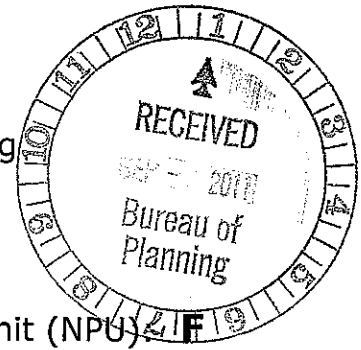


Notice To Applicant

City of Atlanta - Bureau of Planning



APPLICATION NUMBER: **V-11-133**

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

Address of Property: **632 & 634 Amsterdam Ave., N.E.**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, November 3, 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.

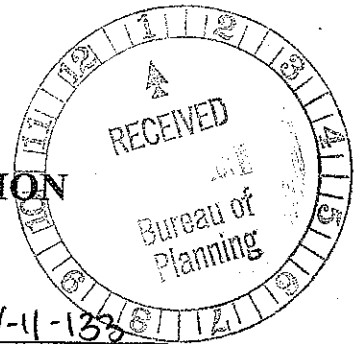
Sign Posting - The property owner is required to post a sign or signs in a conspicuous place on the property at least 15 days before the hearing date shown above. One sign shall be placed every 600 feet along each street the property abuts. A sign posting affidavit must be returned to the Bureau of Planning to confirm posting.

Signed,

RTJ, for Director, Bureau of Planning

Bonnie Henry, Applicant

APPLICATION FOR SPECIAL EXCEPTION
City of Atlanta



Date Filed 9/6/11

Application Number V-11-133

Name of Applicant Bonnie Henry Daytime Phone 404-872-8451

Company Name BH Designs email designbh@bellsouth.net

Address 1200 Cumberland Rd NE Atlanta, GA 30306
street city state zip code

Name of Property Owner Betty Warren Phone 404-892-9880

Address 1656 Lenox Rd N.E Atlanta, GA 30306
street city state zip code

Description of Property

Address of Property 632/634 Amsterdam Avenue, Atlanta, GA OR 30306

The subject property fronts (see enclosed site plan) feet on the _____ side of _____
beginning _____ feet from the _____
corner of _____

Depth: _____ Area: _____ Land Lot: _____ District: _____, _____ County, GA.

Property is zoned: R4, Council District: _____, Neighborhood Planning Unit: _____

TO THE BOARD OF 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 a Special Exception.

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 2 Day Of September, 2011.

Mitchell Imoudu
NOTARY PUBLIC
DeKalb County, GEORGIA

Bonnie Henry
Owner or Agent for Owner (Applicant)

My Comm. Expires
11/22/2014

Bonnie Henry
NAME OF APPLICANT IN PRINTED LETTERS

Mitchell Imoudu
NOTARY PUBLIC

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-11-133

NPU F DATE FILED

Bonnie Henry

Name of Applicant

BUILDING PERMIT AUTHORIZING

The reconstruction of a legal non-conforming duplex

at 632-634 Amsterdam Avenue NE 17th/52
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:

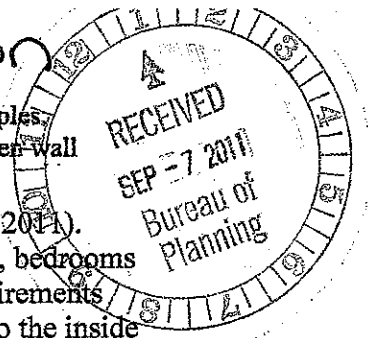
Applicant seeks a special exception from the zoning ordinance to rebuild a legal non-conforming duplex (damaged by storm) on the same lot, in the same foot print, at the same height and volume. The applicant also seeks to alter the existing front entrances (change from two entrances to one and increase the projection of the porch into the required front (pending lot acknowledgement from the Office of Planning). Applicant seeks no other special exceptions at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 24 Section 16.24.005 Paragraph (6)b

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



Summary of proposed construction changes to buildings or site. (Examples: "Convert a 100' x 200' retail space into a restaurant." "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.)")

We are requesting to rebuild a legal duplex that was destroyed by a tree (May, 2011). The new duplex will match the old duplex in size, footprint, height, roof shape, bedrooms and bathroom quantities and location on the site. Because of present code requirements regarding the building and site requirements, we are proposing modifications to the inside floor plan. This affects the location of the windows, doors and front porch. Please see the enclosed existing and proposed plans and elevations for more information.

Proposed Lot Coverage (After Construction) Calculate total amount of lot coverage on entire property, after proposed 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.

2,230 SF covered square feet / 5,230 SF total lot square feet = 43 % proposed lot coverage
50 % maximum allowed lot coverage

(For Parking Special Exceptions Only) List the maximum number of employees who will park on the site at any given time: _____ AND
List the maximum estimated number of customers, clients, visitors, or similar persons who will require automobile parking in connection with the facility on the site at any given time: _____
If you propose to provide off-site parking, see the attached Standards for Off-site Parking Agreements (p. 8).

Special Exception Procedures

Special exception 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.

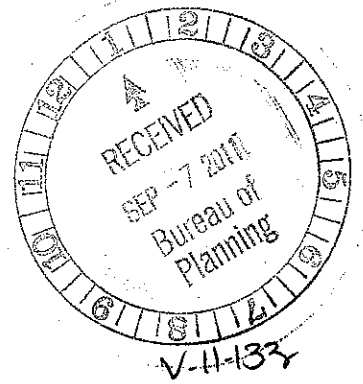
Neighborhood and NPU Recommendations. The City is divided into 24 Neighborhood Planning Units (NPU's), each of which has a volunteer citizen advisory committee that makes a recommendation to the BZA on special exceptions. When you file your application, you will be notified of the NPU contact person 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.

Special Exception
September 6, 2011
Case # _____



Re: 632 & 634 Amsterdam Avenue N.E.
Atlanta, GA , 30306

Applicant:
Bonnie Henry
1200 Cumberland Road N.E.
Atlanta, GA 30306
Work: 404-872-8451
Cell: 404-422-5048
Email: designbh@bellsouth.net

Overview:

This property is a legal non-conforming duplex with (2) 2 bedroom/2 bath units. The duplex on Amsterdam was destroyed by a tree May of 2011. The structural engineer has stated "the building should be considered a constructive total loss."

Special Exception Justification

The following is the justification rationale as outlined in the Application For Special Exception as presented to the City of Atlanta Bureau of Planning:

- i) There are currently 2 units in the existing structure - (2) Two bedroom/2 bath units. The rebuilt duplex will be the same size, same footprint , same heights and 2 bedroom/2 baths per unit. The style of the duplex will remain the same. The existing units stack on top of each other and the rebuilt units will stack on each other. Since we have to rebuild the duplex because of structural damage, the current duplex has 3 code problems that will need to be addressed. 1. The structure has no fire rating per units and no fire rating at the back of the property since the structure is closer than 3' to the property. This affects the location of the bedrooms. Bedrooms can't have egress windows in a one hour wall. I am proposing to relocate the bedrooms in a different location. 2. The stairs have to change locations. The existing stairs to the upper unit don't meet code since the riser dimension is too steep and there is no landing at the top of the stairs. The new stairs need more room to meet code, and changing their location gives us this room. All this affects the outside penetration of windows and doors. We are proposing to share one front porch for both entry doors at the front of the duplex. This will make the duplex look more like a single family structure. 3. The existing foundation



- doesn't meet current code and will have to be rebuilt. The new foundation will be in the same location and size as the existing foundation.
- ii) The rebuilt duplex will not increase traffic, on or off-street parking or number of residents.
 - iii) The rebuilt duplex fits into the existing neighborhood. There is a 3-plex and 5-plex unit adjacent to this property.
 - iv) The rebuilt duplex does not interfere with any green space or planted area. The structure will be in the exact location and same footprint as the existing duplex. Planting will be expanded and enhanced upon completion of the rebuild to further the natural aesthetic of the neighborhood.
 - v) The non-conforming usage has been continued since the duplex was built in the 1930's.

Below is information regarding the requirements from Chapter 24, Section 16.004.2:

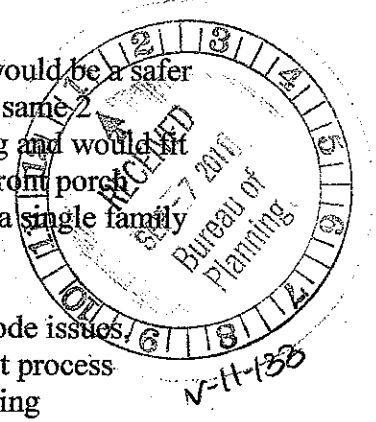
As per Chapter 24, Section 16.004.2, since this is a 2 family residential structure, it would be allowed to be rebuilt – as long as it is the same as it was before it was destroyed. (please see the first section of this letter and the enclosed existing and proposed plans and elevations for information regarding this issue.)

The structure has more than 60 percent damage so we are requesting the Board of Zoning to grant approval to rebuild what was there. . (please see the first section of this letter and the enclosed existing and proposed plans and elevations for information regarding this issue.)

Per Section 16.24.005 (6 b)

1. *Cause of destruction was not deliberate:*
The tree was healthy and fell on the building in a storm.
2. *Nothing required termination of such nonconforming use:*
The duplex has been a duplex since 1930. It was built as a duplex, has separate house numbers and separate utility meters. You can tell it was an original duplex by the existing stairwell finished in plaster and the large masonry fireplace in the center of the structure opening up in both living rooms. The plans are identical on each floor. The floors are the original 1" oak flooring.
3. *The board finds substantial public advantage in continuance of the nonconforming use:* The entire structure is 2,166 SF. Each stacked unit is 1,083 SF. It is a very small structure compared to the apartments and houses adjacent to the structure. The adjacent neighbor at 1229 Monroe Drive is a 5-plex. The neighbor behind the property at 1235 Monroe Drive is a 3-plex. It fits into the context of the neighborhood.
4. *The primary purpose of continuing the nonconforming use is not to continue a monopoly:*
This doesn't apply
5. *That replacement or reconstruction in the manner proposed, would reduce any previous adverse effects of the use on the neighboring properties.*

The building would be rebuilt per the existing building codes therefore it would be a safer structure. The building would be rebuilt the same size, same footprint and same 2 bedroom/2 bath per unit. The new structure would not have the vinyl siding and would fit in better with the styles of the neighborhood. We are proposing only one front porch instead of the existing 2 front porches. This would make it look more like a single family house. The new structure would be an asset to the neighborhood.

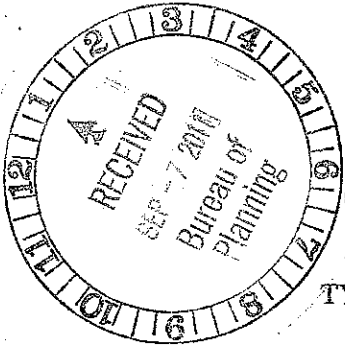


I have talked with Al-Nisa Tinglin with the City of Atlanta regarding the code issues. We have clear direction on what the city is requiring for the building permit process when we rebuild the residential structure. We can meet all these new building requirements.

Please call or email if you have any questions. My contact numbers are above. Thank you for your consideration.

A handwritten signature in cursive script that reads "Bonnie Henry".

