

**AMENDMENT TO
APPLICATION FOR VARIANCE
City of Atlanta**

Date Filed 10/09/13 Application Number V-13-213
Name of Applicant Lydia Chastain Daytime Phone 404-302-5489
Company Name NA e-mail lydiajoneschastain@gmail.com
Address 881 Adair Ave NE Atlanta GA 30306
street city state zip code

Name of Property Owner Lydia & Ben Chastain Phone 901-277-5283
Address 881 Adair Ave NE Atlanta GA 30306
street city state zip code

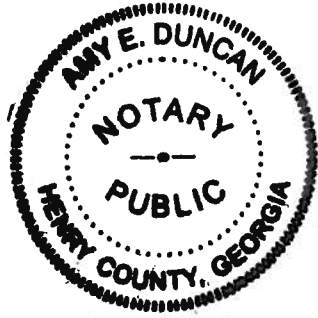
Description of Property

Address of Property 881 Adair Ave NE OR
the subject property fronts _____ feet on the _____ side of _____
_____, and begins _____ feet from the
_____ corner of _____
Depth: _____ Area: _____ Land Lot: _____ District: _____, _____ County, GA.
Property is zoned: _____, Council District: _____, Neighborhood Planning Unit: _____

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 21 Day Of Oct., 2013.



[Signature]
My Commission Expires January 17, 2015

Lydia J. Chastain
Owner or Agent for Owner (Applicant)
LYDIA J. CHASTAIN
APPLICANT'S NAME IN PRINTED LETTERS





City of Atlanta
 Office of Buildings – Zoning Division
 55 Trinity Avenue, Suite 3900
 Atlanta, Georgia 30303
 Phone: 404-330-6175

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER _____

NPU _____ DATE FILED _____

1. LYDIA CHASTAIN
 Name of Applicant

**BUILDING PERMIT AUTHORIZING
 2ND STORY ADDITION**

at 881 ADAIR AVE _____ NE _____ 17-1 _____
 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 zoning regulations to reduce half depth front yard setback from required 17'.5" feet to 2' feet, reduce east side yard setback from required 7' feet to 4' feet and reduce front yard setback from required 35' feet to 29' feet for a second story addition.
Applicant did not provide a complete set of plans for review.
Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 06 Section 16.06.008 Paragraph 2

Chapter 28 Section 16.28.007 Paragraph 5

Chapter 06 Section 16.06.008 Paragraph 1

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Applicant: Lydia Chastain

Zoning Plan Reviewer: [Signature]

Lydia Chastain
881 Adair Avenue NE
Atlanta, GA 30306

Amended Written Justification for Variance: We are requesting a setback variance, to allow an expansion of the existing second story of the building, which currently sits within the setback along Barnett Street on the west and within the setback on the east side of the property. The proposed addition to the second story would not expand any further into the setback and would raise the height of the existing roofline by only three feet, but would expand the existing second story by 790 square feet. The proposed addition would add a master bedroom, another bedroom, and two bathrooms to the existing second story, which currently consists of a 265 square foot office/sunroom. The proposed addition would also reconfigure the existing non-compliant stairway to the second story, making the stairway code compliant. The proposed addition will replace the existing shallow pitched roof on the partial second story with one that matches the roof slope of the remainder of the house, and for that roof pitch to be used on all of the new second floor space. Allowing this addition would greatly increase the value of the property, would make the existing structure safer, and would maintain the character and integrity of the existing building. Also, because it does not expand the existing footprint and increases the existing height by only three feet, the proposed addition would not detract from people's use and enjoyment of adjoining and surrounding properties.

(1) The location of the existing building constitutes an exceptional condition justifying the granting of a variance in this case. The building, which was originally constructed in 1927, currently is two feet from the property line on the west side along Barnett Street and four feet from the property line on the east side. The building already has a partial second story, which sits along the Barnett Street side of the building. Constructing an addition which expands the partial second story is the most efficient, least intrusive, and most stylistically-appropriate means by which to expand the building. (2) The application of the setback to this particular building would create an unnecessary hardship. As described above, the proposed addition, while technically encroaching on the setback, does not expand the existing footprint of the building and increases the height of the building by only three feet; therefore, strict application of the setback ordinance would limit the usefulness and value of this property, while not protecting people's use and enjoyment of adjoining properties. (3) This building, which sits upon a corner lot on a residential street in Virginia Highlands, is a unique property. It is one of very few buildings of its vintage to already have an existing second story. Expanding this existing second story would allow for the best and highest use of this property. (4) Relief, if granted, would not impair the purpose of the zoning ordinance, but would increase the value of the building at issue and the neighborhood as a whole. For these reasons, we respectfully ask that a variance of the zoning ordinance be granted.



