

Notice To Applicant
City of Atlanta - Bureau of Planning

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JUN 4 2008
Bureau of
Planning

APPLICATION NUMBER: **V-08-150**

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

Address of Property: **995 Rosedale Road**

Board of Zoning Adjustment (BZA) Hearing Date:
Friday, August 8, 2008 at 1:00 p.m.
Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU F is:

Charlie Nalbone
404-626-1354
cn3353@att.com


Contact info for adjacent NPUs is provided below if necessary:

[Empty box for contact information for adjacent NPUs]

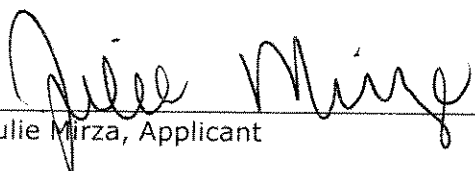
Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Sign Posting - The property owner is required to post a sign or signs in a conspicuous place on the property at least 15 days before the hearing date shown above. One sign shall be placed every 600 feet along each street the property abuts. A sign posting affidavit must be returned to the Bureau of Planning to confirm posting.

Signed,



V-08-150, for Director, Bureau of Planning
Karl Smith-Davids



Julie Mirza, Applicant

March 2006

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APPLICATION FOR VARIANCE

City of Atlanta

Date Filed _____ Application Number V-08-150
Name of Applicant Julie Mirza Daytime Phone 404-713-7564
Company Name _____ e-mail jemirza@yahoo.com
Address 995 Rosedale Rd NE, Atlanta, GA 30306
street city state zip code

Name of Property Owner Julie Mirza Phone 404-713-7564
Address 995 Rosedale Rd NE, Atlanta, GA 30306
street city state zip code

Description of Property

Address of Property 995 Rosedale Rd NE, Atlanta, GA 30306 OR
the subject property fronts _____ feet on the _____ side of _____
, and begins _____ feet from the
corner of _____
Depth: 214.9' Area: 10,780 sq' Land Lot: 1 District: 18th, DeKalb County, GA.
Property is zoned: R4, Council District: 6, Neighborhood Planning Unit: F

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 variance(s).

I hereby authorize the staff of the Bureau of Planning 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 Bureau of Planning 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.

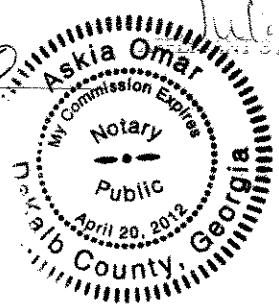
Sworn To And Subscribed Before Me This 4 day of June, 2008

Julie Mirza

Julie Mirza
Signature in Printed Letters

Askia Omar

NOTARY PUBLIC





CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3900 – ATLANTA, GEORGIA 30335
404-330-6175 – FAX: 404-658-6979
Internet Home Page: www.atlantaga.gov

Steve Cover
Commissioner
Dept. of Planning &
Community Development

Ibrahim Maslamani, CBO,
AIA,
Director
Bureau of Building

Zoning Enforcement Division

SHIRLEY FRANKLIN
MAYOR

REFERRAL CERTIFICATE

COUNCIL DISTRICT
NPU - F

APPLICATION NUMBER
DATE FILED ✓-08-150

1. Julie Mirza

Name of Applicant

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BUILDING PERMIT AUTHORIZING addition to single family dwelling

at 995 Rosedale Road, N.E. 18TH/001
Street Address Quadrant District & Land Lot

to be used for residential purposes

The property is zoned R4 District

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

Applicant seeks a variance from zoning regulations to reduce the south side yard setback
from 7ft required to 3.4 to allow for one story addition and also a half story addition to an
existing single family dwelling. Applicant also seeks no further variance(s) request at this
time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Department of Planning and Development
Bureau of Buildings
Ibrahim Maslamani, CBO, AIA
Ann Heard, Acting Chief Zoning Division

Summary of proposed changes to buildings or site (example: "Construct a 10-foot by 10-foot, one-story room addition on the first floor of the house.") **Include square footages and stories:** Construct a 5'9" x 33'5" First story addition along the rear of the house and a 1/2 story attic build out.

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Proposed Lot Coverage (After Construction): Calculate total square footage of all lot coverage on the entire property after construction would be finished, including existing and proposed buildings and other structures, sidewalks, driveways, parking pads, patios, gravel, etc; everything except natural planted or undisturbed areas.

3932 covered square feet / 10,780 total lot square feet = 36 % proposed lot coverage
_____ % maximum allowed lot coverage

(No change - existing area under deck impermeable)

Variance Procedures

Variance applications are heard and decided at a regularly-scheduled public hearing by the five-member City of Atlanta Board of Zoning Adjustment ("BZA"). The Bureau of Planning serves as staff to the BZA. Approximately one week after each closing date, a planner is assigned to review your application. All inquiries regarding your application should be directed to this office at (404) 330-6145. The rules of the BZA prevent BZA members from discussing the merits of any case except during the public hearing for that case.

Schedule. There are two closing dates and two public hearings per month. The schedule allows time for neighborhood and NPU meetings to occur throughout the City prior to each public hearing. The schedule of closing and public hearing dates is attached (Page 9).

Neighborhood and NPU Recommendations. The City is divided into 24 Neighborhood Planning Units (NPU), each of which has a volunteer citizen advisory committee that makes a recommendation to the BZA on variances. When you file your application, you will be notified of the NPU contact person and that you must schedule a meeting with that NPU in order to explain what you wish to do. You may be requested to attend additional neighborhood meetings; inquire about the time and place of those meetings. The applicant is expected to contact the NPU as soon as possible after the application is filed. The Bureau of Planning will send a copy of your application to the appropriate NPU during the week after the closing date for your application.