Bonnie Henry, Architect



V-11-1878

NOTARIZED AUTHORIZATION BY PROPERTY OWNER
(Required only if applicant is not the owner of the property subject to the application)

TYPE OF APPLICATION Special Exception

I, BETTY M. WARREN (OWNER(S) NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT _____

632/634 AMSTERDAM AVE, A/C 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 Bonnie Henry

ADDRESS 1200 Cumberland Rd NE.
Atlanta, GA 30306

TELEPHONE NUMBER 404. 872. 8451

Betty Warren
Signature of Owner

Personally Appeared
Before Me

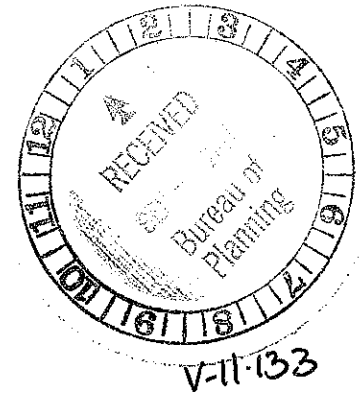
Who Swears That The
Information Contained
In This Authorization
Is True and Correct To
The Best of His or Her
Knowledge and Belief.

Vivian Hazelton
Notary Public

9-3-11
Date

Vivian Hazelton
Notary Public
DeKalb County, Georgia
My Commission Expires November 29, 2014

Daniel T. Sheehan, P.E.
505 White Ridge Trace
Lawrenceville, GA 30043
770/367/5310



August 23, 2011

Ann Heard, Chief
Zoning Enforcement Division
Office of Buildings
55 Trinity Avenue, S.W. Suite 3900
Atlanta, GA 30303-0310

Re: Structural Evaluation – Tree Impact

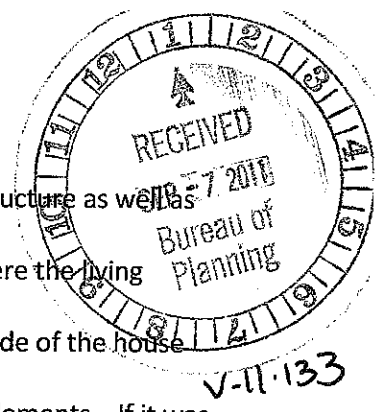
Building Owner: Betty Warren

Address: 632/634 Amsterdam Ave. N.E.

Atlanta, GA

Dear Ms. Heard:

Attached is a copy of my report to the insurance carrier for the damages that occurred to the above referenced building structure when a tree fell on it. A copy of the adjuster's estimate to repair the damages to the structure based upon my recommendations is also included.



As I noted in my report, the building sustained extensive damage to the entire roof structure as well as to the floor structures at the first and second levels at the left end of the building where the living rooms and one of the bedrooms of each unit was located. The foundation at the left side of the house also sustained damage. The entire structure required gutting due to exposure to the elements. If it was assumed for the sake of this analysis that the two levels of framing for the floor structures on the right end of the house were salvageable, the costs associated with demolition would increase versus simply removing and replacing the entire structure. In addition, even if this portion of the structure was salvaged, the cost of repairs would easily exceed 50% of the replacement cost of the structure, meaning that the entire structure would be required to conform with the current building code. The existing first floor framing had been reinforced with shoring; there would also be engineering costs as well as construction costs due to alterations required to the existing foundation if it was going to be reused. Based upon the damages due to the tree impact, combined with the condition and age of the existing building, it is my opinion the building needed to be completely demolished and reconstructed.

If you have any questions or need any additional information, please contact me.

Sincerely,

Daniel T. Sheehan, P.E.

State of GA #20186



RECEIVED
SEP 27 2018
V-11-133



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

Merchant ID: 550138523
Term ID: 0010540000550138523002

Sale

XXXXXXXXXXXX8410

ISA Entry Method: Swiped
Total: \$ 100.00
9/07/11 09:06:16
Inv #: 000001 Appr Code: 80706B
Prvd: Online

Application: V-11-133
Application Type: Planning/BZA/Special Exception/NA
Address: 634 AMSTERDAM AVE , ATLANTA, GA 30306
Owner Name: WARREN BETTY M
Owner Address:
Owner Name:

Customer Copy

THANK YOU!

Credit Card

Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
	\$100.00	09/07/2011	SLEONARD		

Owner Info.: WARREN BETTY M

Work Description:

Special exception to rebuild a legal non-conforming duplex (damaged by storm) on same lot, in the same footprint, at the same height and volume. The applicant also seeks to alter the existing front entrances (change from two entrances to one) and increase the projection of the porch into the required front (pending lot acknowledgement from the Office of Planning)

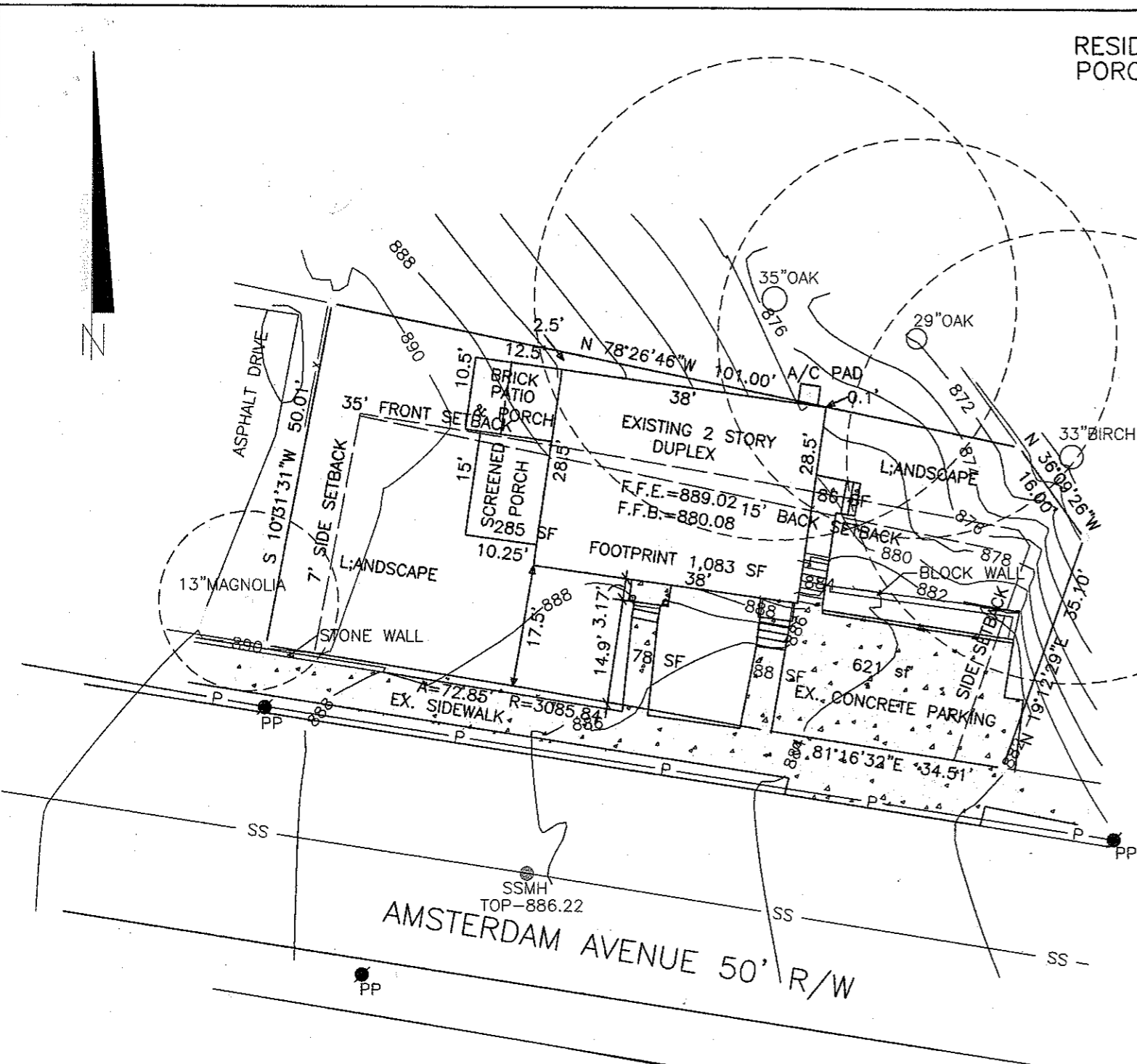
PAID
CITY OF ATLANTA
SEP 07 2011
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

RESIDENCE SEVERLY DAMAGED BY FALLEN TREE
PORCH AND PATIO SHOWN AS APPROXIMATE

LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X- = FENCE LINE
- O- = FLOOD HAZARD ZONE LINE
- = STORM SEWER LINE/PIPE
- W- = WATER LINE
- G- = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND

EXISTING SITE INFORMATION	
ZONED R-4	
LOT SIZE:	5,230 SF (REQUIRED 9,000 SF)
LOT FRONTAGE:	= 106' (REQUIRED = 70')
EXISTING FRONT SETBACK/STRUCTURE	= 17'
EXISTING FRONT PORCH SETBACK	= 14.9'
	(REQUIRED FRONT SETBACK = 35')
EXISTING SIDE SETBACKS	= 24'
	(REQUIRED SIDE SETBACKS = 7')
EXISTING BACK SETBACK	= 0.1'
	(REQUIRED BACK SETBACK = 15')
EXISTING LOT COVERAGE:	
EXISTING BUILDING FOOTPRINT:	1,083 SF
EXISTING SIDEWALKS AND PORCHES:	537 SF
EXISTING DRIVEWAY:	621 SF
TOTAL EXISTING LOT COVERAGE	2,241 SF (43%)
	(50% ALLOWED)
EXISTING MAXIMUM FLOOR AREA RATIO:	
EXISTING FIRST FLOOR:	1,083 SF
EXISTING SECOND FLOOR	1,083 SF
TOTAL	2,166 SF
EXISTING FLOOR AREA RATIO:	41%
	(50% ALLOWED)
EXISTING PARKING	= 3
NOTE: SITE INFORMATION ADDED BY: BONNIE HENRY ARCHITECTURAL SLICENCE: RA012907	



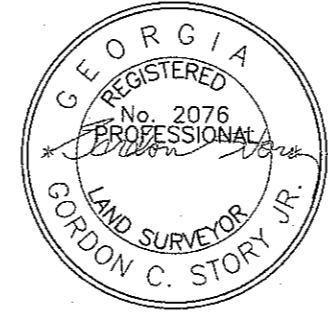
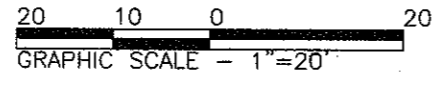
EXISTING SITE PLAN 7/25/11



The field data upon which this plat is based has a closure precision of one foot in _____ feet and an angular error of _____ seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in _____ feet.

Equipment used: Topcon GTS-213 Total Station.

