



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **V-24-203**

DATE ACCEPTED: **10/23/2024**

V-24-203



NOTICE TO APPLICANT

Address of Property:

551 Page AVE NE

City Council District: **2** Neighborhood Planning Unit (NPU): **N**

Board of Zoning Adjustment (BZA) Hearing Date:

Tuesday, December 12, 2023 at 12:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU N is:

Amy Stout
404-392-3422
npunchair@gmail.com

Contact info for adjacent NPUs is provided below if necessary:

Please click the link below to access the directory designated as the "meeting location."

www.atlantaga.gov/government/departments/city-planning/neighborhood-planning-units/neighborhood-and-npu-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 404-330-6637.

Signed,

Lisheba Brown

LB, for Director, Office of Zoning and
Development

Nina E. Gentry
Nina E. Gentry

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	

V-24-203



Date Filed _____ Application Number _____

Name of Applicant Nina Gentry Daytime Phone 404-218-5730

Company Name (if applicable) Gentry Planning Services, LLC email gps2015@comcast.net

Address 992 Eden Ave SE Atlanta GA 30316
street city state zip code

Name of Property Owner Erin Aynes Phone 770-634-1284

Address 551 Page Avenue NE Atlanta GA 30307
street city state zip code

Description of Property

Address of Property 551 Page Avenue NE Atlanta GA 30307
street city state zip code

Area: 6,985.31 SFLand Lot: 239 District: 15, DeKalb County, GA.

Property is zoned: R-4, Council District: 2, Neighborhood Planning Unit (NPU): N

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.

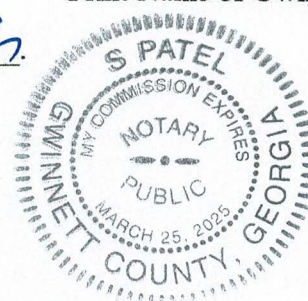
Nina E Gentry
Owner or Agent for Owner (Applicant)

Nina E Gentry

Print Name of Owner

Sworn To And Subscribed Before Me This 16 Day Of Oct, 2024.

S Patel
NOTARY PUBLIC





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

BOARD OF ZONING ADJUSTMENT (BZA) REFERRAL FORM

V-24-203

DATE FILED: October 23, 2024

COUNCIL DISTRICT 2 NPU N APPLICATION NUMBER _____



1. Nina Gentry
Name of Applicant

SCOPE OF WORK

Install pool/spa in rear yard

<u>551 Page Ave</u>	<u>NE</u>	<u>15-239</u>
Street Address	Quadrant	District & Land Lot

to be used for **Residential** purposes. The property is zoned **R-4- Single-Family District Regulations**

2. Prior to the issuance of a Building Permit, the applicant must seek a variance/special exception for the following reasons Applicant is seeking a Variance from the zoning ordinance to

(1) To increase lot coverage from 50% to 56.42%.

The Applicant has not requested additional variances/special exceptions based on application materials submitted.

1982 ZONING ORDINANCE, AS AMENDED

Chapter & Section: Chapter 6 Section 16-06.008 (6)

Chapter & Section: _____

Chapter & Section: _____

Yedidiah Omodare 10/23/24
Plan Reviewer Date

Nina E Gentry
Applicant Date



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 the criteria.** Please submit a typewritten or legible justification.

Is the property described in this application 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 application 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.").

Install pool/spa in rear yard that will cause an increase on lot coverage over the permitted 50%.

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.

3,941 covered square feet / 6,985 total lot square feet = 56.42 % proposed lot coverage

50 % maximum allowed lot coverage

Variance Criteria (see page 6 for detailed criteria):

SEE ATTACHED

- 1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)? _____

- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? _____

- 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. _____



Variance Request
551 Page Avenue NE

551 Page Avenue NE is a nonconforming R-4 zoned (single-family residential) lot on the east side of Page Avenue in the Candler Park neighborhood, NPU-N, Council District 2. It consists of 49.85 feet of street frontage and 6,985 SF of land area. Both are less than what is required for properties zoned R-4, 70 feet of frontage and 9,000 SF of land area or, 29% less frontage and 22% less land area. The property is rectangular with a depth of just under 140 feet and the topography is relatively level throughout. It is developed with a one-story dwelling and a small detached shed. An existing 10-foot alley is located at the rear of the property. The existing lot coverage is 51.17% which exceeds the allowable 50%.

The Owners are constructing a second story addition and converting an existing ground level deck to a screened porch. These proposed improvements are within the buildable area of the property and will not require a variance for setback reductions. The existing detached shed will be demolished. They also propose the addition of a pool/spa in the rear yard which will increase the lot coverage to 56.42% or an additional 5.25%. The parcel has 2,014.69 SF less land area than required which equates to 22% less land area. To accommodate the increase in lot coverage a stormwater management area has been designed to capture the additional stormwater. The pool will have a height less than 30" therefore is not considered a structure and will not require a rear yard setback reduction.