*** LEGEND ***

- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
- | | | | |
|-----|----------------------|------|----------------------------------|
| BC | BACK OF CURB | N/F | NOW OR FORMERLY |
| BL | BUILDING LINE | NAIL | NAIL FOUND |
| CTP | CRIMP TOP PIPE FOUND | OTP | OPEN TOP PIPE FOUND |
| D | DEED (BOOK/PAGE) | P | PLAT (BOOK/PAGE) |
| DW | DRIVEWAY | -P- | POWER LINE |
| EB | ELECTRIC POWER BOX | POB | POINT OF BEGINNING |
| EP | EDGE OF PAVEMENT | POC | POINT OF COMMENCEMENT |
| F | FIELD | PP | POWER POLE |
| FH | FIRE HYDRANT | R/W | RIGHT-OF-WAY |
| -G- | GAS LINE | RBF | REINFORCING BAR FOUND (1/2" UNO) |
| GM | GAS METER | RBS | 1/2" REINFORCING BAR SET |
| GV | GAS VALVE | SW | SIDEWALK |
| IPF | IRON PIN FOUND | -T- | TELEPHONE LINE |
| L | ARC LENGTH | TP | TELEPHONE POLE |
| LL | LAND LOT | -W- | WATER LINE |
| LLL | LAND LOT LINE | WM | WATER METER |
| LOC | LOCATION | WV | WATER VALVE |
| MH | MANHOLE | -X- | FENCE LINE |

NOTE: BUILDING LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PROBABLE LOCATIONS BY INFORMATION OBTAINED FROM ONLINE SOURCES. THEY MAY DIFFER AND BE IN CONTENTION WITH CURRENT ZONING.

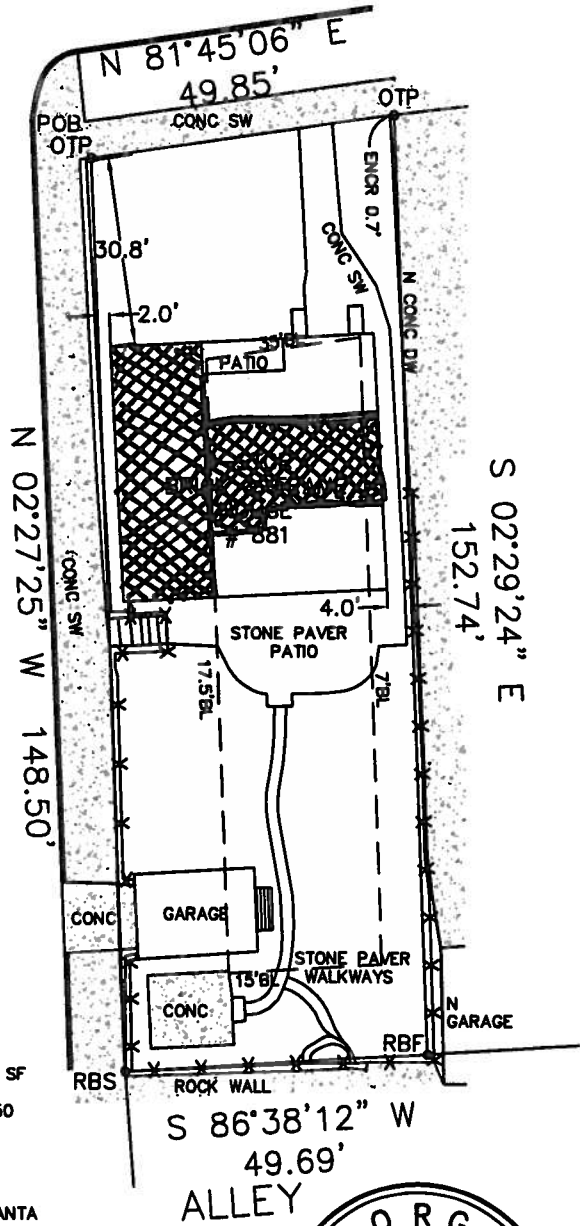
ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

