



**Notice To Applicant**  
City of Atlanta - Bureau of Planning

APPLICATION NUMBER: **V-11-124**

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

Address of Property: **946 Rosedale RD NE**

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, October 13, 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**

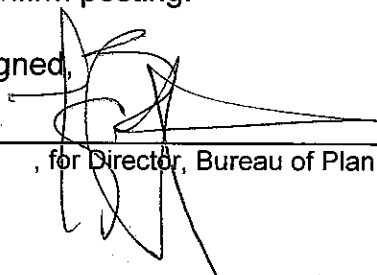
Contact info for adjacent NPUs is provided below if necessary:

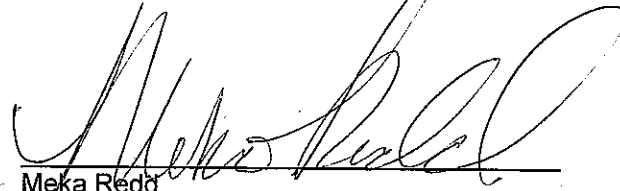
The contact person for NPU is:

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,

  
\_\_\_\_\_  
, for Director, Bureau of Planning

  
\_\_\_\_\_  
Meka Redd



APPLICATION FOR VARIANCE
City of Atlanta

Date Filed 8/24/11 Application Number
Name of Applicant Meka Redd/Curtis Pearl Daytime Phone (4)597-7785
Company Name Front Porch Group mail
Address 1900 Emery St. NW Ste 430 Atlanta, GA 30318

Name of Property Owner LAURA MEDLID Phone (404)502-9191
Address 946 ROSEDALE RD ATLANTA GA 30306

Description of Property

Address of Property 946 ROSEDALE RD ATLANTA GA 30306

the subject property fronts \_\_\_\_\_ feet on the \_\_\_\_\_ side of \_\_\_\_\_, and begins \_\_\_\_\_ feet from the \_\_\_\_\_ corner of \_\_\_\_\_

Depth: 186' Area: 2346 Land Lot: 01 District: 1374, DEKALB County, GA.

Property is zoned: R4, Council District: 6, Neighborhood Planning Unit: F

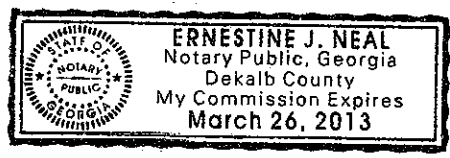
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant variance(s).

I hereby authorize the staff of the 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 24 Day Of Aug 2011.

Signature of Meka Redd
Owner or Agent for Owner (Applicant)
Meka Redd
APPLICANT'S NAME IN PRINTED LETTERS

Ernestine J. Neal
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

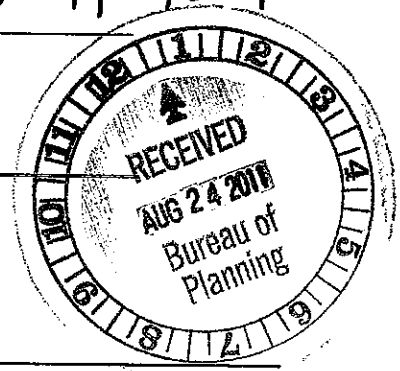
Kasim Reed  
MAYOR

James Shelby,  
Commissioner  
Planning & Community  
Development

## REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-11-124  
NPU F DATE FILED \_\_\_\_\_

Meka Redd and Curtis Peart  
Name of Applicant



## BUILDING PERMIT AUTHORIZING

The construction of a carport

at 946 964 Rosedale Road N.E. 18<sup>th</sup>/1  
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 required rear yard setback from 15 feet to 3 feet; reduce the required south side yard setback from 7 feet to 3 feet in order to make an addition to a single family dwelling. Applicant seeks no other variances at this time.

### 1982 ZONING ORDINANCE, AS AMENDED

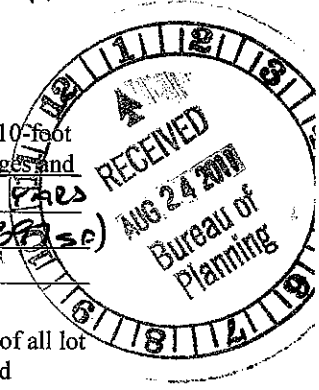
Chapter 6 Section 16.06.008 Paragraph (2)(3)

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Department of Planning and Development

V-11-124



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 22'x28' CARPORT AT REAR CORNER OF PADS (616 S.F.) REPLACE DRIVEWAY WITH PERVIOUS PAVELS (875 S.F.) INSTALL NEW PERVIOUS PAVEL PATIO (600 S.F.)