Taking all the above into consideration the Owners respectfully ask the Board of Zoning Adjustment approve a variance to increase the lot coverage from 50% to 56.42%

Variance Justification

1. What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)?

The subject property has less frontage and land area than required for properties zoned R-4. It consists of 49.85 feet of frontage and 6,985 SF of land area. Is also is somewhat shallow having just under 140 feet of depth. These are extraordinary and exceptional conditions pertaining to the size and shape of the subject property.

2. How would the application of the Zoning Ordinance of the city of Atlanta to this particular piece of property create an unnecessary hardship?

An application of the zoning regulations would cause a hardship by preventing the proposed improvements or anything similar. Because of the property is undersized meeting the 50% lot coverage requirement is difficult. To accommodate the additional lot coverage a stormwater management area has been designed to assure no runoff will impact adjacent properties. The increase of lot coverage should not impact adjacent or nearby neighbors considering the stormwater management area will control the additional lot coverage. The Owners believe the proposed request is reasonable.

3. What conditions are peculiar to this particular piece of property?

The Owners have no knowledge of similar lot conditions on adjoining neighborhood properties. However, the existence of similar conditions on adjoining properties does not negate the desirability of the proposal.



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 proposal would not impose upon the adequate light and/or air on the adjacent properties. Furthermore, the request would not pose a potential impediment on emergency access or threats to health and fire safety because the property has room for the requested improvements. The request allows an increase in the quality of life, which improves and reinforces the sustaining stability of the surrounding neighborhood. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance. The Owners feel the requested variance to be reasonable.



AUTHORIZATION BY PROPERTY OWNER

(Required only if the applicant 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, Erin Aynes (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 551 Page Avenue (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.

NAME OF APPLICANT:

LAST NAME Gentry FIRST NAME Nina
 ADDRESS 992 Eden Avenue SE SUITE _____
 CITY Atlanta STATE GA ZIP CODE 30316

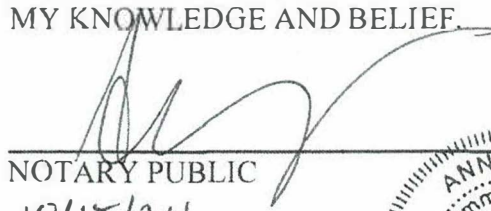
OWNER'S TELEPHONE NUMBER: 770-634-1284


 SIGNATURE OF OWNER

Erin R Aynes

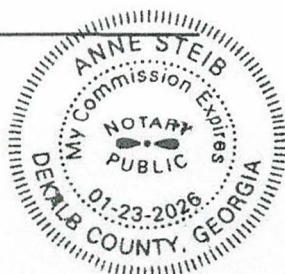
PRINT NAME OF OWNER

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.


 NOTARY PUBLIC

10/15/24

DATE



1. THE SITE CONTAINS: 0.16 ACRES / 6,985.31 SF
TOTAL DISTURBED ACREAGE: 0.08 ACRES
2. SITE ADDRESS: 551 PAGE AVENUE NE, ATLANTA GA 30307
3. SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY SURVEY LAND EXPRESS, INC., DATED 03-29-24
4. THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13089C0064K, DATED AUGUST 15, 2019
5. THERE ARE NO KNOWN WETLANDS ON THE PROJECT SITE.
6. THERE ARE NO WATERS OF THE STATE OF GEORGIA ON OR WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS THAT EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
8. THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
9. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
11. CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
12. ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
13. UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
14. THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
15. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.

1. **COMPLETE PLANS:** ALL PLANS SUBMITTED FOR PERMIT MUST BE COMPLETE AND PROVIDE ALL APPLICABLE ITEMS LISTED IN THIS CHECKLIST.
2. **SURVEY:** ALL PLANS FOR NEW BUILDINGS OR PROPOSED WORK WITHIN OR NEAR A STREAM BUFFER, FLOODPLAIN, WETLAND OR SEWER EASEMENT MUST INCLUDE A RECENT BOUNDARY AND TOPOLOGICAL SURVEY DRAWING SHOWING EXISTING CONDITIONS SIGNED, SEALED, AND DATED BY A GEORGIA REGISTERED LAND SURVEYOR. SUCH SURVEY IS HIGHLY RECOMMENDED FOR OTHER PROJECTS NEEDING SITE DEVELOPMENT REVIEW AND MAY BE REQUIRED AFTER PLAN REVIEW.
3. **SEALED PLANS:** GRADING PLANS MUST BE SIGNED AND SEALED BY A GEORGIA REGISTERED ENGINEER, LAND SURVEYOR, ARCHITECT, LANDSCAPE ARCHITECT, OR OTHER QUALIFIED PROFESSIONAL AS APPROPRIATE. PLANS WITH DISTURBED AREA GREATER THAN 1.0 ACRE OR FOR NEW BUILDINGS OR PROPOSING WORK WITHIN OR NEAR A STREAM BUFFER, FLOODPLAIN OR WETLAND MUST INCLUDE THE CERTIFICATION OF THE GSWCC LEVEL II DESIGN PROFESSIONAL (NAME, NUMBER AND EXPIRATION DATE OF CERTIFICATE), WHO PREPARED THE EROSION, SEDIMENTATION AND POLLUTION CONTROL (ES&PC) PLAN.
4. **DEMOLITION PLAN:** ALL PLANS FOR REDEVELOPMENT MUST INCLUDE A DEMOLITION PLAN, CLEARLY INDICATING ALL EXISTING STRUCTURES AND SITE FEATURES TO BE DEMOLISHED AND THOSE STRUCTURES AND SITE FEATURES THAT WILL REMAIN.

