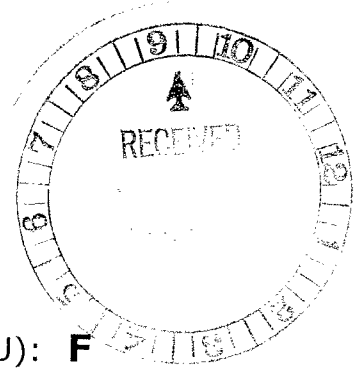


Notice To Applicant
City of Atlanta - Bureau of Planning



APPLICATION NUMBER: **V-11-029**

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

Address of Property: **642 Cresthill Avenue**

Board of Zoning Adjustment (BZA) Hearing Date:
MAY 5, 2011 **Thursday, 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:

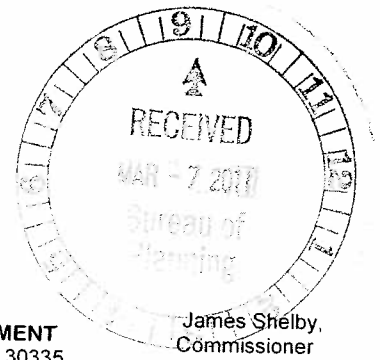
Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

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,

CMO, for Director, Bureau of Planning

Mark Bufkin, 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

Kasim Reed
MAYOR

James Shelby,
Commissioner
Planning & Community
Development

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-11-029
NPU F DATE FILED _____

Mark Bufkin

Name of Applicant

BUILDING PERMIT AUTHORIZING

Construction of a one story residential accessory building (garage)

at 642 Cresthill Avenue N.E. 17th/53
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 regulations to reduce the required west side yard setback from 7 feet to 3 feet and reduce the required rear yard setback from 15 feet to 3 feet in order to construct a one story detached accessory structure (two car garage). Applicant seeks no other variances at this time.

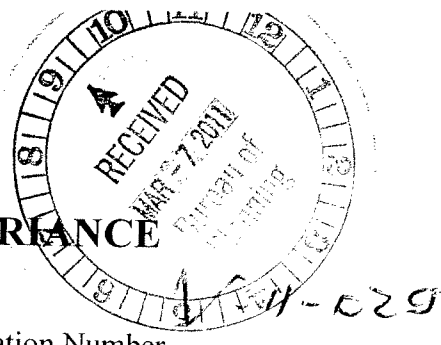
1982 ZONING ORDINANCE AS AMENDED

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

MJP
3/7/2011

Department of Planning and Development

BA



APPLICATION FOR VARIANCE

City of Atlanta

Date Filed 3/7/2011 Application Number _____

Name of Applicant Mark Bufkin Daytime Phone 404-281-6847

Company Name N/A e-mail markbufkin@bellsouth.net

Address 1210 Beech Valley Rd, Atlanta, GA 30306
street city state zip code

Name of Property Owner Mark Bufkin Phone 404-281-6847

Address 1210 Beech Valley Rd, Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 642 Cresthill Ave, Atlanta, GA 30306

the subject property fronts _____ feet on the _____ side of _____
see enclosed site plan, and begins _____ feet from the
_____ corner of _____

Depth: 149' Area: 7903 Land Lot: 53 District: 17, Fulton 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 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.

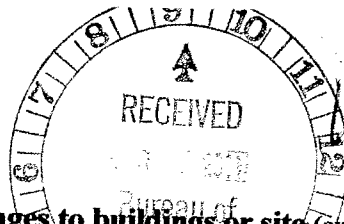
Sworn To And Subscribed Before Me This 7 Day Of March 2011.

Mark L. Bufkin
Owner or Agent for Owner (Applicant)

Mark L. Bufkin
APPLICANT'S NAME IN PRINTED LETTERS

[Signature]
NOTARY PUBLIC

My Commission Expires: June 18, 2011



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: *Reduce side and rear setbacks to 3' and construct a 484 SF two car garage with 14' high hip roof; replace existing "solid" driveway with "ribbon" style drive plus new turnaround area; and add two rain barrels.*

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.

4124 covered square feet / *7903* total lot square feet = 52.2% proposed lot coverage
50% maximum allowed lot coverage (*Existing site is 52.8%*)

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 (NPU's), 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.

