



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-18-282**

DATE ACCEPTED **09/05/2018**

NOTICE TO APPLICANT

Address of Property:

1104 Zimmer DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, November 1, 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,

LM, for Director, Office of Zoning and
Development

Wright Gardner

Office of Planning
V-18-282
SEP - 5 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-18-282
 SEP - 5 2018

55 Trinity Ave. S.W.
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REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-18-282
 NPU F DATE FILED 5 Sept 2018

Wright Gardner
 Name of Applicant

BUILDING PERMIT AUTHORIZING

Addition

at 1104 Zimmer Drive 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 to reduce the required front yard setback from 35 feet to 31 feet in order to construct an addition to the front of an existing single family residence.

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 16 Section 16-06.008 Paragraph (1)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Tamaria Letang 09/04/18
 Plan Reviewer Date

[Signature] 9/4/2018
 Applicant Date

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 5 Sept 2018 Application Number V-18-282

Name of Applicant WRIGHT GARDNER Daytime Phone 404-218-8460

Company Name (if applicable) WRIGHT GARDNER ARCHITECT, LLC Email wright@wrightgardnerarchitect.com

Address 154 KROGG STREET NE SUITE 125, ATLANTA, GA 30307
street city state zip code

Name of Property Owner ~~Robert L~~ Jonathan Smith Phone 202-360-1525

Address 1104 ZIMMER DRIVE ATLANTA GA 30306
street city state zip code

Description of Property

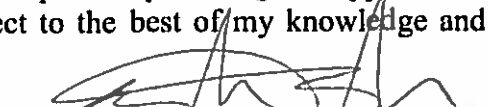
Address of Property 1104 ZIMMER DRIVE, ATLANTA, GA 30306
street city state zip code

Area: 8977SE Land Lot: 2 District: 17, FULTON County, GA.

Property is zoned: R-4, Council District: 6, Neighborhood Planning Unit (NPU): F

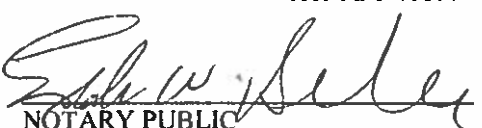
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received a preliminary plan review from the Office of Zoning and Development prior to seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

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.


 Owner or Agent for Owner (Applicant)

WRIGHT GARDNER
 Print Name of Owner

Sworn To And Subscribed Before Me This 4 Day Of Sept 20 18.


 NOTARY PUBLIC

Office of Planning
V-18-282
 SEP - 5 2018

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: _____.

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.").

EXTEND ENCLOSED ENTRY VESTIBULE @ FRONT OF HOUSE INTO FRONT YARD SETBACK. PROPOSE REDUCING FRONT YARD SETBACK FROM 55' TO 31' FROM FRONT PROPERTY LINE

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.

3432 covered square feet / 8977 total lot square feet = 38 % proposed lot coverage
50 % maximum allowed lot coverage

City of Planning
 ✓ 180262
 SEP - 5 2018

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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)? EXISTING LOT IS TRIANGULAR SHAPED & LIMITS OPTIONS FOR CREATING ENTRY EASILY ACCESSIBLE FROM DRIVEWAY
- 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 EXISTING FRONT OF THE HOUSE IS @ 3' FROM FRONT SETBACK AND NOT ENOUGH ROOM TO CREATE ENCLOSED VESTIBULE. THE NEW VESTIBULE WILL NOT PROTRUDE ANY FURTHER THAN NECESSARY TO MAKE FUNCTIONAL
- 3) What conditions are peculiar to this particular piece of property? SHAPE & ACCESS TO HOUSE CREATES FEW OPTIONS FOR ENTRY & PLACE TO DROP COATS, STROLLERS, SHOES ETC. FRONT DOOR IS BEST LOCATION TO KEEP HOUSE FUNCTIONAL & MINIMIZE DESIGN ALTER
- 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. NEW VESTIBULE WILL NOT SIMILAR IN DEPTH TO EXISTING KITCHEN RUMPART, AN HOUSE & LESS THAN SOME PORCHES & ENTRIES OF ADJACENT HOUSES

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, Jonathan Smith (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1104 Zimmer Dr., 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.