1. PRE-CONSTRUCTION MEETING: BEFORE STARTING ANY LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH EROSION & SEDIMENT CONTROL. CALL 404-546-1305. FAILURE TO SCHEDULE MAY RESULT IN A STOP WORK ORDER OR PERMIT REVOCATION.

2. REVISIONS TO PERMITTED PLANS: REVISIONS TO PERMITTED PLANS MUST BE SUBMITTED THROUGH THE BUREAU OF BUILDINGS, FOR SITE DEVELOPMENT PURPOSES FOUR(4) SETS OF PLANS ARE REQUIRED; HOWEVER ADDITIONAL SETS OF PLANS MAY BE REQUIRED BY BUREAU OF BUILDINGS FOR THEIR AGENCY REVIEW.
3. FINAL STABILIZATION AND SIGN-OFF: FOLLOWING THE COMPLETION OR CESSATION OF LAND-DISTURBING ACTIVITIES AT A SITE, ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE UNIFORMLY COVERED (ONE-HUNDRED (100) PERCENT) OF THE SOIL WITHIN THE DISTURBED AREA) WITH PERMANENT VEGETATION WITH A DENSITY OF SEVENTY (70) PERCENT OR GREATER, OR EQUIVALENT PERMANENT STABILIZATION MEASURES, INCLUDING, BUT NOT LIMITED TO, RIP RAP, GABIONS, PERMANENT MULCHES, OR GEOTEXTILES. A FINAL SIGN-OFF BY THE DEPARTMENT OF WATERSHED MANAGEMENT SHALL BE REQUIRED FOR ALL PROJECTS INVOLVING LAND-DISTURBING ACTIVITIES, AND SAID SIGN OFF SHALL OCCUR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR THE RECORDING OF ANY FINAL PLAT. CALL 404-546-1305.

1. HAUL ROUTE: A HAUL ROUTE PERMIT IS REQUIRED FROM THE TRAFFIC AND TRANSPORTATION SECTION (404-330-6501) OF PUBLIC WORKS WHEN MORE THAN 500 CUBIC YARDS OF MATERIAL IS HAULED TO OR FROM THE SITE.
2. QUALIFIED CONTRACTOR: A QUALIFIED CONTRACTOR PERMIT IS REQUIRED FROM THE TRAFFIC AND TRANSPORTATION SECTION (404-330-6501) OF PUBLIC WORKS FOR THE CONSTRUCTION OF NEW SEWER CONNECTION, SIDEWALKS, DRIVEWAY APRON OR OTHER WORKS FOR THE PUBLIC RIGHT OF WAY. A QUALIFIED CONTRACTOR PERMIT REQUIRE PROOF OF AN IN-FORM GENERAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$3 MILLION, AND VALID BUSINESS LICENSE AND PAYMENT OF APPLICABLE FEES. THE CITY OF ATLANTA SHALL BE SHOWN AS THE CERTIFICATE HOLDER OF THE POLICY.