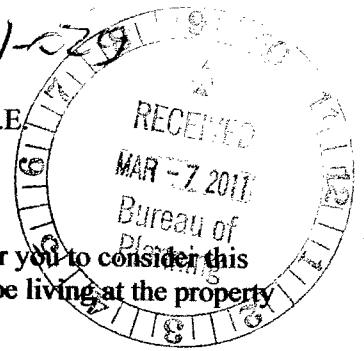
Staff Recommendation. Office of Planning staff reviews and makes written recommendations to the BZA on each variance application. You may contact your assigned planner at (404) 330-6145 on the day of the public hearing if you wish to know staff's recommendation.

March 7, 2011

Justification for Setback Variance for Non Conforming property at 642 Cresthill Avenue N.E.

Department of Planning and Community Development for the City of Atlanta

I, Mark Bufkin who resides at 1210 Beech Valley Road, Atlanta, 30306, respectfully ask for you to consider this application for a variance. I have purchased the property at 642 Cresthill Avenue and will be living at the property with my wife and daughter.



I am requesting a variance from zoning regulations to reduce the West side yard setback from the required 7 ft. to 3 ft. and reduce the rear yard setback from the required 15 ft. to 3 ft. to allow for a detached garage addition to an existing non-conforming triplex. I plan to construct a 484 SF two car garage located in the same space as an existing concrete parking pad at the back NW corner of the property and replace the existing "solid" driveway with a "ribbon" style driveway to include a new turnaround area. The garage will have a hip roof less than 14' in height and be constructed using architectural details from the main dwelling.

There are four reasons that I believe this to be a reasonable request:

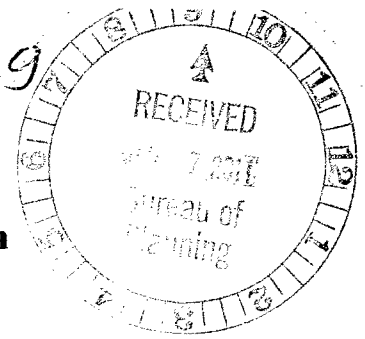
1. **There are extraordinary and exceptional conditions pertaining to the particular piece of property in questions because of its size, shape or topography:** There are several conditions specific to this property that create extraordinary circumstances:
 - a. Non-conforming lot: R-4 is for single family residence and the existing lot is a 3 plex grandfathered in from the 1930's.
 - b. Size: The required R-4 lot is 9,000 sf. This lot has 7,903 sf. The required minimum street frontage is 70'. This lot has 56.80'.
 - c. Lot coverage: R-4 requires 50% maximum of coverage. The existing lot has 52.8% lot coverage.
2. **The application of the zoning ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship:** The proposed garage would be built in the same location as the existing concrete parking pad at the back of the lot and replace the existing "solid" driveway with a "ribbon" style driveway to include a new turnaround area. The lot coverage would decrease by 52 SF to 52.2%. The new garage would be in character and scale with the existing structure. We will be on-site property owners. This would be an asset to both this property and an asset to the neighbors for the management of tenants. We have lived in the neighborhood for 23 years, have sent three children to Atlanta Public Schools, and are committed to what is best for the neighborhood.
3. **Such conditions are peculiar to the particular piece of property involved:** Due to the extraordinary conditions noted above that pertain to my property; we request this non-conforming variance. The garage will have a hip roof less than 14' feet in height which will preclude the possibility of future second floor living space. Many of the homes on Cresthill are non-conforming and are multifamily buildings. Many have similar styled detached garages with less than the required side and rear yard setbacks. The requested variance would not grant a special privilege inconsistent with the limitations upon other properties in my immediate neighborhood and surrounding areas.
4. **Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance of the City of Atlanta.** The granting of this variance will not be materially detrimental to the public welfare or injurious to the property or surrounding properties. The neighbors on both sides of the property approve the addition. The proposed garage requires a variance for the side and rear yard setback requirements for R-4. The garage does not impact the Maximum Floor Area Ratio, which will remain at 49%. The addition of the garage and replacement of the driveway will reduce the Maximum Lot Coverage from 52.8% to 52.2%. We will also add at least two rain barrels to collect and store rainwater run-off for future landscaping irrigation. This variance would improve this property, would be in keeping with the neighborhood and promote desirable living conditions for my family.