OWNER'S TELEPHONE NUMBER: 202-360-1525

[Signature]
SIGNATURE OF OWNER

Jonathan Smith
PRINT NAME OF OWNER

NAME OF APPLICANT:

LAST NAME Gardner FIRST NAME Wright

ADDRESS 154 Krog Street NE SUITE 125

CITY Atlanta STATE Georgia ZIP CODE 30307

APPLICANT'S TELEPHONE NUMBER: 404-218-8460

APPLICANT'S EMAIL ADDRESS: wright@wrightgardnerarchitect.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.

STATE OF GEORGIA FULTON COUNTY

[Signature]
NOTARY PUBLIC

08/30/2018
DATE

VICKIE HART BRANT
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires March 29, 2019

Office of Planning
V-18-282
SEP 5 2018

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Ste. 3350
Atlanta, GA

RECEIPT

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



Application: V-18-282
Application Type: Planning/BZA/Variance/NA
Address: 1104 ZIMMER DR NE, ATLANTA, GA 30306
Owner Name: OSIECKI MARK F & KATHLEEN
Owner Address:
Application Name: 1104 ZIMMER DRIVE

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
600597		\$100.00	09/05/2018	RPLEWIS		

Owner Info.: OSIECKI MARK F & KATHLEEN

Work Description: APPLICANT SEEKS A VARIANCE FROM THE ZONING REGULATION TO REDUCE THE REQUIRED FRONT YARD SETBACK FROM 35 FEET TO 31 FEET IN ORDER TO CONSTRUCT AN ADDITION TO THE FRONT OF AN EXISTING SINGLE FAMILY RESIDENCE.

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

09 05 2018 12:04:49

DEBIT CARD
DEBIT SALE

Card #: XXXXXXXXXXXX1572
Network: MAESTRO
Chip Card: US DEBIT
AID: A000000980840
ATC: 0145
TC: 63884D1632885E8F
SEQ #: 10
Batch #: 422
INVOICE 12
Approval Code: 981139
Entry Method: Chip Read
Mode: Issuer - PIN Verified

SALE AMOUNT \$100.00

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 Ste. 3250
 Atlanta, GA

SURVEY DATA:
 TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 57012 PG 361 (PB 19 PG 17)
 PROPERTY OWNER AT TIME OF SURVEY: JONATHAN SMITH & CATHERINE SHAW
 PARCEL NUMBER: 17 0002 0005 0262

TOTAL AREA: 8,977 SQ FT, 0.206 AC
CALCULATED PLAT CLOSURE: 1:83,595
FIELD DATA:
DATE OF FIELD SURVEY: 6-29-2018

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION

BOUNDARY & TOPOGRAPHIC SURVEY FOR:
 JONATHAN SMITH
 & CATHERINE SHAW
 LOT 14, BLOCK C,
 HYLAN PARK SUBDIVISION
 1104
 ZIMMER DRIVE
 CITY OF ATLANTA,
 FULTON COUNTY, GEORGIA
 LAND LOT 2, DIST 17
 DATE: JULY 9, 2018

- GENERAL NOTES:**
- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 - 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 - 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 - 4: No Geodetic monuments were found within 500 feet of this site
 - 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

Curve #	Length	Radius	Direction	Chord Length
C1	72.29	3071.05	N59°27'10"W	72.29
C2	28.98	42.94	N36°28'05"W	28.43

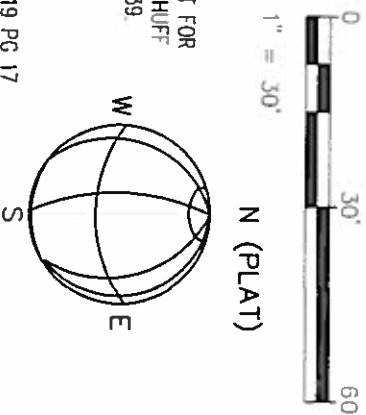
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

EAST PROPERTY LINE IS BEARING BASIS PER PLAT FOR ROY H. HOLMES BY E.Z. HUFF DATED: OCTOBER 20, 1939.