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.

5998  
4433 covered square feet / 9295 total lot square feet = 47.69% proposed lot coverage  
64.53  
PERVIOUS + IMPERVIOUS IMPERVIOUS  
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 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 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.

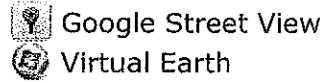
*You are responsible for obtaining a public notice sign when you file your application with the Office of Planning, and for posting it in a visible location on your property, at least 15 days prior to your public hearing. Failure to properly post the sign will make it necessary for the BZA to defer your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

Parcel Details

18 001 13 005  
 946 ROSEDALE RD NE  
 FRANK JACOB A OR

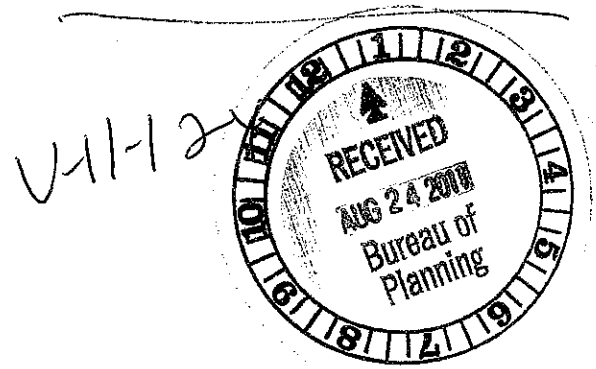


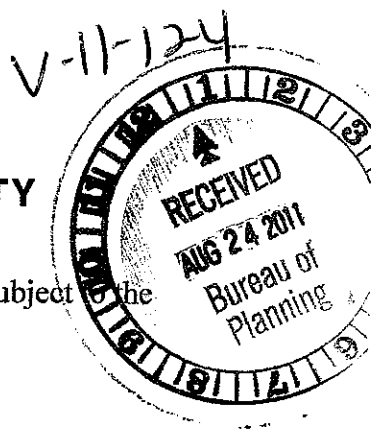
- Planning
- Map
- Tax
- Public Safety
- Demographics

Planning Designations

Property in Atlanta city limits	Yes
USPS ZIP Code	30306
District/Landlot	18-1 <a href="#">cadastral map</a>
Zoning	
Primary	<u>R-4</u>
Overlay	
Maps	<a href="#">Official Zoning Map (pdf)</a>
Future Land Use	<a href="#">Online Map</a>
NPU	Single-Family Residential (SFR)
Adjacent NPU (within 300 feet)	F
Neighborhood	-
Council District	Virginia Highland
Renewal Community	6
Empowerment Zone	No
New Market Tax Credits	No
Livable Centers Initiative (LCI)	No
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

70 ft frontage required  
 9,000 sq ft required





**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, Laura Madrid (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT \_\_\_\_\_

946 noseedge rd, ATL, GA 30304 (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 Meka Redd / Curtis Pearl

ADDRESS OF APPLICANT 1900 Emery St. NW Ste 430 Atlanta, GA 30318

TELEPHONE NUMBER (4) 597-7185

Laura Madrid  
Signature of Owner

Personally Appeared Before Me  
Laura D. Madrid

**ADRIENNE D ALICEA**  
NOTARY PUBLIC  
Henry County - State of Georgia  
My Comm. Expires Nov. 5, 2013

Who Swears That The Information Contained In This Authorization Is True and Correct To The Best of His or Her Knowledge and Belief.  
Adrienne D Alicea  
Notary Public

8-23-11  
Date

**VARIANCE REQUEST**

**946 Rosedale Rd Atlanta, Ga 30306**

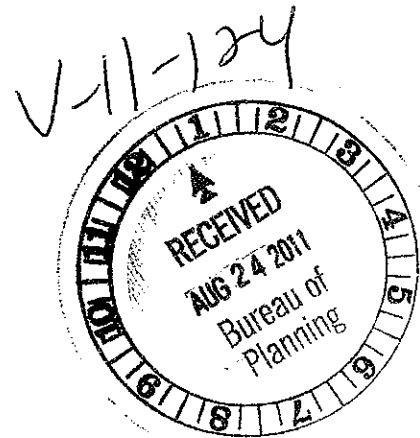
**REQUEST**

Change rear and side setbacks to three (3) feet to allow for construction of new carport

**BACKGROUND**

The Madrid family's rear yard currently contains a large deck off of the rear of the house and concrete driveway and parking area. The green space is mainly at the rear of the yard. The family is active and would like to be able to use more of the yard. They have proposed that a new carport be built at the rear corner of the yard and relocate the driveway and turnaround to allow a more enjoyable and usable backyard. By removing the existing concrete driveway and installing a pervious paver driveway on a sand bed, they will also be reducing the pervious lot coverage area.