ADAIR AVENUE ~ 60' R/W
25'± BC/BC

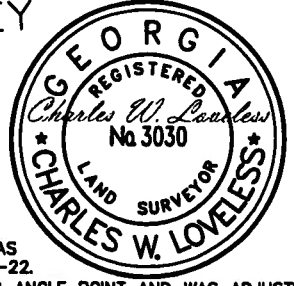
BARNETT STREET ~ 50' R/W
33'± BC/BC



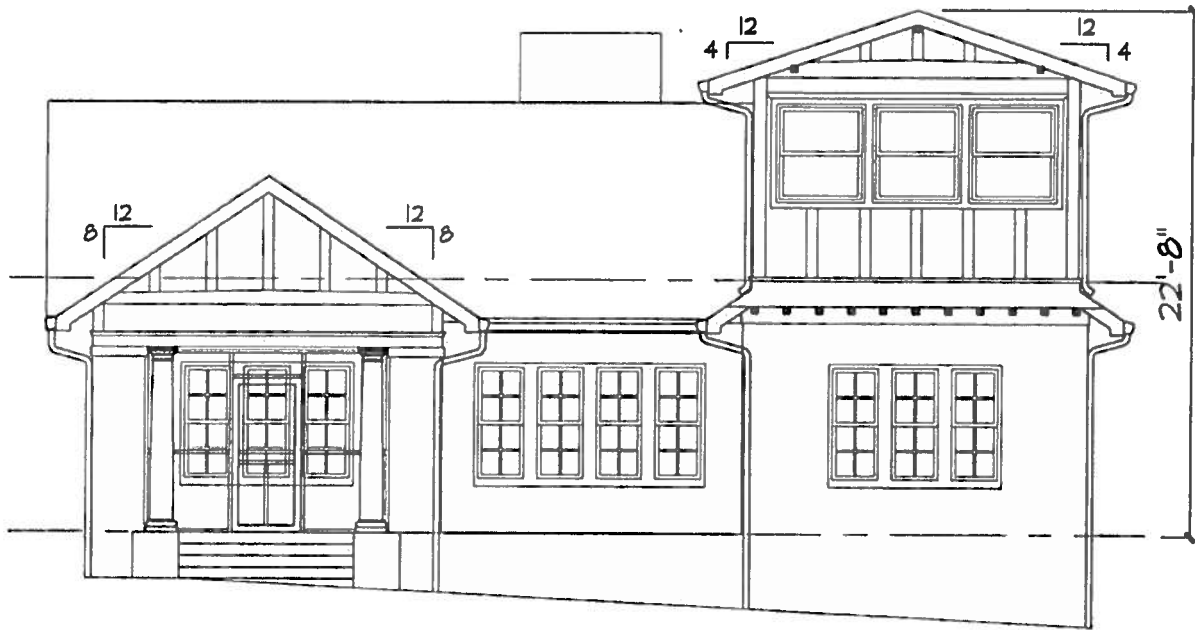
FAR:
EXIST=3570 SF
~ 0.48
MAX = 0.50

ZONING:
R-4
CITY OF ATLANTA

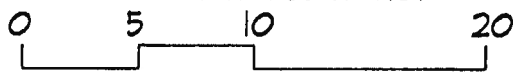
AS-BUILT PLAT PREPARED FOR: Lydia & Ben Chastain		PROPERTY ADDRESS: 881 Adair Avenue, SE ATLANTA, GA	LOT COVERAGE: EXIST=3366 SF ~ 43% MAX = 50%
LAND LOT 1	17th DISTRICT	SECTION	FULTON COUNTY, GEORGIA
CITY OF ATLANTA			
PLAT BOOK	PAGE	DEED BOOK 15102	PAGE 2



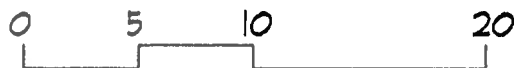
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1:30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1: 153 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED IN THE PREPARATION OF THIS PLAT. NO NATIONAL GEODETIC SURVEY MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