In my opinion this property is not in a flood hazard area as per F.I.R.M Flood Hazard Map of County, Georgia
Community Panel Number _____
Effective Date _____
Revision Date _____



GORDON STORY & ASSOCIATES 1005 ECHO VALLEY COURT LOGANVILLE, GA. 30052 ENGINEERING * LAND SURVEYING OFF: 770.696.4054 FAX: 770.696.4054		PROPERTY ZONED R4 (BELTLINE DISTRICT) SURVEY FOR: 632 & 634 AMSTERDAM AVE.	
REVISION: _____	LAND LOT: 52	LOT: _____	BLOCK: _____
REF. PLAT: PB. _____ P. _____	DISTRICT: 17TH	SUB: _____	
	FULTON COUNTY	GEORGIA	
	FIELD DATE: 07/21/11	AREA = 0.120 ACRES	
	PLAT DATE: 07/25/11	JOB No. 11-07-42	

RESIDENCE SEVERLY DAMAGED BY FALLEN TREE
PORCH AND PATIO SHOWN AS APPROXIMATE

LEGEND

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- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
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- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND

DUPLEX INFORMATION

The existing, legal duplex was destroyed by a tree May, 2011. We are proposing to rebuild the duplex in the same location, same building size and same quantity of bedrooms and bathrooms. The only thing we are requesting revised is a shared front porch instead of 2 separate porch entries. This would extend the porch out 3' to a total depth of 6'-6" instead of the existing 3'

EXISTING/PROPOSED SITE INFORMATION

ZONED R-4
 LOT SIZE: 5,230 SF (REQUIRED 9,000 SF)
 LOT FRONTAGE: = 106' (REQUIRED = 70')

EXISTING/PROPOSED FRONT SETBACK/STRUCTURE = 17'
 EXISTING FRONT PORCH SETBACK = 14.9'
 PROPOSED FRONT PORCH SETBACK = 12.3'
 (WIDTH OF PROPOSED PORCH 14.3' LESS THAN
 26.5' WIDTH ALLOWED = 25% OF FRONT LOT LINE)

EXISTING/PROPOSED SIDE SETBACKS = 24'
 (REQUIRED SIDE SETBACKS = 7')

EXISTING/PROPOSED BACK SETBACK = 0.1'
 (REQUIRED BACK SETBACK = 15')

EXISTING LOT COVERAGE:
 EXISTING/PROPOSED BLDG FOOTPRINT: 1,083 SF
 PROPOSED SIDEWALKS AND PORCHES: 526 SF (OLD WAS 537 SF)
 EXISTING DRIVEWAY: 621 SF
 TOTAL EXISTING LOT COVERAGE 2,230 SF (43%)
 (50% ALLOWED)

EXISTING MAXIMUM FLOOR AREA RATIO:
 EXISTING/PROPOSED FIRST FLOOR: 1,083 SF
 EXISTING/PROPOSED SECOND FLOOR 1,083 SF
 TOTAL 2,166 SF
 EXISTING/PROPOSED FLOOR AREA RATIO: 41%
 (50% ALLOWED)

EXISTING/PROPOSED PARKING = 3

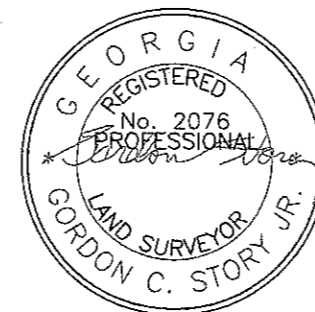
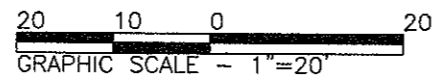
PROPOSED SITE INFORMATION ADDED BY:
 BONNIE HENRY
 ARCHITECTURAL LICENSE: RA012907

PROPOSED SITE PLAN - 9/5/11

The field data upon which this plat is based has a closure precision of one foot in _____ feet and an angular error of _____ seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in _____ feet.

Equipment used: Topcon GTS-213 Total Station.

In my opinion this property is not in a flood hazard area as per F.I.R.M Flood Hazard Map of County, Georgia
 Community Panel Number _____
 Effective Date _____
 Revision Date _____



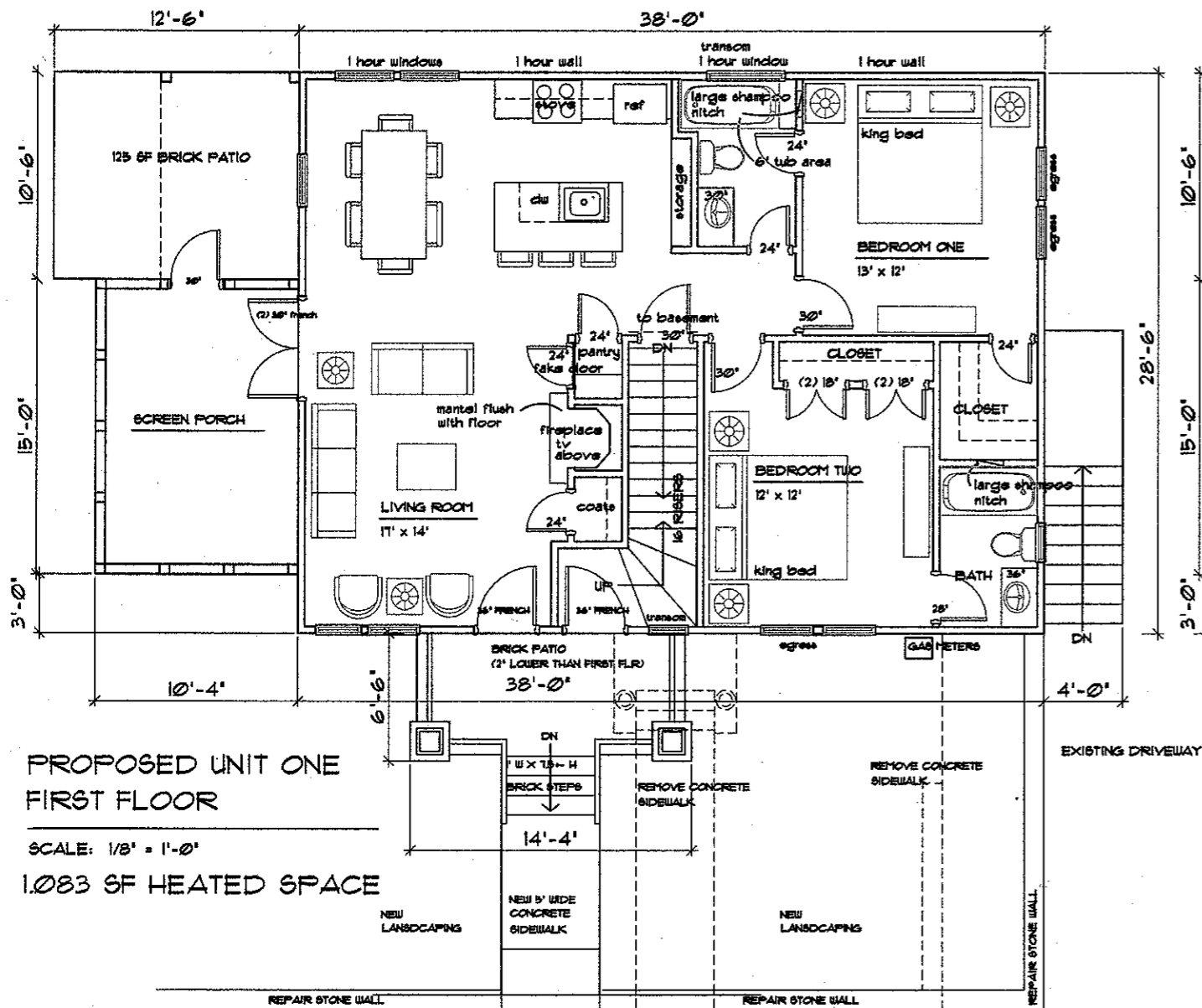
GORDON STORY & ASSOCIATES
 1005 ECHO VALLEY COURT
 LOGANVILLE, GA. 30052
 ENGINEERING * LAND SURVEYING
 OFF: 770.696.4054 FAX: 770.696.4054

PROPERTY ZONED R4 (BELTLINE DISTRICT)

SURVEY FOR:

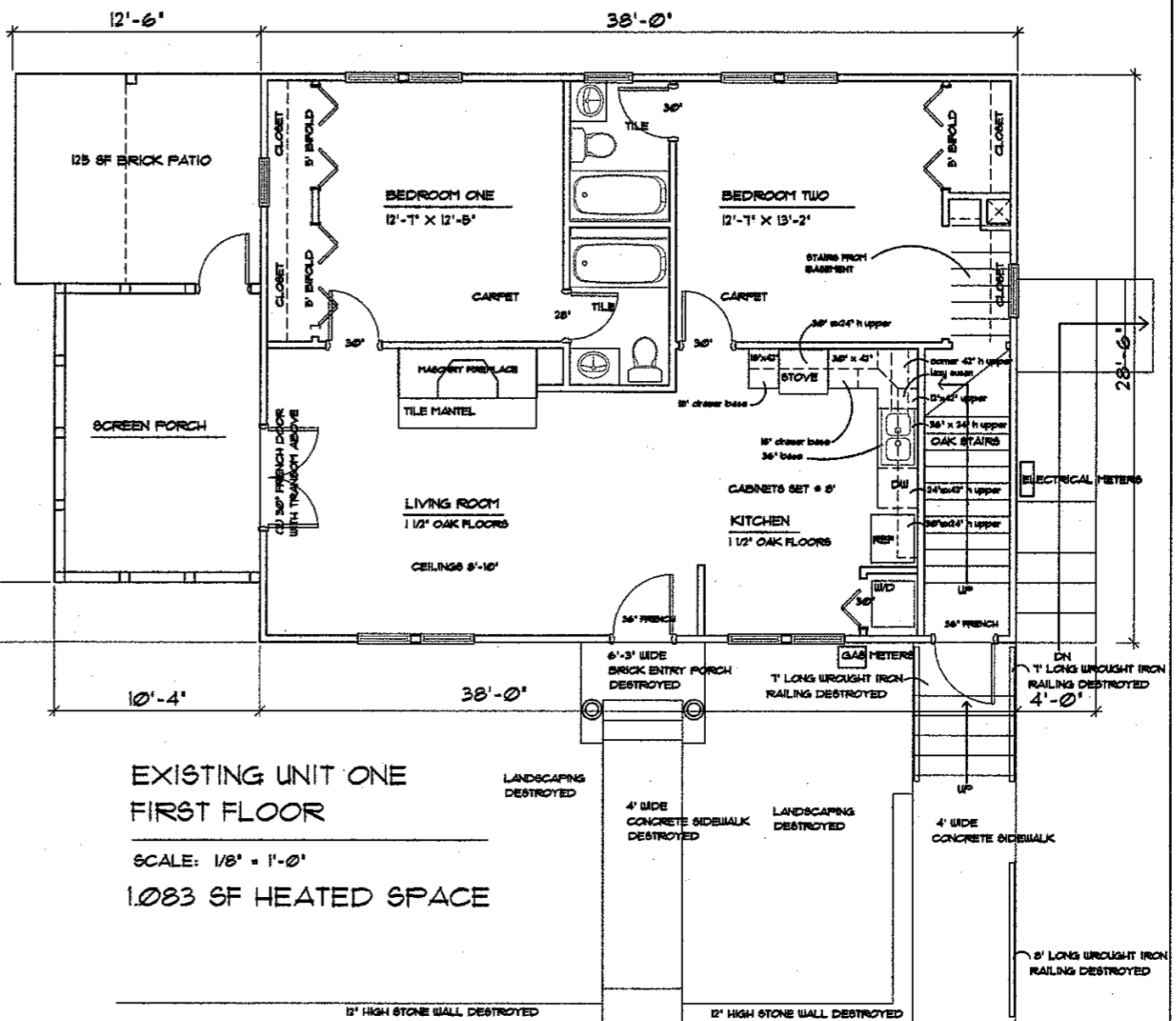
632 & 634 AMSTERDAM AVE.

