



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

APPLICATION #: **V-18-140**

DATE ACCEPTED **04/25/2018**

## NOTICE TO APPLICANT

Address of Property:

**878 BROOKRIDGE DR NE**

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

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, June 14, 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**

Department of City Planning  
Office of Zoning & Development


APR 25 2018

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

### **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,

  
YO, for Director, Office of Zoning and  
Development

  
STACY RAINWATER



Department of City Planning  
Office of Zoning & Development

# CITY OF ATLANTA

Office of Buildings - Zoning Division  
55 TRINITY AVENUE, SUITE 3900  
Atlanta, Georgia 30303  
404-330-6175

APR 25 2018

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

## REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER 1-18-140

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

1. Stacy Rainwater  
Name of Applicant

## BUILDING PERMIT AUTHORIZING

Single-family addition

at 878 Brookridge DR NE 17<sup>th</sup>/53  
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 front yard setback from 35 feet to 28.5 feet for a single-family addition.

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

## 1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (1)

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

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

Scott Haeberlin 4-25-18  
Plan Reviewer Date

Stacy Rainwater 4-25-18  
Applicant Date

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

APR 25 2018

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

Date Filed \_\_\_\_\_ Application Number V-18-148

Name of Applicant Stacey Rainwater Daytime Phone 770 538-7895

Company Name (if applicable) Survey Systems Co. email cpail@surveysystems.com

Address 213 West Park Ct, Ste D, Atlanta GA 30087  
street city state zip code

Name of Property Owner Barbara Thwaites Phone (404) 840-3040

Address 878 Brookridge Dr Atlanta GA  
street city state zip code

**Description of Property**

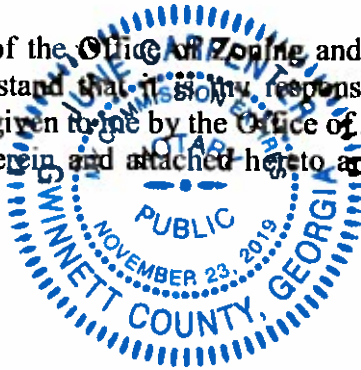
Address of Property 878 Brookridge Dr. Atlanta GA 30306  
street city state zip code

Area: 18542 Land Lot: 53 District: 17th, Stanton 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.



Stacey Rainwater  
Owner or Agent for Owner (Applicant)

Stacey Rainwater  
Print Name of Owner

Sworn To And Subscribed Before Me This 25th Day Of April, 20 18.

Jane Corbett  
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). Please provide the relevant zoning number associated with the subject property: NA.

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."))

The portion of the front and side yard setbacks that are being modified are not encroaching any further into the setback. There will be no addition to the square footage in either setback.

**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.

4564 covered square feet / 18542 total lot square feet = 24.6 % proposed lot coverage  
.50 % maximum allowed lot coverage

Department of City Planning  
Office of Zoning & Development

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**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 already non conforming structure is non conforming

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? this particular project/application would not create any hardship in any aspect of the zoning ordinance of the city of Atlanta

3) What conditions are peculiar to this particular piece of property? \_\_\_\_\_

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 amount of non-conformity is being reduced in square footage.



V-18-140



Department of City Planning  
Office of Zoning & Development

APR 25 2018

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**SURVEY SYSTEMS ATLANTA**  
657 Lake Drive  
Snellville, GA 30039  
770-558-7895  
stacey@surveysatlanta.com

April 23, 2018

RE: 878 Brookridge Dr, NE

**REQUEST FOR VARIANCE:** The current master wing is non-conforming. The portion of the front and side yard setbacks are being modified, however they are not encroaching any farther into the setback nor will it add any additional square footage in either setback. The areas that is already non-conforming are being decreased.

Thank you for your consideration.

Kindest Regards

A handwritten signature in blue ink that reads "Stacey Rainwater". The signature is written in a cursive, flowing style.

Stacey Rainwater

# AUTHORIZATION BY PROPERTY OWNER

V-13-140

(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, Barbara Thwaites (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 878 Brookridge Drive (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.

