

Notice To Applicant

City of Atlanta - Bureau of Planning

APPLICATION NUMBER: **V-11-101**

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

Address of Property: **1370 Pasadena Avenue**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, September 8, 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

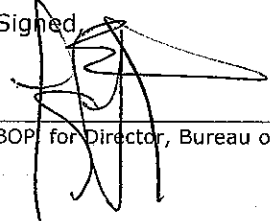
Contact info for adjacent NPUs is provided below if necessary:

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.

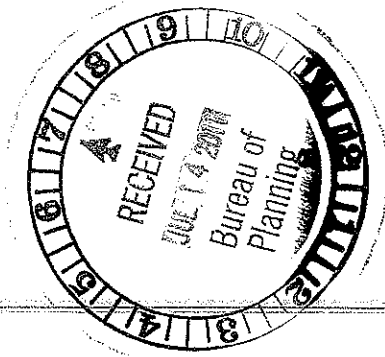
Signed

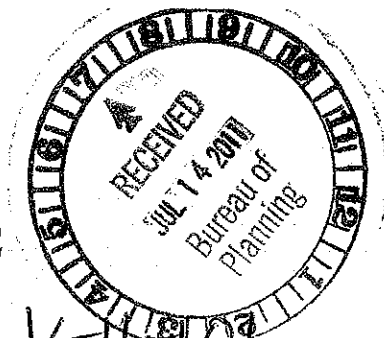


BOP Director, Bureau of Planning



Diane Barfield, Applicant





APPLICATION FOR VARIANCE

City of Atlanta

Date Filed 7/14/11

Application Number V-11-107
cell 404

Name of Applicant DIANNE BARFIELD Daytime Phone 606 0403

Company Name BARFIELD CONSULTANTS e-mail barfieldconsult@aol.com

Address P.O. Box 475 Morrow GA 30260
street city state zip code

Name of Property Owner Marcus Evans Phone 970 331-2793

Address 1370 Pasadena Ave Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 1370 Pasadena Ave OR

the subject property fronts 75 feet on the west side of Pasadena Ave, and begins 424 feet from the South west corner of Johnson Rd.

Depth: varies Area: 11,700 Land Lot: 56 District: 18, DeKalb 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 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 13 Day Of July 20011.

Dianne Barfield
Owner or Agent for Owner (Applicant)

DIANNE BARFIELD
APPLICANT'S NAME IN PRINTED LETTERS

[Signature]
NOTARY PUBLIC

NOTARY PUBLIC, FAYETTE COUNTY, GA
MY COMMISSION EXPIRES OCTOBER 22, 2011



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. O'Neil
Commissioner
Dept. of Planning &
Community Development

Don Rosenthal
Director
Office of Buildings

Zoning Enforcement Division

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-11-101

NPU F DATE FILED 7/14/11

1. Dianne Barfield
Name of Applicant

BUILDING PERMIT AUTHORIZING

1st floor and second story addition to single-family house

at 1370 Pasadena Ave., NE 18th / 56
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 zoning regulations to reduce the north side yard setback from 7ft.(required) to 4.6ft. and the south side yard setback from 7ft.(required) to 5.6ft. to convert an existing screen proch into a room and allow for a second story addition to an existing single family house. Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

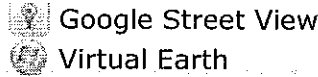
Department of Planning and Development
Office of Buildings
Don Rosenthal, Director
Ann Heard, Chief Zoning Division

Applicant: Dianne Barfield
7-13-11

Zoning Plan Reviewer: [Signature]

Parcel Details

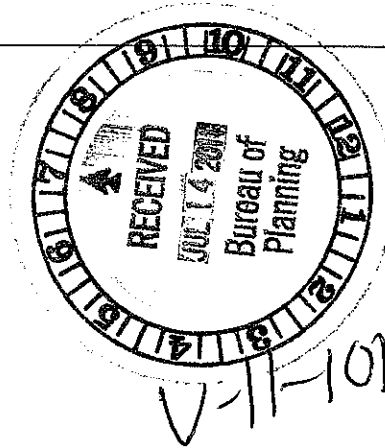
18 056 01 057
 137 PASADENA AVE
 EVANS MARCUS L



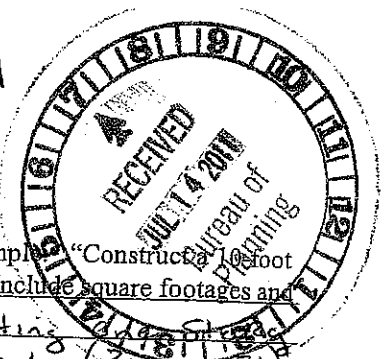
- Planning
- Map
- Tax
- Public Safety
- Demographics