REVISION: _____	LAND LOT: 52	LOT: _____ BLOCK: _____
_____	DISTRICT: 17TH	SUB: _____
_____	FULTON COUNTY	_____
REF. PLAT: PB. _____ P. _____	GEORGIA	_____
_____	FIELD DATE: 07/21/11	AREA = 0.120 ACRES
_____	PLAT DATE: 07/25/11	JOB No. 11-07-42



**PROPOSED UNIT ONE
FIRST FLOOR**
SCALE: 1/8" = 1'-0"
1,083 SF HEATED SPACE

PROPOSED

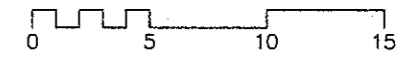


**EXISTING UNIT ONE
FIRST FLOOR**
SCALE: 1/8" = 1'-0"
1,083 SF HEATED SPACE

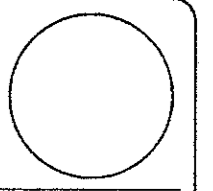
EXISTING

INTERIOR CHANGES BECAUSE OF BUILDING CODE COMPLIANCE

1. The existing plan has the bedrooms at the back. Since the back wall is required to be 1 hour, egress windows can't be in a 1 hour wall. Changing the bedrooms to the side of the structure allows for egress windows. This changes the location of the existing second floor stairs.
2. The existing second floor stairs don't meet code. They are too steep, and there is no stair landing at the top. New stairs take more room and need to be relocated to accommodate for this required additional space.
3. The relocation of the stairs will allow for only one porch at the front of the house. This will remove one concrete sidewalk and make the structure look like a single family house.
4. The existing mechanical systems for both units are in the existing basement. This will not be allowed in the rebuilt structure. The furnace and hot water heater need to be separated between floors with a 1 hour protection. There can't be ductwork and electrical in this 1 hour floor system. The first floor unit furnace and hot water heater will be in the basement, the second floor furnace and hot water heater will be in the attic. Easy access to the mechanical space is required.



FIRST FLOOR EXISTING & PROPOSED PLANS



**BH
DESIGNS**

Boris Henry, Architect
1200 CUMBERLAND RD. NE
ATLANTA, GA 30306
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REBUILD EXISTING DUPLEX
632/634 Amsterdam Avenue
Atlanta, Georgia 30306

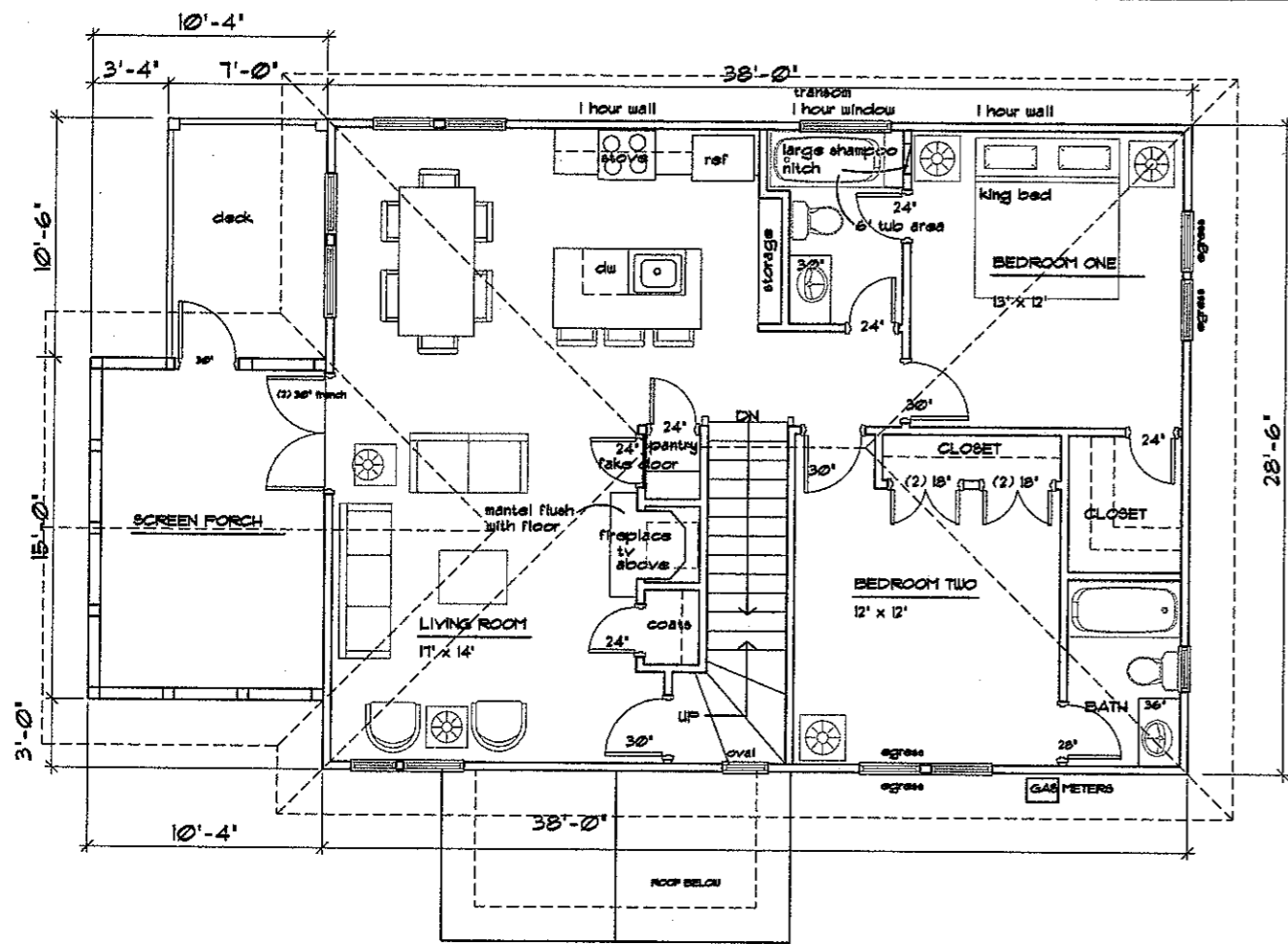
**PROJECT
1115**

SUBMITTALS	DATES
VARIANCE	9/5/11

**DRAWING TITLE
FIRST FLR**

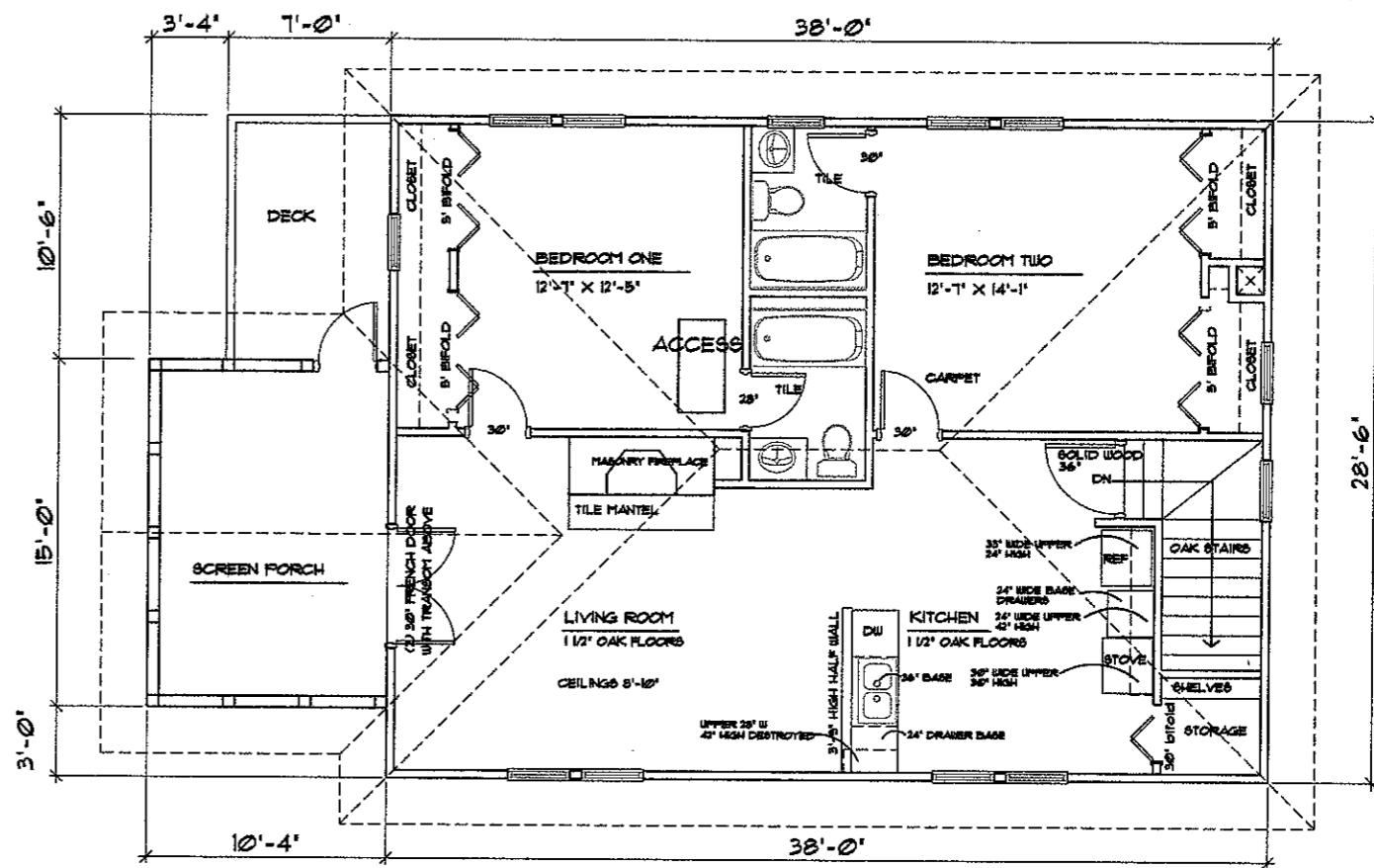
DRAWING REFERENCE

A-1



PROPOSED UNIT TWO
SECOND FLOOR
SCALE: 1/8" = 1'-0"
1,083 SF HEATED SPACE

PROPOSED

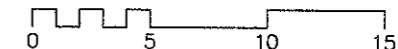


EXISTING UNIT TWO
SECOND FLOOR
SCALE: 1/8" = 1'-0"
1,083 SF HEATED SPACE

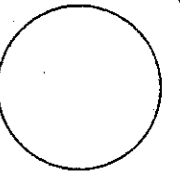
EXISTING

INTERIOR CHANGES BECAUSE OF BUILDING CODE COMPLIANCE

1. The existing plan has the bedrooms at the back. Since the back wall is required to be 1 hour, egress windows can't be in a 1 hour wall. Changing the bedrooms to the side of the structure allows for egress windows. This changes the location of the existing second floor stairs.
2. The existing second floor stairs don't meet code. They are too steep, and there is no stair landing at the top. New stairs take more room and need to be relocated to accommodate for this required additional space.
3. The relocation of the stairs will allow for only one porch at the front of the house. This will remove one concrete sidewalk and make the structure look like a single family house.
4. The existing mechanical systems for both units are in the existing basement. This will not be allowed in the rebuilt structure. The furnace and hot water heater need to be separated between floors with a 1 hour protection. There can't be ductwork and electrical in this 1 hour floor system. The first floor unit furnace and hot water heater will be in the basement, the second floor furnace and hot water heater will be in the attic. Easy access to the mechanical space is required.