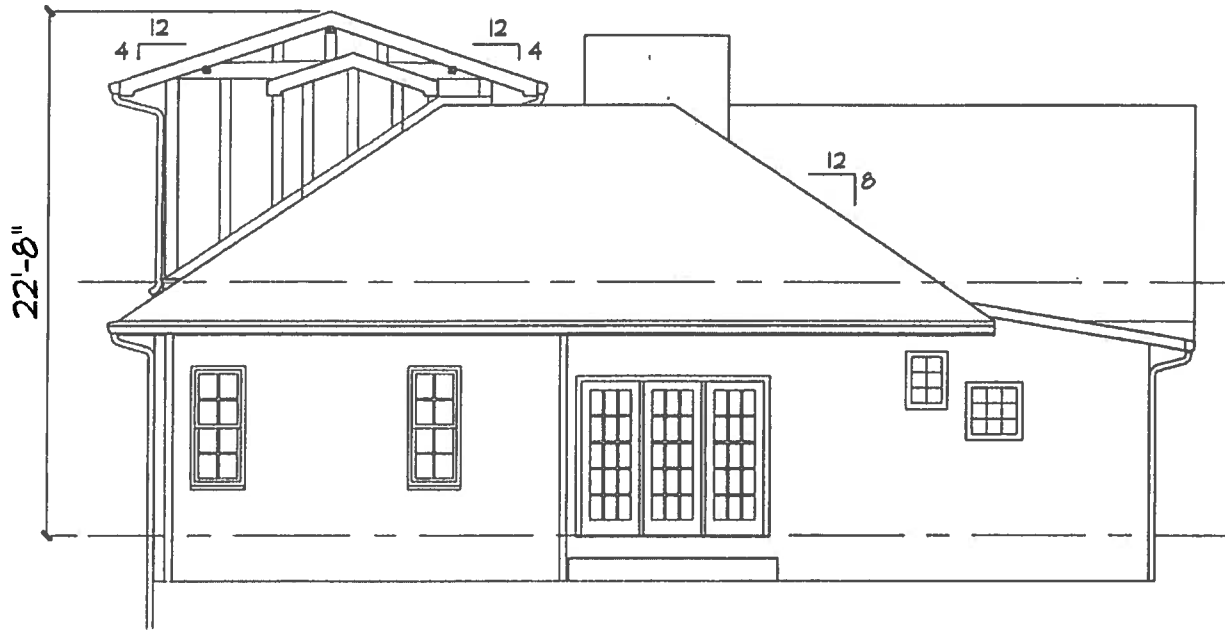


EXISTING NORTH ELEVATION

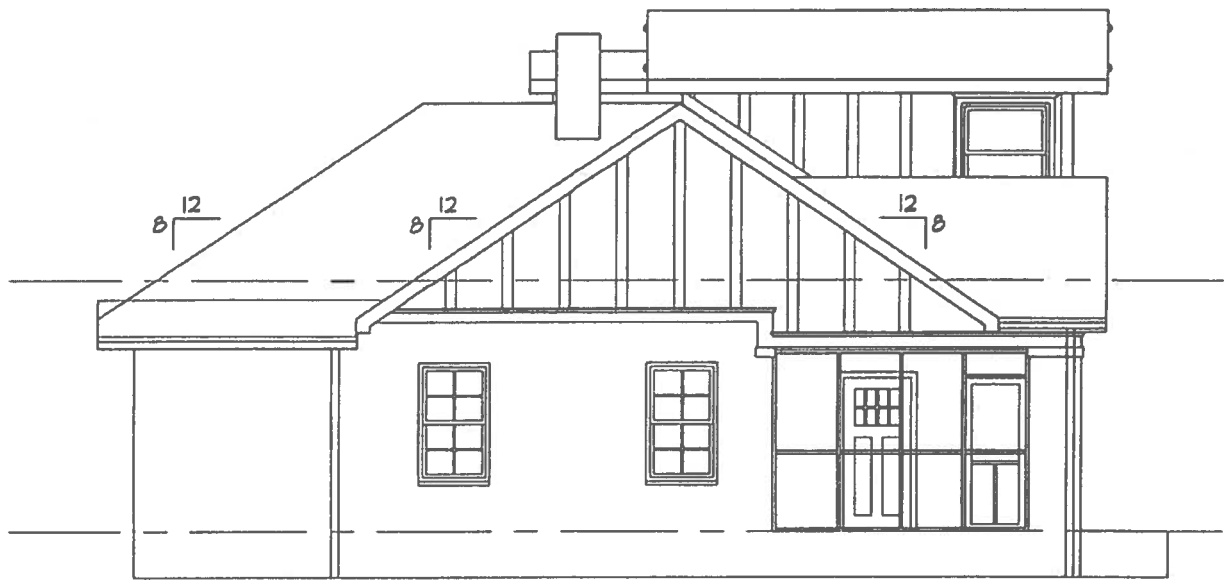


EXISTING WEST ELEVATION



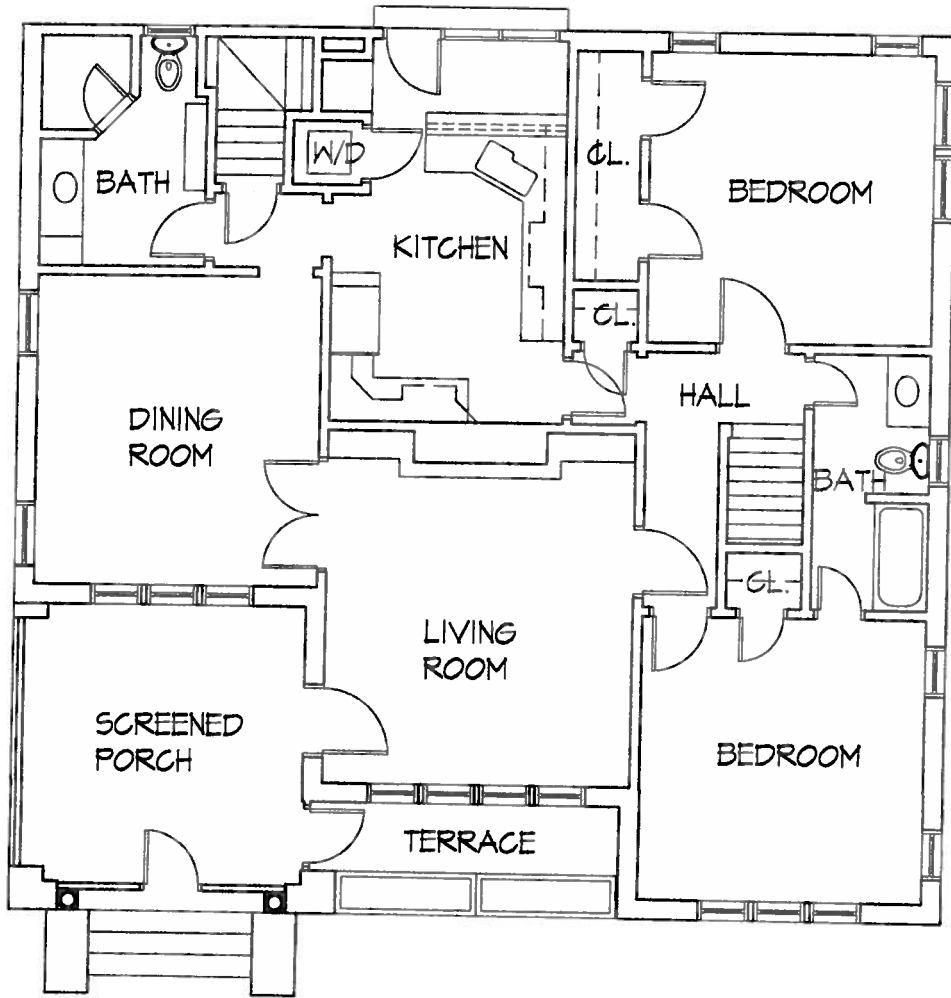


