



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

APPLICATION #: **V-15-098**
DATE ACCEPTED: **04/20/2015**

NOTICE TO APPLICANT

Address of Property:
953 Glen Arden WAY NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, June 11, 2015 at 12:00 p.m.

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

The contact person for NPU F is:

Charles Nalbone
404-376-3230
zoning@npufatlanta.org

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,



Taylor Thompson
TA, for Director, Bureau of Planning



Barbara Cuson

APPLICATION FOR VARIANCE

City of Atlanta

Date Filed 4/20/15 Application Number V-15-098
Name of Applicant Barbara Cuson Daytime Phone 404-386-1748
Company Name ACK Construction, Inc. e-mail barbara_cuson@bellsouth.net
Address 3395 E. Fairview Rd., Stockbridge, GA 30281
street city state zip code

Name of Property Owner Jim & Gina Vond Phone 404-933-0377
Address 953 Glen Arden Way NE, Atlanta, GA, 30306
street city state zip code

Description of Property

Address of Property 953 Glen Arden Way NE OR

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

Depth: 175' Area: .2 AC Land Lot: 01 District: 17, FULTON 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).

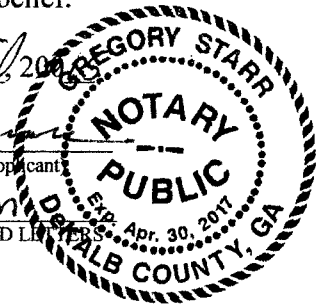
I hereby authorize the staff of the Office of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Planning upon filing this application. I swear 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 18 Day Of April, 2015

Barbara Cuson
Owner or Agent for Owner (Applicant)

Barbara Cuson
APPLICANT'S NAME IN PRINTED LETTERS

Gregory Starr
NOTARY PUBLIC



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 a second story (1,402 S.F.) over an existing 1 story single family residence (1,693 S.F.) as well as replace the roof & columns of the existing front porch (approx. 10' x 24')

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.

2,970 covered square feet / 8,614 total lot square feet = 34 % 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 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:

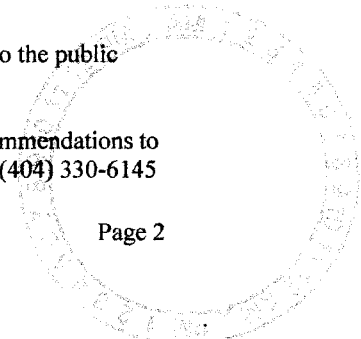
- by sending written notice of your application to all property owners whose property is within 300 feet of the subject property, and
- by causing public notice to be placed in the newspaper.

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-15-098



City of Atlanta
Board of Zoning Adjustment
Office of Planning
55 Trinity Avenue, Suite 3350

RE: The Vono Residence
953 Glen Arden Way NE
Atlanta GA, 30306

April 20, 2015

Dear Madam or Sir:

We are seeking a variance to build a second story and a new front porch roof over an existing home. We will not be changing the footprint or the current setback.

The existing home encroaches the side and front setbacks -- and part of the new construction will do so as well.

Our justifications for the variance are three fold:

- 1) We will not be changing existing footprint.
- 2) Virtually all homes on our street have less than a 20-foot front setback.
- 3) At the street our home will continue to maintain the scale of neighboring homes.


It is very important to both of us to maintain the craftsman bungalow/cottage feel of our neighborhood and street. This is part of the charm and allure of the area and the reason we fell in love with Virginia Highland and bought our home here.

It's our opinion that granting this variance will enhance and not detract from peoples use and enjoyment of adjoining and surrounding properties. We have consulted with neighboring property owners regarding our request, and have included a letter signed by neighbors in the vicinity stating no opposition to our proposal.

Thank you for your consideration.

Sincerely,


Gina T. Vono


James G. Vono

V-15-098

953 Glen Arden Way NE Atlanta GA 30306

V-15-098



Original 1920 doors



Looking east up Glen Arden Way



Looking west down Glen Arden Way



The 3 houses directly across the street



V-15-098

Dear neighbors,

We are seeking a variance from the City of Atlanta for an additional rear yard setback. Please see proposed plans attached. We would love your support in getting the proper zoning approval. If you agree with our proposed plans please sign below.

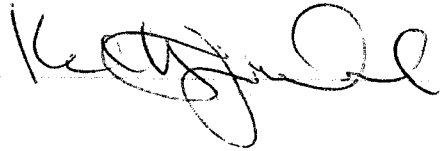
Thank you,
Cara and Ben Vonn
147 Glen Arden Way NE
Atlanta GA, 30306

Please print name and address: KITTY STANFIELD 947 GLEN ARDEN WAY, NE



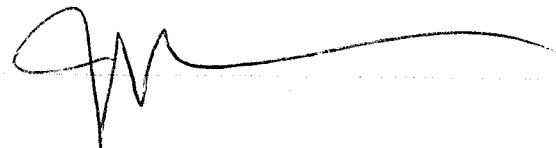
I have no objection to the proposed plans to 947 Glen Arden Way