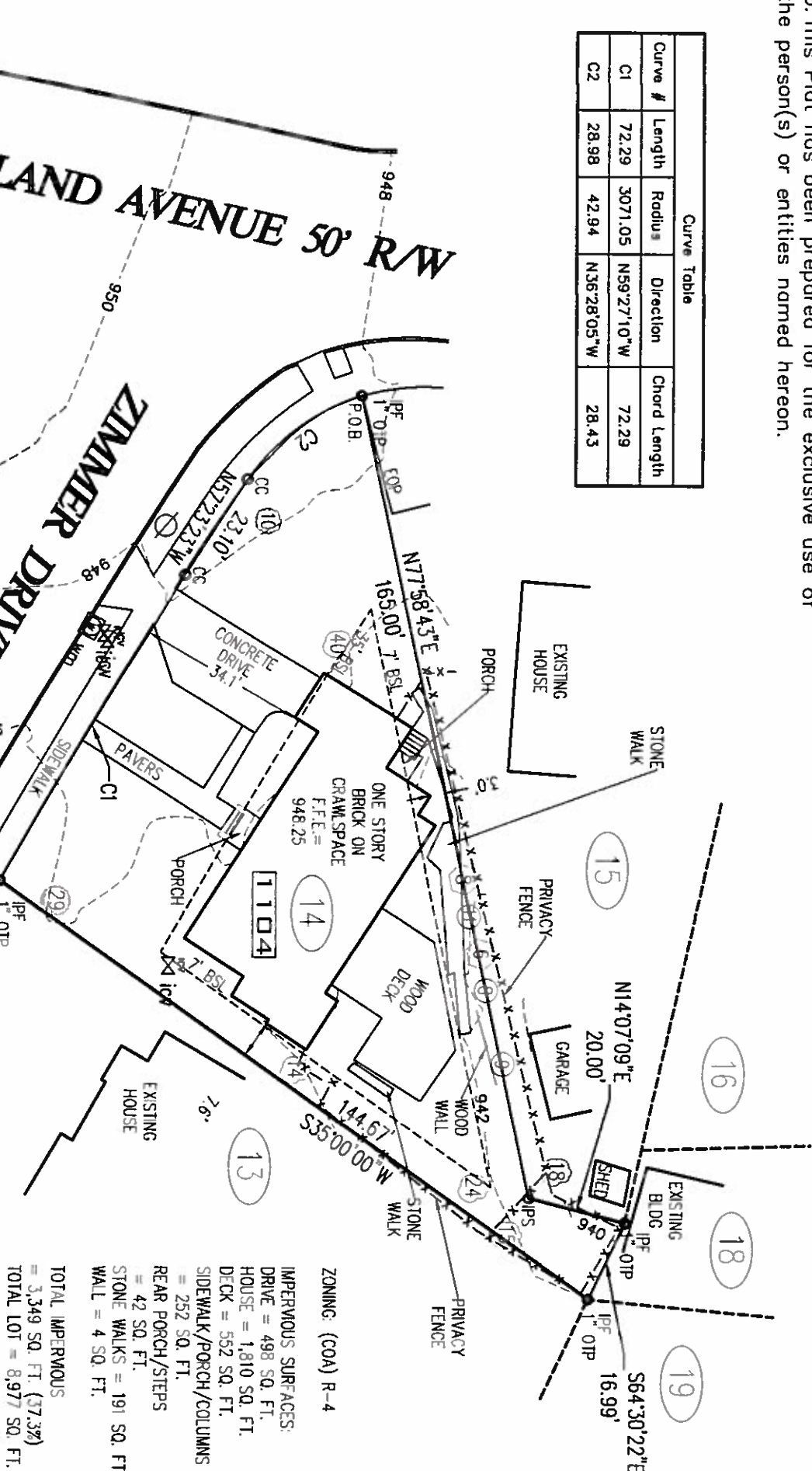
DATUM BASED ON FULTON COUNTY GIS

REFERENCE: PLAT BOOK 19 PG 17



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- ⊙ PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD



ZONING: (COA) R-4

IMPERVIOUS SURFACES:
 DRIVE = 498 SQ. FT.
 HOUSE = 1,810 SQ. FT.
 DECK = 552 SQ. FT.
 SIDEWALK/PORCH/COLUMNS = 252 SQ. FT.
 REAR PORCH/STEPS = 42 SQ. FT.
 STONE WALKS = 191 SQ. FT.
 WALL = 4 SQ. FT.

TOTAL IMPERVIOUS = 3,349 SQ. FT. (37.3%)
 TOTAL LOT = 8,977 SQ. FT.



FOR
 DEKALB SURVEYS, INC.
 407 W. PONCE DE LEON
 SUITE B
 DECATUR, GEORGIA 30030
 404.373.9003

- TREE SYMBOLS
 X = DIAMETER IN INCHES
- ⊙ OAK
 - ⊙ HARDWOOD
 - ⊙ PINE
 - ⊙ SOFTWOOD
 - ⊙ MAPLE



© 2018-THIS 11 X 17 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY 13121C0281G DATED SEPTEMBER 18, 2013



Stamp

No.	Description	Date

Sheet title:

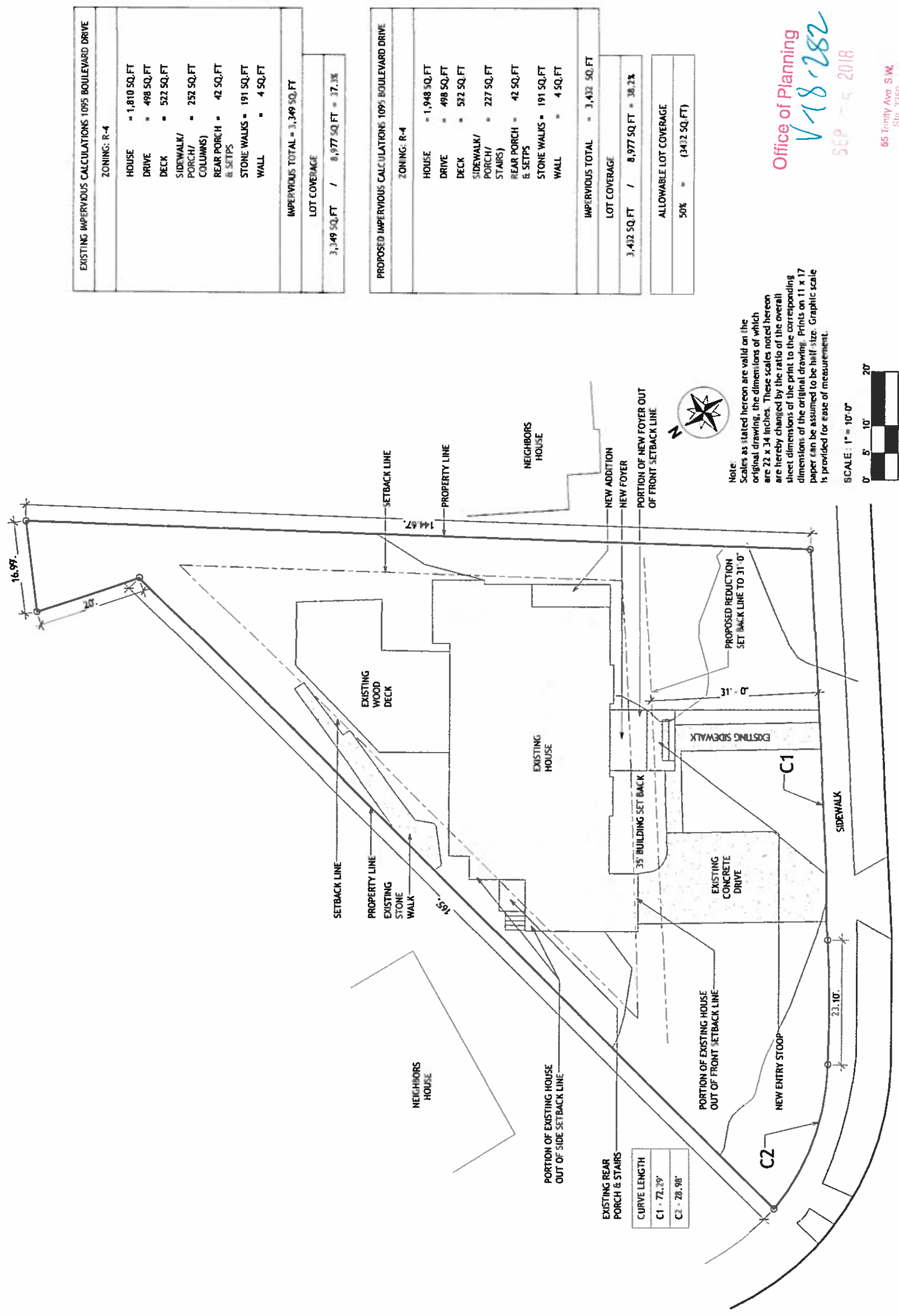
SITE PLAN

Project number: 19031
Drawing date: 07.03.2018
Scale: as noted

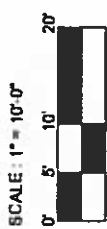
Sheet number:

.A1-05

NOT ISSUED FOR CONSTRUCTION
ISSUED FOR CONSTRUCTION



Note:
Scales as stated hereon are valid on the original drawing. The dimensions of which are 22 x 34 inches. These scales noted hereon are hereby changed by the ratio of the overall sheet dimensions of the print to the corresponding dimensions of the original drawing. Prints on 11 x 17 paper can be assumed to be half size. Graphic scale is provided for ease of measurement.



1 GROUND FLOOR PLAN
A1-05 1" = 10'-0"

EXISTING IMPERVIOUS CALCULATIONS 1095 BOULEVARD DRIVE

ZONING: R-4

HOUSE	= 1,810 SQ.FT
DRIVE	= 498 SQ.FT
DECK	= 522 SQ.FT
SIDEWALK/ PORCH/ COLUMNS	= 252 SQ.FT
REAR PORCH	= 42 SQ.FT
STONE WALLS	= 191 SQ.FT
WALL	= 4 SQ.FT
IMPERVIOUS TOTAL	= 3,349 SQ.FT

LOT COVERAGE	3,349 SQ.FT / 8,977 SQ.FT = 37.3%
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PROPOSED IMPERVIOUS CALCULATIONS 1095 BOULEVARD DRIVE

ZONING: R-4

HOUSE	= 1,948 SQ.FT
DRIVE	= 498 SQ.FT
DECK	= 522 SQ.FT
SIDEWALK/ PORCH/ STAIRS	= 227 SQ.FT
REAR PORCH	= 42 SQ.FT
STONE WALLS	= 191 SQ.FT
WALL	= 4 SQ.FT
IMPERVIOUS TOTAL	= 3,432 SQ.FT