I appreciate your thoughtful consideration.

Sincere Regards,

Mark Bufkin

V-11-029



642 Cresthill Avenue Application for Special Exception

3/7/11

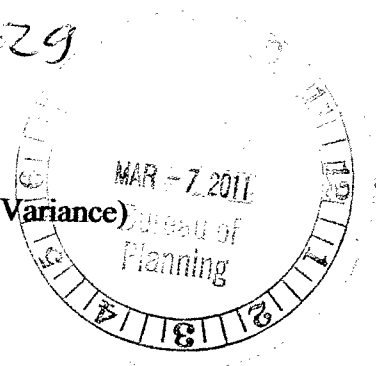
Justification Statement:

1. There will be no increase in the number of bedrooms or units on the property.
2. The proposed lot coverage area will decrease by 52 SF and will not intensify the nonconforming use. There will be no increase of residents, traffic or on street or off street parking with the proposed submittal.
3. The height and scale of the new garage is in character with adjoining buildings in the neighborhood. The height of the garage will be less than 14' and will be constructed with a hip roof, leaving no possibility for living space above the garage. The garage will occupy the same space as an existing concrete parking pad and will incorporate similar architectural soffit details as the main dwelling.
4. The total coverage of the lot resulting from the addition of the garage and the new driveway is consistent with the character of other homes in the neighborhood. The existing lot coverage is 52.8%. **The proposed lot coverage will be reduced to 52.2% since we will be removing the solid concrete driveway and replacing it with a "ribbon" style drive which is partially offset by the addition of a turnaround pad. (see site plan)** The proposed floor area ratio would not be affected and would remain at 49%.
5. The proposed garage would not adversely affect surrounding properties. All of the adjacent property owners we have talked to are in support of this addition. Adding the garage encourages the owner of this property to live on-site. The neighbors and the community support owners living in their rental property and we will be an on-site owner. Conclusion: The addition of the garage would improve the property, has the support of the neighborhood, would be in keeping with the neighborhood architecture and would not add to rainwater run-off.
6. I am requesting a variance from zoning regulations to reduce the west side yard setback from the required 7 ft. to 3 ft. and reduce the rear yard setback from the required 15 ft. to 3 ft. to allow for a detached garage addition to an existing non-conforming triplex. Several of the neighboring properties have detached garages with less than the required setbacks and the proposed garage will be in keeping with other detached garages on the street.

Thank you.

Mark Bufkin (applicant)

V-11-029



3/5/11

Site Information for Proposed Garage

642 Cresthill Avenue Lot Information (Non-Conforming and Setback Variance)

Zoned R-4

Existing lot = 7,903 SF (required = 9,000 SF)

Lot Frontage = 56.8' (required = 70')

Required Side Setback = 7' (proposed setback on west side = 3')

Required rear yard = 15' (proposed setback rear yard = 3')

Existing Lot Coverage:

Existing Building Footprint:	1,942 SF	
Existing Front Porch	187 SF	
Existing Sidewalks	248 SF	
Existing Driveway	1,749 SF	
Second Floor Deck	50 SF	
Total Existing Lot Coverage	4,176 SF	52.8% (allowed = 50%)

Proposed Lot Coverage:

Existing Building Footprint:	1,942 SF	
Existing Front Porch	187 SF	
Existing Sidewalks	248 SF	
Second Floor Deck	50 SF	
New Driveway	1,213 SF	
New Garage	484 SF	
Total Proposed Lot Coverage	4,124 SF	52.2% (allowed = 50%)

Existing Maximim Floor Area Ratio:

Existing First Floor	1,942 SF	
Existing Second Floor	1,528 SF	
Second Floor addition	414 SF	
Total	3,884 SF	
Total Proposed Floor Area Ratio	49%	(allowed = 50%)

Garage Area Ratio:

Heated Building Space Total 3,884 SF

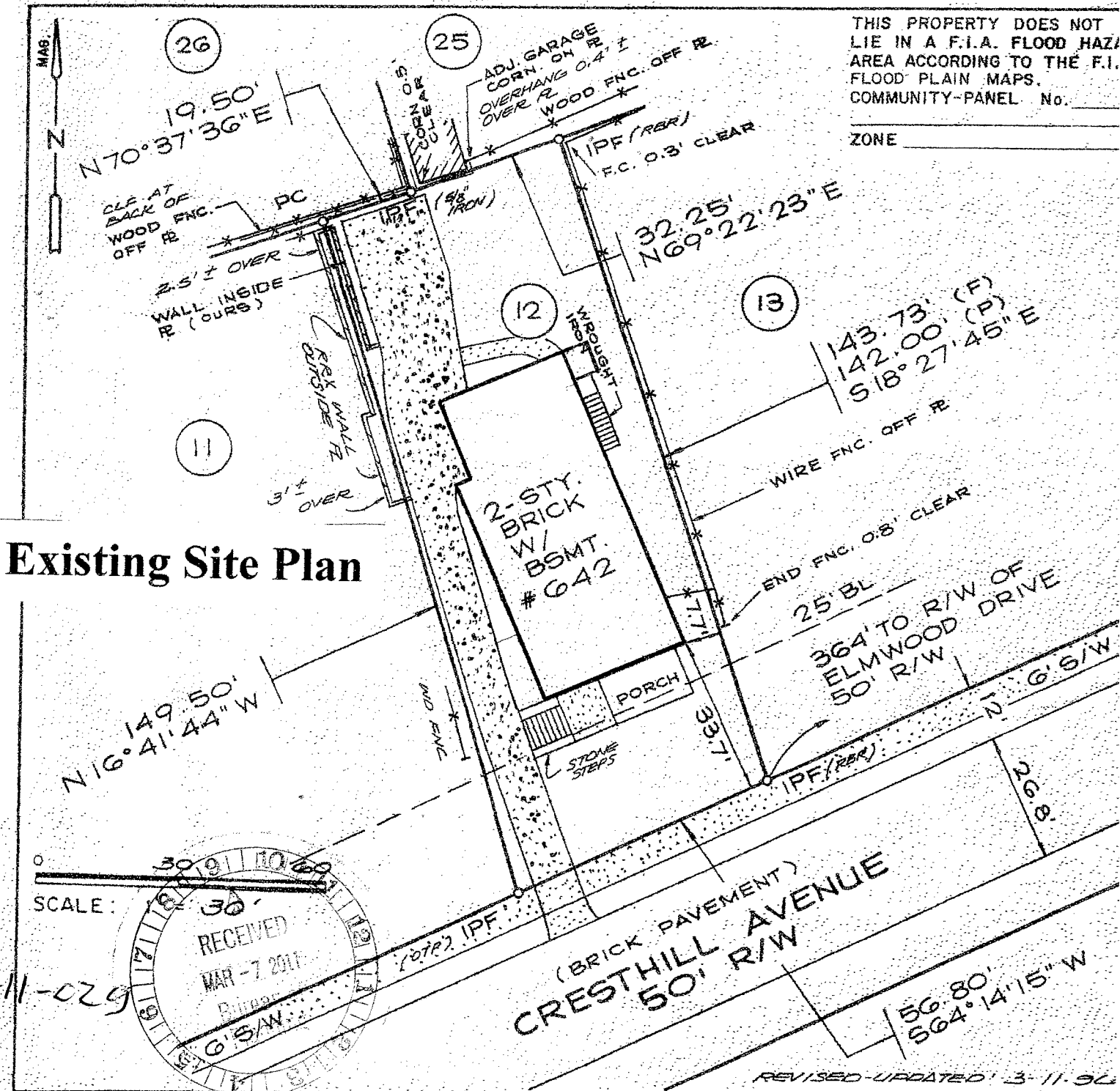
30% for Garages Allowed = 1,165 SF

New Garage Proposed = 484 SF

*Maximum 25% of Rear Yard
current Rear Yard SF: (55' x 58' x 43' x 46') 2,343 SF
Rear Yard coverage: 20.7%*

THIS PROPERTY DOES NOT
LIE IN A F.I.A. FLOOD HAZ
AREA ACCORDING TO THE F.I.
FLOOD PLAIN MAPS.
COMMUNITY-PANEL No.