Planning Designations

Property in Atlanta city limits	Yes
USPS ZIP Code	30306
District/Landlot	18-56 cadastral map
Zoning	
Primary	R-4
Overlay	-
Maps	Official Zoning Map (pdf) Online Map
Future Land Use	Single-Family Residential (SFR)
NPU	F
Adjacent NPU (within 300 feet)	-
Neighborhood	Morningside/Lenox Park
Council District	6
Renewal Community	No
Empowerment Zone	No
New Market Tax Credits	No
Livable Centers Initiative (LCI)	-
Tax Allocation District (TAD)	-
Supportive Housing Distance Eligibility	Meets distance requirements
Neighborhood Stabilization Program	No
Neighborhood Stabilization Program 3	
Community Development Impact Areas	No
Urban Redevelopment Areas	No
Property in Murphy Triangle	No
Inspection Arborist	NE
Inspection Building	Omodare
Inspection Electrical	Peele
Inspection HVAC	Burdeshaw
Inspection Plumbing	Markell



V-11-101



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: Add 1600 sq Ft 2nd Floor to existing
Single Family house, enclose screen porch (300 sq Ft)

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.

2560 covered square feet / 11,700 total lot square feet = 22 % 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 inquires 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 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.

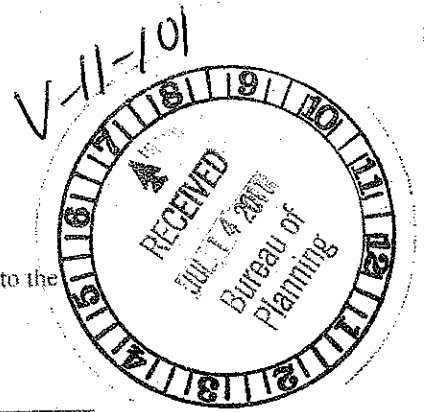
You are responsible for obtaining a public notice sign when you file your application with the Bureau of Planning, and for posting it in a visible location on your property, at least 15 days prior to your public hearing. Failure to properly post the sign will make it necessary for the BZA to defer your 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.

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, Marcus Evans (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 1370 Pasadena Ave NE (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 ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT Diane Barfield

ADDRESS OF APPLICANT P.O. Box 475
Morrow, GA 30260

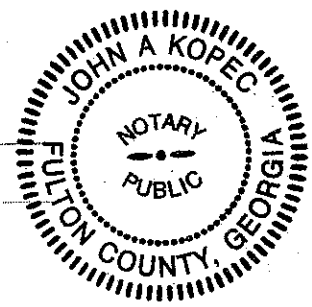
TELEPHONE NUMBER 404-606-0403

[Signature]
Signature of Owner

Personally Appeared Before Me Marcus Evans

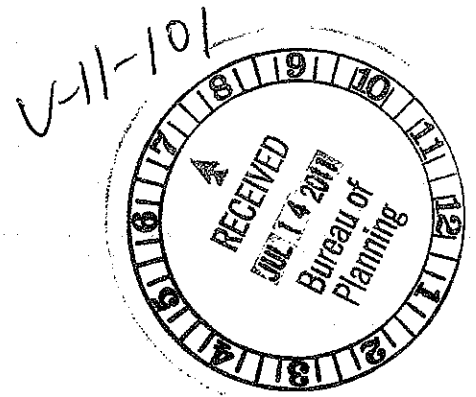
Who Swears That The information contained in this Authorization is True and Correct To The Best of His or Her knowledge and belief
[Signature]
Notary Public

Date 7/12/11



JOHN A KOPEC
NOTARY PUBLIC, FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES 8/22/2014

1370 Pasadena Ave.
Variance Justification



The subject property has exceptional conditions in that it is an irregular shape lot with the rear property line being over 30% less than the street frontage. The building area of the lot is reduced as the lot narrows. The existing single-family house is a legal nonconforming structure.

An unnecessary hardship would be imposed by not allowing a logical expansion to accommodate the needs of the family. The owners need additional living space as well as additional bedrooms for their growing family. An addition at ground level of the size required would not only impact existing trees but would reduce the green area. The functionality of the existing house lends itself to a vertical expansion to accommodate sleeping quarters upstairs and maintain living and cooking space on the ground level.