EXISTING SOUTH ELEVATION



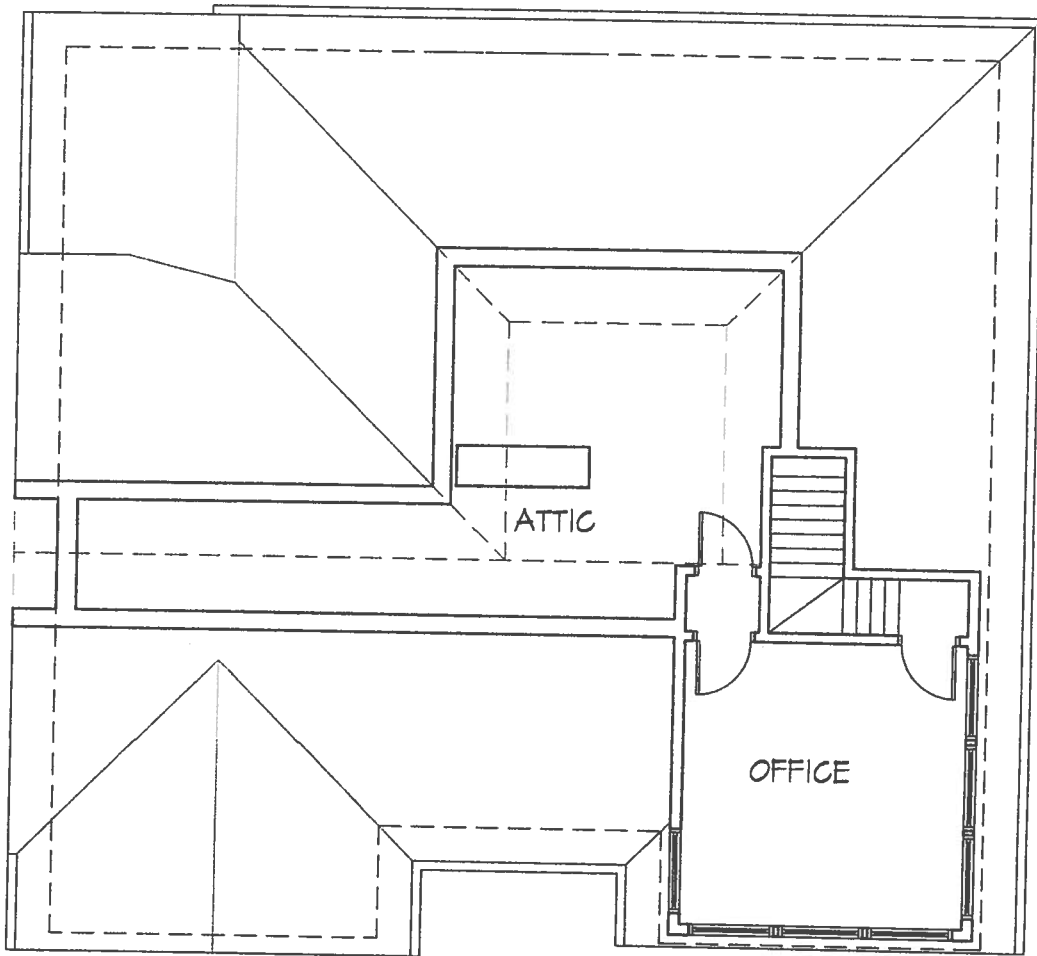
EXISTING EAST ELEVATION



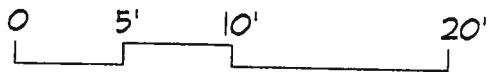


EXISTING FIRST FLOOR PLAN 1505 HEATED S.F.



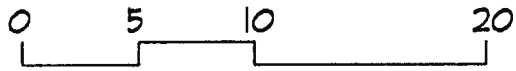


EXISTING SECOND 265 HEATED S.F.
FLOOR / ROOF PLAN



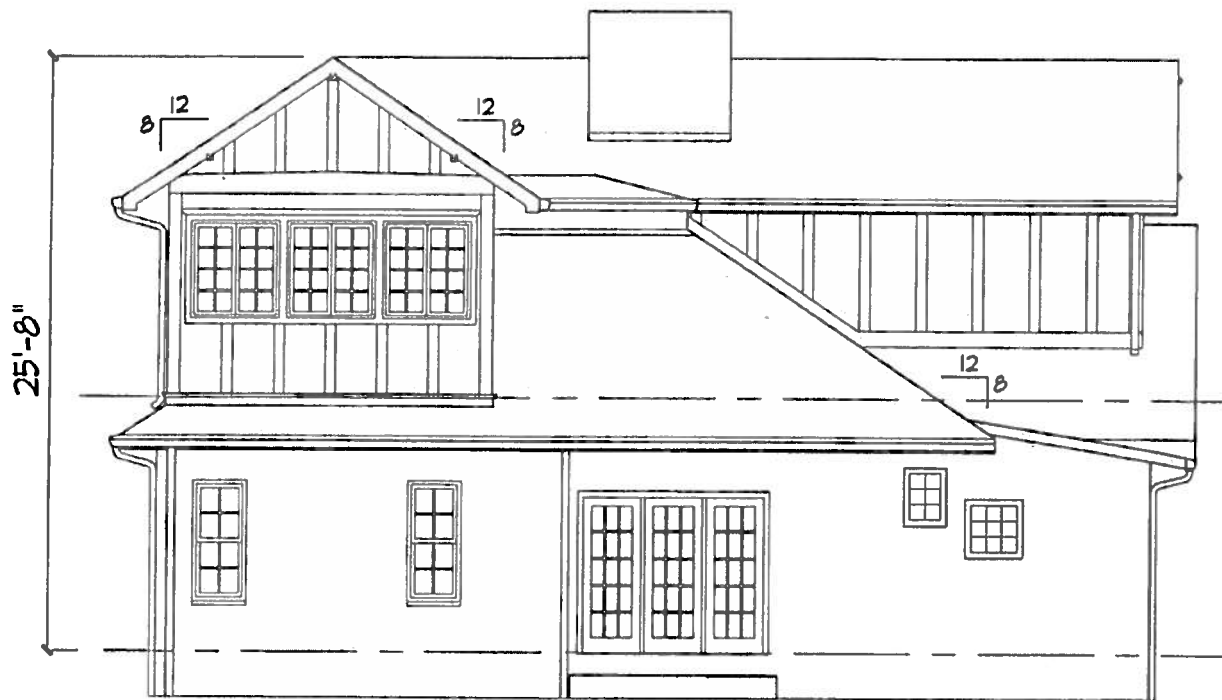


PROPOSED NORTH ELEVATION

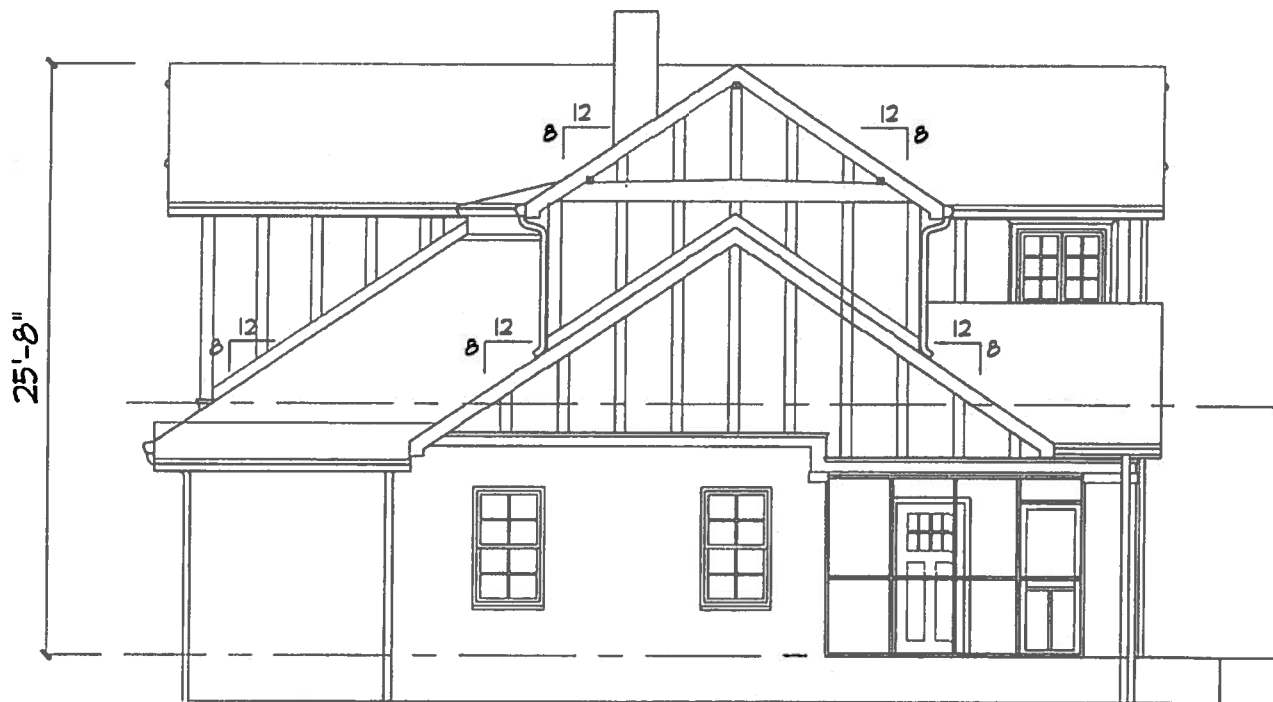
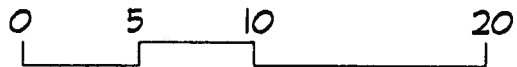