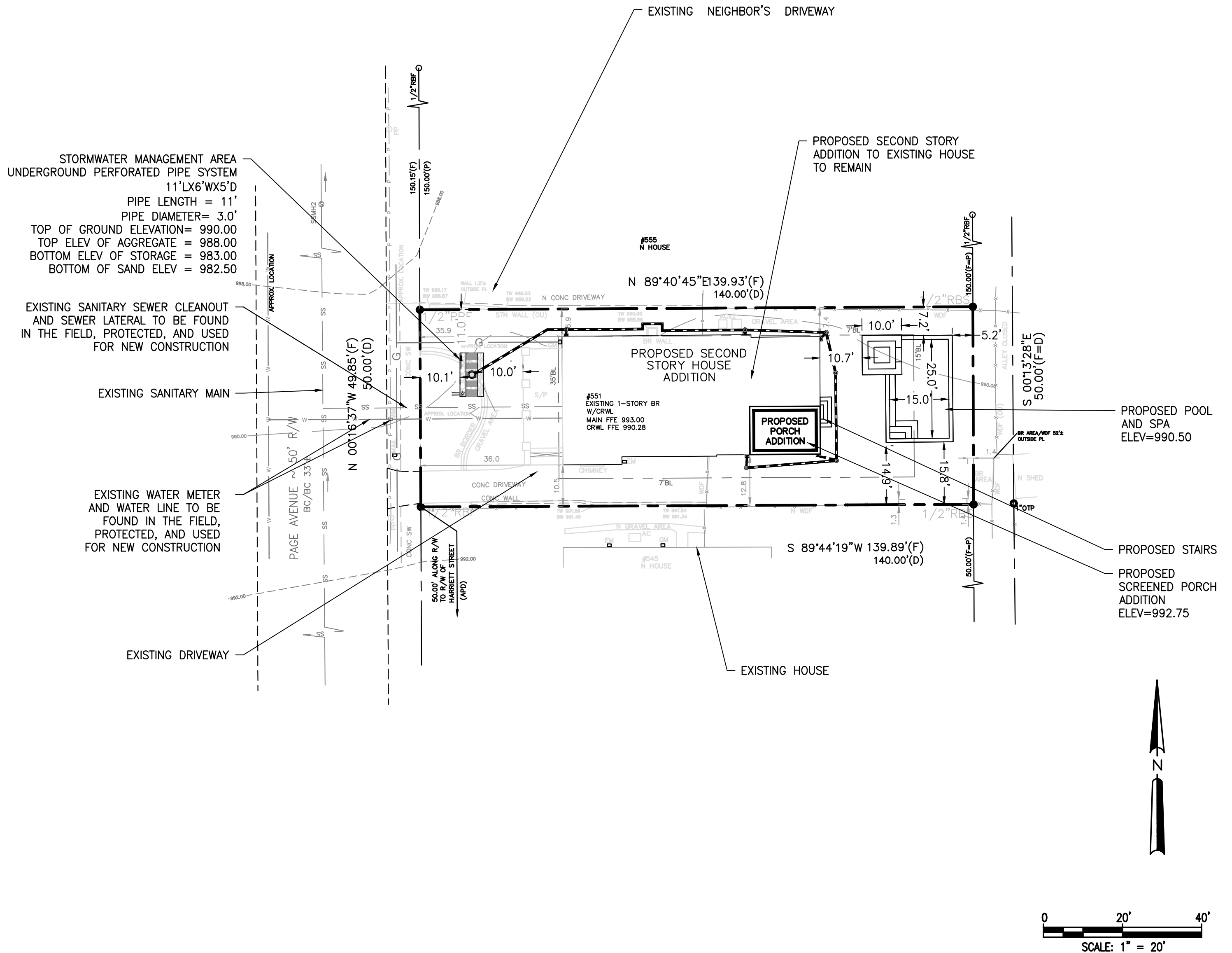
1. **CONSTRUCTION OVER SEWERS:** THERE IS NO PROPOSED CONSTRUCTION OF BUILDINGS AND/OR STRUCTURES OVER EXISTING AND/OR PROPOSED SEWERS OR WITHIN DRAINAGE EASEMENTS. ALL PROPOSED STRUCTURES ARE LOCATED COMPLETELY OUTSIDE ALL EASEMENT LIMITS. FOR EXISTING (FOR SEWERS) DEPTHS THE EXISTING CONSTRUCTION PLANS MUST DEMONSTRATE THAT THE BOTTOM OF THE PROPOSED STRUCTURE FOOTING IS BELOW A LINE RUNNING AT A 1:1 SLOPE FROM THE BOTTOM OUTSIDE EDGE OF EXISTING SEWER).
2. **SEPTIC SYSTEMS:** WHEN PUBLIC SEWER IS NOT AVAILABLE AND A SEPTIC SYSTEM IS PROPOSED FOR INSTALLATION OR RENOVATION THE PLANS MUST SHOW THE LOCATION OF THE SEPTIC TANK AND DRAIN FIELDS. A STAMPED, APPROVED COPY OF THE SEPTIC SYSTEM INSTALLATION PLAN AND A COPY OF THE APPLICABLE COUNTY HEALTH DEPARTMENT PERMIT MUST BE INCLUDED WITH THE BUILDING PERMIT APPLICATION. SUCH PLANS CANNOT BE REVIEWED OR APPROVED WITHOUT HEALTH DEPARTMENT APPROVAL.