Public Notice. When you file your application, it will be scheduled for a public hearing. The Bureau of Planning will initiate posting of public notice ("an advertisement", "a legal ad") for this public hearing so that the public is informed at least 15 days before the date of the public hearing:

- by sending written notice of your application to all property owners whose property is within 300 feet of the subject property, and
- by causing public notice to be placed in the newspaper.

You are responsible for obtaining a public notice sign when you file your application with the Bureau of Planning, and for posting it in a visible location on your property, at least 15 days prior to your public hearing. Failure to properly post the sign will make it necessary for the BZA to defer your case to another public hearing. The BZA may defer the case to a hearing that has been scheduled 30 or more days after the original hearing.

Refunds on Withdrawn Cases. Requests for withdrawal received 18 days prior to the public hearing will enable a refund of the application fee.

Justification for Variance Request

My house is located in the Virginia Highlands community located at 995 Rosedale Rd NE and is in the NPU-F District. My existing house is a non-conforming structure to R4 zoning and requires side yard variance in order to build a 5'9" x 33'5" first story addition along the backside of the house and a 1 ½ story attic build out.

I am requesting a side yard variance of 4.8' on the south side rear of my property in order to accommodate a first story addition and 3.4' on the south side front of my property in order to accommodate a 1 ½ story attic build out. Our current property does not provide the adequate space needed for our family and this design allows us to attain the extra space we desire while minimizing the look of the house from the outside.

This hardship is requested due to an existing 2.2' setback on the south side of the first story in the front and 3.6' setback on the south side of the first story in the rear.

Approval of this variance will allow us to build an addition that fits within the current character of the neighborhood and protect the current design of the house. It will allow us to have adequate space to fit our family while preventing it from appearing too large from the front curb and side views.

I respectfully submit my justification for this variance to the City of Atlanta Board of Zoning Adjustment with the desire to be approved for this request.

V-08-150

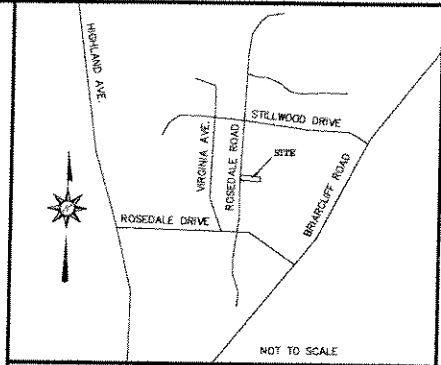
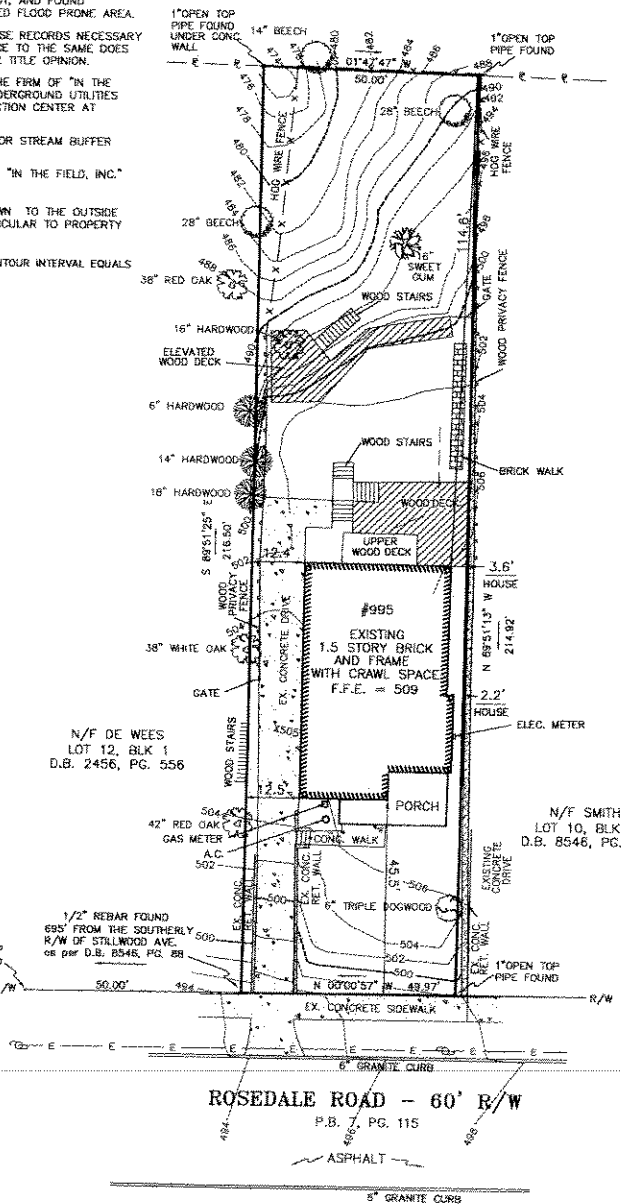
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GENERAL NOTES