OWNER'S TELEPHONE NUMBER: 404-840-3040

Barbara Thwaites  
SIGNATURE OF OWNER

Barbara Thwaites  
PRINT NAME OF OWNER



NAME OF APPLICANT:

LAST NAME Barrwater FIRST NAME Stacey  
ADDRESS 2176 West Park Ct SUITE D  
CITY Stone Mountain STATE GA ZIP CODE 30087

APPLICANT'S TELEPHONE NUMBER: 770-558-7895

APPLICANT'S EMAIL ADDRESS: stacey@surveyatlanta.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.

June Carpenter  
NOTARY PUBLIC

4/23/18  
DATE



V-18-140

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 25 2018

EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR

Roselle P. Lewis



Application: V-18-140  
Application Type: Planning/BZA/Variance/NA  
Address: 878 BROOKRIDGE DR NE, ATLANTA, GA 30306  
Owner Name: THWAITES BARBARA J & KEMP THERESA D  
Owner Address:  
Application Name: 878 Brookridge dr

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
576933		\$100.00	04/25/2018	RPLEWIS		

Owner Info.: THWAITES BARBARA J & KEMP THERESA D

Work Description: Applicant seeks a variance from the zoning regulation to (1) reduce the required front yard setback from 35 feet to 28.5 feet for a single-family addition.

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NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

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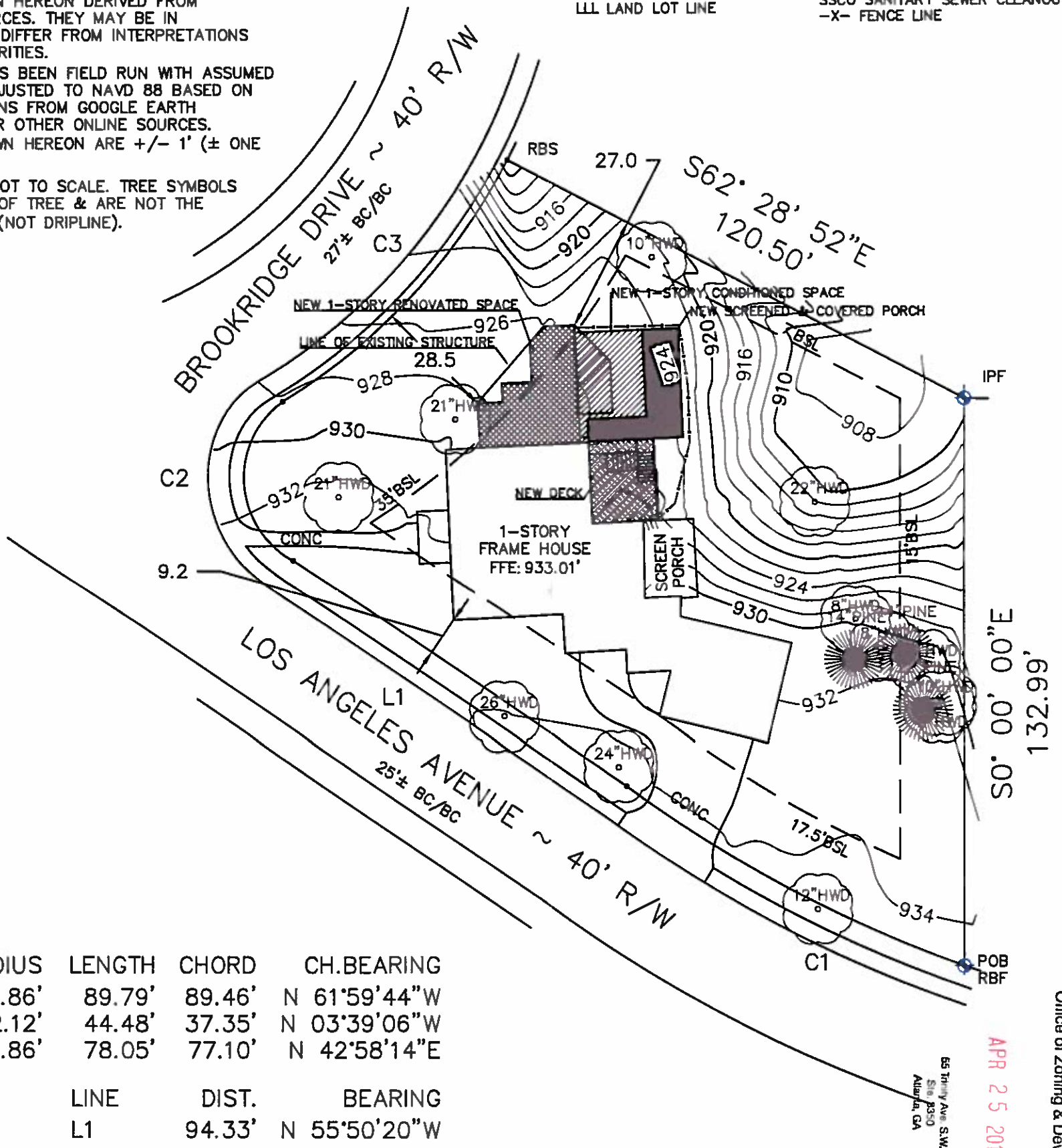
TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