Please print name and address: LATHY WOODL 917 GLEN ARDEN WAY



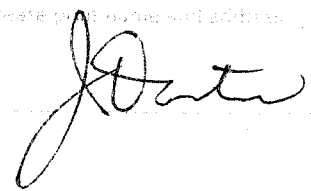
I have no objection to the proposed plans to 917 Glen Arden Way

Please print name and address: MICHELLE WILKINS 911 GLEN ARDENWAY NE



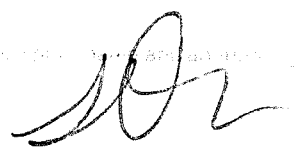
I have no objection to the proposed plans to 911 Glen Arden Way

Please print name and address: Joanne Doutre 959 Glen Arden Way



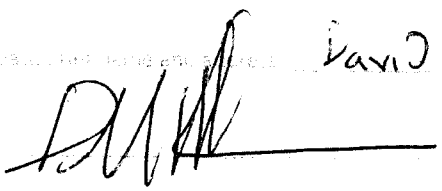
I have no objection to the proposed plans to 959 Glen Arden Way

Please print name and address: LORENZO DI FRANCESCO 952 GLEN ARDEN WAY NE



I have no objection to the proposed plans to 952 Glen Arden Way

Please print name and address: David Foster 958 Glen Arden Way NE



I have no objection to the proposed plans to 958 Glen Arden Way

NOTARIZED AUTHORIZATION BY PROPERTY OWNER

(Required only if applicant is not the owner of the property subject to the application.)

TYPE OF APPLICATION Insurance

I, James G. Vano (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 953 Glen Arden Way NE (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 Barbara Cuson

ADDRESS OF APPLICANT 3395 E. Fairview Rd.
Stockbridge, GA 30281

TELEPHONE NUMBER 404-386-1748

James G. Vano
Signature of Owner

Personally Appeared Before Me James G. Vano
James T. Khan

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

4-16-2015
Date

V-15098

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, Gina T. Vono (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 953 Glen Arden Way NE Atlanta (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.

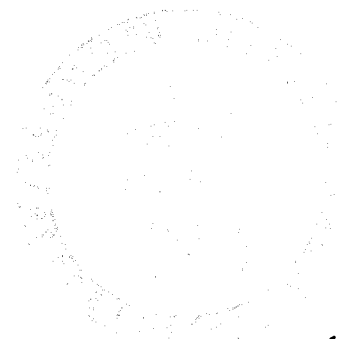
NAME OF APPLICANT Barbara Cuson
ADDRESS OF APPLICANT 3395 E. Fairview Rd. Stockbridge, GA 30281
TELEPHONE NUMBER 404-386-1748

Gina T. Vono
Signature of Owner

Personally Appeared Gina T Vono
Before Me James Trohan

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
4-16-2015
Date



V-15-098



CITY OF ATLANTA

Office of Buildings – Zoning Division
55 TRINITY AVENUE, SUITE 3900
Atlanta, Georgia 30303
404-330-6175

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-15-098

NPU F DATE FILED 04/20/2015

1. Barbara Cuson
Name of Applicant

BUILDING PERMIT AUTHORIZING

A variance for an addition to a single-family dwelling.

at 953 Glen Arden NE 17th / 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 regulations to reduce the required front yard setback from the required 35 feet to 13 feet and the west side yard from the required 7 feet to 6 feet in order to allow for 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 (1) & (2)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

V-15-098

[Signature] 4/20/15
Plan Reviewer Date

Barbara Cuson 4/20/15
Applicant Date

The field data upon which this plot is based has a closure of 1 foot in 10,000 feet, an angular error of .02 seconds per angle point and was adjusted using the Least Squares Method. This plot 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 plot. No State Plane Coordinate Monument found within 500' of this property. All matters pertaining to title are excepted.

The survey shown hereon was prepared without the benefit of an abstract of title, therefore, the undersigned and Vedder Surveys, Inc., make no guarantees or representations regarding information shown hereon pertaining to easements, right-of-way, setback lines, agreements, reservations, and other similar matters.

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 13121C0261 G DATED 9-18-13

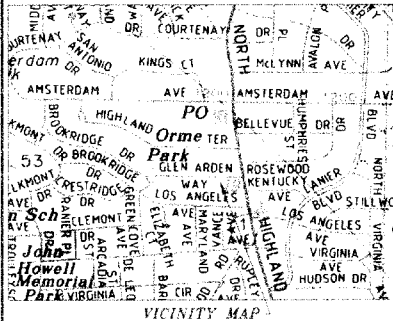
EX. WALL SCHEDULE	LOT AREA:
TOP BOTTOM	
1 56.3 54.7	8,614 sq. ft.
2 53.7 49.8	0.198 acres

STATE WATERS NOTE:

NO STATE WATERS PRESENT WITHIN 200 FEET OF PROJECT SITE.