1. REFERENCE FOR THIS SURVEY SHOULD BE MADE TO THAT CERTAIN WARRANTY DEED FROM BRIAN D. RODGERS & ELISABETH RODGERS TO YASIR HUSAIN MIRZA & JULIE ELIZABETH MIRZA, DATED AUGUST 26, 2002, RECORDED IN DEED BOOK 13603, PAGE 348, BEING ON FILE WITH THE CLERK OF SUPERIOR COURT, DEKALB COUNTY, GEORGIA.
2. REFERENCE FOR THIS SURVEY SHOULD ALSO BE MADE TO THE PLAT OF THE "MR. & MRS. W. E. HANCOCK SUBDIVISION", RECORDED IN PLAT BOOK 7, PAGE 115, AFORESAID RECORDS, THIS SITE SHOWN HEREON BEING LOT 11, BLOCK 1.
3. THE BEARING STRUCTURE FOR THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN THE FIELD AT THE TIME OF THIS SURVEY AND REFERENCED TO THE PLAT IN GENERAL NOTE NO. 2 ABOVE.
4. I HAVE EXAMINED THE FLOOD RATE INSURANCE MAP (F.I.R.M.) FOR DEKALB COUNTY, GEORGIA PANEL NO. 13089C0062H EFFECTIVE DATE MAY 7, 2001, AND FOUND THAT NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA.
5. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
6. THIS SITE IS SERVICED BY SOME UNDERGROUND UTILITIES. THE FIRM OF "IN THE FIELD, INC." DOES NOT CERTIFY TO THE ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY DIGGING.
7. NO ATTEMPT WAS MADE TO IDENTIFY/SHOW WETLANDS AND/OR STREAM BUFFER DELINEATIONS.
8. THE FIELD WORK FOR THIS SURVEY WAS CONDUCTED BY AN "IN THE FIELD, INC." SURVEY CREW ON FEBRUARY 21, 2007.
9. THE BUILDING DIMENSIONS AND OFFSET DISTANCES ARE SHOWN TO THE OUTSIDE ENVELOPE OF THE BUILDINGS. OFFSET DISTANCES ARE PERPENDICULAR TO PROPERTY LINES.
10. THE TOPOGRAPHIC DATUM IS AN ASSUMED DATUM AND THE CONTOUR INTERVAL EQUALS TWO FEET.

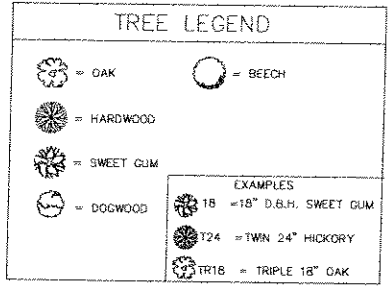


CALLANWELDE
PINE ARTS CENTER
(NO DEED FOUND)



VICINITY MAP

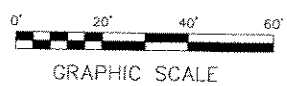
FIELD NOTE:
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A THREE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 159,026 FEET.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 153,305 FEET AND AN ANGULAR ERROR OF 1.4 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD.



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BEING 0.247 ACRE
10,780 Square Feet
(including all easements)



- LEGEND**
- IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - CMF = CONCRETE MONUMENT FOUND
 - CNS = CONCRETE NAIL SET
 - R/W = RIGHT OF WAY
 - LL = LAND LOT LINE
 - CL = CENTERLINE
 - PL = PROPERTY LINE
 - PC = PROPERTY CORNER
 - B/L = BUILDING LINE
 - FL = FLOW
 - F = FENCE
 - P = POLE
 - T = TELEPHONE LINE
 - TV = TELEVISION LINE
 - UE = UNDERGROUND POWER
 - E = POWER LINE
 - SS = SANITARY SEWER LINE
 - SSE = SANITARY SEWER EASEMENT
 - MH = MANHOLE (S) OR (D)
 - G = GAS LINE
 - W = WATER LINE
 - WV = WATER VALVE
 - FH = EXIST. FIRE HYDRANT (20)
 - GM = GAS METER
 - WM = WATER METER
 - F.I.R.M. = FEDERAL FLOOD INSURANCE RATE MAP
 - O.B. = POINT OF BEGINNING
 - P.B. = PLAT BOOK
 - D.B. = DEED BOOK
 - P.G. = PAGE
 - N/F = NOW OR FORMERLY
 - BC = BACK OF CURB
 - X505 = SPOT ELEVATION

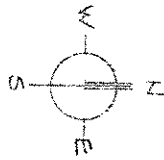
DATE: MARCH 28, 2007	LOT 11, BLOCK 1, of the W.E. HANCOCK Subdivision
N.E. HORIZ. 1" = 20' VERT. N/A	PROJECT: 07-011-E
995 ROSEDALE ROAD	SNAPSHOT: BNGY
ID LOT(S): 1	FILE NO.
TOWN: N/A CITY: Atlanta	REVISION
DATE: N/A SURVEYED: TAP	NO. DESCRIPTION DATE
INTY: DeKalb CHECKED: AFC	
LEG: GEORGIA DRAWN: TP/AC	
APPROVED: TAP	



BOUNDARY, TOPOGRAPHIC & TREE SURVEY
FOR
YASIR H. AND JULIE E. MIRZA
995 ROSEDALE ROAD ATLANTA, GA.

