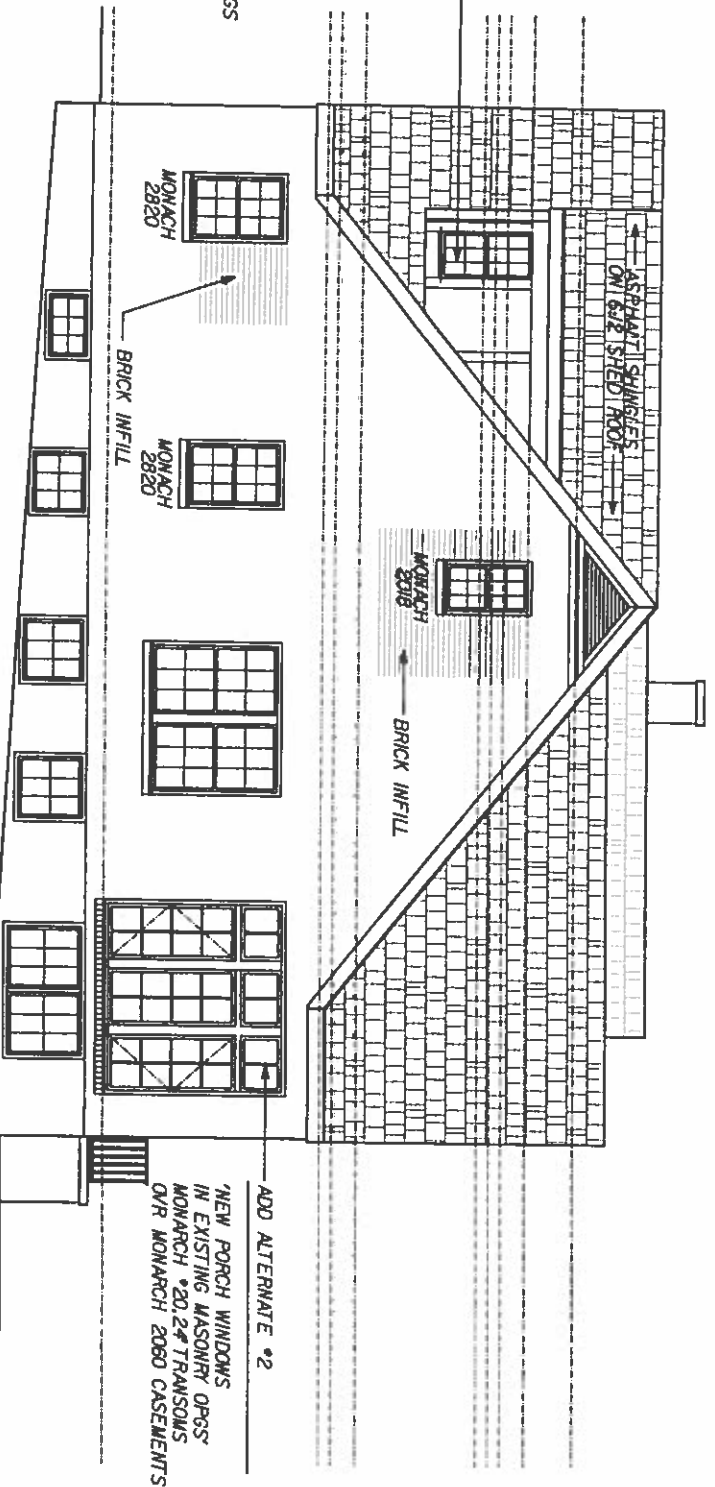
01 EXISTING RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



03 PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



02 EXISTING LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



04 PROPOSED LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY PRICING

RENOVATIONS AND ADDITIONS FOR

THE HOLIMAN RESIDENCE

1147 ZIMMER DRIVE, NE ATLANTA, GEORGIA 30306

MARK ARNOLD, ARCHITECT
© 2018

404-939-3490
intowmarkarchitect@gmail.com

DATE
03/09/18

REVISIONS



SHEET

A1.05

PHASE