This request is in keeping with surrounding properties.







**RECEIPT**

CITY OF ATLANTA  
ATLANTATEST  
55 TRINITY AVE SW

**Application:** V-11-124  
**Application Type:** Planning/BZA/Variance/NA  
**Address:** 946 ROSEDALE RD , ATLANTA, GA 30306  
**Owner Name:** FRANK JACOB A OR FRANK KENDALL M  
**Owner Address:**  
**Application Name:** Meka Redd

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<b>Receipt No.</b>	268132					
<b>Payment Method</b>	<b>Ref Number</b>	<b>Amount Paid</b>	<b>Payment Date</b>	<b>Cashier ID</b>	<b>Received</b>	<b>Comments</b>
Check	5095	\$100.00	08/24/2011	CGOODE		

**Owner Info.:** FRANK JACOB A OR FRANK KENDALL M

**Work Description:** Applicant seeks a variance from the zoning ordinance to reduce the required rear yard setback from 15 ft required to 3 ft; reduce the required south side yard setback from 7ft required to 3ft to make an addition to a single family dwelling.

PAID  
CITY OF ATLANTA  
AUG 24 2011  
EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR  
88

COPYRIGHT © 2011 VEDDER SURVEYS & ASSOC.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

**FLOOD STATEMENT**

I HAVE EXAMINED THE OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY LIES IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 13089C0064 H; DATED MAY 7, 2001.

**WALL ELEVATIONS**

TOP	BOTTOM
① 94.8	92.2
② 95.7	93.8

**AREA SUMMARY**

EXISTING HOUSE=1879 SF  
EXISTING DRIVE=2301 SF  
EXISTING W/DECK=268 SF  
EXISTING F. PORCH=335 SF

REMOVE W/DECK=-268 SF  
REMOVE EX. CONC.=1136 SF  
PROPOSED ADDITION=233 SF  
PROPOSED DECK=205 SF  
PROPOSED CARPORT=616 SF.  
IMPERVIOUS AREA =4433 SF

NEW DRIVE P.PAVERS/SAND=965 SF  
NEW PATIO P.PAVERS/SAND=600 SF.  
PERVIOUS AREA =1565 SF

**EX. LOT COVERAGE**

TOTAL EX. AREA=4783 SF  
4783/9295=51.46%

**NEW LOT COVERAGE=**

4433/9295 X100=47.69%

**FLOOR AREA RATIO**

HOUSE+ADDITION+GAR./AREA  
1879+233+616/9295=.2935

**AREA STATEMENT**

TOTAL AREA= 9295 SF (0.213 AC.)  
DISTURBED AREA= 3708 SF (0.085 AC.)

**ZONED: R4**

FRONT: 35' MAX. LOT % =50%  
SIDE: 7' MAX. FL. RATIO= 0.5  
REAR: 15'

**DIRT STATEMENT**

CUT= 20 CU. YDS.  
FILL= 20 CU. YDS.  
NO GRADED SLOPES EXCEEDS 2% : 1"

**ZONED: R4**

FRONT: 35' MAX. LOT % =50%  
SIDE: 7' MAX. FL. RATIO= 0.5  
REAR: 15'

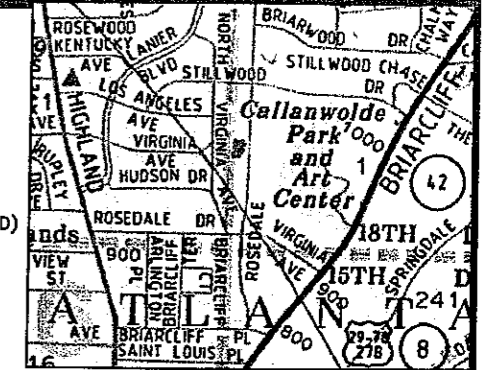
**LOT AREA:**

9,295 sq. ft.  
0.213 acres

**TREE RECOMPENSE CALCULATIONS:**

\$ = \$100{(#TREES DESTROYED + # TREES LOST)  
- TREES REPLACED}+\$30 {(#DBH INCHES DESTROYED  
+ #DBH INCHES LOST) - # CALIPER INCHES REPLACE  
\$ = \$100 {(4)-0} + \$30.00 {(84-0)  
\$ = \$100 {4} + \$30.00 {84}  
\$ = \$400 + \$2520  
\$ = \$2,920 TOTAL  
MAX. RECOMPENSE PER R-4 ZONING OF \$5K PER AC.(PRORATED)  
=0.213 AC. X (\$5,000)=\$1,065