IN THE FIELD, INC.
LAND SURVEYING AND CIVIL ENGINEERING SERVICES

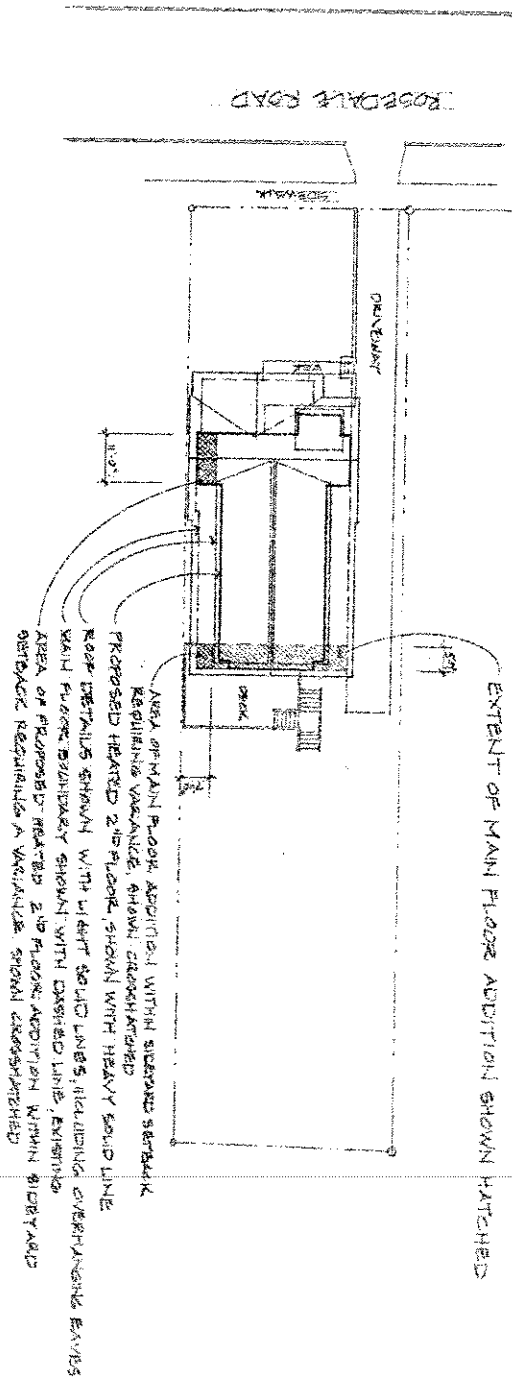
2570 ROSEDALE ROAD SNELLVILLE, GEORGIA 30078
TELEPHONE: (770)-982-1731 FAX: (678)-344-0250



NOTE: FOR DIMENSION VERIFICATION PLEASE REFER TO SITE SURVEY BY IN THE FIELD IN DATE MARKED AS: 2/2/2007

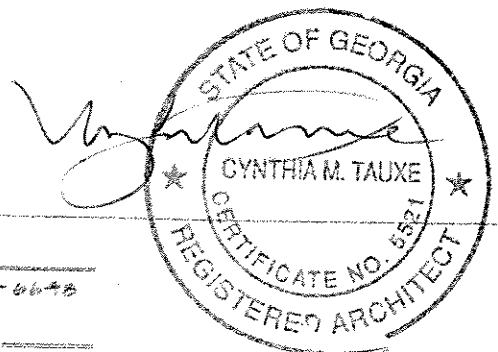
SITE & ROOF PLAN

SCALE: 1" = 20'-0"



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MIRZA RESIDENCE REMODEL

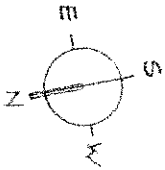
995 ROSDALE ROAD, ATLANTA, GA 30306 404/790-6648

CYNTHIA TAUXE ARCHITECT P.C.

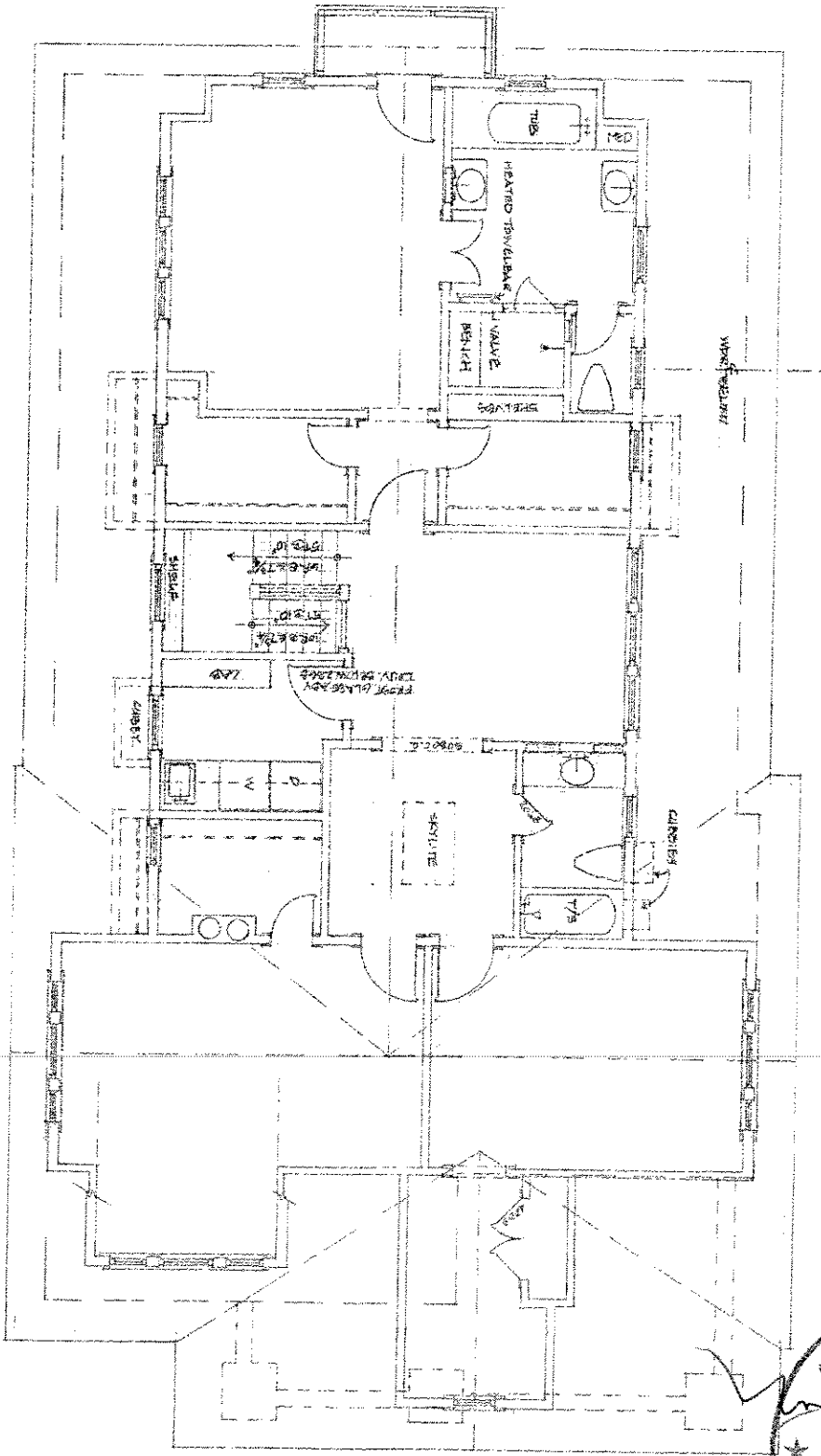
1858 EMORY RD, ATLANTA, GA 30306 404/377-8831