LOT COVERAGE	3,432 SQ.FT / 8,977 SQ.FT = 38.2%
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ALLOWABLE LOT COVERAGE	50% = (3412 SQ.FT)
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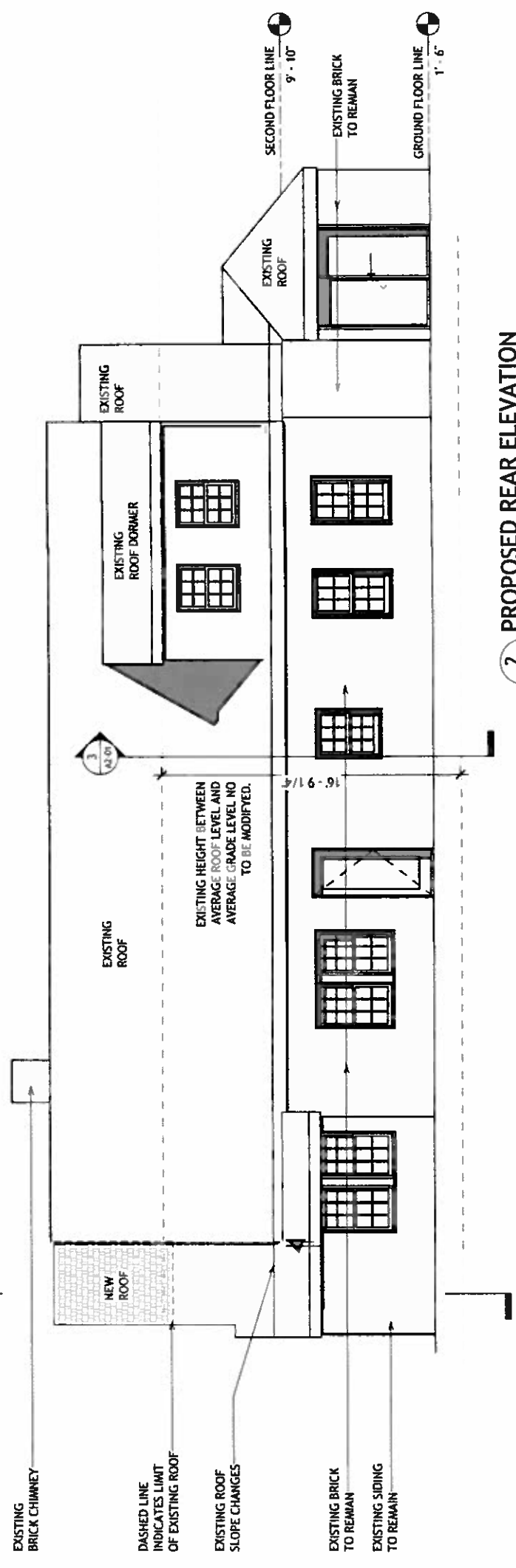
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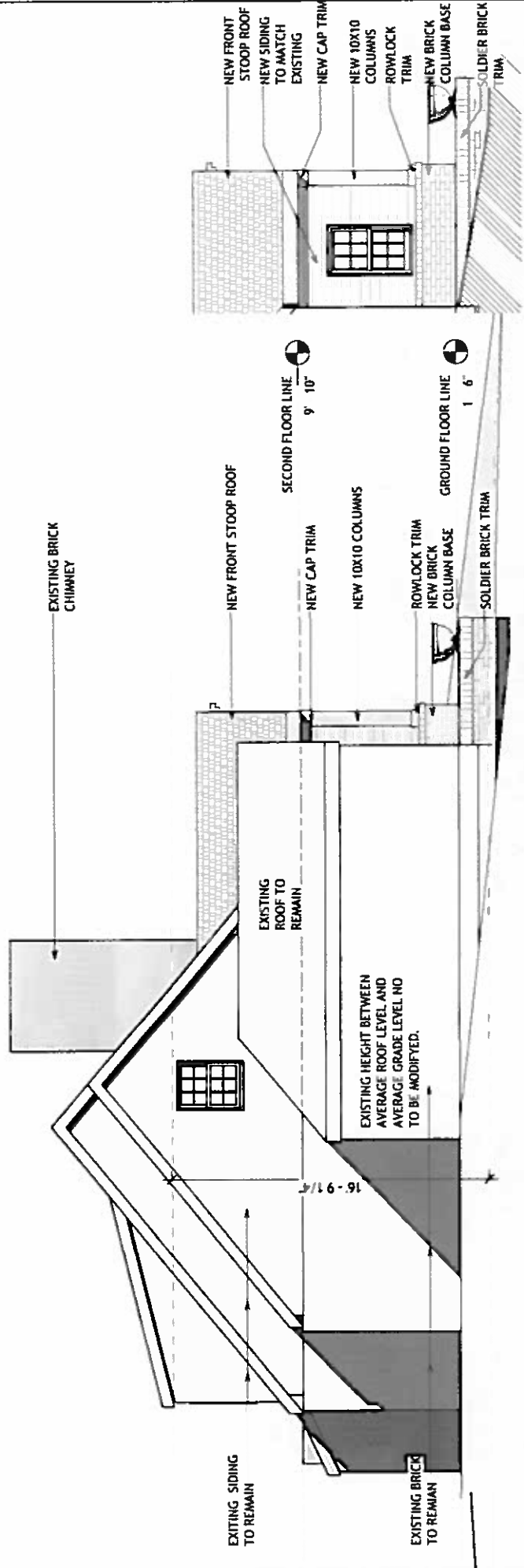
Stamp: _____
 No. _____ Description _____ Date _____