Existing Impervious Area To Remain	SF
Ex Front Porch + Stairs	293
Ex Driveway	692
Ex Walls	65
Ex Gravel Areas	321
Ex Gravel Sidewalk	37
Total Remaining Impervious Area	1408
Proposed New Impervious Area	SF
Proposed 2nd Story Addition to Ex House	1790
Proposed Screened Porch	204
Proposed Stairs	22
Proposed Pool	347
Proposed Pool Coping	70
Proposed Spa	49
Proposed Spa Coping	51
Total Proposed Impervious Area	2533
Total Post-Construction Impervious Area	3941
Lot Coverage %	56.42%

FIRST FLOOR = 1,780 SF
SECOND FLOOR = 1,436 SF
 TOTAL = 3,218 SF

SITE ZONING:	R-4 (SINGLE FAMILY DETACHED)
MINIMUM LOT SIZE:	9,000 SF
FRONT SETBACK:	35 FEET
SIDE SETBACK:	THERE SHALL BE TWO SIDE YARDS, ONE ON EACH SIDE OF THE MAIN BUILDING, EACH HAVING A WIDTH OF NOT LESS THAN 7 FT
REAR SETBACK:	15 FEET
LOT FRONTAGE:	70 FEET
LOT COVERAGE:	SHALL NOT EXCEED 50%
BUILDING HEIGHT:	NO MORE THAN 35 FEET
FLOOR AREA:	SHALL NOT EXCEED 0.50
MINIMUM OFF-STREET PARKING:	ONE SPACES PER DWELLING

CUT: 100 CU YDS (ESTIMATED)
 FILL: 0 CU YDS (ESTIMATED)
 HAUL VOLUMES: 100 CU YDS - TO BE HAULED OFF SITE.
 NET EARTHWORK VOLUMES ARE LESS THAN 500 CUBIC YARDS.
 THEREFORE, A HAUL ROUTE PERMIT IS NOT REQUIRED.



**Know what's below.
Call before you dig.**

SITE PLAN

DATE	10-21-24	REVISIONS
SCALE	AS SHOWN	
DRAWN	SWS	
CHECKED	GHR	



LAND LOT 239, 13th DISTRICT
ATLANTA, DEKALB COUNTY, GEORGIA

CVE PI #	24-374
----------	--------

C-1

V-24-203
OFFICE OF ZONING & DEVELOPMENT
RECEIVED
DATE: 10/23/2024

* LEGEND *

APD AS PER DEED
AE ACCESS EASEMENT
APF AS PER FIELD
AI ANGLE IRON FOUND
AIF ANGLE IRON FOUND
APP AS PER PLAT
APR AS PER RECORD
APZ AS PER ZONING
B BOLLARD
BC BACK OF CURB
BLK BLOCK
BL BUILDING LINE SETBACK
BR BRICK
CB CATCH BASIN
CBX CABLE BOX
CL CENTER LINE
CLF CHAIN LINK FENCE
CM CADASTRAL MAP
CMP CORRUGATED METAL PIPE
C.O.A. CITY OF ATLANTA
CO SAN SEWER CLEANOUT
CP CALCULATED POINT
CPT CARPORT
CTP CRIMP TOP PIPE FOUND
D DEED
DE DRAINAGE EASEMENT
DI DRAINAGE INLET
EB ELECTRIC POWER BOX
EM ELECTRIC METER
EP EDGE OF PAVEMENT
F FIELD
FC FENCE CORNER
FH FIRE HYDRANT
FP FENCE POST
FR FRAME
GL GAS LINE
GM GAS METER
GV GAS VALVE
GW GUY WIRE
HDW HEAD WALL
HW HARDWOOD TREE
ICM IRRIGATION CONTROL METER
IPF IRON PIN FOUND
IPS IRON PIN SET
IR IRON ROD FOUND
IRF IRON FENCE
IM IRRIGATION METER
IV IRRIGATION VALVE
JB JUNCTION BOX
LP LIGHT POLE
L.L. LAND LOT LINE
MAG MAGNETIC READING
MGN MAGNOLIA TREE
MH MAN HOLE
MTF METAL FENCE
N N'BOR.
OH OVERHANG
OTP OPEN TOP PIPE FOUND
OU OWNERSHIP UNCLEAR
P PORCH
PC PROPERTY CORNER
PL PROPERTY LINE
PN PINE TREE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PP POWER POLE
PW POWER LINE
(P) PLAT
R RECORD
RBF REINFORCING BAR FOUND
RBS REINFORCING BAR SET
RCP REINFORCED CONC. PIPE
R/W RIGHT-OF-WAY
SA SIGN
SSL SANITARY SEWER LINE
SSE SANITARY SEWER EASEMENT
SP SCREENED PORCH
TB TOP OF BANK
TP TRAFFIC POLE
UE UTILITY EASEMENT
WD WOOD
WDF WOOD FENCE
WOK WOOD DECK
WL WATER LINE
WM WATER METER
WRF WIRE FENCE
WV WATER VALVE
WW WET WEATHER
YI YARD INLET
-X-X FENCE
INDICATES STAIRS
INDICATES BUSHES