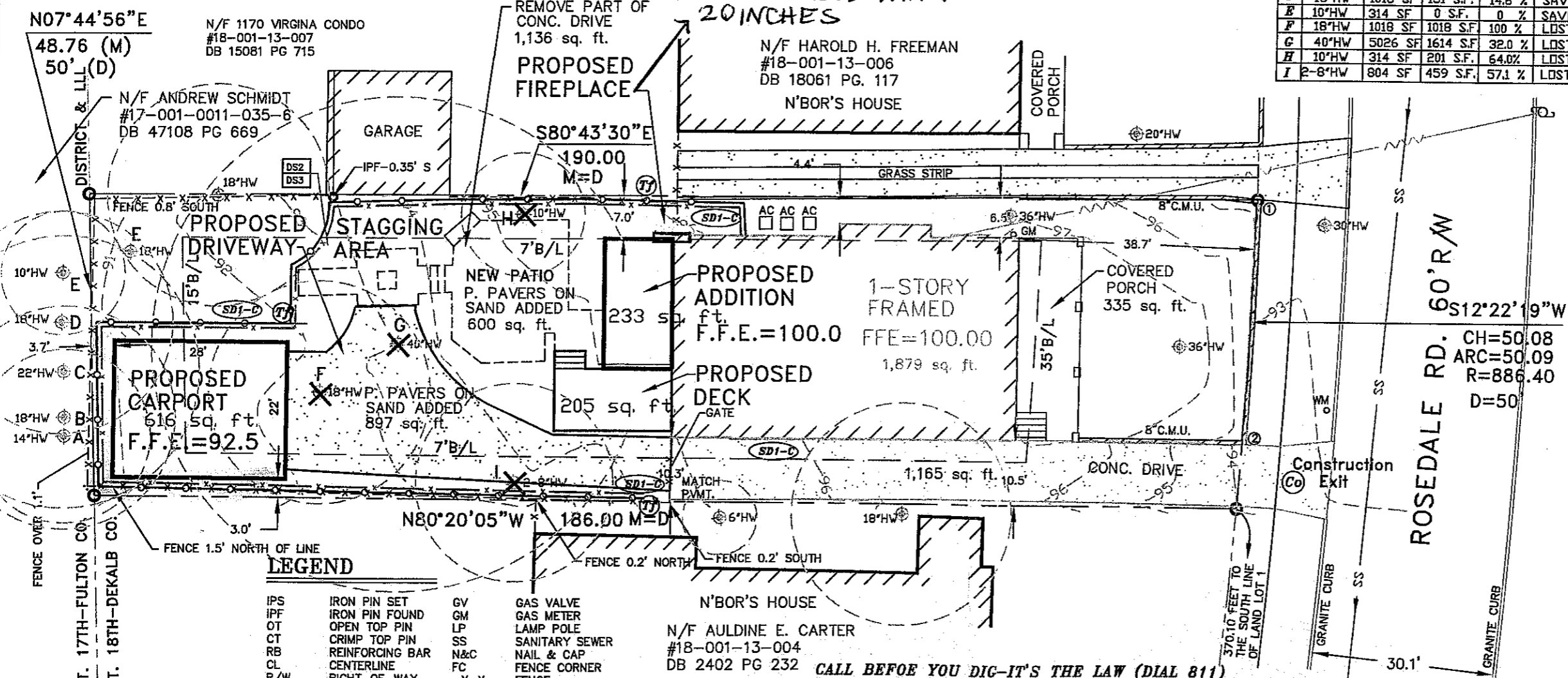
#	SIZE	AREA TOTAL	AREA IMPACT	PART % C.R.Z.	
A	14"HW	616 SF	140 S.F.	22.7 %	SAVE
B	18"HW	1018 SF	281 S.F.	27.6 %	SAVE
C	22"HW	1520 SF	372 S.F.	24.5 %	SAVE
D	18"HW	1018 SF	151 S.F.	14.8 %	SAVE
E	10"HW	314 SF	0 S.F.	0 %	SAVE
F	18"HW	1018 SF	1018 S.F.	100 %	LOST
G	40"HW	5026 SF	1614 S.F.	32.0 %	LOST
H	10"HW	314 SF	201 S.F.	64.0%	LOST
I	2-8"HW	804 SF	459 S.F.	57.1 %	LOST



