



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

APPLICATION #: **V-18-331**

DATE ACCEPTED **10/23/2018**

NOTICE TO APPLICANT

Address of Property:

1680 Johnson RD NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, December 13, 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,

JF, for Director, Office of Zoning and
Development

JOHN WATERS

Department of City Planning
Office of Zoning & Development

OCT 23 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

OCT 23 2018

65 Trinity Ave. S.W.
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REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-148-331

NPU F DATE FILED _____

John Waters
Name of Applicant

BUILDING PERMIT AUTHORIZING
Addition to a detached garage

at 1680 Johnson RD NE 56th/18
Street Address Quadrant District & Land Lot

to be used for Residential Car Garage 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 regulations to (1) Reduce the required west side yard setback from 7 feet to 1.8 feet to increase the size of an existing detached garage.

Applicant seeks no other variances at this time.

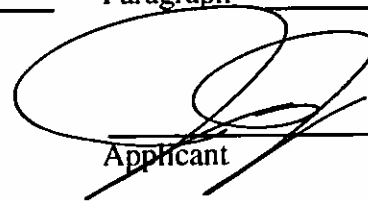
A Complete Plan Review Was Not Conducted

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2)

Chapter _____ Section _____ Paragraph _____

Thomas Otoo 10/22/2018
Plan Reviewer Date

 10-23-2018
Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

OCT 23 2018

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"/>

OCT 22 118

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Atlanta, GA

Date Filed 10/5/2018

Application Number V-18-231

Name of Applicant JOHN R. WATERS Daytime Phone 404.545.1601

Company Name (if applicable) WATERS ARCHITECTURE email jay@watersarchitecture.com

Address 562 E. VASSAR AVE. FRESNO CA 93704
street city state zip code

Name of Property Owner BILL & BARBARA CONN Phone _____

Address 1680 JOHNSON ROAD ATLANTA GA 30306
street city state zip code

Description of Property

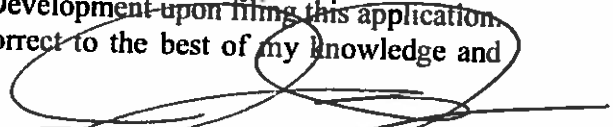
Address of Property 1680 JOHNSON ROAD ATLANTA GA 30306
street city state zip code

Area: 14,844 Land Lot: 56 District: 18, DEKALB County, GA.
Sq Ft.

Property is zoned: R-4, Council District: _____, 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.

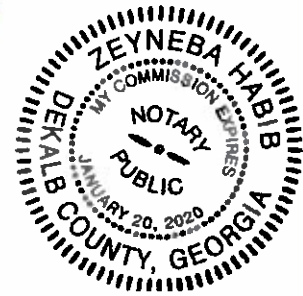
I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing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

JOHN R. WATERS JR
Print Name of Owner

Sworn To And Subscribed Before Me This 5 Day Of 10, 20 18.


NOTARY PUBLIC



V-K-331

SUMMARY & JUSTIFICATION FOR VARIANCES

Department of City Planning
Planning & Development

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.

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Atlanta, 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 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."))

RENOVATE & ADD TO AN EXISTING GARAGE STRUCTURE.

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.

7,122 covered square feet / 14,844 total lot square feet = 48.0 % proposed lot coverage
50 % 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)? 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

JUSTIFICATION FOR VARIANCE REQUEST

Conn Residence
1680 Johnson Road
Atlanta, Georgia

OCT 23 2018

65 Trinity Ave. S.W.
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Atlanta, GA

Variance Request

This variance application serves as a request for a reduction to the North West yard setback to construct a renovated/partial new de-attached garage. We would like to reduce the required 7'-0" side setback to 1'-6" (see architectural site plan).

Extraordinary/Exceptional (Hardship) Property Conditions

Due to the garage's current footprint which already rest's several feet over the North West Side setback (1'-6" off property line), we are asking for a reduction for the new garage footprint portions so that the garage follows along the same path towards the rear yard. This would allow us to take advantage of the current driveway and not disturb the well balanced storm water runoff conditions. In addition, this existing location provides the proper turning radii for most standard vehicles to enter and exit.