PROPOSED WEST ELEVATION

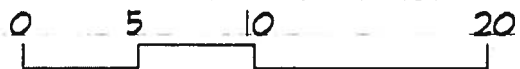


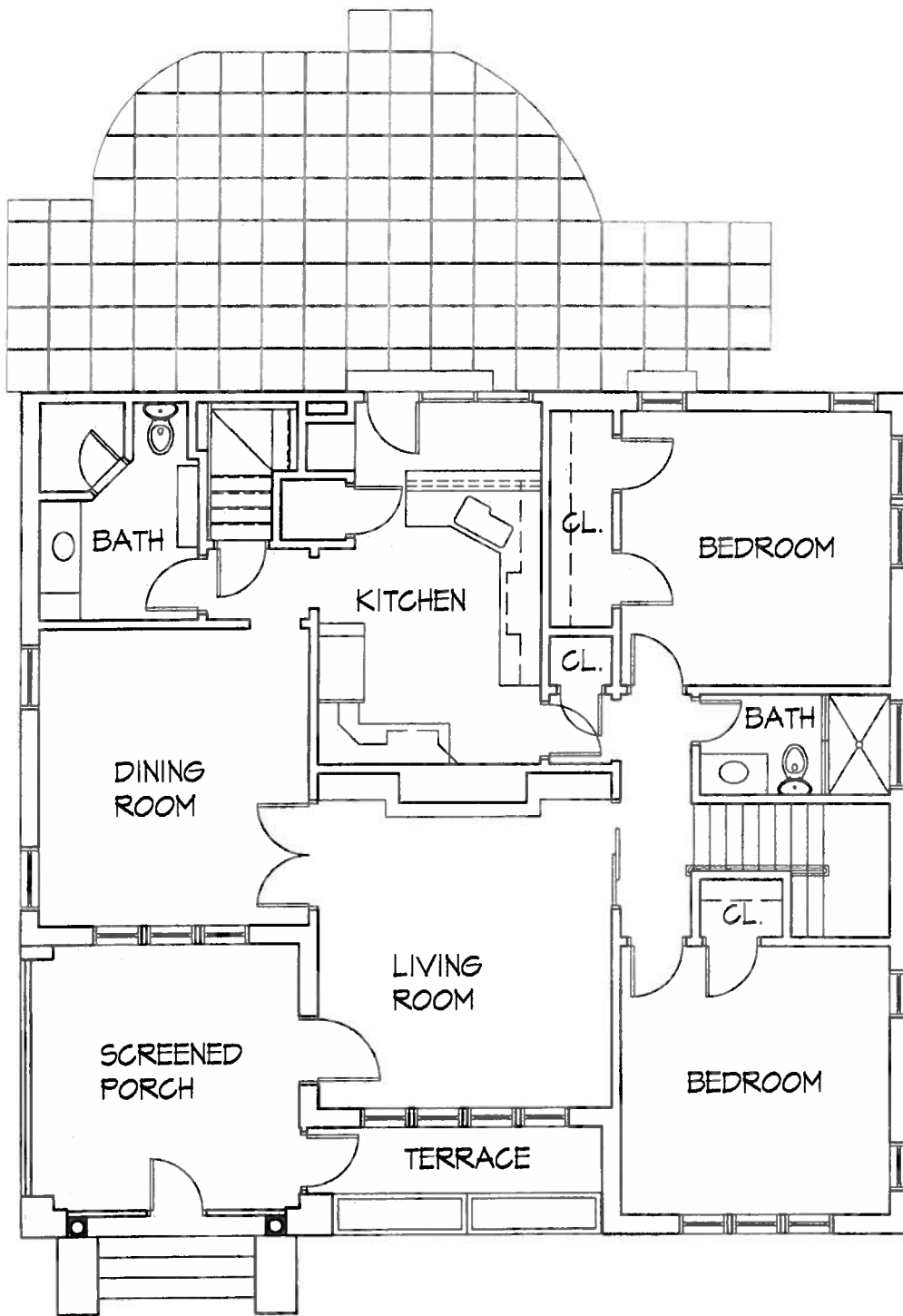


PROPOSED SOUTH ELEVATION

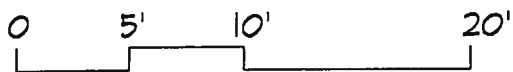


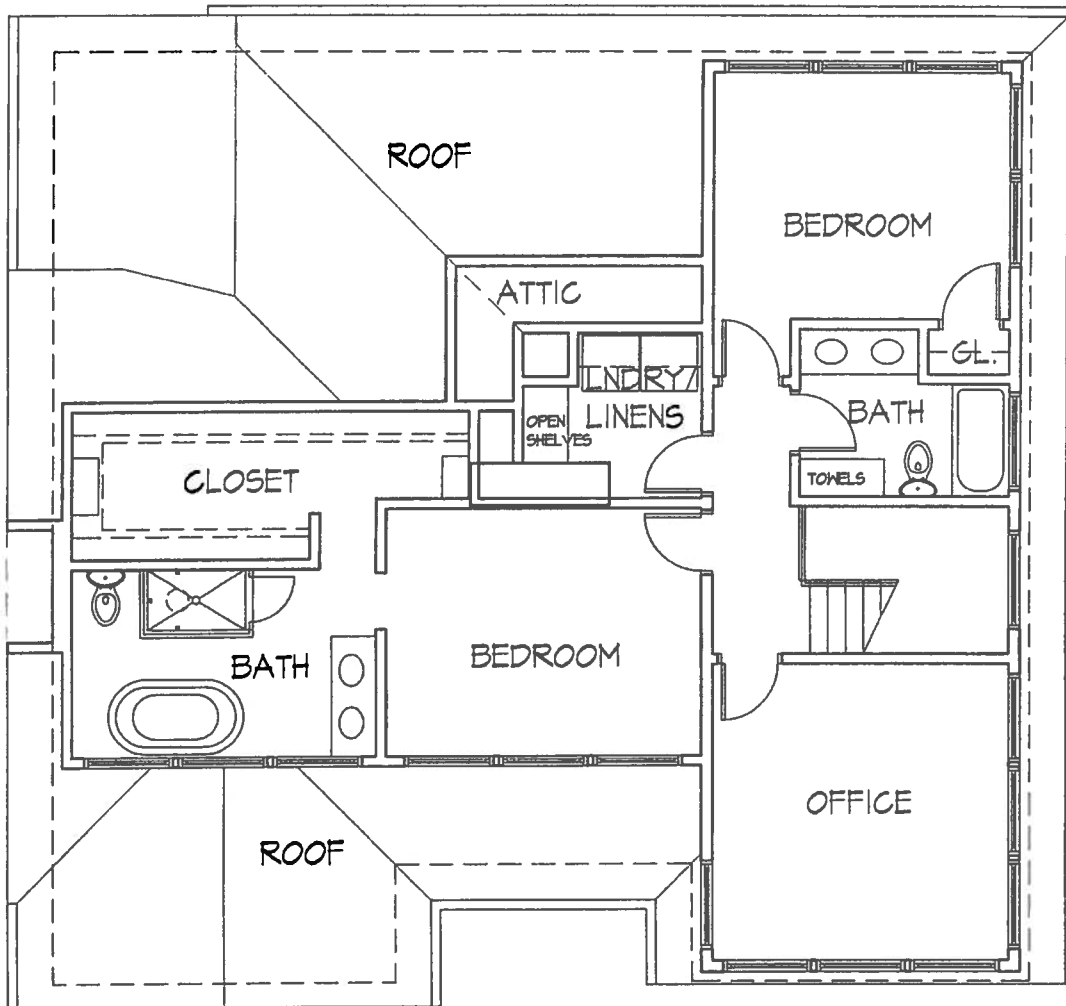
