



Notice To Applicant
City of Atlanta - Bureau of Planning

APPLICATION NUMBER: **V-11-017**

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

Address of Property: **880 Drewry ST NE**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, April 14, 2011 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

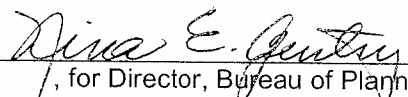
Contact info for adjacent NPUs is provided below if necessary:

The contact person for NPU is:

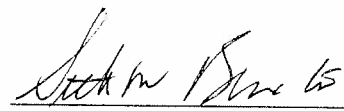
Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

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.

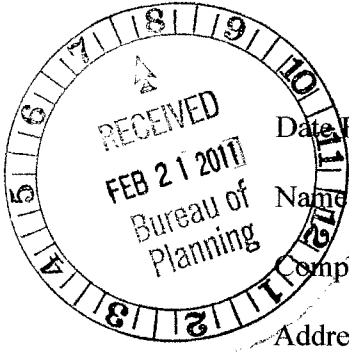
Signed,



Dina E. Gentry
for Director, Bureau of Planning



for ILENE R BRENNER
Seth Bena for



APPLICATION FOR VARIANCE
City of Atlanta

Date Filed _____ Application Number V-11-017
Name of Applicant Ilene Brenner Daytime Phone 404-668-9127
Company Name _____ e-mail ibrenne@gmail.com
Address 880 Drewry St. Atlanta GA 30306

Name of Property Owner Same Phone _____
Address Same

Description of Property

Address of Property 880 Drewry St. Atlanta GA 30306 OR
the subject property fronts _____ feet on the _____ side of _____
and begins _____ feet from the
corner of _____.

Depth: 63' Area: 8166 Land Lot: 16 District: 14, Fulton County, GA.
Property is zoned: R-4, 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 Office 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 Office
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 21st Day Of Feb 2011.

[Signature]
Owner or Agent for Owner (Applicant)
Ilene Brenner
APPLICANT'S NAME IN PRINTED LETTERS

[Signature]
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

KASIM REED
MAYOR

James E. Shelby
Commissioner
Dept. of Planning &
Community Development

Ibrahim Maslamani, CBO,
AIA
Director
Office of Building

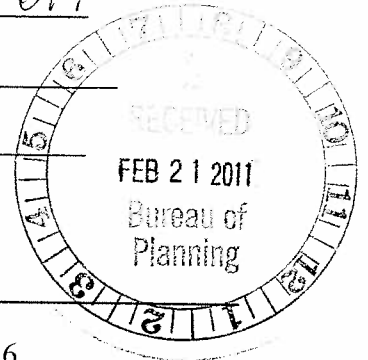
REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-11-017
NPU F DATE FILED _____

Ilene Brenner

Name of Applicant

BUILDING PERMIT AUTHORIZING
Addition to single family house



at 880 Drewry Street NE 14th/16
Street Address Quadrant District & Land Lot

to be used for residential 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 ordinance to reduce the east side yard setback from 7ft (required) to 5ft. and the half depth frontyard setback from 17.5ft (required) to 10ft. to allow an addition to a single family house. Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 06 Section 16-06.008 Paragraph (2)

Chapter 28 Section 16-28.007 Paragraph (5) (b)

Chapter _____ Section _____ Paragraph _____

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

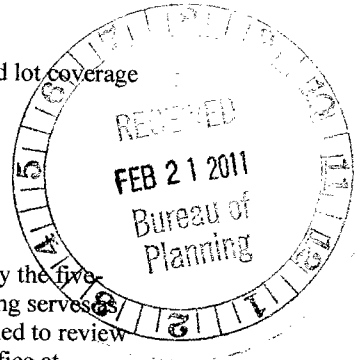
Applicant: *[Signature]* Zoning Plan Reviewer: *[Signature]*

V-111-017

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: rebuild existing front and side porches. Rebuild existing family room @ first floor. Add closet and mudroom @ first floor. Expand second level to add two bedrooms and one bath room. 1st Floor new SF: 250. 2nd Floor new SF: 929

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. Porch SF: 364

3329 covered square feet / 8166 total lot square feet = 41 % 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 Office 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 (NPUs), 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 Office 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 Office 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:

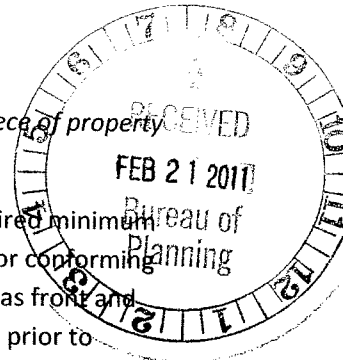
- by sending written notice of your application to all property owners whose property is within 300 feet of the subject property, and
- by causing public notice to be placed in the newspaper.

