



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **Z-18-024**

DATE ACCEPTED **03/08/2018**

NOTICE TO APPLICANT

Address of Property:

1042 Lindbergh DR NE

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

Zoning Review Board (ZRB) Hearing Date:

Thursday, June 7 or 14, 2018 at 6:00 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,



RG, for Director, Office of Zoning and
Development



Gina Ward

APPLICATION FOR REZONING

MAR - 8 2018

Date: 3/7/2018

Summary of Proposed Project: To remove a condition that was failed to minimize a specific use by a Prop owner. R-LC-C to R-LC

55 Trinity Ave. S.W.
Atlanta, GA 30350

REZONING REQUEST

PROPERTY ADDRESS: 1042 Lindbergh Dr. PARCEL ID _____

City Atlanta State Ga. Zip Code 30324

The subject property fronts 65' feet on the north side side of Lindbergh Dr.

Depth: 190' Area: .28 acs Land Lot: 5 Land District: 17th - Fulton County, GA.

Council District: 6 Neighborhood Planning Unit: NPU - F

The undersigned, having interest in the property herein described, respectfully petitions that said property be rezoned from

R-LC-C Existing Zoning(s) to R-LC Proposed Zoning(s)

APPLICANT INFORMATION

Name of Applicant Gina Ward Daytime Phone (4) 717-4765 email gina.ward62@gmail.com

Address 1835 Merrimac Ct Atlanta Ga. 30329
street city state zip code

Name of Property Owner Crown Cab Company Phone 404 565-2149

Address 1840 Cheshire Bridge Rd Suite A Atlanta Ga. 30324
street city state zip code
AKA (USA PARKING, INC)

Applicant affirms that he/she is the applicant for the property described in the attached legal description, which is made part of this application.

Gina Ward
Owner or Agent for Owner (Applicant)

Crown Cab Company
Print Name of Owner

Sworn To And Subscribed Before Me This 07 Day Of 3, 2018.

[Signature]
NOTARY PUBLIC

Jean Carlos Delgado
NOTARY PUBLIC
DeKalb County, GEORGIA
My Comm. Expires March 2017
12/07/2020

DISCLOSURE REPORT
 (Attachment 5)

MAR - 8 2018

65 Trinity Ave. S.W
 Atlanta, GA

Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application.

Circle One: Yes No

If the answer is YES, proceed to section 1 through 4.
 If the answer is NO, complete only section 4.

1. Circle One: Party to Rezoning In Opposition of Rezoning

If party to rezoning, complete section 2, 3 and 4 below.
 If opposition, proceed to section 3 and 4 below.

2. List all individuals or business entities which have and ownership interest in the property which is subject of this rezoning action: _____

3. Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (please print): Gina Ward

Signature: *Gina Ward*

Date: _____

AUTHORIZATION TO INSPECT PREMISES

(Attachment 1)

MAR - 8 2018

65 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA 30309

With the signature below, I authorize the staff of the Office of Zoning and Development of the City of Atlanta to inspect the premises, which are the subject of this rezoning application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

Gina Ward Smith Ward
Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this 07 day of MARCH, 2018

[Signature]
Notary Public

12/07/2020
Commission Expires

Jean Carlos Delgado
NOTARY PUBLIC
DeKalb County, GEORGIA
My Comm. Expires
12/07/2020

2-18-024

Department of City Planning
Office of Zoning & Development

Rezoning Application Request for 1042 Lindbergh Drive Atlanta Ga. 30324

Agent and Applicant: Gina Ward

March 6, 2018

MAR - 8 2018

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

Dear Zoning Committee,

I have recently leased the house located next to my current Montessori School to open an additional classroom. After leasing the property, we applied to change the Certificate of Occupancy and found a Condition was placed on the property for the previous business and owner, Crown Cab Company. We are requesting to remove the condition that was tailored to minimize a specific use by this previous owner/business. We request to remove the condition R-LC-C and reclassify the property as R-LC, which it originally was zoned. Our current Montessori School, Carlisle, next door at 1036 Lindbergh Drive also zoned R-LC, has been a part of the Lindbergh Martin Neighborhood for 10 years. We have been successful in offering a small preschool to the families in our local community and have received support of the neighboring property owners for this expansion.

Thank you for your consideration in this request.



Gina Ward

2-18-024

Department of City Planning
Office of Zoning & Development

Gina Ward (Agent)

Zoning Application to remove a Condition R-LC-C and return to previous R-LC zoning.
1042 Lindbergh Dr Atlanta, Ga. 30324

MAR - 8 2018

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

Summary of Proposed Project:

Small Montessori Preschool with one classroom of 25 children ages 3 – 6 years of age. Hours of operation are Monday – Friday, 8:30 am – 3:00 pm with extended care as needed 8:00 am – 6:00 pm. No anticipated traffic as parents drop off and pick up on a staggered schedule. Parents do not stay.

Compatibility with comprehensive plan:

We are not seeking to change the underlying zoning classification, but merely seek to remove a condition that was tailored to minimize impact of a specific use by a prior owner on surrounding properties. The particular use restriction was broadly worded, and thus, prevents use as a neighborhood friendly business that is tailored to transition the property from more intensive commercial users to residential uses.

Availability and effect on public facilities: There are none. The proposed use will not significantly increase the need for water, sewer, transportation, school, or solid waste collection. Nature of business is low impact consistent with other uses in the vicinity meaning no increase in demands on public infrastructure are anticipated.

Effect on character of neighborhood: No change. Neighborhood currently has other Montessori School operating within vicinity of proposed business and will be consistent with other transitional uses in area.

Suitability of proposed use: Very suitable. Neighborhood currently has other Montessori School operating within vicinity of proposed business and will be consistent with other transitional uses in area.

Effect on adjacent property: No change. Neighborhood currently has other Montessori School operating within vicinity of proposed business and will be consistent with other transitional uses in area.

Economic use of current zoning: Current condition arbitrarily restricts commercial use of property and was intended to restrict a specific use by a specific user. Condition, however, was drafted using general language that expands the restriction beyond its original intended point. Removal of condition will allow property to be utilized for highest and best use without impacting neighboring properties or users.

Tree Preservation: No changes in tree coverage planned.

Gina Ward

RECEIPT

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

PAID
CITY OF ATLANTA
MAR 08 2018

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR



Application: Z-18-024
Application Type: Planning/ZRB/Rezoning/NA
Address: 1042 LINDBERGH DR NE, ATLANTA, GA 30324
Owner Name: USA PARKING INC
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
568824	3328	\$1,000.00	03/08/2018	PAMITCHELL		

Owner Info.: USA PARKING INC

Work Description: To remove a condition that was tailored to minimize a specific use by a prior owner. From R-LC-C to R-LC