The majority of R-4 lots are a more regular shape and afford a full width of building area for the entire length of the lot.

Relief, if granted, would have no substantial detriment to the public good. Generally, renovations and improvements to single-family houses add value and protect against property depreciation and neighborhood blight. The proposed expansion is in keeping with the scale and character of the neighborhood. Adequate light and air will be maintained. Neighborhood stability benefits from improvements that allow families to continue their stake in the community.

RECEIPT

CITY OF ATLANTA
ATLANTATEST
55 TRINITY AVE SW

Application: V-11-101
Application Type: Planning/BZA/Variance/NA
Address: 1370 PASADENA AVE , ATLANTA, GA 30306
Owner Name: EVANS MARCUS L EVANS SARAH KIM
Owner Address:
Application Name: Diane Barfield

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
264691	1287	\$100.00	07/14/2011	CGOODE		

Owner Info.: EVANS MARCUS L EVANS SARAH KIM

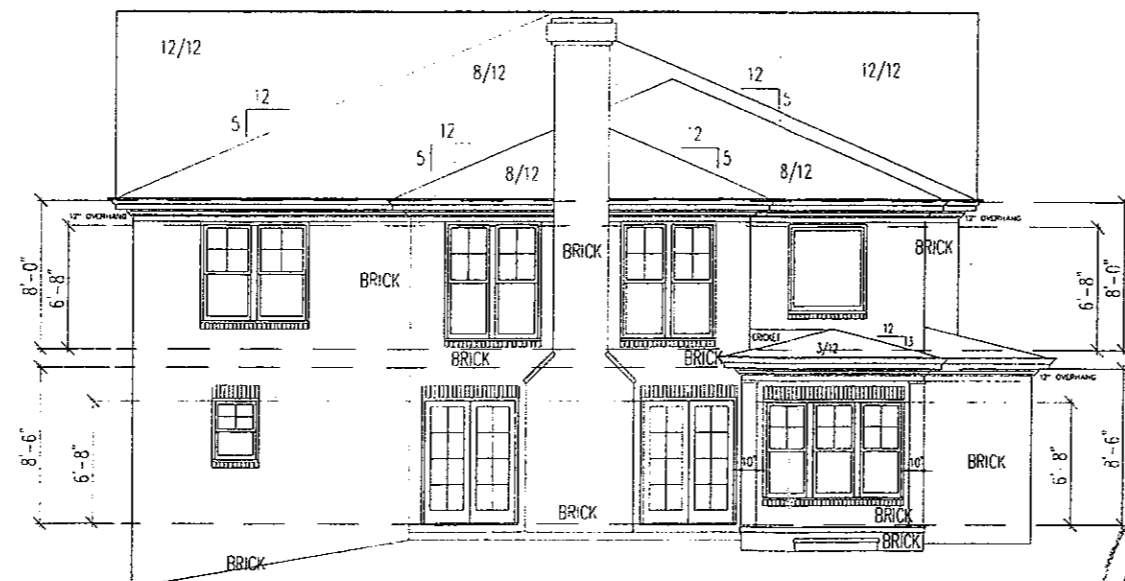
Work Description: Applicant seeks a variance from zoning regulations to reduce the north side yard setback from 7ft (required) to 4.6 ft and the south side yard setback from 7ft (required) to 5.6ft to convert an existing screen porch into a room and allow for a second story addition to an existing single-family house. Applicant seeks no other variances at this time.

PAID
CITY OF ATLANTA
JUL 14 2011
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR
CE



FRONT ELEVATION

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



REAR ELEVATION

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

SQUARE FEET

BASEMENT	
1ST FLOOR	50 FI
2ND FLOOR	1645
GARAGE	
BONUS RM.	