ZONED: R4

FRONT 35' MAX. LOT % = 50%
CORNER 17.5' MAX. R. RATIO = 0.5
SIDE 7'
REAR 15, 10' WHEN ABUTTING 10' ALLEY



FRONT VIEW

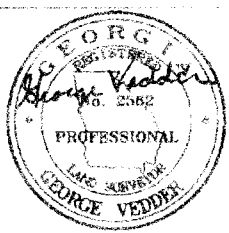
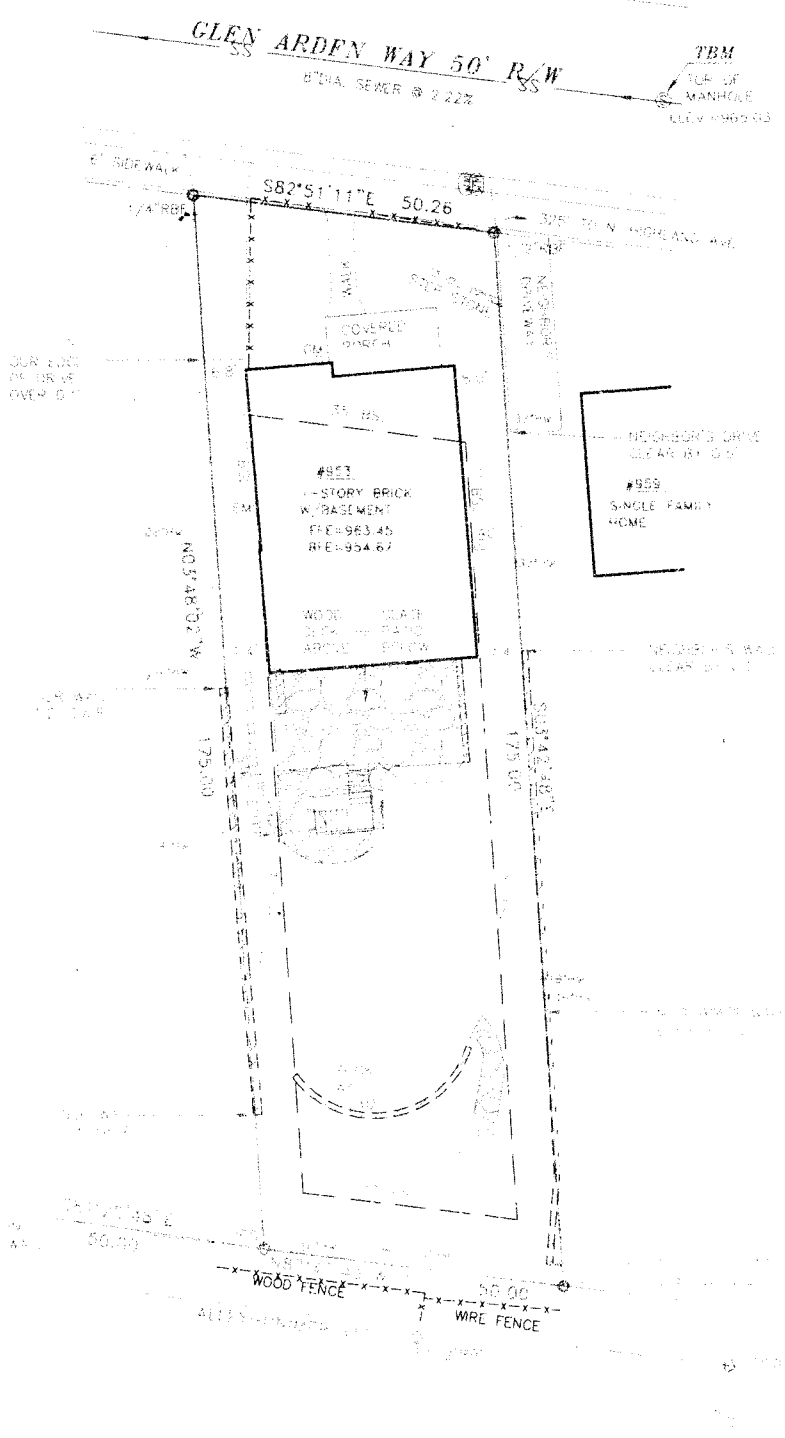


REAR VIEW

SURVEY NOTES:

1. ALL POWER, SANITARY SEWER AND OTHER PUBLIC UTILITIES MAY HAVE BEEN LAYED OR LOCATED OVER THE PORTIONS OF THIS PROPERTY. THE LOCATION OF SUCH UTILITIES IS NOT SHOWN HEREON. THE LOCATION OF SUCH UTILITIES IS TO BE DETERMINED BY THE PROPERTY OWNER. THE LOCATION OF SUCH UTILITIES IS TO BE DETERMINED BY THE PROPERTY OWNER. THE LOCATION OF SUCH UTILITIES IS TO BE DETERMINED BY THE PROPERTY OWNER.

VEDDER SURVEYS, INC.
1648 Lignite Road, Fort Mill, SC 29504
Tel: 803.547.1111
www.veddersurveys.com



SURVEY ASHIFT FOR:
GLEN ARDEN BUILDING
ADDRESS: 953 GLEN ARDEN WAY