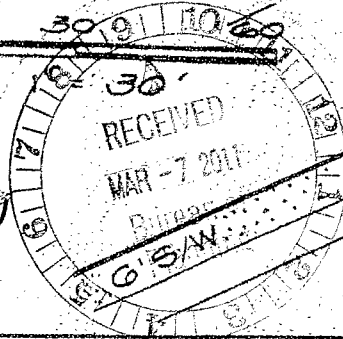
ZONE



Existing Site Plan

SCALE: 1" = 30'

V-11-029



REVISED-UPDATED 3-11-94

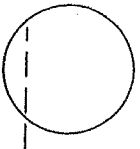
PREPARED FOR: **RUSSELL T. LEBLANC, JR.**
& GARY L. SKINKIS

LOT 12 BLOCK D UNIT
SUBDIVISION: NORTH BOULEVARD PARK
LAND LOT 53 17TH DIST. SECT.
FULTON COUNTY, GEORGIA

SCALE: 1" = 30' DATE AUG. 24, 1993
REC. IN PLAT BOOK 8 PG 171 & 172



IN MY OPINION, THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED AND
HAS BEEN PREPARED IN CONFORMITY WITH
THE MINIMUM STANDARDS AND REQUIREMENTS
OF LAW.



BH
DESIGNS

Bonnie Henry, Architect
1000 CAMBERLAND RD. NE
ATLANTA, GA 30306
PHONE: 404.525.8787