EVANS RESIDENCE
1370 PASADENA AVE.
ATLANTA, GA
C. WILKINS 10/11
COPYRIGHT © 2011 HOMES OF ATLANTA

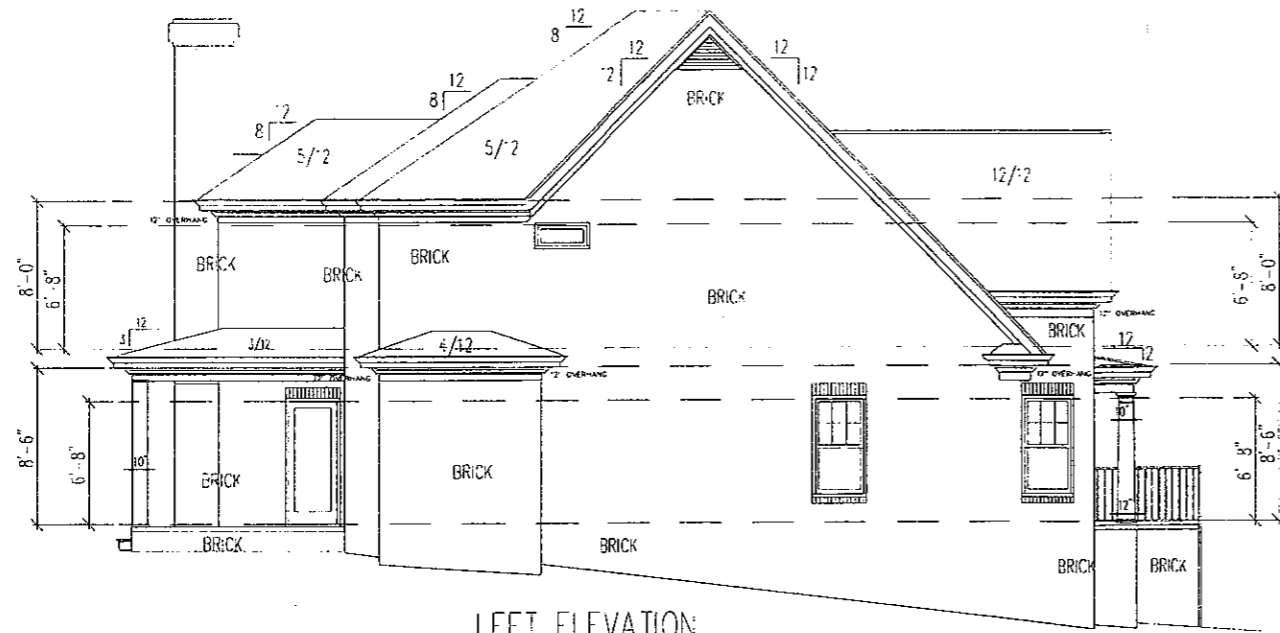
PLANS BY:
HOMES OF ATLANTA
1005 LANINGS CT
ALPHARETTA, GA 30005
478-213-1165
478-343-2165 FAX
http://www.homesofatlanta.com
DRAWN BY:
RON CARTER