You are responsible for obtaining a public notice sign when you file your application with the Office 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. Office 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.

V-11-017



Justification Statement attachment

(a) *There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;*

The lot is exceptional in size. The lot is zoned R-4, single family, but has less than the required minimum area of 9000 square feet, and has less than the required frontage of 77 feet, as required for conforming R-4 corner lots. According to the attached survey, the lot is 8166 square feet in size, and has front and rear lot line dimensions of 50 feet. Like most old properties in Atlanta, the lot was laid out prior to enactment of zoning in the 1950's.

(b) *The application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship;*

The scope of the proposed renovation is comprised of the following changes:

- Expansion of the first floor by adding 250 sf, including the addition of a new mud room and closet, and enlargement of existing den.
- Enlargement of existing porches at the front and side yard.
- Enlargement of the existing second floor, which involves demolition and renovation of the existing roof line to accommodate new bedrooms and a bathroom at the second floor.

As indicated on the survey included in this application, the existing property is already beyond the setback lines. As a result nearly any significant changes to this property automatically require a variance. As described in the project scope above, we are seeking to make changes to better utilize the house for our family, rather than move out of the neighborhood that we prefer. Therefore the hardship arises from the fact that due to the non-conforming size, the options for altering the house are more limited than with conforming R-4 lots with regards to placement and size of alterations. In other words, we cannot enjoy the same use of our property that owners of conforming R-4 lots are allowed to utilize without requesting a variance.

(c) *Such conditions are peculiar to particular piece of property involved;*

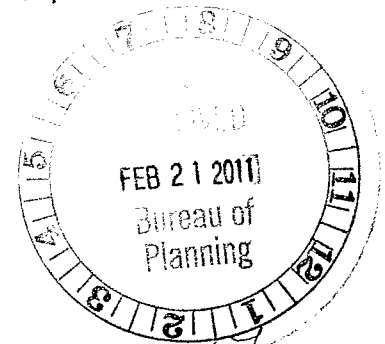
The new design minimally increases the footprint of the house beyond the existing footprint. However, as described above a variance is required for the side set back that runs along Barnett St. When this home was built in the 1930s, the building footprint on the property was consistent with the neighborhood design standards of the time. However, changes to the zoning requirements now render the original side setback to be non-conforming. Since this is a corner lot, the new side setback must be half the depth of the front set back, which is now 35'. As a result, the side setback is 17.5'. The foundations and much of the occupied space of the existing home are now beyond that new setback, so in order to rebuild the room at the first floor, modify the porch along the side of the house and change the roofline at the second floor, a variance we be required.

The existing structure is also beyond the 7' side setback line at the east side by about a foot. No changes to the first floor will occur at this location; however renovations to the roofline at this location will require work beyond the setback line. A variance will be required here as well.

(d) 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.

As described on the site plan, the additions to the house at the first and second levels will not increase the impervious surface or the FAR beyond what is allowed per code. Also, no existing trees will be removed as a result of this project. The second floor occupied space will be located within the expanded and renovated roof, the height of which is similar to the immediate neighbors on Barnett St. and Drewry St. The design of the expanded roof, minor changes to the first floor and enlargement of the front and side porch are consistent with the design of the surrounding homes in the Virginia-Highland neighborhood within NPU F.

- The requested setback for the side yard at the east side of the property is 5'-0", which is the current building line.
- the requested setback for the side yard at the west side of the property is 10'-0", which is the current building line.



V-11-077

CITY OF ATLANTA
 55 TRINITY AVE SW STE 1350
 ATLANTA, GA. 30303-3534
 404-330-6270

Merchant ID: 550138523
 Term ID: 0010540000550138523002

Sale

XXXXXXXXXXXX4394

VISA

Entry Method: Swiped

Application: V-11-017

Total: \$ 100.00

Application Type: Planning/BZA/Variance/NA

Address: 880 DREWRY ST , ATLANTA, GA 30306

02/21/11 11:37:04

Owner Name: BRENNER ILENE R

Inv #: 000013 Appr Code: 01156C

Owner Address:

Apprvd: Online

Owner Name:

Customer Copy

THANK YOU!

Credit Card

Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
	\$100.00	02/21/2011	SLEONARD		

Owner Info.: BRENNER ILENE R

Work

Description:

Variance from teh zoning ordinance to reduce the east side yard setback from 7 ft (required) to 5 ft. and the half depth front yard setback from 17.5 ft. (required) to 10 ft. to allow an addition to a single family house

PAID
 CITY OF ATLANTA
 FEB 21 2011
 EX OFFICIO MUNICIPAL
 REVENUE COLLECTOR