

APPLICATION #: V-18-204

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

DATE ACCEPTED 06/20/2018

NOTICE TO APPLICANT Address of Property: 1450 Lanier PL NE

City Council District: 6

Neighborhood Planning Unit (NPU): F

Board of Zoning Adjustment (BZA) Hearing Date: Thursday, August 9, 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,

Khanda soch

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David W. Price

RG, for Director, Office of Zoning and Development

V-18-204

Department of City Planning Office of Zoning & Development

JUN 20 2018

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

55 Trinity Ave. S.W,

Sta. 3350 Atlanta, GA

REFERRAL CERTIFICATE

COUNCIL DISTRICTO

F

APPLICATION NUMBER V-18-304

DATE FILED (212018

NPU

F

DATE FILED

David W. Price

Name of Applicant

BUILDING PERMIT AUTHORIZING

Construction of a New Single Family Dwelling

at 1450 Lanier Place

Street Address

NE

Quadrant

71ha District & Land Lot

to be used for

Residential

purposes

The property is zoncd.

R-4

-

District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a variance from the zoning regulation: to reduce the required front yard setback from 35 feet to 31.4 feet. Also applicant seeks a variance from the zoning regulation: to reduce the required south side yard set back from 7 feet to 3.5 feet.

Applicant seeks no other variances at this time. 1982 ZONING ORDINANCE, AS AMENDED

Chapter

Section

16-06.008

Paragraph

Chapter

Section 16-06.008

Paragraph

Chapter Chapter -

Section Section -

Paragraph

Chapter

Section

Paragraph

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Pro wtrice 62048

Plan Reviewer

Date

Applicant

Date

V-18-204

Department of

**City Planning APPLICATION FOR BOARD OF ZONING
ADJUSTMENTY & Development**

2018

***Please mark "X" next to the type of application(s) you are submitting:
JUN 2***

Variance Special Exception | Variance & Special Exception

55 Thnity Ave, S.W.

Ste: 3350 Allanta, GA

Date Filed Oce 2016

Application Number V-18-204 Daytime
Phone_404-245-4244

Name of Applicant David W. Price

email dave@priceresidentialdesign.com

Company Name (if applicable) Address 1450 Lanier Place

slicet

Atlanta,

Atlanta

GA state

GA

30306 zip code

30306

City

Phone 404-245-4244

Name of Property Owner David W. and Gail H. Price

Address 1450 Lanier Place Address 1450 Lanier Place

Atlanta Atlanta,

GA state

GA

30306 zip code

30306

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city

GA statc statc

strutt

City

Description of Property Address of Property 1450 Lanier Place Atlanta
30306

Z

ip code Area: 8040 sq ft Land Lot: 2 District:_17_, Fulton County, GA. Property is zoned: R-4 __, Council District:_6, Neighborhood Planning Unit (NPU): _F

Council District: 6 Nejhhr

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 abovedescribed 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.

herein and attached hereto are true and correct to the best of my knowledge and belief.

David Wtrice

Owner or Agent for Owner (Applicant)

Sworn To And Subscribed Before Me This 30 Day Of
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May 2017 - Page 4 of 12

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V-18-204

Department of City Planning

Office of Zoning &

Development 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.

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

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.").

Remove existing house and driveway - replace with new residence and repour driveway in same

configuration. Existing one-car garage will be removed but walls will remain (probably reconstructed) Las retaining walls around driveway turnaround.

Proposed Lot Coverage (Aster 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.

4010

covered square feet / 8040

total lot square feet = 49.9

% 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)?The lot is much smaller than the 9000 sq ft lot minimum at 8040 sq ft and, at 47.68', it is much narrower than the 70' minimum frontage for R-4. The lot is also narrower than the surrounding 50' wide lots and slopes down front to rear, very sharply near the rear.

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of

property create an unnecessary hardship? Our lot is narrower than our neighbors and we have an existing house that is 2.6' feet from the south side lot line. We are proposing that the new house have a 3.5' setback (and the house will be slightly inside that line). The front of the new house will match the

location of the existing house (new front porch will be larger than existing). 3) What conditions are peculiar to this particular piece of property?This

50' wide lots and the new house is narrower than the house it replaces. No trees will be removed and only very minor grading will take place other than the footprint of the house itself.

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 house replaces an existing house with a house that provides more off-street parking on a cut-through street with many rental houses (including multi-family nearby).

Department of City Planning Office of Zoning & Development

V-18- David W.Price 1450

Lanier Place Atlanta, Georgia 30306 EXISTING
CONDITIONS AT 1450 LANIER PLACE JUN 20 2018

55 Trinity Ave, S.W.

Ste, 3.350 Atinti A

62

Left side of 1450 Lanier Place is currently 2.6' from side lot line

Department of Planning, Research & Development

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2018

AV. W.

3350 ALPHA GA

TTT

1450 Lanier Place

1215-204 Department of City Planning Office of Zoning & Developm

55 I Avu. 5.W.

616 3150 Atura, A

Rcar yard - note three trees have been removed over the years (DDH)

OIZVIKUD

Show Rocolpt Detail

RECEIPT

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

PAID 1-11Y OF 171 ANTA

JUN 20 2018

EX (FICIO MUNICIPAL REVENUE COLLECTOR

Application: V-18-204 Application Type: Planning/BZA/Variance/NA

Address: 1450 LANIER PL NE, ATLANTA, GA 30306 Owner Naino:
PRICE DAVID W & GAIL H Ownor Address: Application Nomo:

cn 2016

Rocaiprt No. 586836 Payment Method Rof Number Check 2319

Amount Paid

Rocoivod

Comments

Payment Dato Payment Data 06/20/2018

Cashior ID Cashior 10 PAMITCHELL

\$100.00

Owner Info.:

PRICE DAVID W& GAIL H

Work Description:

**Variance lo reduce the required front yard setback from 35 feet to 31.4 leet.
Applicant seeks a variance to reduce the required south side yard set back from 7
feel to 3.5 leel,**

<https://av3.accela.com/portlets/fee/receiptView.do?mode=view&receiptnbr=586836&module=Planning>