DATE: 07.12.11
SHEET

A-1
OF SHEETS

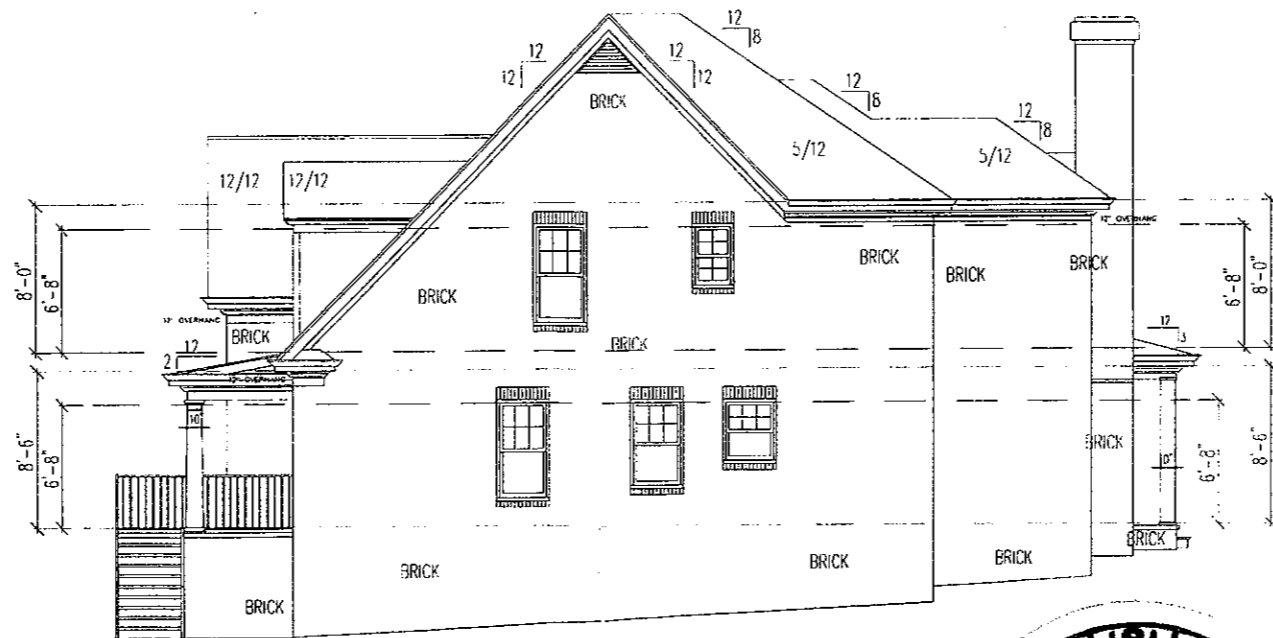


V-11-101



LEFT ELEVATION

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



RIGHT ELEVATION

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

SQUARE FEET	
BASEMENT	
1ST FLOOR	50 F1
2ND FLOOR	1645
CARAGE	
BONUS RT.	

EVANS RESIDENCE
1370 PASADENA AVE.
ATLANTA, GA
C. WILLIAMS ARCHITECTS
COPYRIGHT © 2011, HOMES OF ATLANTA

PLANS BY:
HOMES OF ATLANTA
1005 LANSING CT
ALPHARETTA, GA 30005
478-313-9985
478-313-2165 FAX
http://www.homesofatlanta.com
DRAWN BY:
RON CARTER