JUNE 2, 2008

A-0

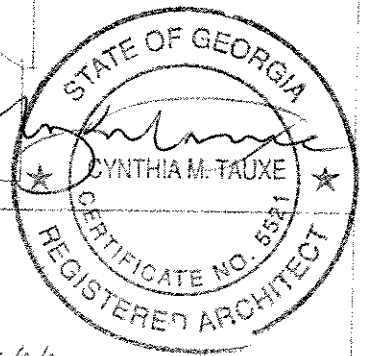


SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



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MIRZA RESIDENCE REMODEL

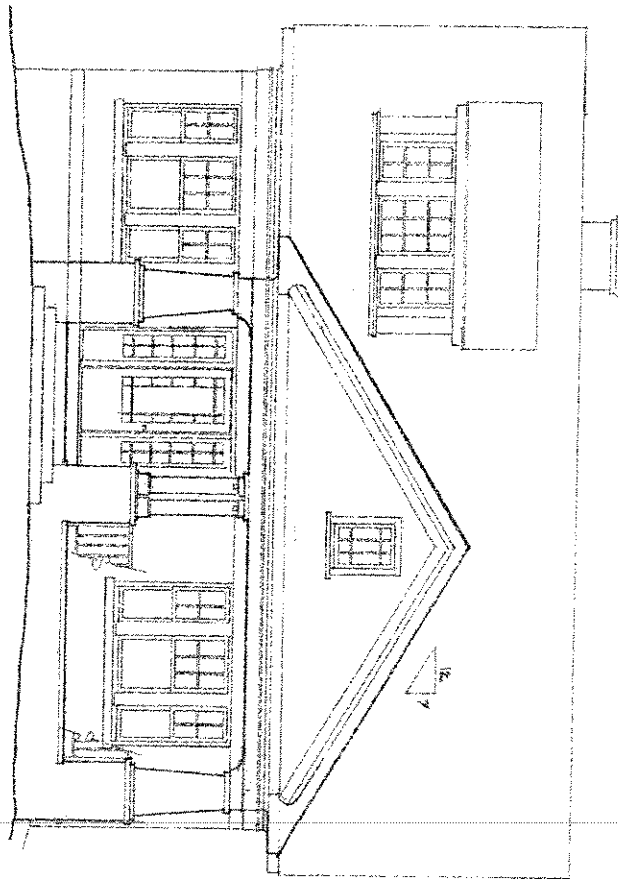
995 ROSDALE RD, ATLANTA, GA 30306 404/790-6648

CYNTHIA TAUXE, ARCHITECT PC

1553 EMORY RD, ATLANTA, GA 30306 404/577-3351 MAY 15, 2008, 6/2/08

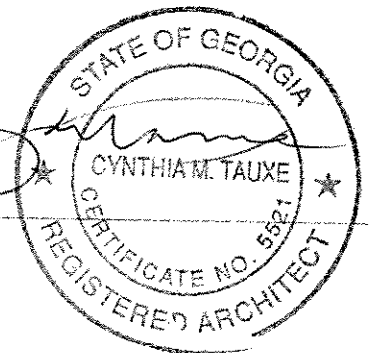
A-2

FRONT ELEVATION
SCALE 1/4" = 1'-0"



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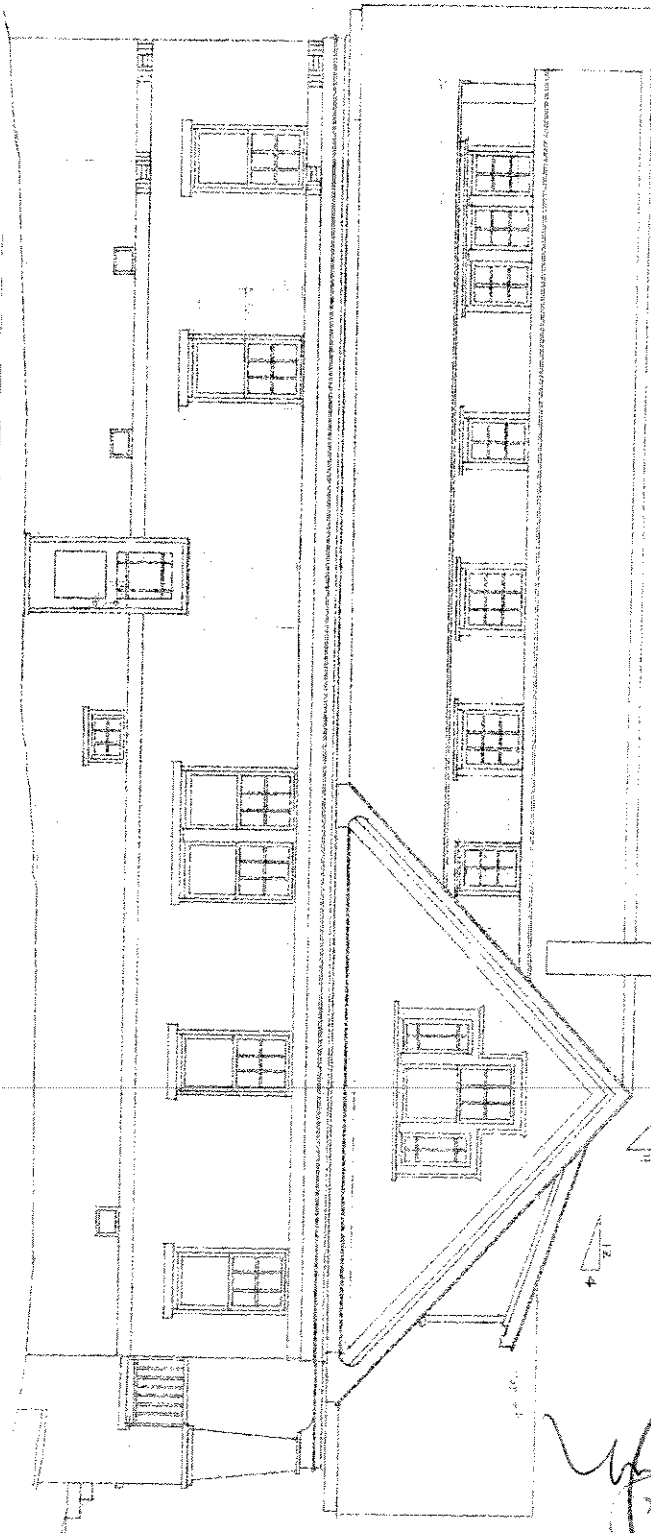
MIRZA RESIDENCE REMODEL

995 ROSBDALE RD, ATLANTA, GA 30306 404/790-6548

CYNTHIA TAUXE, ARCHITECT P.C.

1553 EMORY RD, ATLANTA, GA 30306 404/377-3331 MAY 16, 2008

REAR
ELEVATION
OF
PLAN

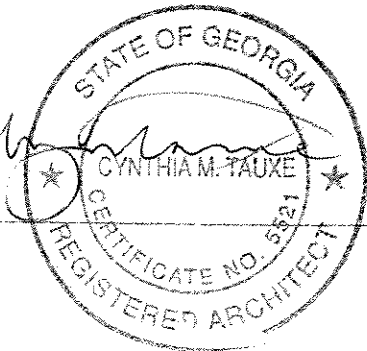


LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

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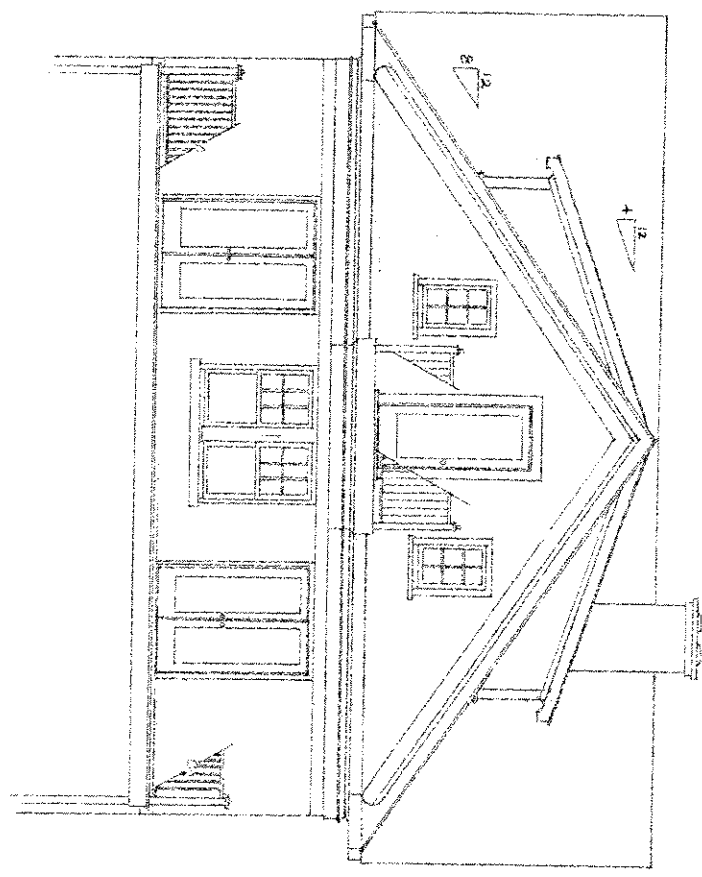
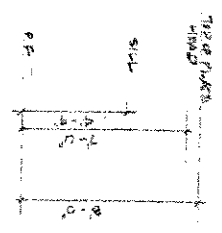
MIRZA RESIDENCE REMODEL

