



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

APPLICATION #: **V-15-150**
DATE ACCEPTED: **06/08/2015**

NOTICE TO APPLICANT

Address of Property:
1769 Monroe DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, August 6, 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,


TT, for Director, Bureau of Planning


Katharine Suma

APPLICATION FOR VARIANCE
City of Atlanta



Date Filed 06-08-15

Application Number V-15-150

Name of Applicant Katharine Suma Daytime Phone (404) 805-2830

Company Name _____ e-mail katharine.suma@gmail.com

Address 1769 Monroe Dr. Atlanta, GA, 30324
street city state zip code

Name of Property Owner Katharine Suma Phone (404) 805-2830

Address 1769 Monroe Dr. Atlanta GA 30324
street city state zip code

Description of Property

Address of Property 1769 Monroe Dr. ^{NE} Atlanta, GA, 30324 OR

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

Depth: 192.4 Area: 8837 Land Lot: 56 District: 17th Fulton County, GA.
sq. ft.

Property is zoned: R4, Council District: 6, Neighborhood Planning Unit: F
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 4th Day Of June 2002015

Toria Allen Suma
Owner or Agent for Owner (Applicant)
Katharine Suma
APPLICANT'S NAME IN PRINTED LETTERS
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
FEBRUARY 27, 2017



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



REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-15-150
 NPU F DATE FILED 06.08.15

1. Katharine Suma
 Name of Applicant

BUILDING PERMIT AUTHORIZING
 Room addition to a single family residence

at 1769 Monroe Dr. NE 17th / 56
 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 required South side yard setback from 7' to 4.8' and the required front yard setback from 35' to 28' to construct a new room addition to a single family residence. 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 _____
 Chapter _____ Section _____ Paragraph _____

Applicant: *K Suma*

Zoning Plan Reviewer: *Allyson*

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 95 sq. ft. one story addition on the first floor of house.

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.

3581 covered square feet / 8837 total lot square feet = 41 % 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 (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.

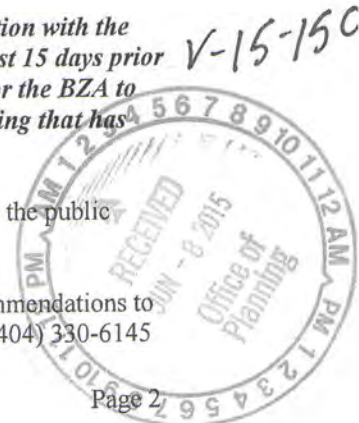
Public Notice. When you file your application, it will be scheduled for a public hearing. The Office of Planning will initiate posting of public notice ("an advertisement", "a legal ad") for this public hearing so that the public is informed at least 15 days before the date of the public hearing:

- 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.

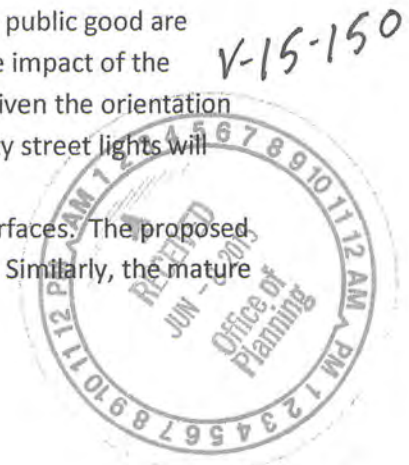
Staff Recommendation. Office of Planning staff reviews and makes written recommendations to the BZA on each variance application. You may contact your assigned planner at (404) 330-6145 on the day of the public hearing if you wish to know staff's recommendation.



Justification for Variance at 1769 Monroe Dr NE, 30324

Please accept the following justifications to accompany the application for variance on the property located at 1769 Monroe Dr. NE, Atlanta, GA 30324. Building plans submitted include the addition of a sunroom on the front of the house; part of this addition falls into the set-back established for R4 zoning on both the front and the side of the property. The following justifications are presented to address each of the four criteria:

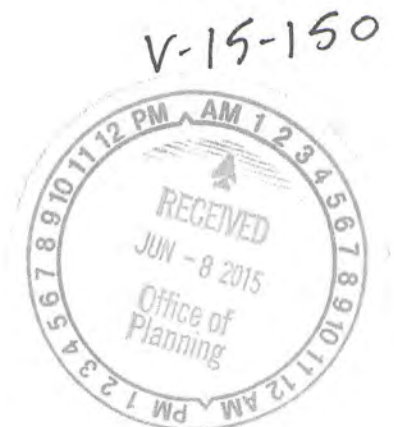
- (1) *There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography*
 - a. Our property is both smaller in total area (8,837 sq. instead of the minimum 8,000 sq. ft.) and narrower in width ((49 – 50 sq. ft. instead of the minimum 70 sq. ft.).
 - b. Further, the shape and topography of the lot limits ease of development. The home currently sits at the very front of the set-back and overlaps the side set-backs as it currently stands. At the back of the home, a hill creates no immediately buildable land without extending the basement as well. Additionally, the lot of both angled (to follow the road) and flared towards the back of the lot, creating an odd shape for allowable additions.
- (2) *The application of the zoning ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship*
 - a. As previously mentioned, the zoning regulations, as currently dictated for our property, do not meet the minimum requirements. Our house falls in the set-backs on both sides, and touches on the front set-back. Coupled with the drastic change in topography, very limited area is available for development
- (3) *Such conditions are peculiar to the particular piece of property involved*
 - a. Though many homes in our area face similar challenges with side set-backs, many of the homes are set further away from the road. Additionally, our home is one of the few that has such as discrepancy in elevation from the front of the lot to the back. For us, this is mostly due to the presence of a drainage creek that enters our lot at the very rear of our property and travels under a portion of our lot and receives the sewer drainage from Monroe Dr. in the front of our lot.
- (4) *Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance of the City of Atlanta*
 - a. No detrimental effects for securing safety, fire, panic, or other dangers. There should be no impact in this area.
 - b. No substantial detrimental effects to adequate light and air for the public good are anticipated. Air flow should not be altered in any real way, and the impact of the structure blocking light on the neighboring lot should be minimal given the orientation of the lots and the seasonal sun path. No blockage of light from city street lights will occur.
 - c. No changes in public good in regards to drainage and/or porous surfaces. The proposed area for development is already covered by a cement parking pad. Similarly, the mature



tree located in proximity to the location would not have detrimental impact due to the existing conditions.

- d. The proposed addition to the property falls in line with the recent surge in property values in our area. There have been numerous houses being leveled in order to build extremely large homes on the properties. Our goal is to modernize our property in order to maintain a look akin to the original structure. Many of the homes most closely matching the age of our home have some type of porch, sun room, or seating type area located at the front of the house. The addition of the sun room to the front of our home will assist in the appreciation of home values both for our lot in particular but also contribute to our neighborhood appreciation as well.

Thank-you for the consideration of the justifications accompanying the application for variance on our lot.





- LEGEND:
- IRON PIN FOUND
 - RESBAR
 - OPEN TOP PIPE
 - RIGHT OF WAY
 - MANHOLE
 - RAISED TOP DROP INLET
 - JUNCTION BOX
 - HEADWALL
 - CORRUGATED METAL PIPE
 - REINFORCED CONCRETE PIPE
 - WATER VALVE
 - GATE VALVE
 - 24" CURB & GUTTER
 - POWER POLE
 - TELEPHONE POLE
 - POWER LINE
 - TELEPHONE LINE
 - WATER LINE
 - REGULAR PARKING SPACE
 - 1/2 REGULAR PARKING SPACE
 - TRANSFORMER
 - FIRE HYDRANT
 - POWER & TELEPHONE LINE
 - GUY WIRE

REFERENCES:
 PLAT BOOK 5, PAGE 147
 DEED BOOK 52441, PAGE 489

NOTE:
 THIS DRIVEWAY BEING USED TO ACCESS THE REAR OF THE SUBJECT PROPERTY, NO EASEMENT OR AGREEMENT FOR THIS USE FOUND BY THIS SURVEYOR.

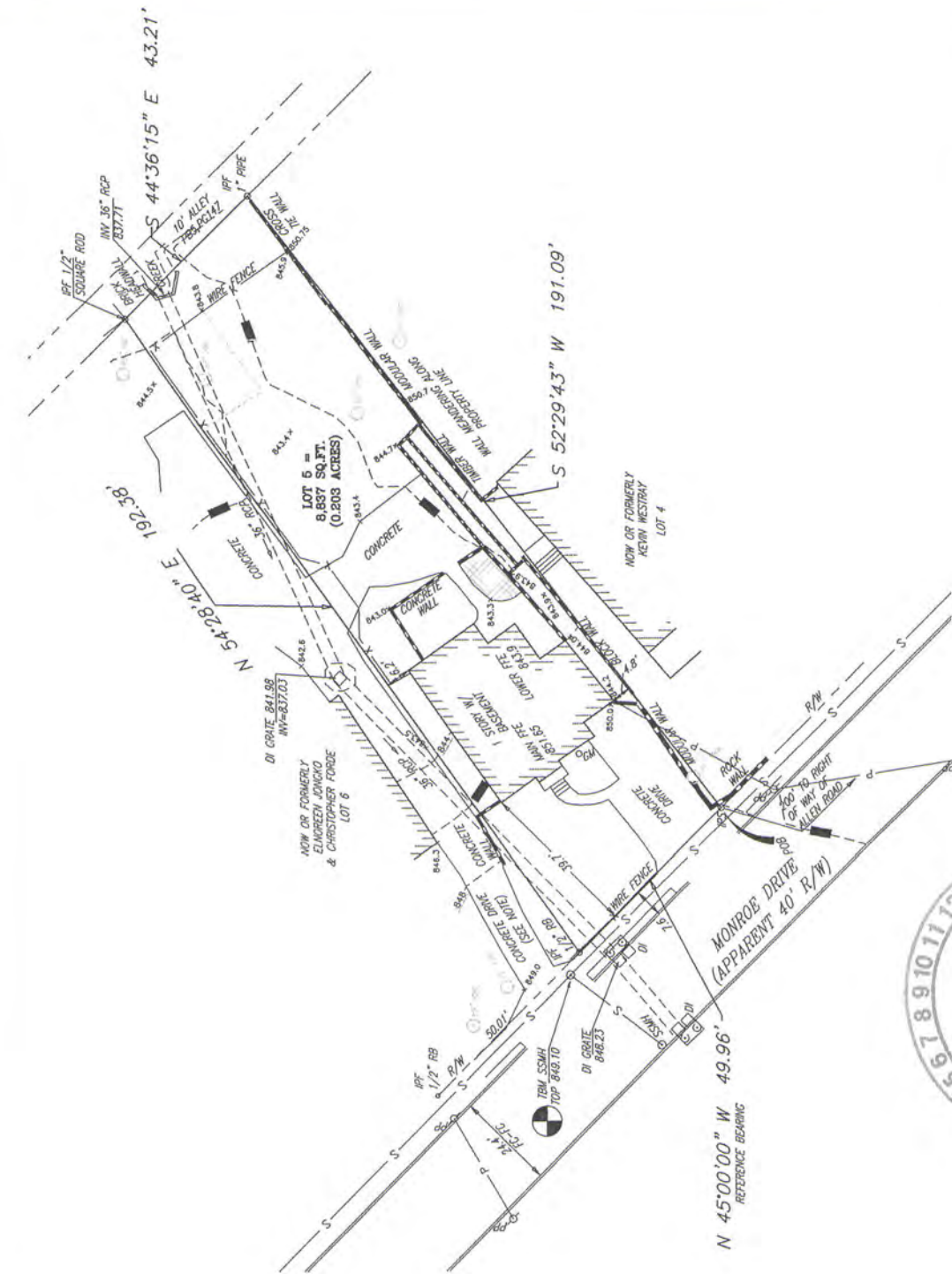
ZONING NOTE:
 ZONED: R-4

THE TOPOGRAPHIC INFORMATION SHOWN ON THIS SURVEY WAS OBTAINED FROM A GROUND RUN SURVEY BY TECHNICAL SURVEY SERVICES AND IS REFERENCED TO FULTON COUNTY TOPO BY GRAPHIC SCALING.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF .007 FIRST ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A LEGAL TOTAL STATION AND AN INCH CARBIDE DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 245,528 FEET.



BOUNDARY AND TOPOGRAPHIC SURVEY
 FOR
 CHINUA SUMA
 OF
 1769 MONROE DR
 LOT 5, E.L. ADAMS SUBDIVISION
 LAND LOT 56
 FULTON COUNTY
 OCTOBER 3, 2014
 SCALE: 1" = 20'

TECHNICAL SURVEY SERVICES, INC.
 Land Surveyors
 794 WEST CIRCLE, SW
 CONNERS, GEORGIA 30012
 Telephone (770) 922-6391
 FAX (770) 922-0767
 JOB: 2014-189 1769 MONROE DR SCREEN FILE: 1769 MONROE.DWG



V-15-150