reviser	No.	Description	Date

sheet title:
**PROPOSED
ELEVATIONS 2**
 project number: 18011
 drawing date: 07.03.2018
 scale: as noted
 sheet number:



2 PROPOSED REAR ELEVATION
 A2.02 1/4" = 1'-0"



1 PROPOSED LEFT ELEVATION
 A2.02 1/4" = 1'-0"

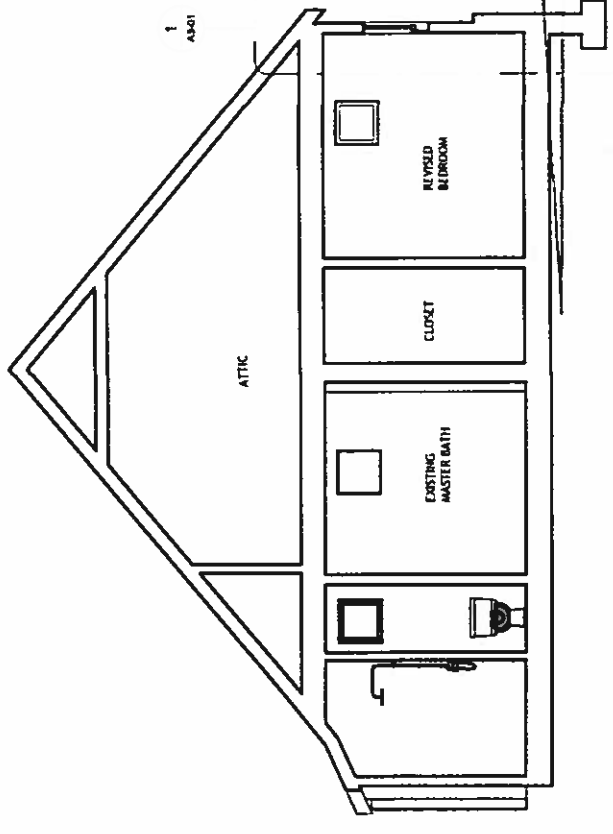
4 ENTRY STOOP LEFT ELEVATION
 A2.02 1/4" = 1'-0"

3 A2.02

EXISTING BRICK CHIMNEY
 DASHED LINE INDICATES LIMIT OF EXISTING ROOF
 EXISTING ROOF SLOPE CHANGES
 EXISTING BRICK TO REMAN
 EXISTING SIDING TO REMAN

EXISTING HEIGHT BETWEEN AVERAGE ROOF LEVEL AND AVERAGE GRADE LEVEL NO TO BE MODIFIED.

EXISTING HEIGHT BETWEEN AVERAGE ROOF LEVEL AND AVERAGE GRADE LEVEL NO TO BE MODIFIED.



3 Section 2
 A2.02 1/4" = 1'-0"