995 ROSDALE RD, ATLANTA, GA 30306 404/790-6648

CYNTHIA TAUXE, ARCHITECT P.C.

1553 BINARY RD, ATLANTA, GA 30306 404/377-3591 MAY 16, 2008

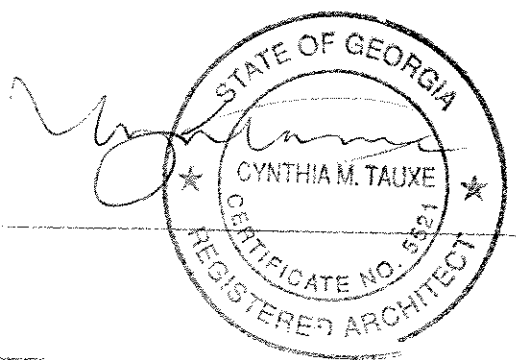
A-4



REAR ELEVATION
SCALE 1/4" = 1'-0"

V-08-150

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MIRZA RESIDENCE REMODEL

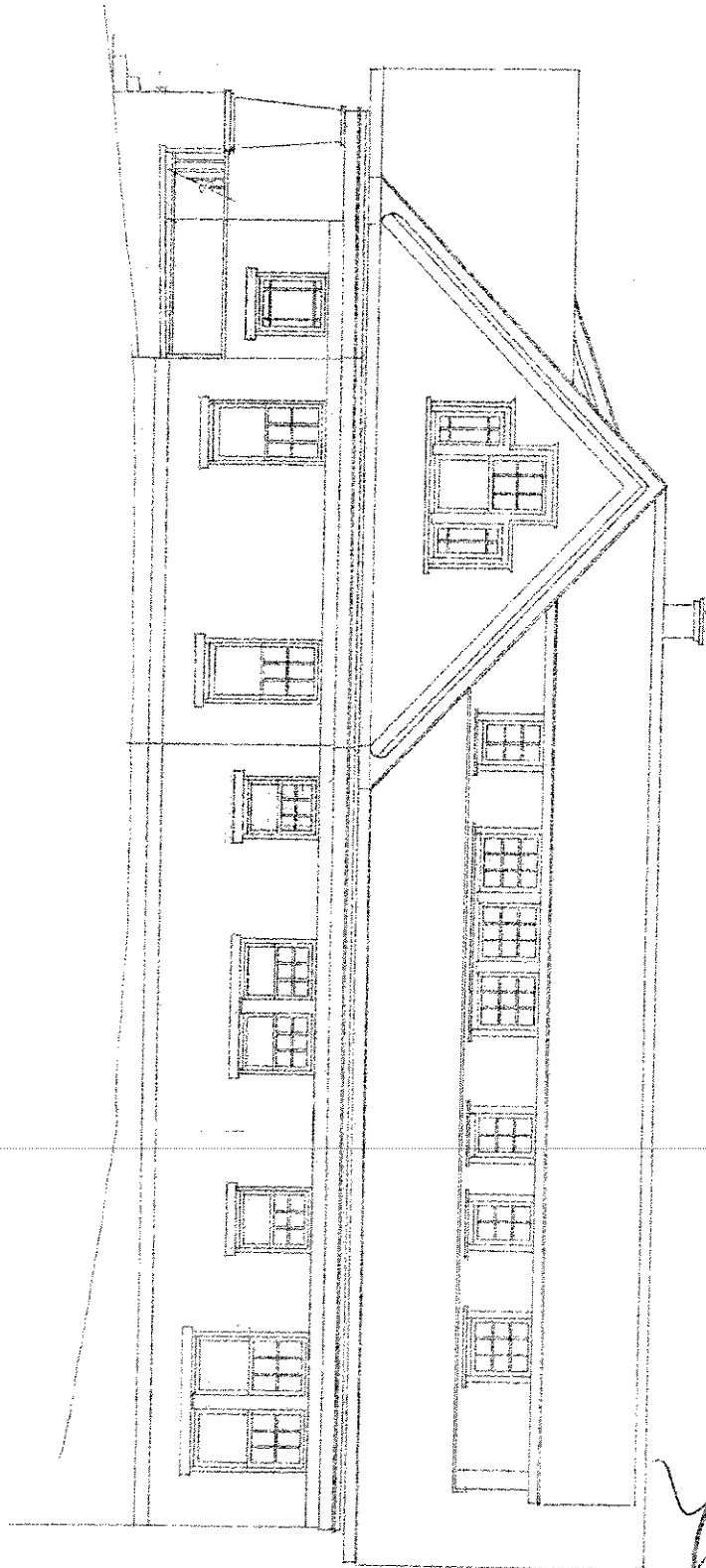
995 ROSDALE RD, ATLANTA, GA 30306 404/790-6610

CYNTHIA TAUXE, ARCHITECT PC.