Flood Zone " " as per Georgia Flood M.A.P. (DFIRM) Disclaimer

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 D DEED (BOOK/PAGE) R RADIUS LENGTH  
 DW DRIVEWAY R/W RIGHT-OF-WAY  
 EP EDGE OF PAVEMENT RBF REINFORCING BAR FOUND (1/2" UNO)  
 FFE FINISH FLOOR ELEVATION RBS 1/2" REINFORCING BAR SET  
 FKA FORMERLY KNOWN AS SW SIDEWALK  
 IPF IRON PIN FOUND SSE SANITARY SEWER EASEMENT  
 L ARC LENGTH SSC SANITARY SEWER CLEANOUT  
 LL LAND LOT -X- FENCE LINE  
 LLL LAND LOT LINE



CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	302.86'	89.79'	89.46'	N 61°59'44"W
C2	22.12'	44.48'	37.35'	N 03°39'06"W
C3	143.86'	78.05'	77.10'	N 42°58'14"E

LINE	DIST.	BEARING
L1	94.33'	N 55°50'20"W

APR 25 2018

PROPERTY ADDRESS:  
878 Brookridge Dr NE  
Atlanta, GA 30306

LAND AREA:  
18542 SF  
0.426 AC

IMPERVIOUS AREA:  
EXIST= 4564 SF=24.6%

ZONING: R-4

SITE PLAN FOR VARIANCE PREPARED FOR:  
878 Brookridge  
Dr NE

LOT	BLOCK	UNIT	SUBDIVISION	BY:
LAND LOT 53		17th DISTRICT		
FULTON COUNTY, GEORGIA			FIELD DATE: 3-23-2018	TH
LOCATED IN ATLANTA			DRAWN DATE: 3-26-2018	SS
REFERENCE: DEED BOOK 47451, PAGE 164		ALL MATTERS OF TITLE ARE EXCEPTED ~ NOT FOR RECORDING		

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657 Lake Drive, Snellville, GA 30039 ~ COA # LSF000867 ~ INFO@SURVEYSYSTEMSATLANTA.COM  
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Department of City Planning  
Office of Zoning & Development

V-18-146





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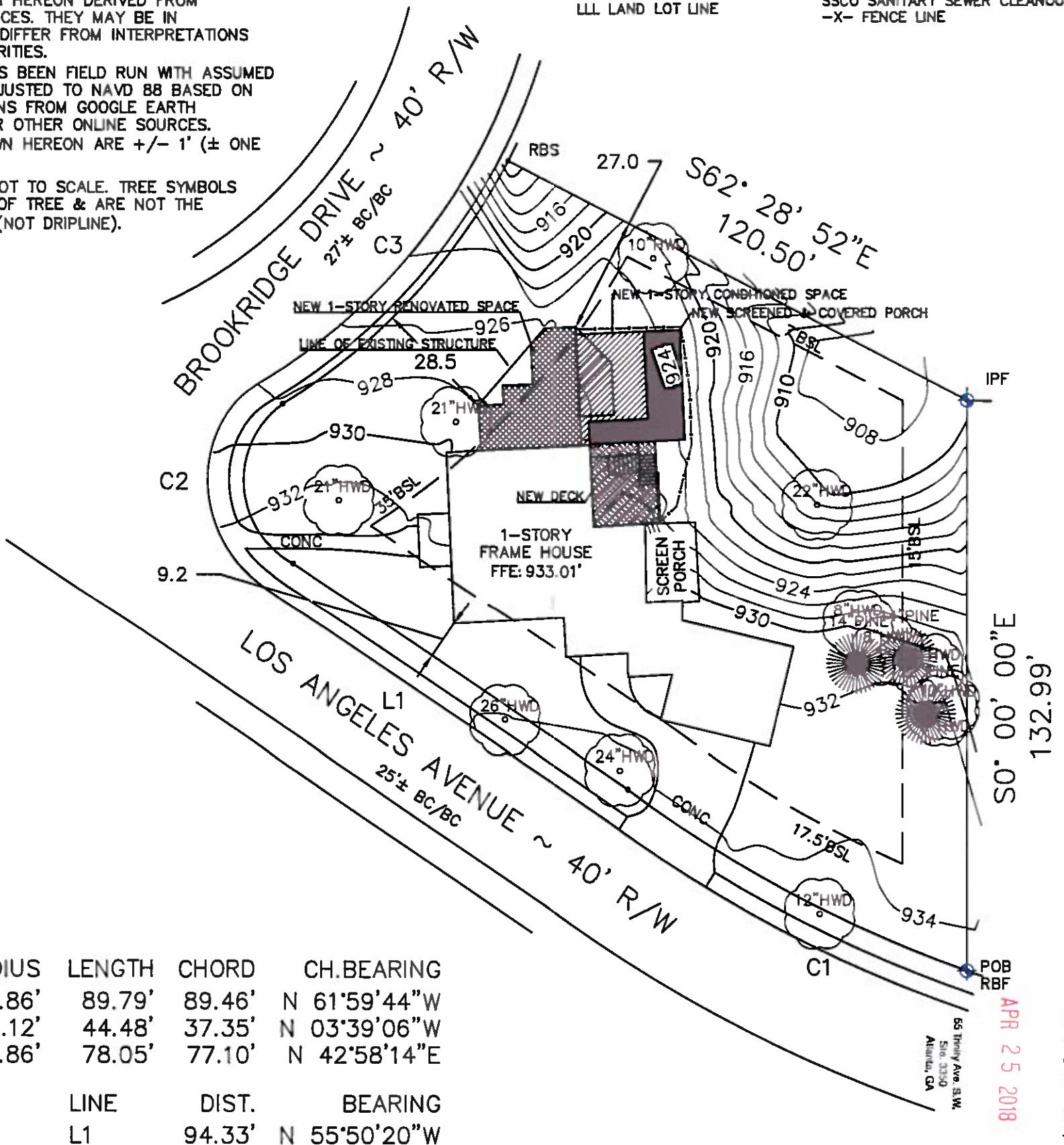


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APR 25 2018  
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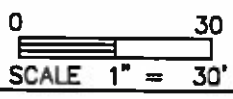
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**SURVEY SYSTEMS & ASSOC., INC.**  
657 Lake Drive, Snellville, GA 30039 ~ COA # LSF000867 ~ INFO@SURVEYSYSTEMSATLANTA.COM  
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V-18-14b