New Garage for Mark & Jackie Burkin
642 Cresthill Avenue
Atlanta, Georgia 30306

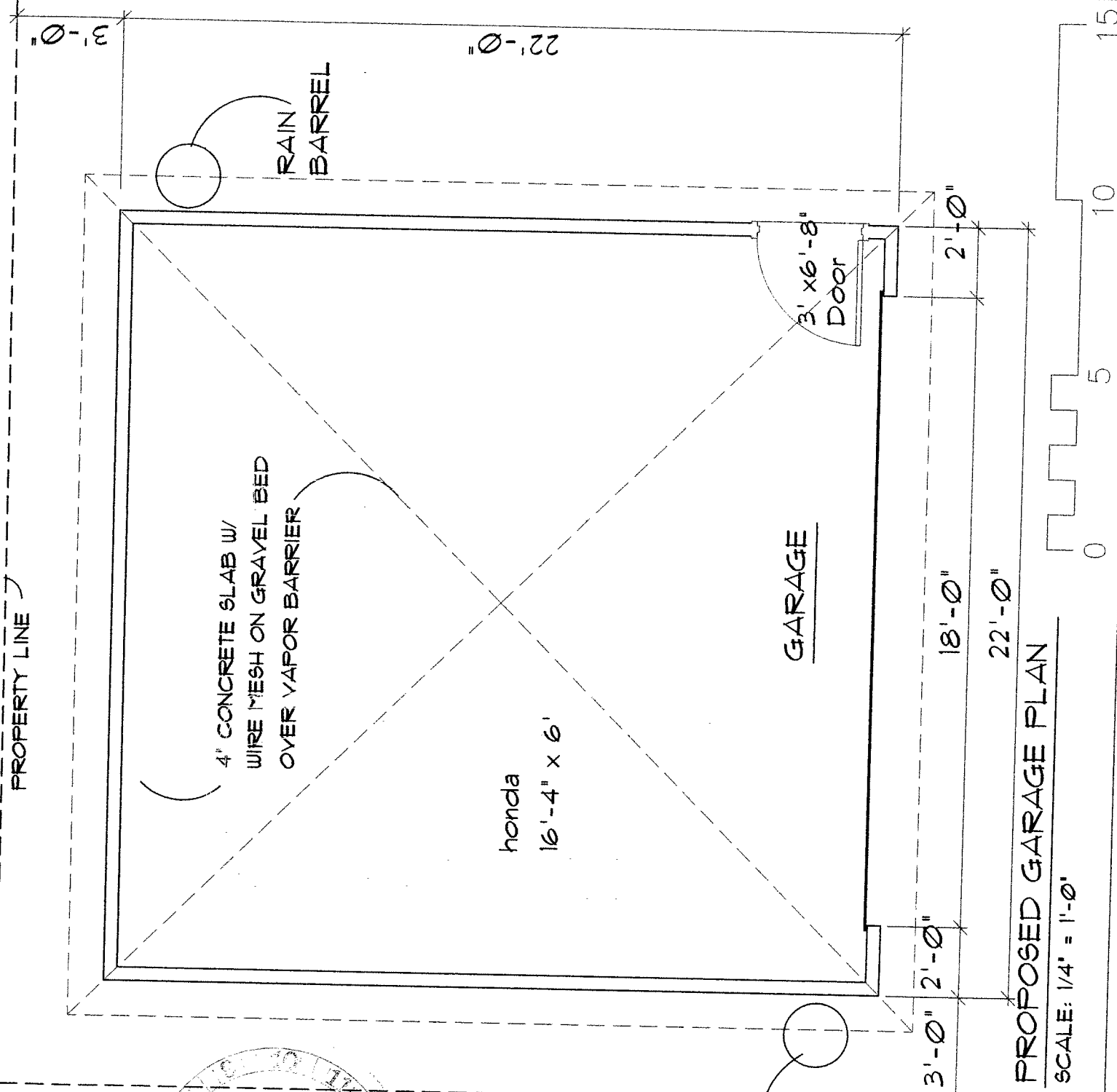
PROJECT
1025

SUBMITTALS
DATE: 3/7/11
VARIANCE:

DRAWING TITLE
GARAGE
FLOOR PLAN