SECOND FLOOR EXISTING & PROPOSED PLANS



BH
DESIGNS

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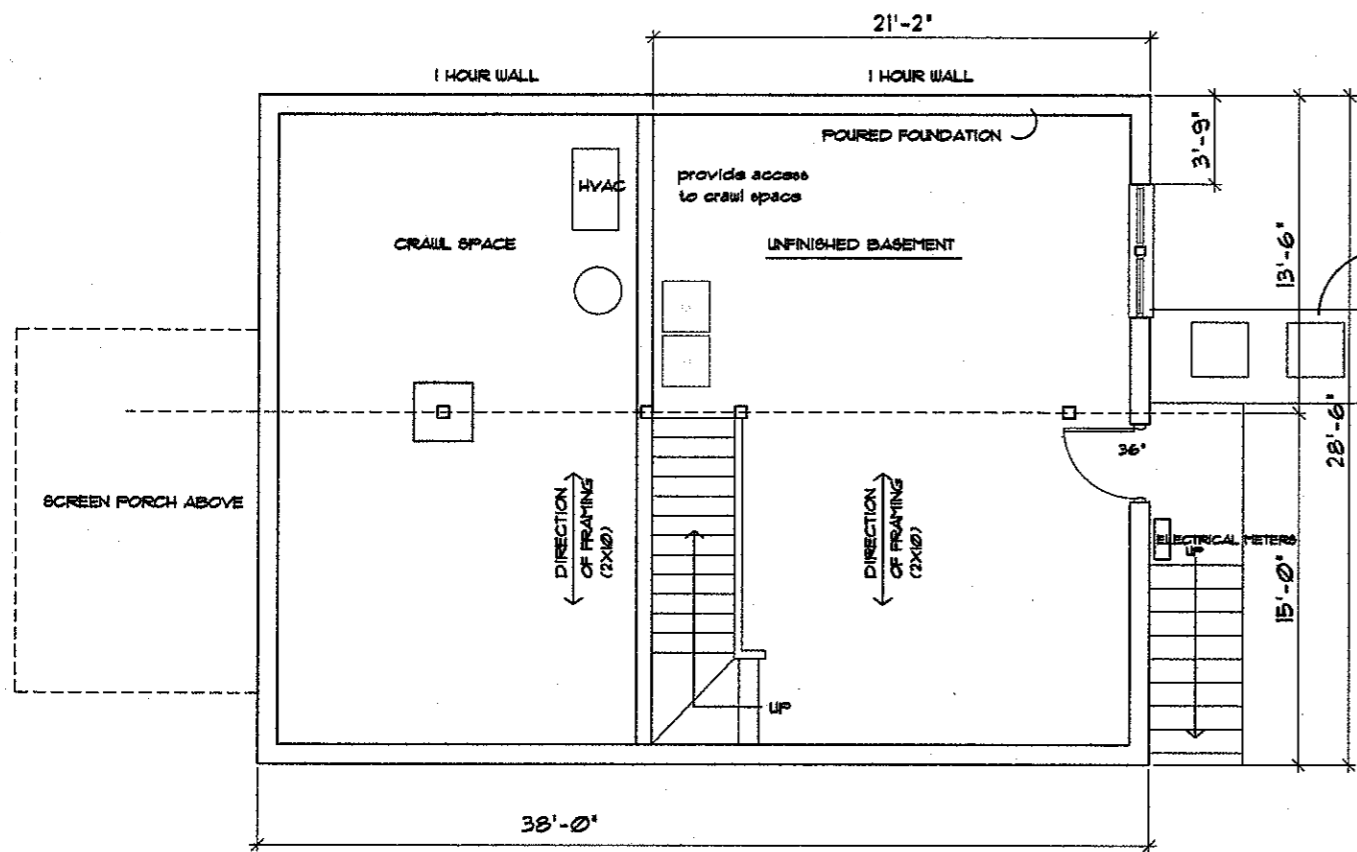
PROJECT
1115

SUBMITTALS	DATES
VARIANCE	5/5/11

DRAWING TITLE
SECOND FLR

DRAWING REFERENCE

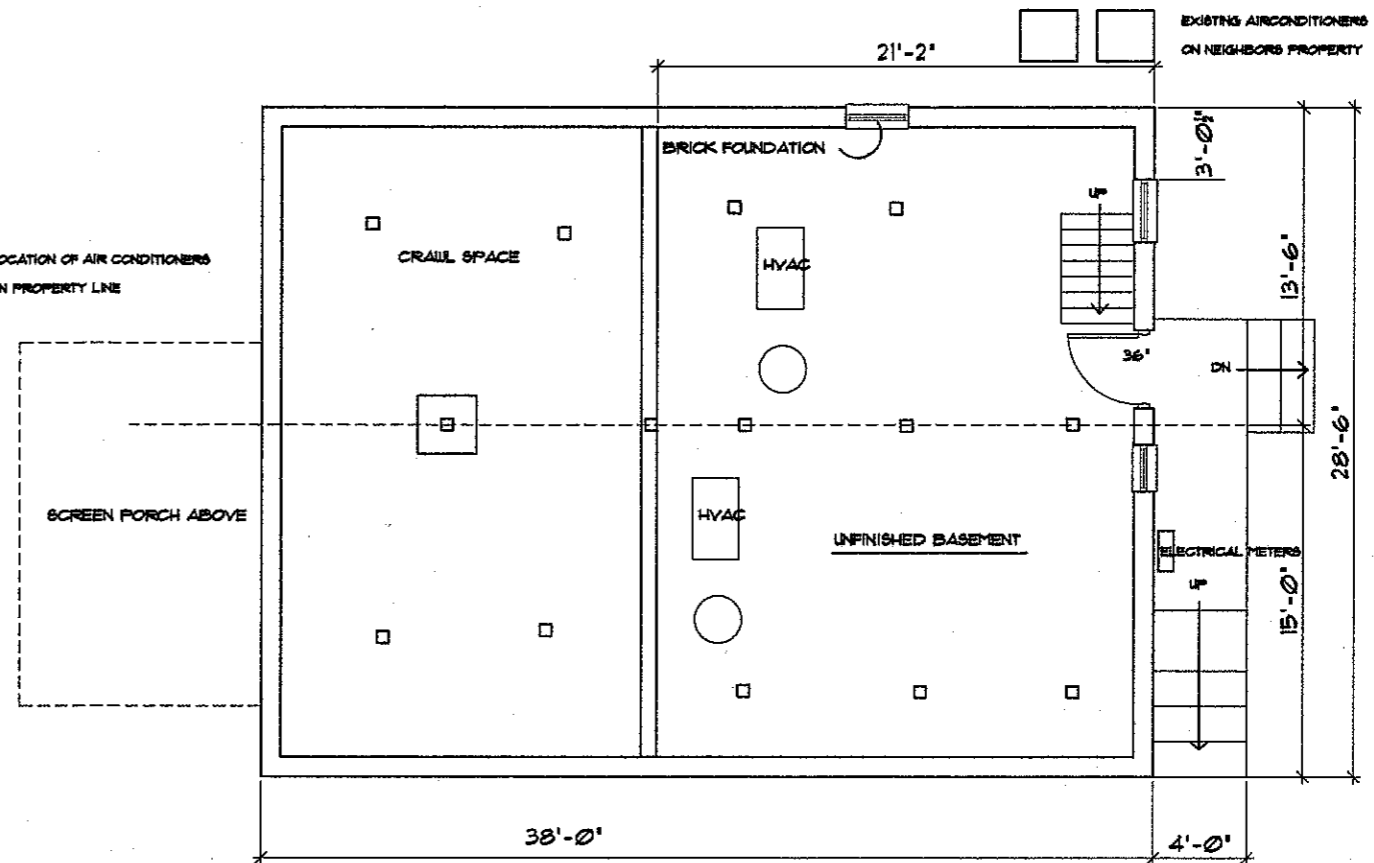
A-2



512 SF EXCAVATED
PROPOSED BASEMENT PLAN

SCALE: 1/8" = 1'-0"

PROPOSED



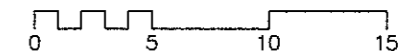
512 SF EXCAVATED
EXISTING BASEMENT PLAN

SCALE: 1/8" = 1'-0"

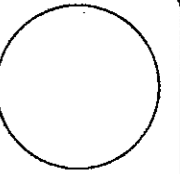
EXISTING

INTERIOR CHANGES BECAUSE OF BUILDING CODE COMPLIANCE

1. The existing plan has the bedrooms at the back. Since the back wall is required to be 1 hour, egress windows can't be in a 1 hour wall. Changing the bedrooms to the side of the structure allows for egress windows. This changes the location of the existing second floor stairs.
2. The existing second floor stairs don't meet code. They are too steep, and there is no stair landing at the top. New stairs take more room and need to be relocated to accommodate for this required additional space.
3. The relocation of the stairs will allow for only one porch at the front of the house. This will remove one concrete sidewalk and make the structure look like a single family house.
4. The existing mechanical systems for both units are in the existing basement. This will not be allowed in the rebuilt structure. The furnace and hot water heater need to be separated between floors with a 1 hour protection. There can't be ductwork and electrical in this 1 hour floor system. The first floor unit furnace and hot water heater will be in the basement, the second floor furnace and hot water heater will be in the attic. Easy access to the mechanical space is required.