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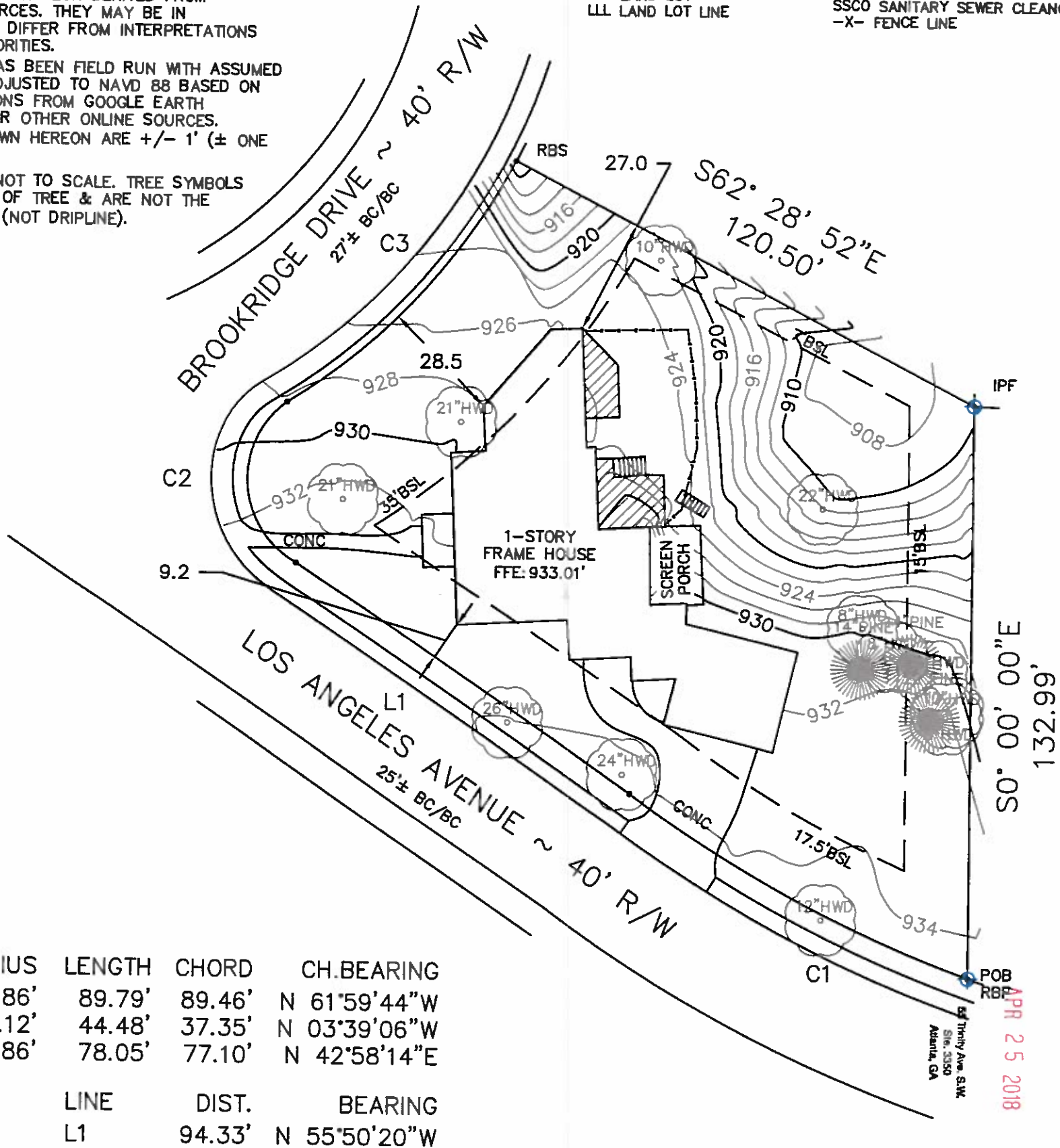
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| LLL LAND LOT LINE   |      |                                  |



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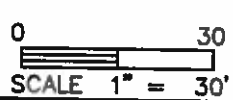
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THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 134,602 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

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. 15-6-67.



V-18-1410