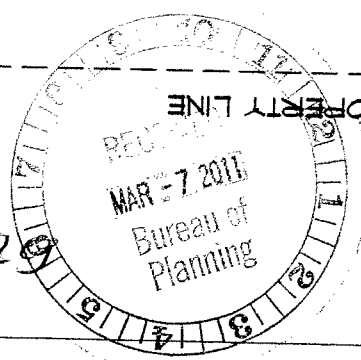
DRAWING REFERENCE

A-2



PROPOSED GARAGE PLAN

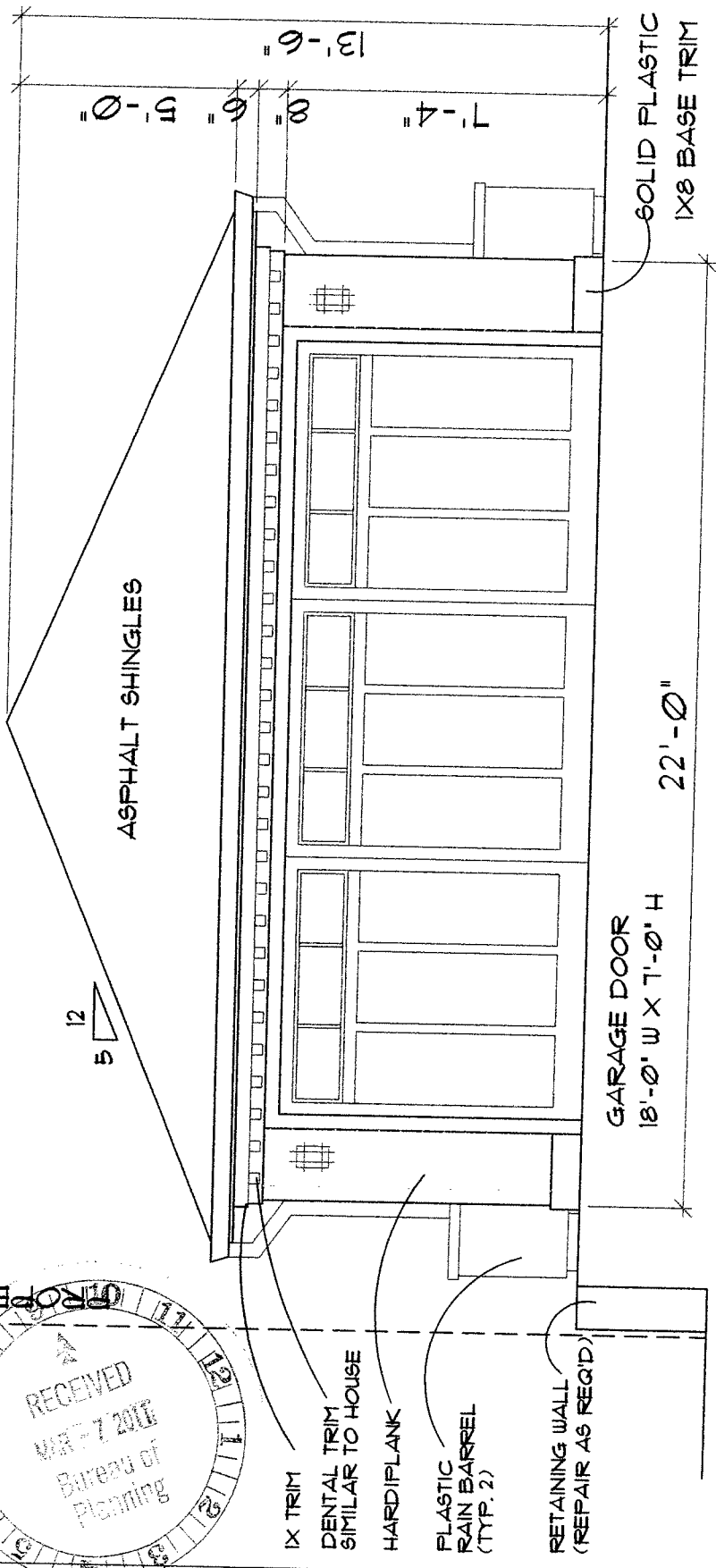
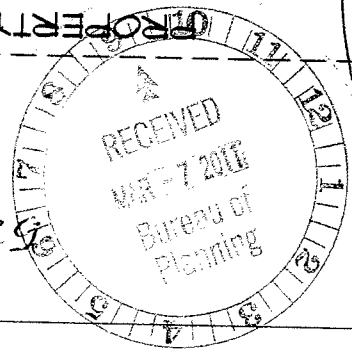
SCALE: 1/4" = 1'-0"