BASEMENT EXISTING & PROPOSED PLANS



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PROJECT
1115

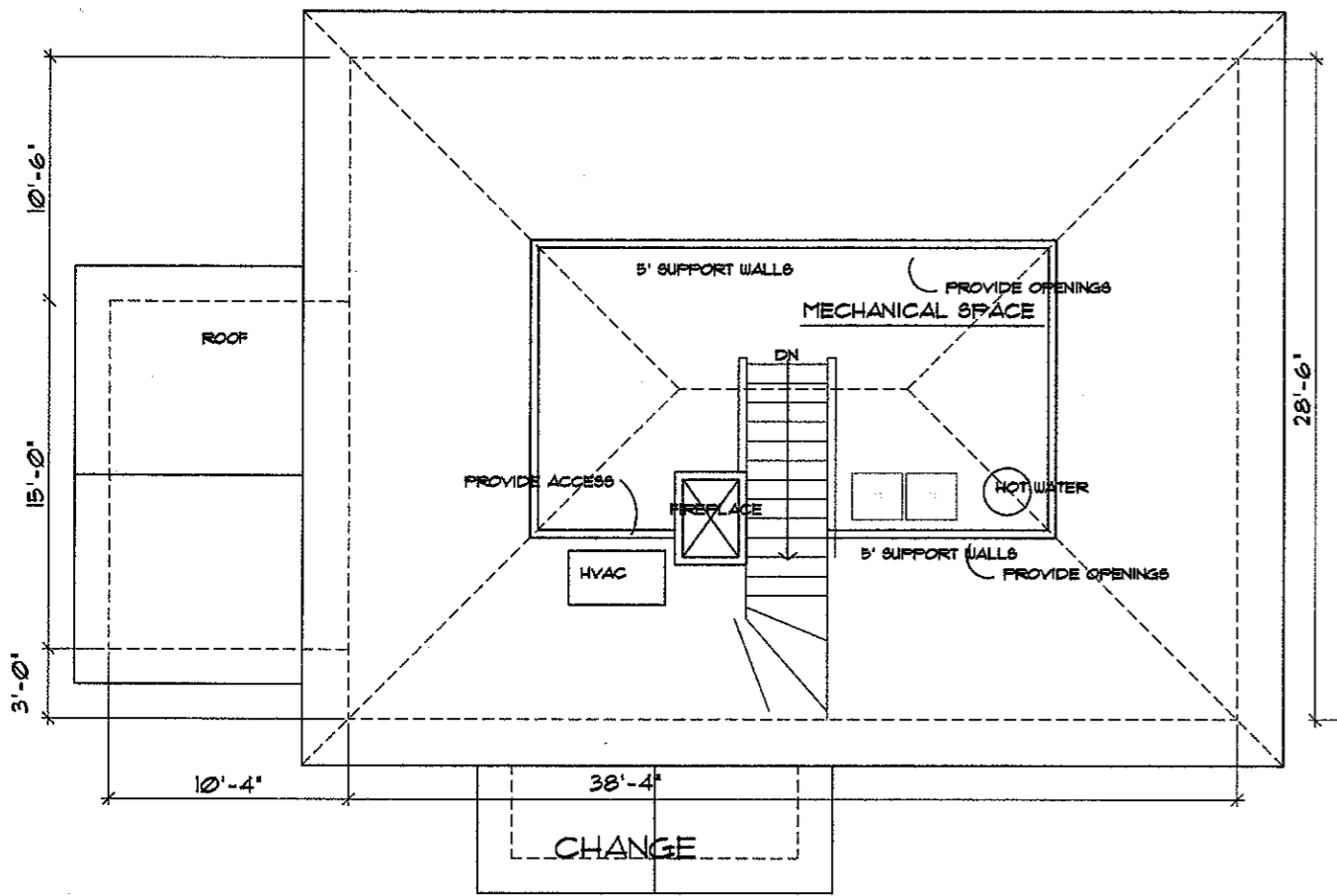
SUBMITTALS	DATES
VARIANCE	9/5/11

DRAWING TITLE

BASEMENT

DRAWING REFERENCE

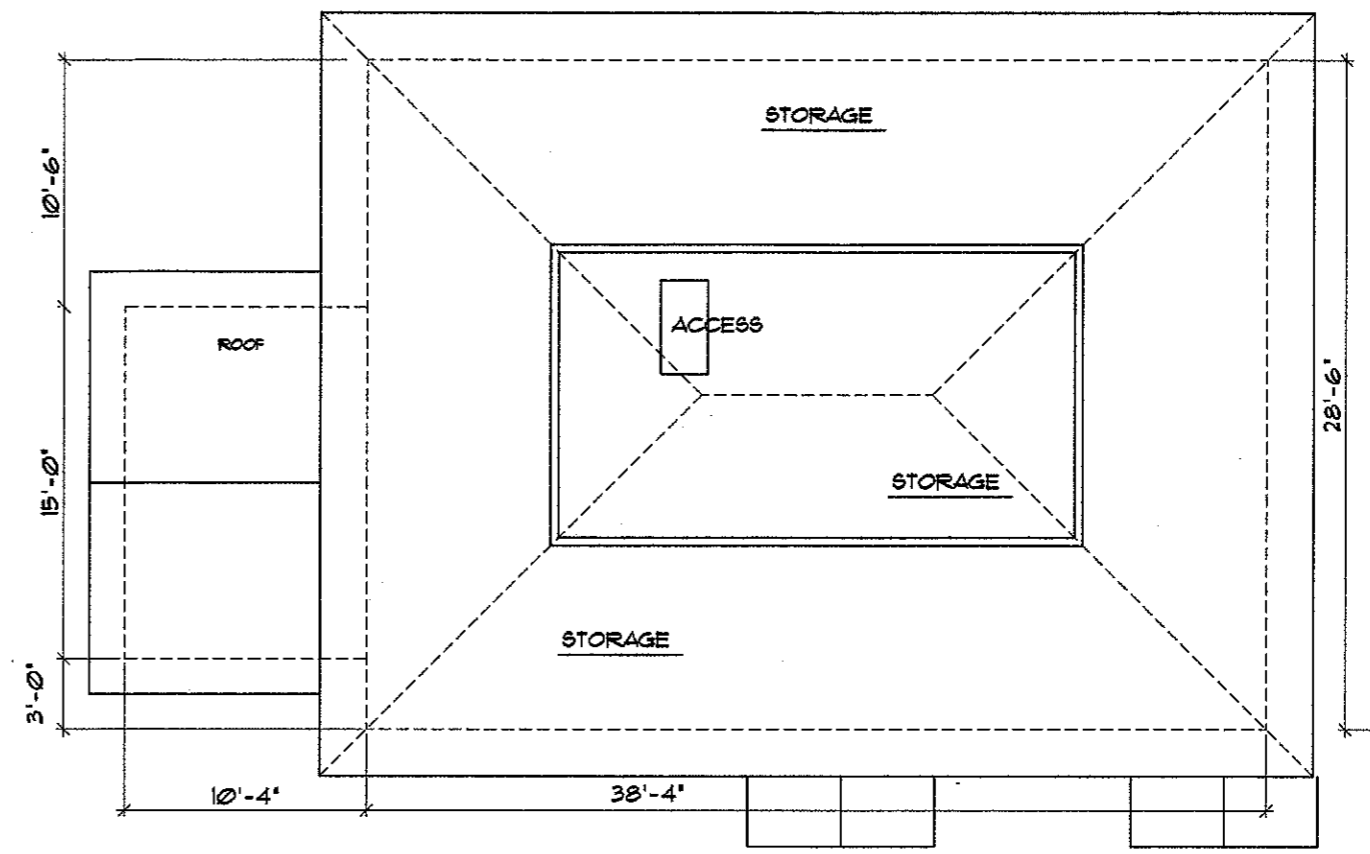
A-3



PROPOSED ATTIC FLOOR

SCALE: 1/8" = 1'-0"

PROPOSED



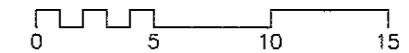
EXISTING ATTIC FLOOR

SCALE: 1/8" = 1'-0"

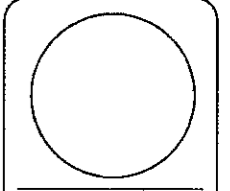
EXISTING

INTERIOR CHANGES BECAUSE OF BUILDING CODE COMPLIANCE

1. The existing plan has the bedrooms at the back. Since the back wall is required to be 1 hour, egress windows can't be in a 1 hour wall. Changing the bedrooms to the side of the structure allows for egress windows. This changes the location of the existing second floor stairs.
2. The existing second floor stairs don't meet code. They are too steep, and there is no stair landing at the top. New stairs take more room and need to be relocated to accommodate for this required additional space.
3. The relocation of the stairs will allow for only one porch at the front of the house. This will remove one concrete sidewalk and make the structure look like a single family house.
4. The existing mechanical systems for both units are in the existing basement. This will not be allowed in the rebuilt structure. The furnace and hot water heater need to be separated between floors with a 1 hour protection. There can't be ductwork and electrical in this 1 hour floor system. The first floor unit furnace and hot water heater will be in the basement, the second floor furnace and hot water heater will be in the attic. Easy access to the mechanical space is required.



ATTIC EXISTING & PROPOSED PLANS



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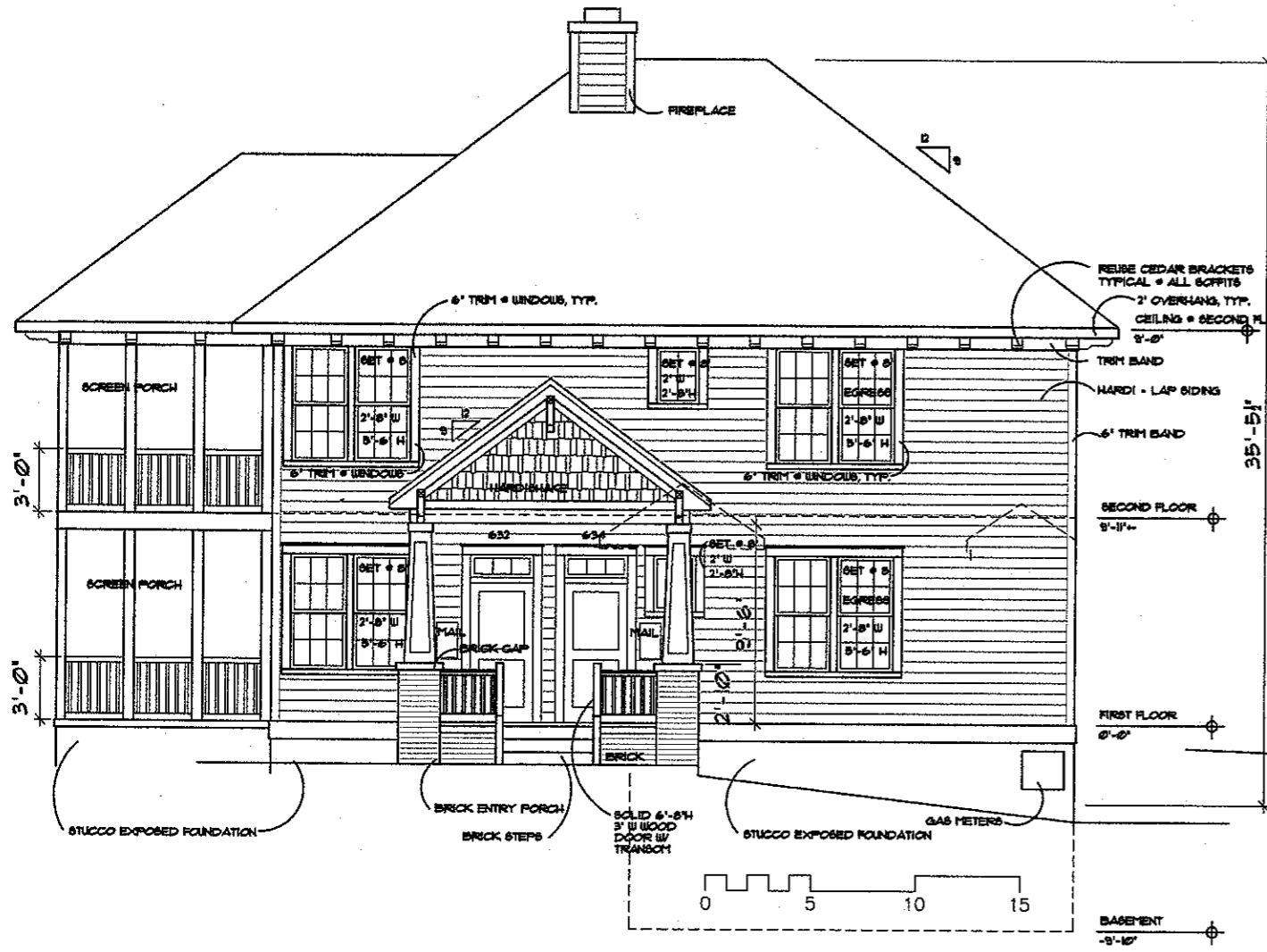
PROJECT
1115