1553 EMORY RD, ATLANTA, GA 30306 404/377-5031 MAY 16, 2008

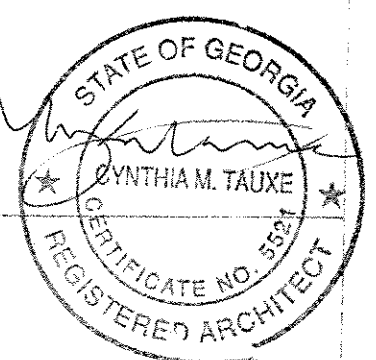
A-5

RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



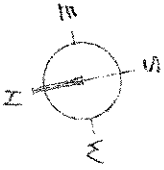
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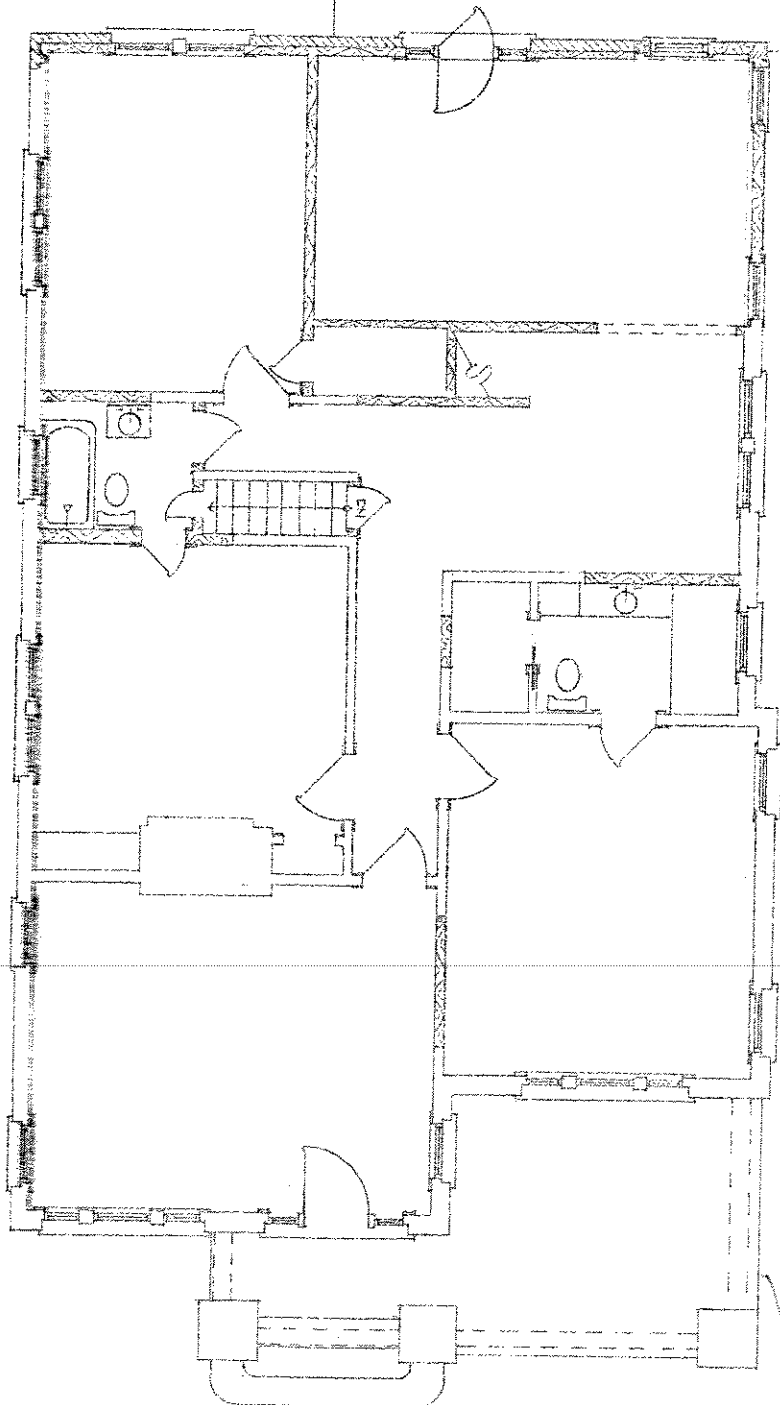


MIRZA RESIDENCE REMODEL
998 ROSDALE RD, ATLANTA, GA 30306 404/790-6643
ZYNTHIA TAUXE, ARCHITECT PC.
1563 EMORY RD, ATLANTA, GA 30306 404/377-3331 MAY 16, 2008

A-6

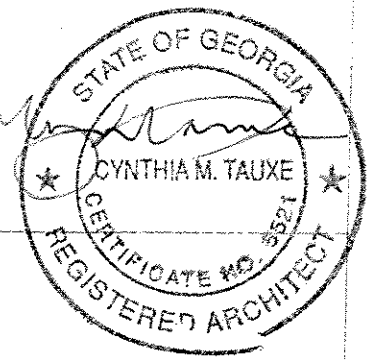


DEMOLITION PLAN
SCALE 1/4" = 1'-0"



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MIRZA RESIDENCE REMODEL

795 ROSDALE ROAD, ATLANTA, GA 30306 404/790-6643

CYNTHIA TAUXE, ARCHITECT PC.

1553 EMORY RD, ATLANTA, GA 30306 404/877-3331 MARCH 19, 2008 6/2/8

D