V-11-029

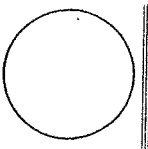
Maximim Electrical for Garage = 60 Amps
 Plumbing: One hose bib will be provided.
 Height of garage = 13'-6"

PROPERTY LINE



PROPOSED GARAGE FRONT ELEVATION

SCALE: 1/4" = 1'-0"



BH
DESIGNS

Dennis Henry, Architect
 100 CUMBERLAND RD., NE
 ATLANTA, GA 30308
 PHONE: 404.526.8700

New Garage for Mark & Jackie Burkin
 642 Cresthill Avenue
 Atlanta, Georgia 30306

PROJECT
1025

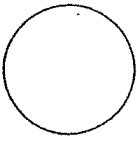
SUBMITTALS
VARIANCE

DATE
3/7/18

DRAWING TITLE
FRONT
ELEVATION

DRAWING REFERENCE

A-3



BH
DESIGNS

Branch: Henry, Architects
1700 COLUMBIA AVENUE
ATLANTA, GA 30306
PHONE/FAX (404) 870-8181

New Garage for Mark & Jackie Butkin
642 Cresthill Avenue
Atlanta, Georgia 30306

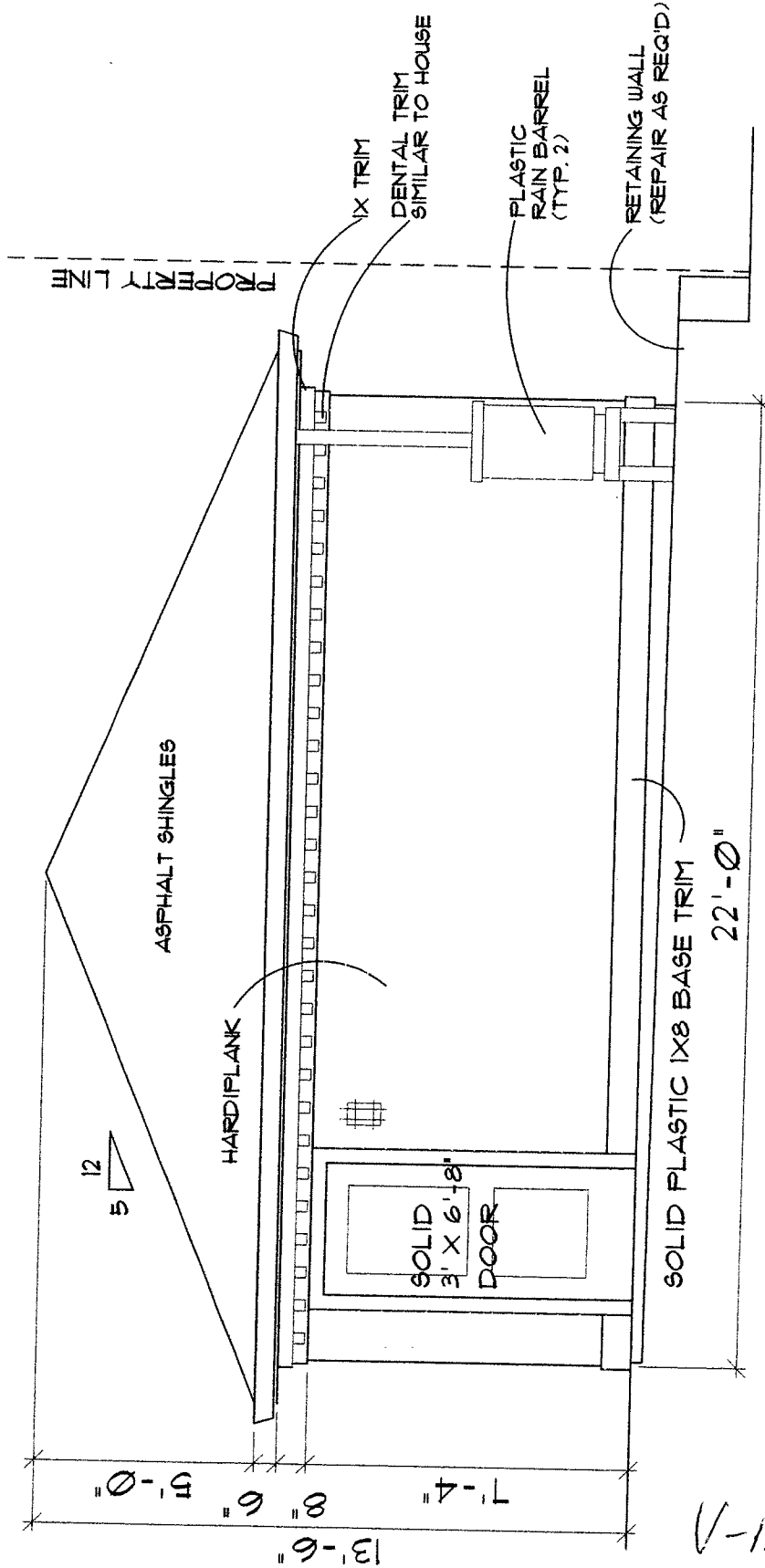
PROJECT
1025

SUBMITALS
DATE
VARIANCE

DRAWING TITLE
SIDE
ELEVATION

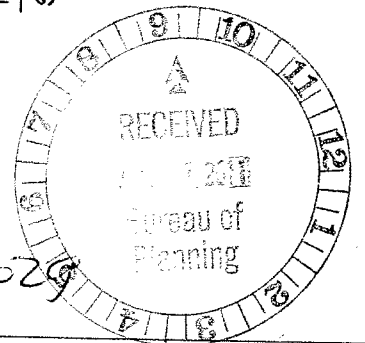
DRAWING REFERENCE

A-4



PROPOSED GARAGE YARD SIDE ELEVATION

SCALE: 1/4" = 1'-0"



622-11-1

RECEIPT

CITY OF ATLANTA
ATLANTATEST
55 TRINITY AVE SW

Application: V-11-029
Application Type: Planning/BZA/Variance/NA
Address: 642 CRESTHILL AVE , ATLANTA, GA 30306
Owner Name: LEBLANC RUSSELL T JR & SKINKIS GARY L
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
254631	3567	\$100.00	03/07/2011	SGUILDARIE		

Owner Info.: LEBLANC RUSSELL T JR & SKINKIS GARY L

Work Description: Variance to reduce the west side bsl from 7' to 3' and to reduce the rear bsl from 15' to 3' to allow for a one story detached accessory structure (two car garage).

PAID
CITY OF ATLANTA
MAR 27 2011 CK #3567
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR