



CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KASIM REED
MAYOR

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: NPU-F Zoning Contact, Charlie Nalbone

FROM: Brandy Crawford, Urban Planner, Principal

SUBJECT: Board of Zoning Adjustment (BZA) case(s)

DATE: January 9, 2015

The enclosed application(s) is scheduled for public hearing before the Board of Zoning Adjustment on March 5, 2015. I can be reached at 404.330.6145 with any questions.

V-14-301



OFFICE OF PLANNING
55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **V-14-301**
DATE ACCEPTED: **12/17/2014**

NOTICE TO APPLICANT

Address of Property:
1370 Monroe DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, February 12, 2015 at 12:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU F is:

Debbie Skopczynski
404-874-7483
atlanta.npuf.zoning@gmail.com

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

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.

Signed,

BC, for Director, Bureau of Planning

Chris Hellmann

APPLICATION FOR VARIANCE

City of Atlanta

Date Filed 12/17/14 Application Number V-14-301
Name of Applicant Chris Hellmann Daytime Phone 6/642-6306
Company Name Dwellings Design Build e-mail cmhellmann@gmail.com
Address 4855 Lornsburg Dr., Atlanta, GA 30342
street city state zip code

Name of Property Owner Jeanffret Solignac Phone _____
Address 1370 Monroe Dr., Atlanta, GA 30324
street city state zip code

Description of Property

Address of Property 1370 Monroe Drive, Atlanta, GA 30342 ^{NE} **OR**

the subject property fronts _____ feet on the _____ side of _____
_____ and begins _____ feet from the
_____ corner of _____

Depth: _____ Area: _____ Land Lot: 52 District: 17, _____ County, GA.

Property is zoned: R-4, Council District: _____, Neighborhood Planning Unit: _____
BELTLINE

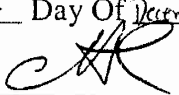
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant variance(s).

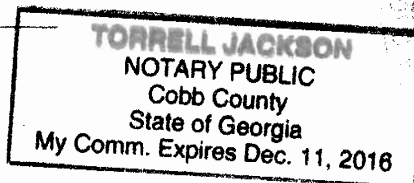
I hereby authorize the staff of the Office of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Planning upon filing this application. I swear 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 17th Day Of December, 2008.



NOTARY PUBLIC


Owner or Agent for Owner (Applicant)
Chris Hellmann
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 V-14-301

NPU _____ DATE FILED _____

1. Chris Hellmann
 Name of Applicant

BUILDING PERMIT AUTHORIZING

at 1370 Monroe Dr. NE 17th / 52
 Street Address Quadrant District & Land Lot

to be used for Residential purposes


The property is zoned R-4 District

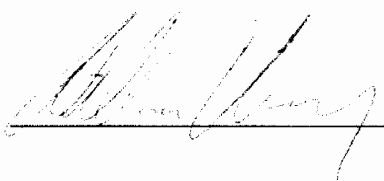
2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a variance from zoning regulations to reduce the North side yard setback from 7' (required) to 3' to allow the placement of a condensing unit for a single family residence.
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 _____
 Chapter _____ Section _____ Paragraph _____
 Chapter _____ Section _____ Paragraph _____

Applicant: 

Zoning Plan Reviewer: 

V-14-301

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 HVAC units in setback

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.

_____ covered square feet / _____ total lot square feet = _____% proposed lot coverage
_____ % 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 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.

V-14-201

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. Jauffret Solignac (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 1370 Monroe Drive, Atlanta, 30329 (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 Chris Hellmuth

ADDRESS OF APPLICANT 4855 Langsbury Dr. Atlanta, GA 30342

TELEPHONE NUMBER 678-642-6306

[Signature]
Signature of Owner

Personally Appeared Before Me
[Signature]

Witnesses: If any
I, the Notary Public,
do hereby certify that
the facts stated above are
true to the best of my knowledge
and belief.

[Signature]
Notary Public
12/17/2014

[Signature]
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Dec. 1, 2016

CITY OF ATL BLDG PERM
55 TRINITY AVE STE 1500
ATLANTA, GA 30303

12/17/2014 15:06:00
Merchant ID: 000000004309798
Terminal ID: 06347552
184191133992

CREDIT CARD

VISA SALE

CARD # XXXXX7XXXX3471 01 g/BZA/Variance/NA
INVOICE 0018 ONROE DR NE, ATLANTA, GA 30324
Batch #: 000046 ELLI PATRICK A
Approval Code: 140560
Entry Method: Swiped
Mode: Online
Tax Amount: 50.00

SALE AMOUNT \$100.00
Paid Payment Date Cashier ID Received Comments
12/17/2014 JADEGBOYE

CUSTOMER COPY

PAID
CITY OF ATLANTA
DEC 17 2014

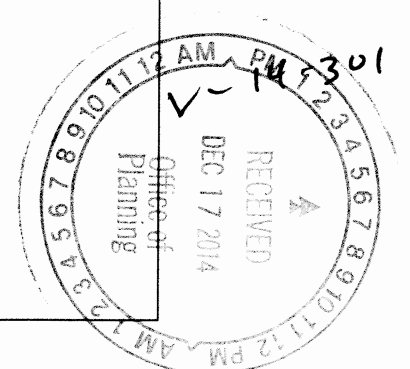
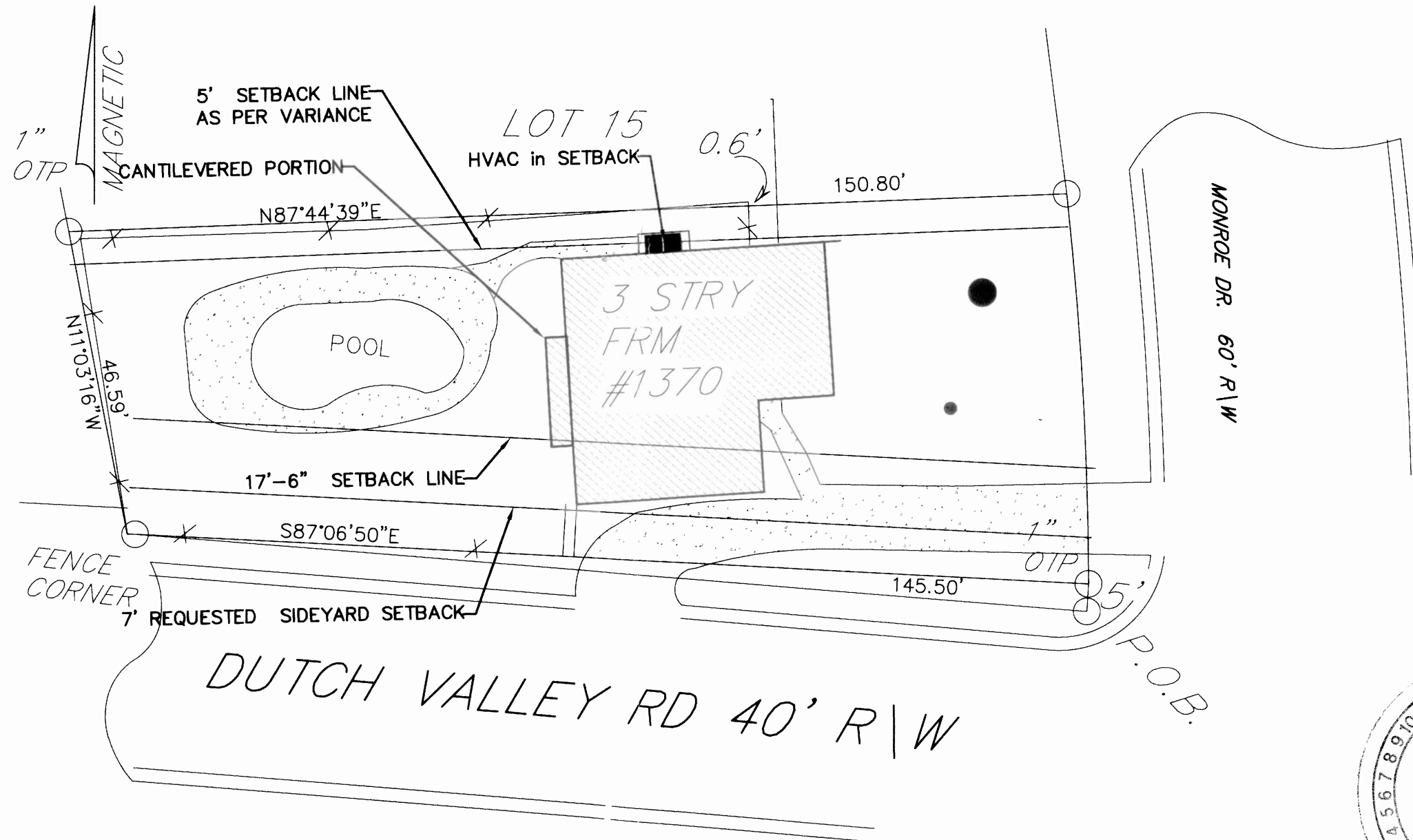
EX OFFICIO MUNIC PAID
REVENUE COLLECTOR

Work Description: Applicant seeks a variance from zoning regulations to reduce setback from 7ft to 3ft to allow the placement of a condensing unit for a single family residence

VARIANCE FOR HVAC IN SIDE YARD SETBACK

LOT COVERAGE
 BUILDING: 1388 S.F.
 WALKWAYS & POOL: 2039 S.F.
 TOTAL IMPERVIOUS: 3710 S.F.
 LOT: 7433 S.F.
 LOT COVERAGE: 49 %

FAR = 3239 S.F. / 7433 S.F. = 43.57%



1370 MONROE DRIVE, ATLANTA, GA 30324
 1"=20'-0"

OWNER: JAUFFRET SOLIGNAC 917 226 9872
 DWELLINGS DESIGN BUILD: 678 642 6306