SUBMITTALS	DATES
VARIANCE	9/5/11

DRAWING TITLE
ATTIC
PLAN

DRAWING REFERENCE

A-4



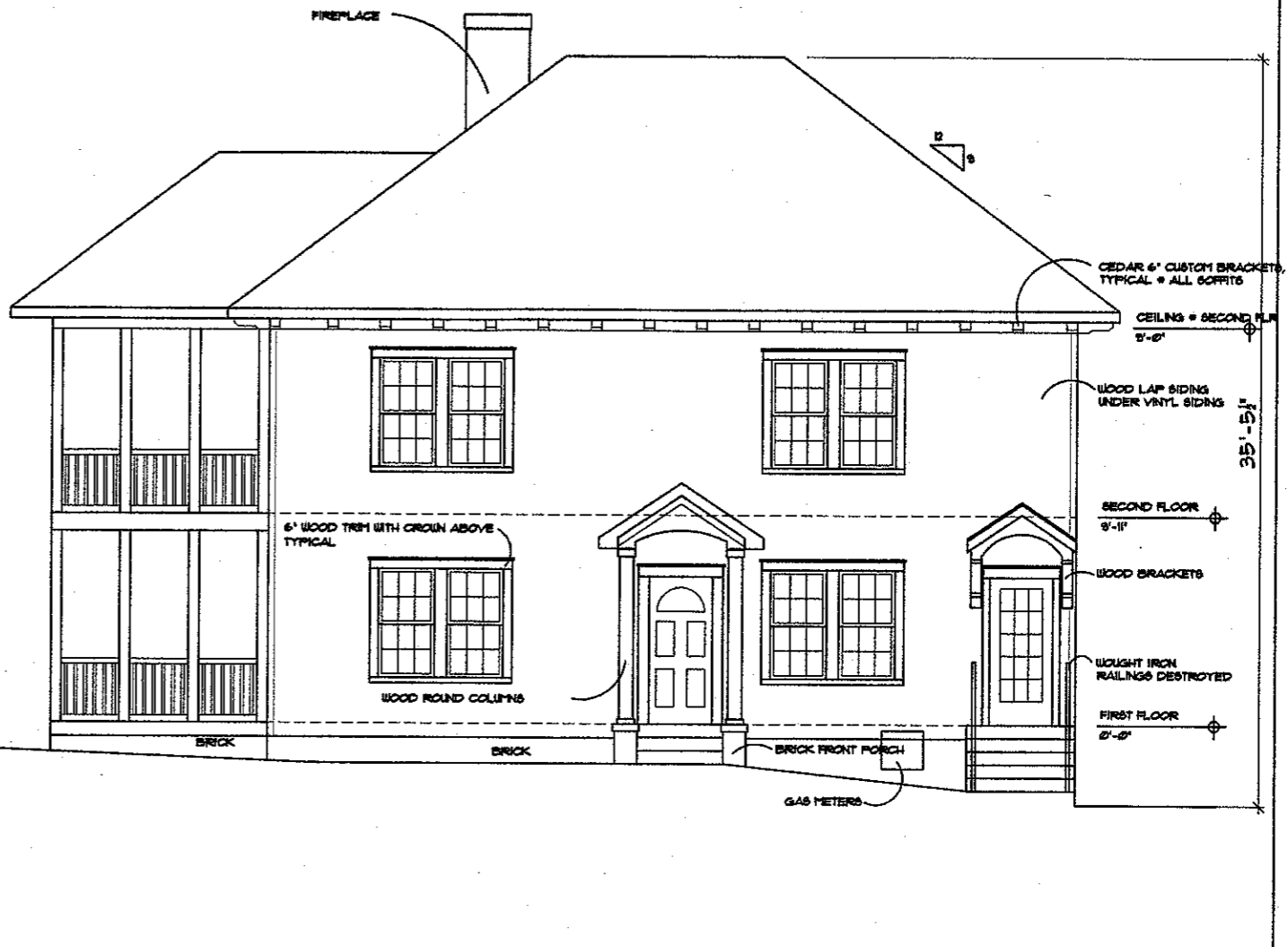
PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"

PROPOSED

CHANGES AT FRONT ELEVATION

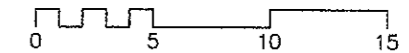
1. We propose combining the 2 separate front porches to one front porch. This would make the duplex appear as a single family dwelling.
2. The single front porch would eliminate one of the sidewalks and allow for more landscaping and permeable material.
3. The existing structure is vinyl siding. We propose hardiplank lap siding. This would enhance the structure.
4. We would reuse the cedar brackets at the soffit.
5. Location of the windows vary because of the relocation of the bedrooms for code issues.



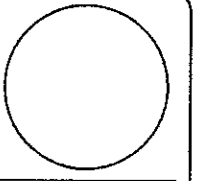
EXISTING FRONT ELEVATION

SCALE: 1/8" = 1'-0"

EXISTING



FRONT ELEVATION EXISTING AND PROPOSED



BH
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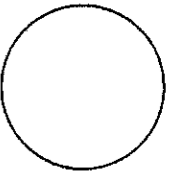
PROJECT
1115

SUBMITTALS	DATES
VARIANCE	9/5/11

DRAWING TITLE
FRONT
ELEVATION

DRAWING REFERENCE

A-5



BH
DESIGNS

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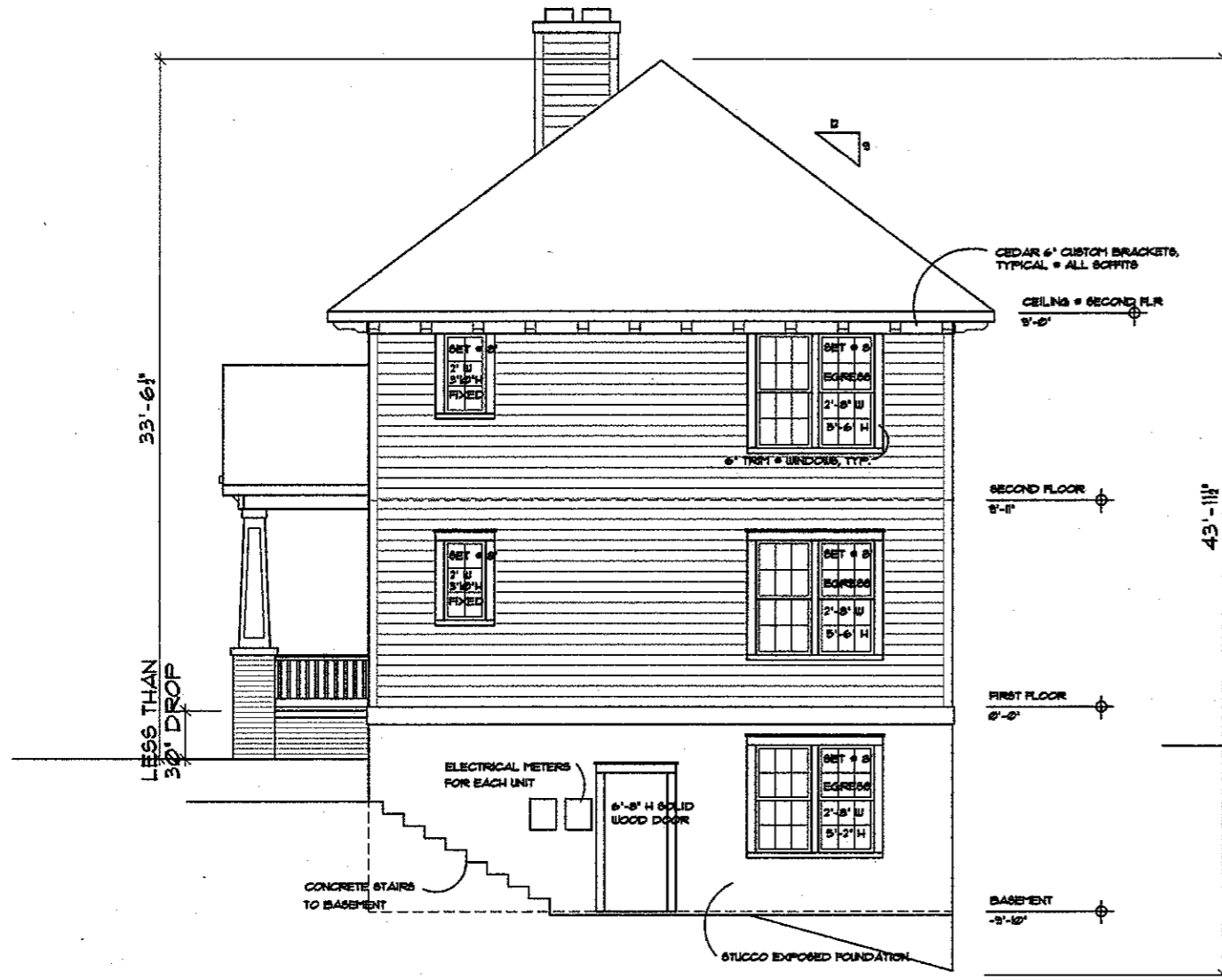
PROJECT
1115