PROPOSED EAST ELEVATION



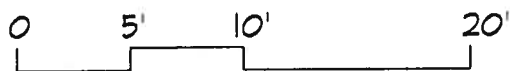


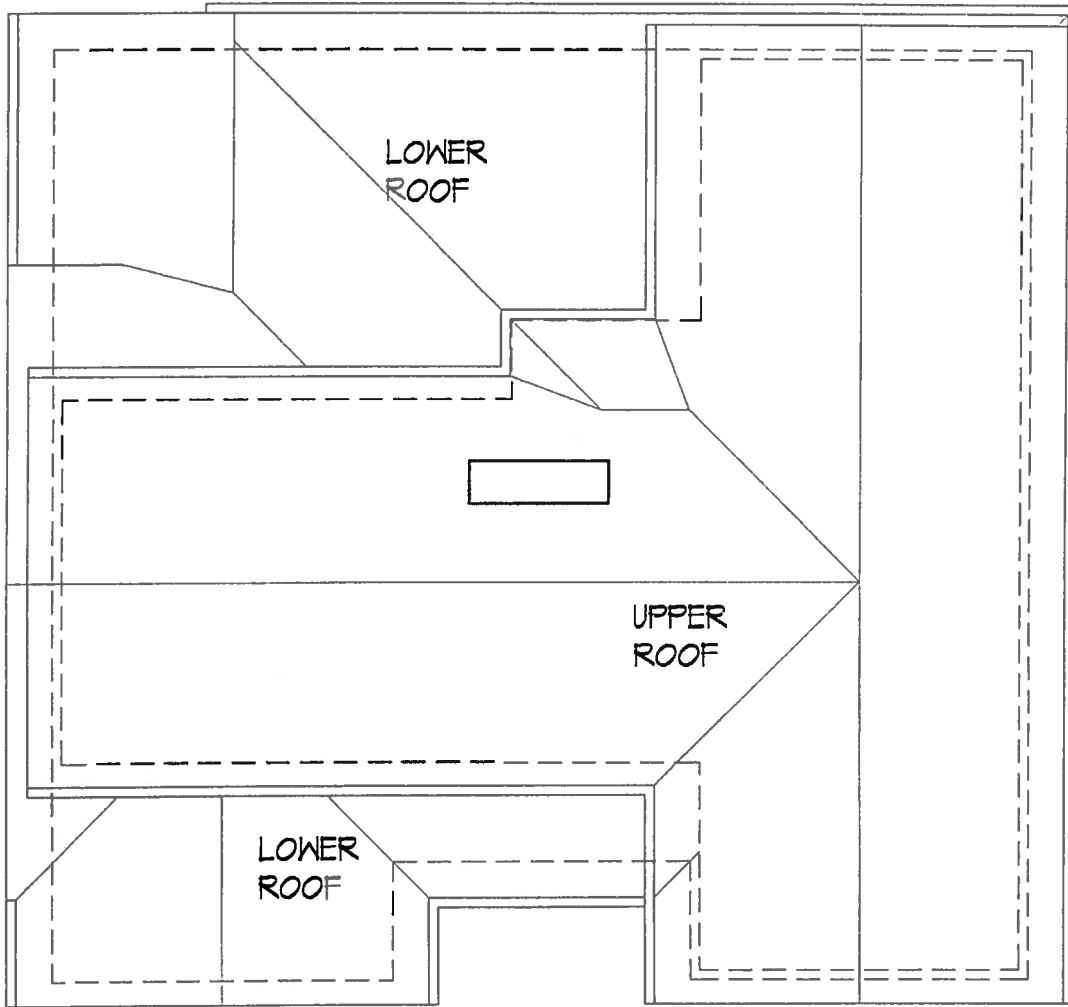
PROPOSED FIRST FLOOR PLAN 1505 HEATED S.F.





PROPOSED SECOND 1052 HEATED S.F.
 FLOOR / ROOF PLAN





PROPOSED ROOF
PLAN