Uniqueness of Property Compared to Surrounding Properties

Our existing garage already rests over the North West Side yard setback (see architectural site plan - 1'-6" off property line). If we were to construct a completely new garage within the side yard setback (per the zoning regulations) then it would require excessive reconstruction of the existing swimming pool, existing driveway, and existing storm water runoff drain(s). In addition to these adjustments the turning radii to enter and exit the garage location would not function well.

No Cause of Impairment to Surrounding Properties

As outlined in the architectural site plan, and in looking at placement of the garage structure in conjunction to surrounding properties, the renovation/new garage will not detract from the use & enjoyment of such properties. In fact, we believe the surrounding properties will benefit from the project. All things considered, the project will transform our property into one of desirability for years to come. And while this is our "forever home", should there ever be a need to sell in the future, the project will significantly enhance the market addition, which will benefit the neighborhood as a whole.

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.)

65 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA 30306

I, William L. Conn (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1680 Johnson Road NE (PROPERTY ADDRESS). AS SHOWN IN THE RECORDS OF DeKalb 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: 404-907-4104

William L. Conn
SIGNATURE OF OWNER

William L. Conn
PRINT NAME OF OWNER

NAME OF APPLICANT:

LAST NAME Waters FIRST NAME John
ADDRESS 562 East Vassar Avenue SUITE _____
CITY Fresno STATE CA ZIP CODE 93704

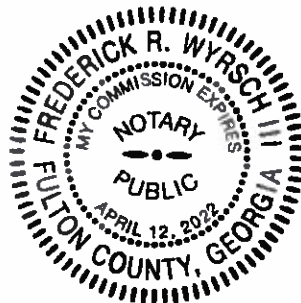
APPLICANT'S TELEPHONE NUMBER: 404-545-1601

APPLICANT'S EMAIL ADDRESS: jay@watersarchitecture.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.

Frederick R. Wyrach
NOTARY PUBLIC

10/4/2018
DATE



RECEIPT

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

PAID
CITY OF ATLANTA
OCT 23 2018

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR



Application: V-18-331
Application Type: Planning/BZA/Variance/NA
Address: 1680 JOHNSON RD NE, ATLANTA, GA 30306
Owner Name: LEWIS JAMES W
Owner Address:
Application Name: 1680 JOHNSON RD NE

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
609671		\$100.00	10/23/2018	PAMITCHELL		

Owner Info.: LEWIS JAMES W

Work Description: APPLICANT SEEKS VARIANCE TO REDUCE THE REQUIRED WEST SIDE YARD SETBACK FROM 7FT TO 1.8FT TO INCREASE THE SIZE OF AN EXISTING DETACHED GARAGE

V-18-331

JN:17 087

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.

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 8867 PG 258
 PROPERTY OWNER AT TIME OF SURVEY: JAMES LEWIS
 PARCEL NUMBER: 18-056-03-041

TOTAL AREA: 14,844 SQ. FT. 0.34 AC

CALCULATED PLAT CLOSURE: 1:212,794

FIELD DATA:

DATE OF FIELD SURVEY 2-24-2017

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

EQUIPMENT:
 ELECTRONIC TOTAL STATION

SURVEY FOR
 BILL CONN
 LOT 5, BLOCK 3, JOHNSON ESTATES

1680 JOHNSON ROAD

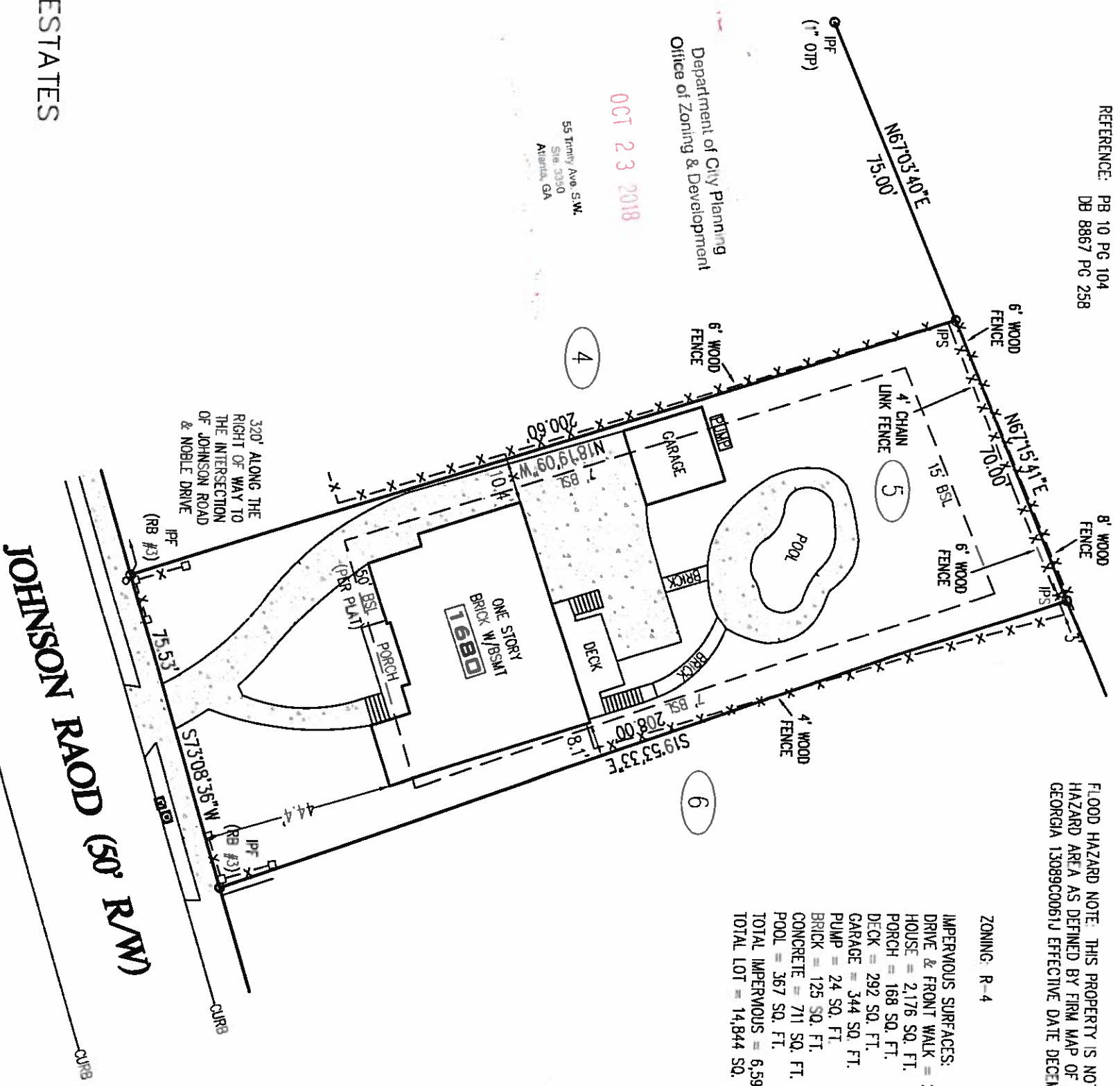
CITY OF ATLANTA, DEKALB COUNTY, GEORGIA
 LAND LOT 56, DIST 18
 DATE: FEBRUARY 27, 2017

REFERENCE: PB 10 PG 104
 DB 8867 PG 258

OCT 23 2018

Department of City Planning
 Office of Zoning & Development

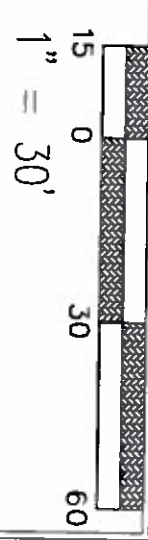
55 Trinity Ave. S.W.
 Atlanta, GA



FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0061V EFFECTIVE DATE DECEMBER 8, 2016

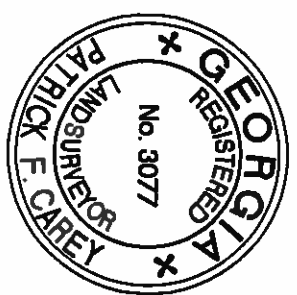
ZONING: R-4

IMPERVIOUS SURFACES:
 DRIVE & FRONT WALK = 2,388 SQ. FT.
 HOUSE = 2,176 SQ. FT.
 PORCH = 168 SQ. FT.
 DECK = 292 SQ. FT.
 GARAGE = 344 SQ. FT.
 PUMP = 24 SQ. FT.
 BRICK = 125 SQ. FT.
 CONCRETE = 711 SQ. FT.
 POOL = 367 SQ. FT.
 TOTAL IMPERVIOUS = 6,595 SQ. FT. (44.4%)
 TOTAL LOT = 14,844 SQ. FT.



LEGEND

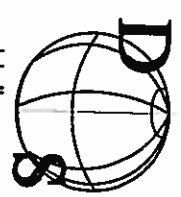
- EOP EDGE OF PAVEMENT (CURB)
- ⊗ PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- CLEANOUT
- OHP OVERHEAD POWER
- ⊗ FH FIRE HYDRANT
- ⊗ CB CATCH BASIN
- ⊗ MH MANHOLE
- ⊗ WM WATER METER
- ⊗ WV WATER VALVE
- ⊗ GV GAS VALVE
- ⊗ GM GAS METER
- ⊗ LP LIGHT POLE
-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



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

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, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

COPY RIGHT 2017--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



www.dekalbsurveys.com
 COA 1086

VR-331

Department of City Planning
Office of Zoning & Development

OCT 23 2018

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



ZONING INFORMATION
R-4 SINGLE FAMILY RESIDENTIAL

35'-0" FRONT SETBACK
15'-0" REAR SETBACK
7'-0" SIDE SETBACK(S)

50% COVERAGE LIMITATION

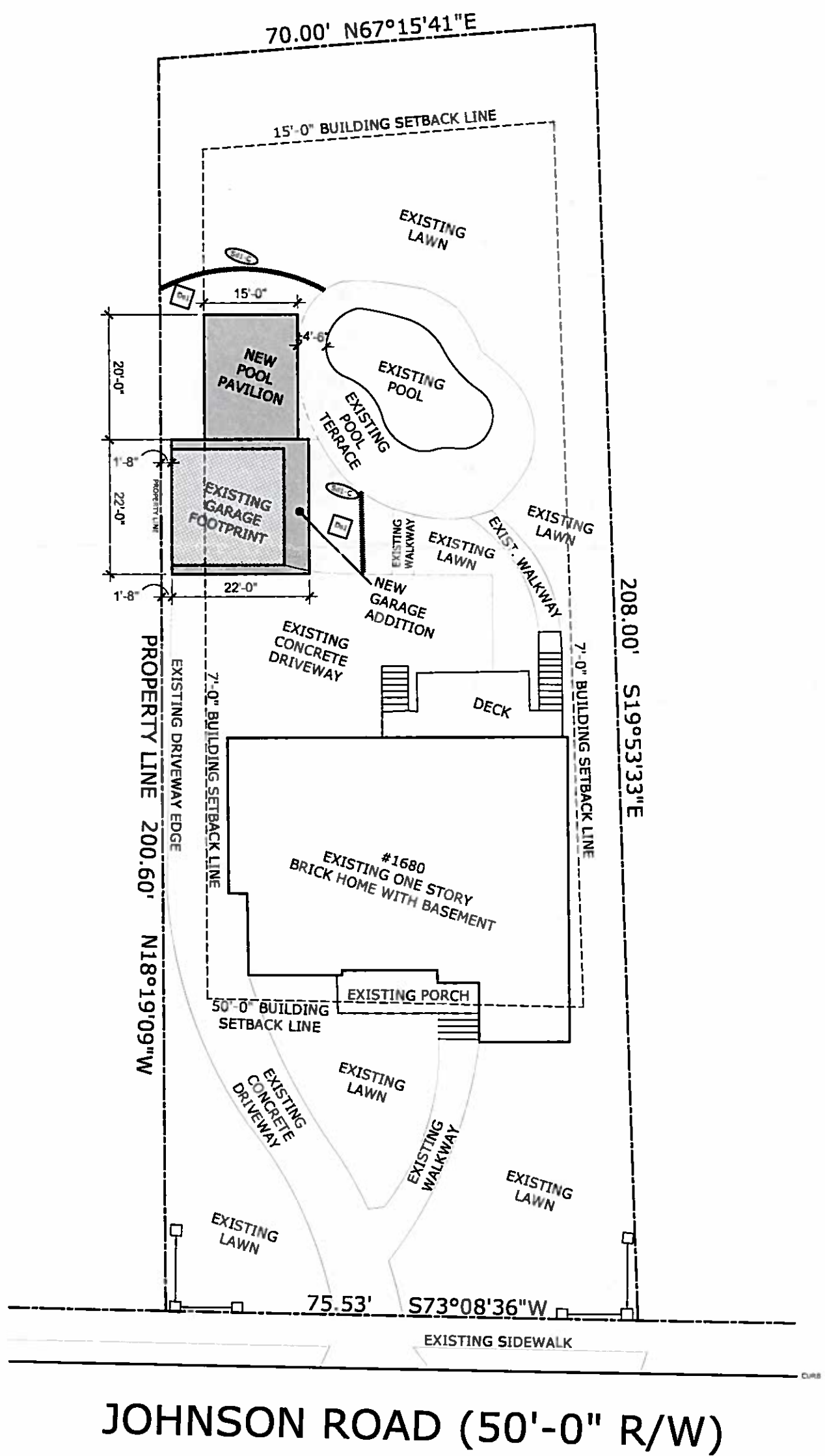
MINIMUM STREET FRONTAGE - 70'-0"

MINIMUM LOT AREA - 8,000 SQ. FT.

IMPERVIOUS CALCULATIONS

PROPOSED GARAGE ADDITIONAL FOOTPRINT = 142 SQ. FT.
PROPOSED NEW POOL HOUSE = 240 SQ. FT.
PROPOSED NEW POOL DECK ADDITION = 73 SQ. FT.
EXISTING DRIVE & FRONT WALK = 2,388 SQ. FT.
EXISTING HOUSE = 2,176 SQ. FT.
EXISTING PORCH = 168 SQ. FT.
EXISTING DECK = 292 SQ. FT.
EXISTING GARAGE = 344 SQ. FT.
EXISTING PUMP = 24 SQ. FT.
EXISTING BRICK = 125 SQ. FT.
EXISTING CONCRETE = 711 SQ. FT.
EXISTING POOL = 367 SQ. FT.
TOTAL IMPERVIOUS = 7,122 SQ. FT. (48.0%)

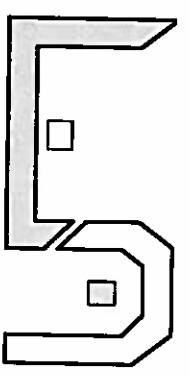
TOTAL LOT AREA = 14,844 SQ. FT.
7,122 / 14,844 = 48.0% < 50%



PLAN DRAWING PROPOSED SITE PLAN

SCALE 1"=20'-0"

OCTOBER 5, 2018



WATERS ARCHITECTURE
404.545.1601

A RENOVATION/ADDITION FOR
THE CONN FAMILY
1680 JOHNSON ROAD
ATLANTA, GEORGIA