SUBMITTALS	DATES
VARIANCE	9/5/11

DRAWING TITLE
DRIVEWAY SIDE ELEVATION

DRAWING REFERENCE

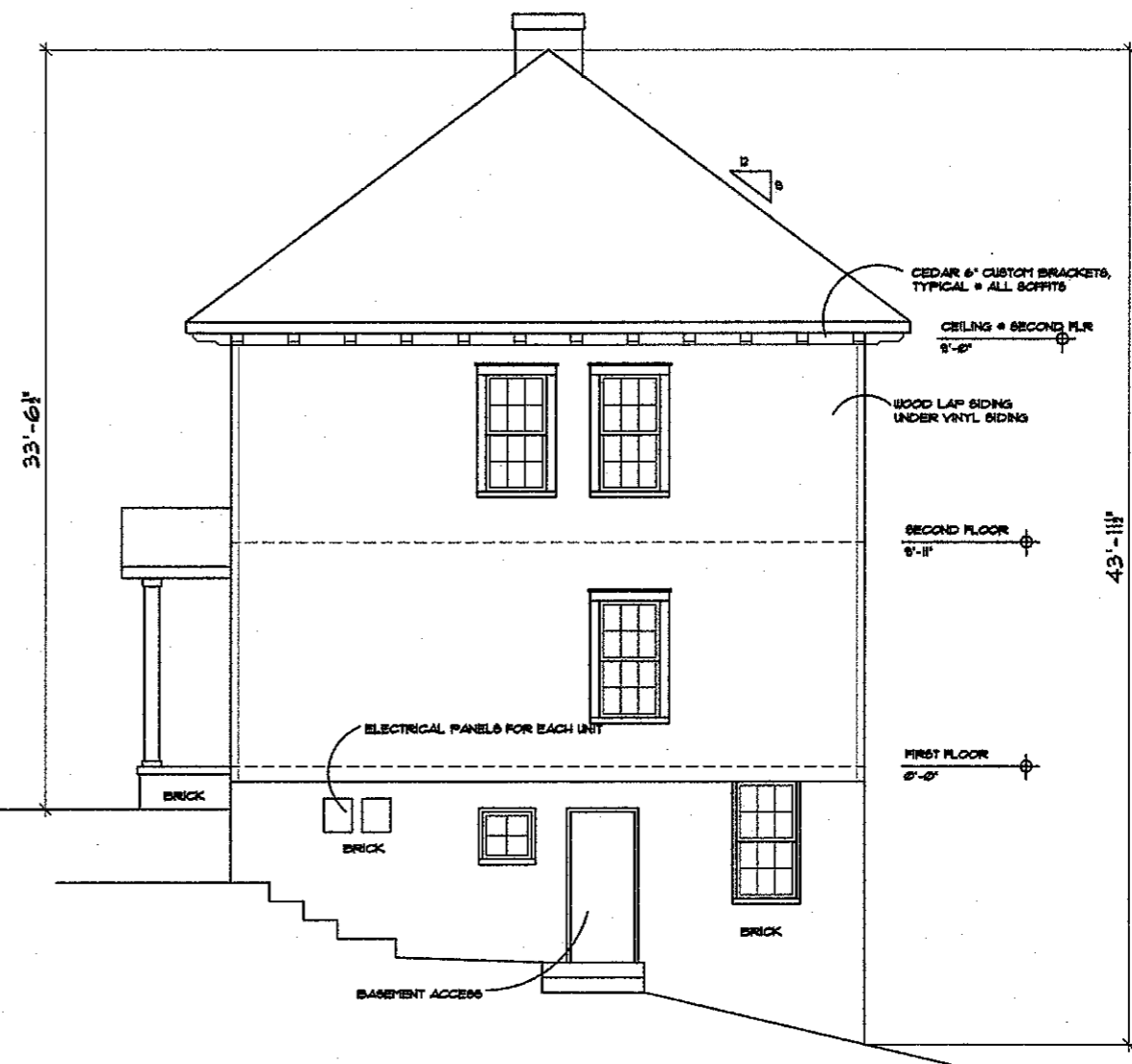
A-6



PROPOSED DRIVEWAY SIDE ELEVATION

SCALE: 1/8" = 1'-0"

PROPOSED



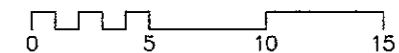
EXISTING DRIVEWAY SIDE ELEVATION

SCALE: 1/8" = 1'-0"

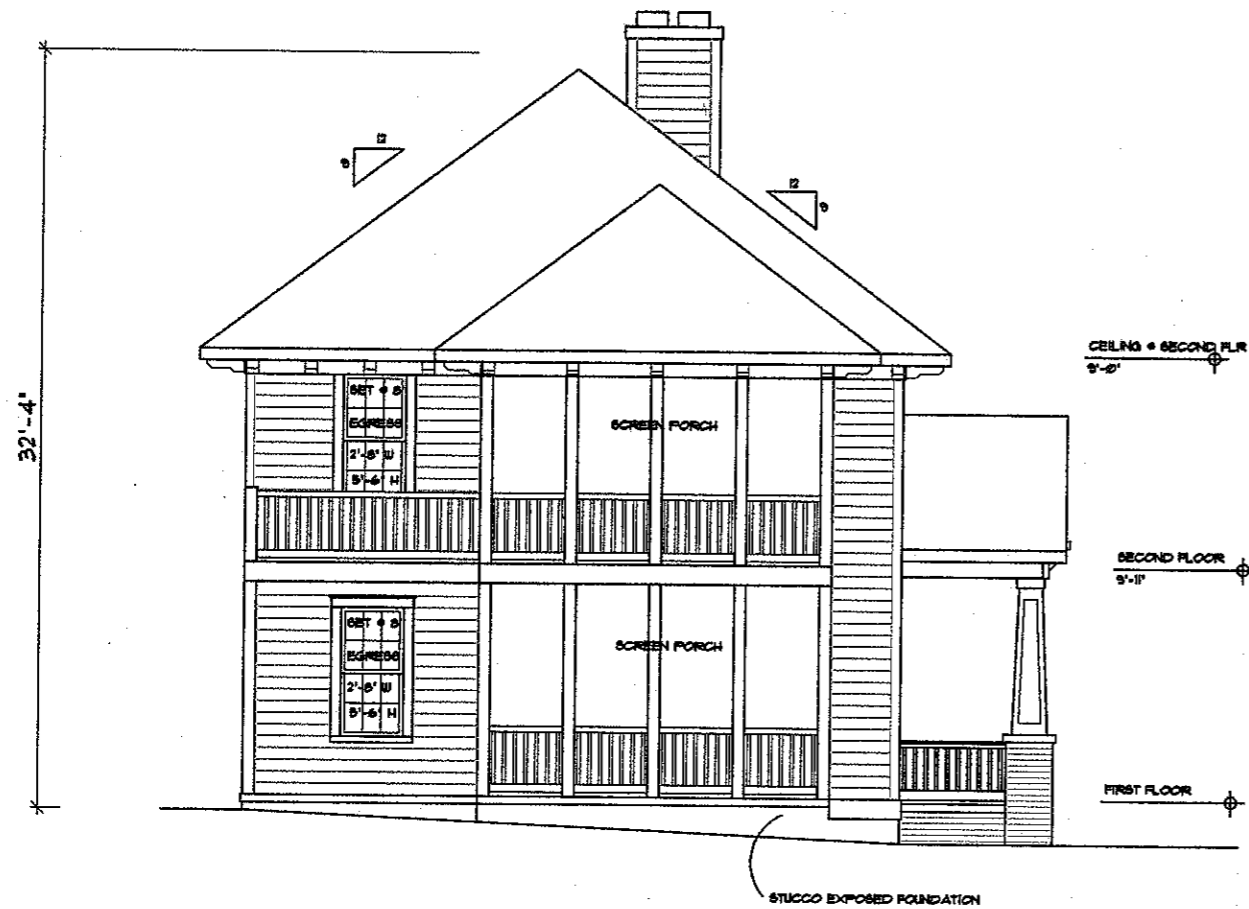
EXISTING

CHANGES AT DRIVEWAY SIDE ELEVATION

1. The location of the basement door shifts over to allow less concrete sidewalk.
2. The existing structure is vinyl siding. We propose hardiplank lap siding. This would enhance the structure.
3. We would reuse the cedar brackets at the soffit.
4. Location of the windows vary because of the relocation of the bedrooms for code issues.



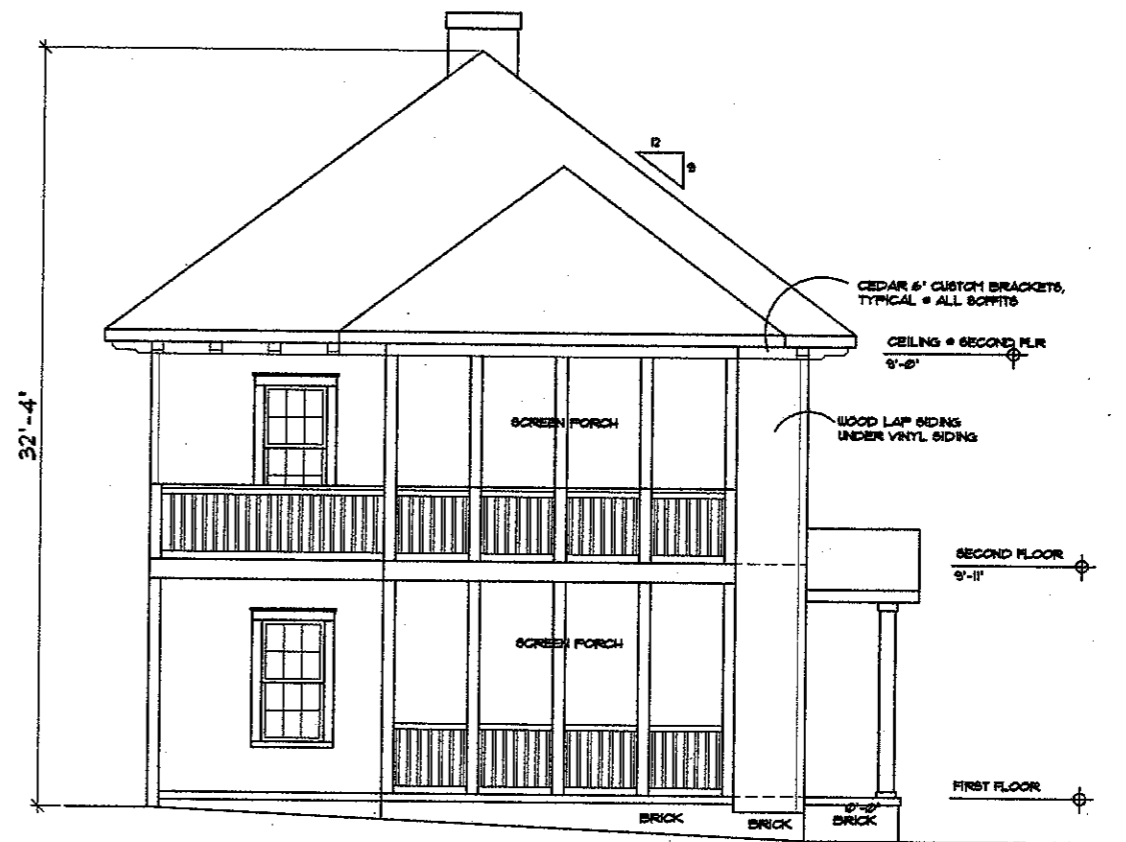
DRIVEWAY SIDE ELEVATION EXISTING & PROPOSED



PROPOSED

PROPOSED SCREEN PORCH SIDE ELEVATION

SCALE: 1/8" = 1'-0"



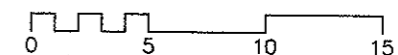
EXISTING

EXISTING SCREEN PORCH SIDE ELEVATION

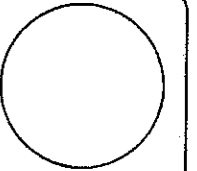
SCALE: 1/8" = 1'-0"

CHANGES AT SCREEN PORCH SIDE ELEVATION

1. The screen porch is the same except the railing heights would meet code.
2. The existing structure is vinyl siding. We propose hardiplank lap siding. This would enhance the structure.
3. We would reuse the cedar brackets at the soffit.
4. Location of the windows vary because of the relocation of the bedrooms for code issues.



DRIVEWAY SIDE ELEVATION EXISTING & PROPOSED



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REBUILD EXISTING DUPLEX
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Atlanta, Georgia 30306

PROJECT
1115

SUBMITTALS	DATES
VARIANCE	9/5/11

DRAWING TITLE
SIDE
ELEVATION

DRAWING REFERENCE

A-8