DATE: 01/20/11

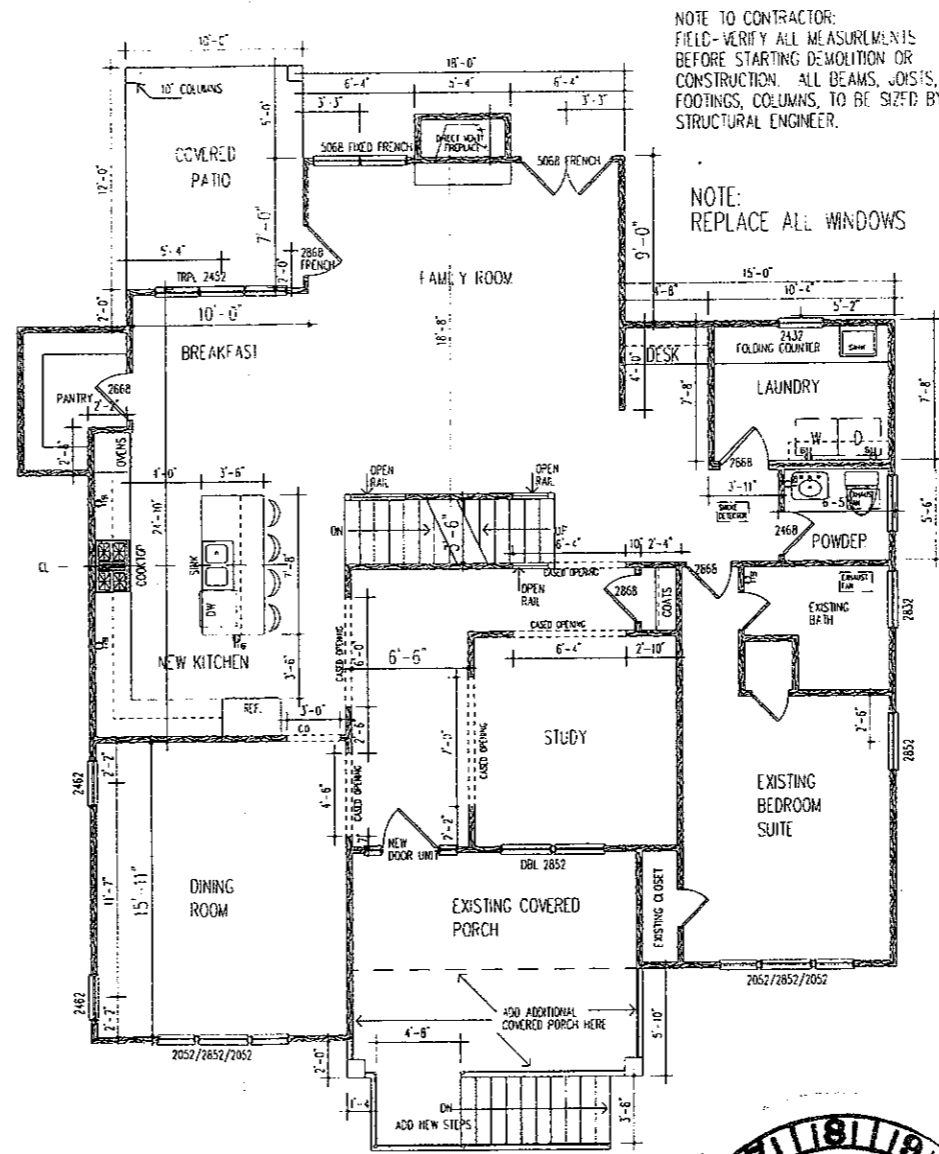
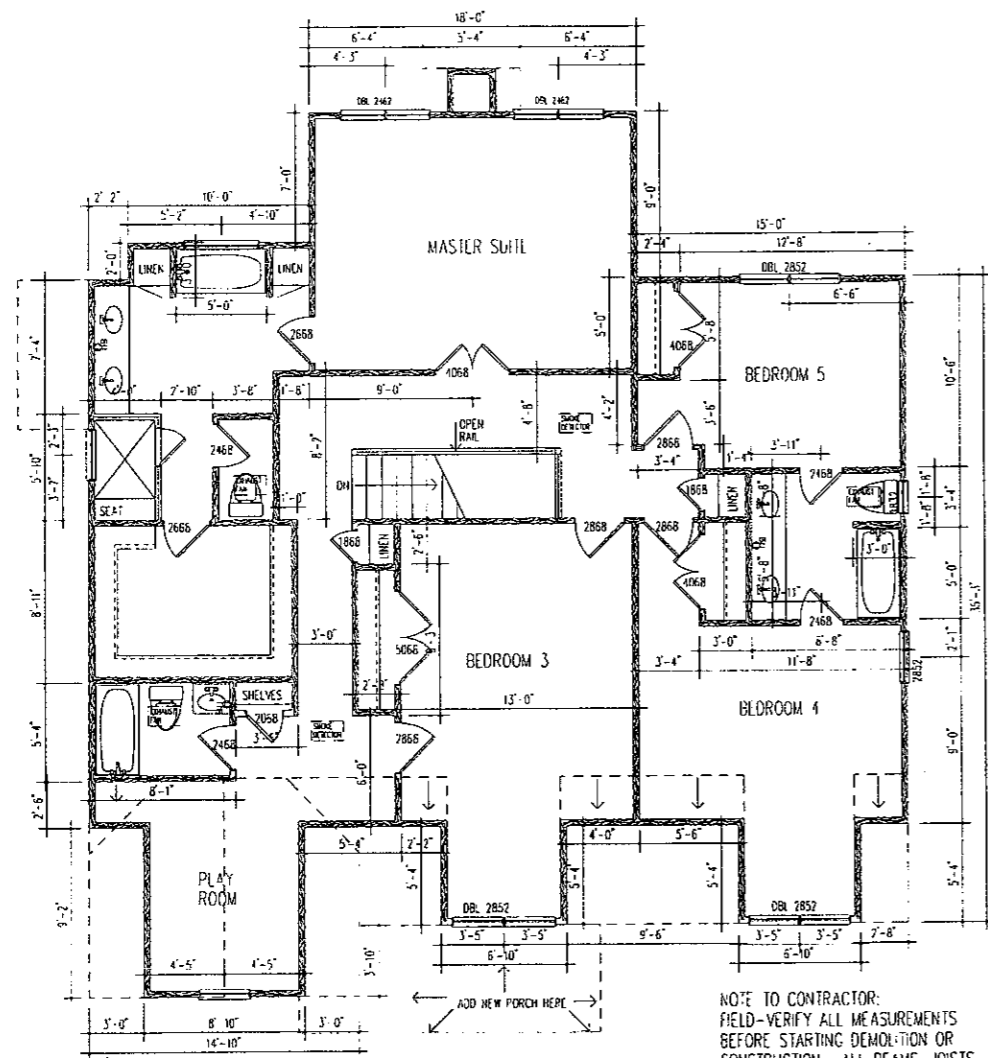
SHEET

A-2

OF SHEETS



11-101



SQUARE FEET	
BASEMENT	
1ST FLOOR	5011
2ND FLOOR	1545
GARAGE	
BONUS RM.	

EVANS RESIDENCE
1370 PASADENA AVE.
ATLANTA, GA
C. WILLIAMS ARCHITECTS
© 2011 HOLES OF ATLANTA

PLANS BY:
HOLES OF ATLANTA
2005 LAWRENCE CT.
ALPHARETTA, GA. 30009

478-343-9885
478-343-2455 FAX
http://www.holesofatlanta.com

DRAWN BY:
RON CARTER

DATE: 07.12.11

SHEET
A-4
SHEETS



V-11-101