* LINE INDICATORS *

INDICATES EASEMENT
INDICATES FENCE LINE
INDICATES POWER LINE
INDICATES SANITARY SEWER LINE
INDICATES DRAINAGE LINE
INDICATES WATER LINE
GAS
YELLOW LINE (FUEL/GAS/OIL)
RED LINE (ELECTRICAL)
ORANGE LINE (TELECOMM)

* SYMBOLS *

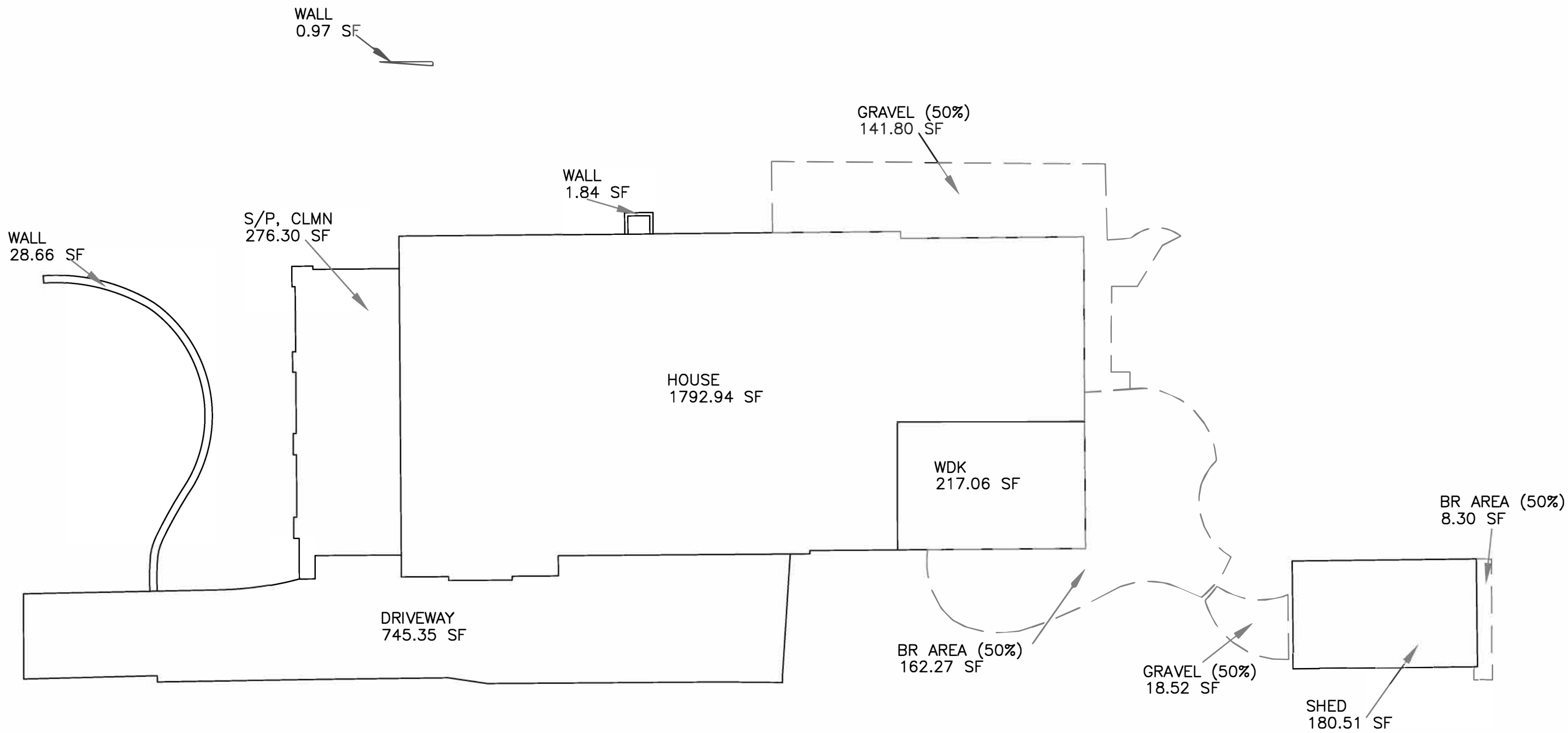
ELECTRIC PANEL/METER
WATER METER
AIR CONDITIONER
GAS METER
WATER VALVE
SANITARY SEWER MANHOLE
STORM MANHOLE
TRAFFIC/INFO SIGN
GAS MARKER
LAMP POST
FIRE HYDRANT
DRAINAGE INLET

0 10
SCALE 1" = 10'



LOCATION MAP
(NOT TO SCALE)