VICINITY MAP



WILL BE LESS THAN 20 INCHES



**LEGEND**

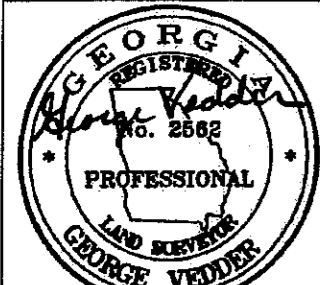
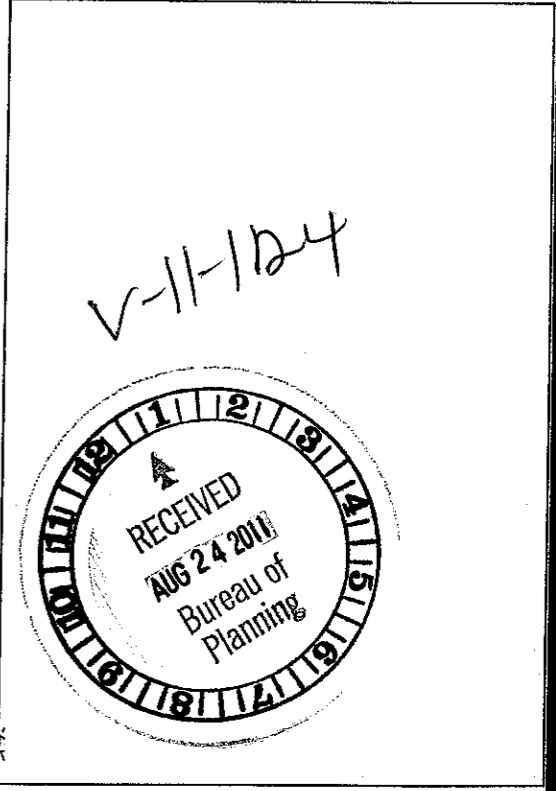
IPS	IRON PIN SET	GV	GAS VALVE
IPF	IRON PIN FOUND	GM	GAS METER
OT	OPEN TOP PIN	LP	LAMP POLE
CT	CRIMP TOP PIN	SS	SANITARY SEWER
RB	REINFORCING BAR	N&C	NAIL & CAP
CL	CENTERLINE	FC	FENCE CORNER
R/W	RIGHT-OF-WAY	-X-X-	FENCE
LL	LAND LOT	CMF	CONC. MONUMENT
SF	CONCRETE	CB	CATCH BASIN
TF	CONCRETE	HW	HEAD WALL
CONC	CURVE	WM	WATER METER
C	POWER POLE	POB	POINT OF BEGINNING
PP	SERVICE POLE	N/F	NOW OR FORMERLY
SP			

CALL BEFORE YOU DIG-IT'S THE LAW (DIAL 811)

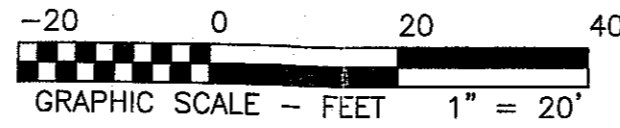
**24 HOUR CONTACT**  
CURTIS PEART  
1900 EMERY ST., SUITE 430  
ATLANTA, GA. 30318  
(404) 597-7785

Prior to any land disturbance, contractor shall schedule a preconstruction meeting with the Erosion Control Department at 404-456-1300

**UTILITY NOTE:**  
THE APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN BY THIS SURVEY ARE BASED UPON ABOVE GROUND, FIELD OBSERVATION ONLY. VEDDER SURVEYS & ASSOC. IS UNABLE TO CERTIFY TO THE ACCURACY. PLEASE CALL THE 811 UTILITY PROTECTION CENTER IN GA. BEFORE CONSTRUCTION.



**VEDDER SURVEYS & ASSOCIATES**  
1648 Juliette Road, Forsyth, Ga. 31029  
TELEPHONE (678) 544-2585  
EMAIL: GEORGE@VEDDERSURVEY.COM



DATE	07/31/11
SCALE	1" = 20'
DEKALB COUNTY, GEORGIA	
REVISION	DATE
REV. LOT% & TREE CHART	8-16-11

<b>SITE PLAN FOR: FRONT PORCH LLC</b>		
<b>ADDRESS: 946 ROSEDALE ROAD</b>		
LAND LOT 01	DIST. 18 TH	DEKALB CO.
LOT	BLOCK	UNIT:
LOCATED IN THE CITY OF ATLANTA		

The field data upon which this plat is based has a closure of 1 foot in 10,000+ feet, an angular error of .03 seconds per angle point and was adjusted using the Least Squares Method. This plat has been calculated for closure and found to be accurate to 1 foot in 100,000+ feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plat. No State Plane Coordinate Monument found within 500' of this property. All matters pertaining to title are excepted.  
NOT FOR RECORDING FOR SITE PLAN USE ONLY