

Notice To Applicant

City of Atlanta - Bureau of Planning

APPLICATION NUMBER: **V-10-156**

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

Address of Property: **900 Drewry St.**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, November 11, 2010 at 12:00 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

atlanta.npuf.zoning@gmail.com

Contact info for adjacent NPUs is provided below if necessary:

The contact person for NPU is:


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,



BOP, for Director, Bureau of Planning



Chris Hamilton, Applicant



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

James Shelby
Commissioner
Dept. of Planning & Community
Development

Anthony Carter, Interim Director
Bureau of Building

Zoning Division
Ann Sharpe-Heard

Kasim Reed
MAYOR

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER V-10-156

NPU F DATE FILED 9/21/2010

1. Chris Hamilton

Name of Applicant
BUILDING PERMIT AUTHORIZING
Variance (detached accessory structure)

at 900 Drewry Street, NE 14TH/16
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:


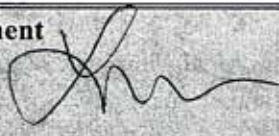
Applicant seeks a variance from the zoning regulations to (1) reduce the required west side
yard setback from 7' to 1' and (2) to reduce the required rear yard setback from 15' to 6' with
credit for half the width of the alleyway to allow for the construction of a detached residential
accessory structure (two-car garage). Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2) (3)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

 Department of Planning and Development
Bureau of Buildings
Anthony Carter, Interim Director
Ann Heard, Chief Zoning Division 

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SEP 21 2010
PLANNING DEPT

APPLICATION FOR VARIANCE
City of Atlanta

Date Filed 9/21/2010 Application Number V-10-156
Name of Applicant Chris Hamilton Daytime Phone 404-454-4137
Company Name Dovetail Craftsmen e-mail chris@dovetailcraftsmen.com
Address 657 Seminole Ave. ste. 303 Atlanta Ga 30307
street city state zip code

Name of Property Owner Kathleen & Hank Askins Phone 770-329-6945
Address 900 Drewry Street Atlanta, Ga 30306
street city state zip code

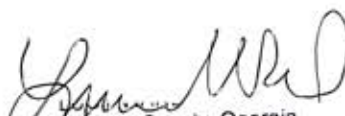
Description of Property

Address of Property 900 Drewry Street Atlanta, Ga 30306 **OR**
the subject property fronts _____ feet on the _____ side of _____
_____, and begins _____ feet from the
_____ corner of _____.
Depth: ____ Area: ____ Land Lot: ____ District: _____, _____ County, GA.
Property is zoned: _____, Council District: _____, Neighborhood Planning Unit: _____

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 21 Day Of Sept, 2010.



Notary Public, Fulton County, Georgia
My Commission Expires Oct. 29, 2011



General Agent for Owner (Applicant)
CHRIS HAMILTON
APPLICANT'S NAME IN PRINTED LETTERS

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 23' x 23' x 15' tall garage, 529 sqft. We are requesting a 6' variance on the North rear side and 1' on the West side wall in the same location as the previous garage. Both sides have at least 3' space around for maintenance.

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.

4,051 covered square feet / 8,251 total lot square feet = 49 % proposed lot coverage
50 % maximum allowed lot coverage

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.

Staff Recommendation. Bureau of Planning staff reviews and makes written recommendations to the BZA on each variance application. You may contact your assigned planner at (404) 330-6145 on the day of the public hearing if you wish to know staff's recommendation.

Variance Request for 900 Drewry Street Atlanta, GA 30306

We are seeking variance from the minimum side setbacks of a lot for City of Atlanta Zoning Regulation R-4, reduced from 7' to 1' on the Left/West facing side, and from 15' to 6' on the Rear/North of the lot boundary per attached drawings. The rear property line is adjacent to a 10' wide alleyway*

This will allow us to place a one-story garage in the exact location of the previous Garage that was in repair and needed to be removed. The garage dimensions are 23'x23'x15' Tall, 529 SQ/FT.

*Sec. 16-28.007. - Regular lots, paragraph 5e

Rear yards, credit for adjacent alleys: Rear yards shall be construed as extending across the full width of the lot at its rear, except where a portion of such width is within a half depth front yard, in which case the rear yard shall be construed as extending across the width of the lot for the portion not in such required half-depth front yard. Where a rear lot line adjoins an alley, half the width of the alley shall be considered as within the lot in determining whether rear yard requirements have been met.

We are reducing the impervious surface from what was originally on the property from 50% to 49%

JustificationExtraordinary and Exceptional Conditions –

1. The property is a non-conforming lot according to the R4 standard lot size. The R4 requirements are 70' wide and no less than 9,000 Sq/Ft.
The lot is 50 wide and 165' deep
2. The goal was to repair the existing Garage and make it usable for the homeowner, but due to the condition and deterioration it needed to be removed completely.
3. To move the garage in any other location would mean extending the driveway and impervious surface. To move the Garage in the rear forward would make parking into the garage difficult to impossible.

No substantial detriment to the public good or impairment to the purpose and intent of the zoning ordinance –

- Not effecting existing lot coverage
- Not impacting any trees
- Using the current design will be minimally visible from the street view.
- There is an alleyway in the rear of the house that gives clearance for maintenance
- The neighbors on the left side of the property agree to let the homeowners maintain that side of the property.

V-10-156

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SEP 21 2010
OFFICE OF
PLANNING

NOTARIZED AUTHORIZATION BY PROPERTY OWNER

(Required only if applicant is not the owner of the property subject to the application.)

TYPE OF APPLICATION Variance

I, Kathleen Askins (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 900 Drewry St. Atl, GA 30306 (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 ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT Chris Hamilton

ADDRESS OF APPLICANT 657 Seminole Ave. ste. 303
Atlanta Ga.30307

TELEPHONE NUMBER 404.454.4137

Kathleen S. Askins
Signature of Owner
9.21.2010

Personally Appeared Before Me
Lucy WARD

Who Swears That The Information Contained In This Authorization Is True and Correct To The Best of His or Her Knowledge and Belief
Lucy Ward
Notary Public
Date 9/21/2010

LUCY WARD
Notary Public, Fulton County, Georgia
My Commission Expires Oct. 29, 2011