SITE



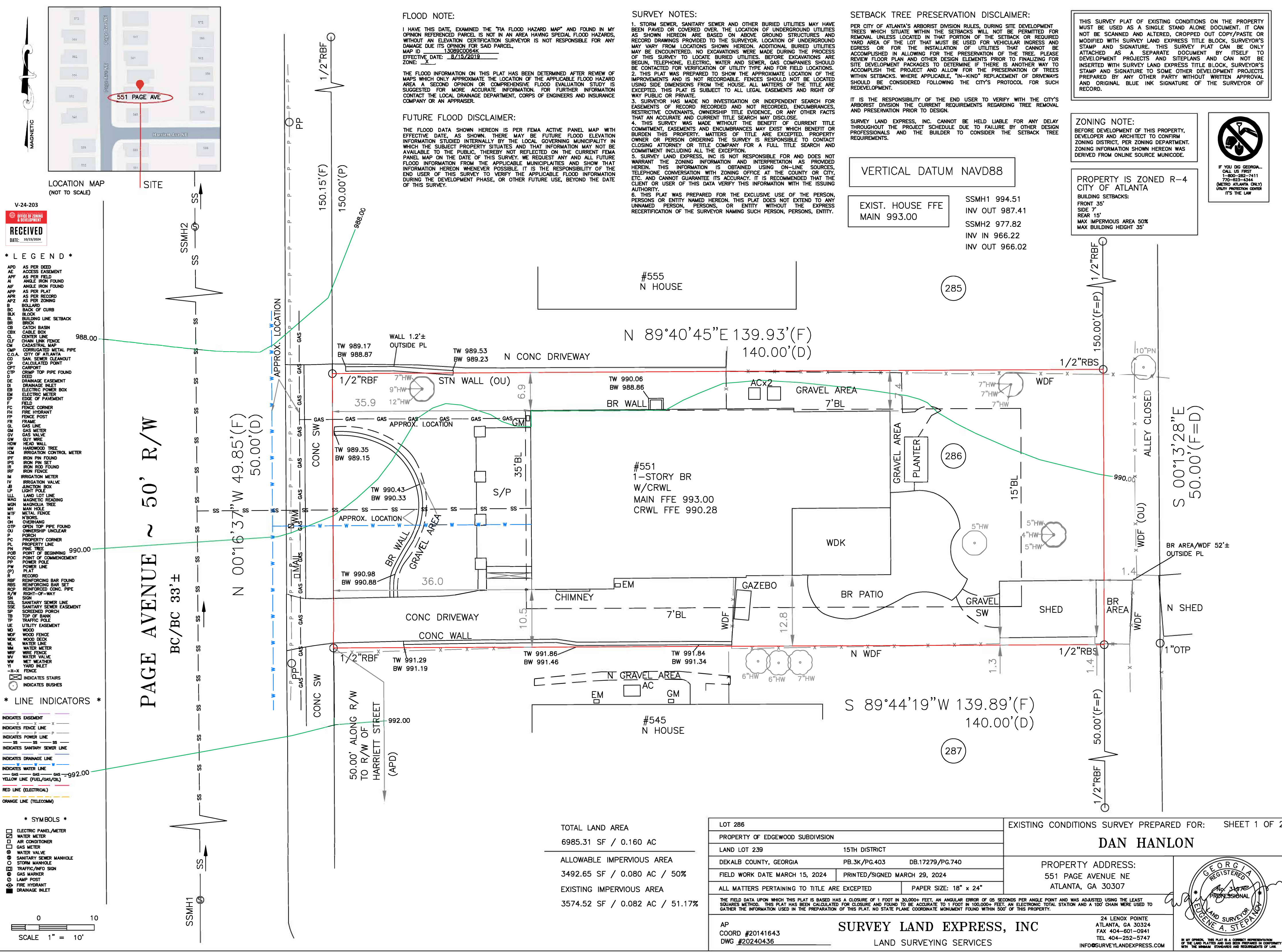
TOTAL LAND AREA
6985.31 SF / 0.160 AC

ALLOWABLE IMPERVIOUS AREA
3492.65 SF / 0.080 AC / 50%

EXISTING IMPERVIOUS AREA
3476.64 SF / 0.079 AC / 49.77%

LOT 286	EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 2 OF 2	
PROPERTY OF EDGEWOOD PARK REALTY CO SUBDIVISION	DAN HANLON	
LAND LOT 239	15TH DISTRICT	PROPERTY ADDRESS: 551 PAGE AVENUE NE ATLANTA, GA 30307
DEKALB COUNTY, GEORGIA	PB.3K/P.G.403 DB.17279/P.G.740	
FIELD WORK DATE MARCH 15, 2024	PRINTED/SIGNED MARCH 29, 2024	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 18" x 24"
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 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		
AP COORD #20141643 DWG #20240436	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES	24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM





FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL.
MAP ID: 13089C0064K
EFFECTIVE DATE: 8/15/2019
ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES. TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

SETBACK TREE PRESERVATION DISCLAIMER:

PER CITY OF ATLANTA'S ARBORIST DIVISION RULES, DURING SITE DEVELOPMENT TREES WHICH SITUATE WITHIN THE SETBACKS WILL NOT BE PERMITTED FOR REMOVAL UNLESS LOCATED IN THAT PORTION OF THE SETBACK OR REQUIRED YARD AREA OF THE LOT THAT MUST BE USED FOR VEHICULAR INGRESS AND EGRESS OR FOR THE INSTALLATION OF UTILITIES THAT CANNOT BE ACCOMPLISHED IN ALLOWING FOR THE PRESERVATION OF THE TREE. PLEASE REVIEW FLOOR PLAN AND OTHER DESIGN ELEMENTS PRIOR TO FINALIZING FOR SITE DEVELOPMENT PACKAGES TO DETERMINE IF THERE IS ANOTHER WAY TO ACCOMPLISH THE PROJECT AND ALLOW FOR THE PRESERVATION OF TREES WITHIN SETBACKS. WHERE APPLICABLE, "IN-KIND" REPLACEMENT OF DRIVEWAYS SHOULD BE CONSIDERED FOLLOWING THE CITY'S PROTOCOL FOR SUCH REDEVELOPMENT.

IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY WITH THE CITY'S ARBORIST DIVISION THE CURRENT REQUIREMENTS REGARDING TREE REMOVAL AND PRESERVATION PRIOR TO DESIGN.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY DELAY THROUGHOUT THE PROJECT SCHEDULE DUE TO FAILURE BY OTHER DESIGN PROFESSIONALS AND THE BUILDER TO CONSIDER THE SETBACK TREE REQUIREMENTS.

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED. CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT. ZONING INFORMATION SHOWN HEREON WAS DERIVED FROM ONLINE SOURCE MUNICODE.

PROPERTY IS ZONED R-4
CITY OF ATLANTA
BUILDING SETBACKS:
FRONT 35'
SIDE 7'
REAR 15'
MAX IMPERVIOUS AREA 50%
MAX BUILDING HEIGHT 35'



IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

VERTICAL DATUM NAVD88

EXIST. HOUSE FFE
MAIN 993.00

SSMH1 994.51
INV OUT 987.41
SSMH2 977.82
INV IN 966.22
INV OUT 966.02

TOTAL LAND AREA
6985.31 SF / 0.160 AC
ALLOWABLE IMPERVIOUS AREA
3492.65 SF / 0.080 AC / 50%
EXISTING IMPERVIOUS AREA
3574.52 SF / 0.082 AC / 51.17%

LOT 286	EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 2	
PROPERTY OF EDGEWOOD SUBDIVISION	DAN HANLON	
LAND LOT 239	15TH DISTRICT	
DEKALB COUNTY, GEORGIA	PB.3K/PG.403	DB.17279/PG.740
FIELD WORK DATE MARCH 15, 2024	PRINTED/SIGNED MARCH 29, 2024	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 18" x 24"
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 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		
AP COORD #20141643 DWG #20240436	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES	
24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM		IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTER AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

PROPERTY ADDRESS:
551 PAGE AVENUE NE
ATLANTA, GA 30307



V-24-203

OFFICE OF ZONING
& DEVELOPMENT

RECEIVED

DATE: 10/23/2024



V-24-203



RECEIVED

DATE: 10/23/2024



V-24-203



OFFICE OF ZONING
& DEVELOPMENT

RECEIVED

DATE: 10/23/2024



V-24-203



CITY OF ATLANTA
OFFICE OF ZONING
& DEVELOPMENT

RECEIVED

DATE: 10/23/2024



V-24-203



OFFICE OF ZONING
& DEVELOPMENT

RECEIVED

DATE: 10/23/2024



V-24-203



OFFICE OF ZONING
& DEVELOPMENT

RECEIVED

DATE: 10/23/2024



V-24-203



OFFICE OF ZONING
& DEVELOPMENT

RECEIVED

DATE: 10/23/2024



V-24-203



OFFICE OF ZONING
& DEVELOPMENT

RECEIVED

DATE: 10/23/2024



V-24-203



OFFICE OF ZONING
& DEVELOPMENT

RECEIVED

DATE: 10/23/2024



V-24-203



OFFICE OF ZONING
& DEVELOPMENT

RECEIVED

DATE: 10/23/2024



V-24-203



OFFICE OF ZONING
& DEVELOPMENT

RECEIVED

DATE: 10/23/2024



RECEIPT

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

V-24-203



Application: V-24-200
Application Type: Planning/BZA/Variance/NA
Address: 852 LAURELMONT DR SW, ATLANTA, GA 30311
Owner Name:
Owner Address:
Application Name:

Receipt No.	948979					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Credit Card		\$100.00	10/23/2024	PUBLICUSER981711		
Work Description:	SCOPE OF WORK: Bring existing garage into compliance. To reduce the north side yard setback from 10ft to 3ft.					