



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

APPLICATION #: **V-15-207**  
DATE ACCEPTED: **08/05/2015**

## NOTICE TO APPLICANT

Address of Property:  
**661 Cresthill AVE NE**

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

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, October 1, 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**

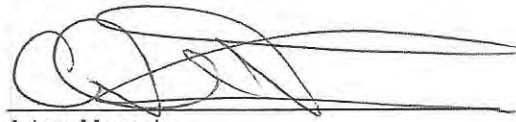
Contact info for adjacent NPUs is provided below if necessary:

**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.

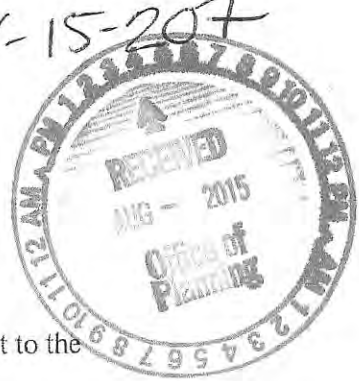
Signed,

  
\_\_\_\_\_  
Rhonda Wood  
RG, for Director, Bureau of Planning

  
\_\_\_\_\_  
Adam Mascola



V-15-207



**NOTARIZED AUTHORIZATION BY PROPERTY OWNER**

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

TYPE OF APPLICATION \_\_\_\_\_

I, David Jones (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT \_\_\_\_\_

661 Cresthill Ave (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 Adam Mascola

ADDRESS OF APPLICANT 1577 Monroe Dr  
Atlanta, GA 30324

TELEPHONE NUMBER 4048061494

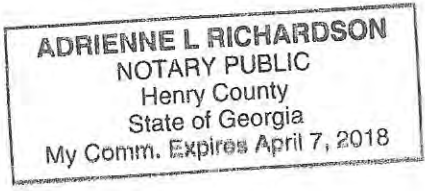
[Signature]  
Signature of Owner

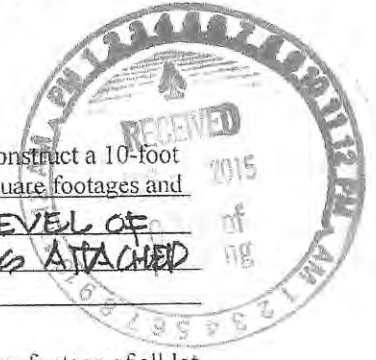
Personally Appeared Before Me  
ADRIENNE RICHARDSON

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 \_\_\_\_\_

8/4/15  
Date





**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: INCLUDE A 2 CAR GARAGE AT LOWEST LEVEL OF NEW HOUSE. (COZ OF GARAGE AREA) GARAGE IS ATTACHED

**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.

2834 covered square feet / 7813 total lot square feet = 49.1 % 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.

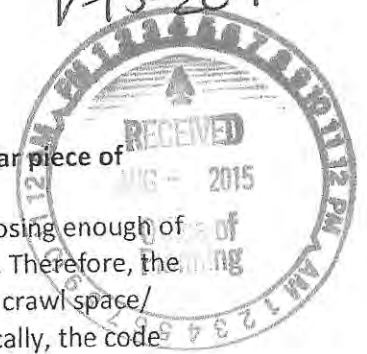
**Staff Recommendation.** Office of Planning staff reviews and makes written recommendations to the BZA on each variance application. You may contact your assigned planner at (404) 330-6145 on the day of the public hearing if you wish to know staff's recommendation.

Justification

V-15-207

Justification for Variance

661 Cresthill Avenue



1. **There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography:**  
The topography of the site is such that it falls off at a rapid rate to the rear, exposing enough of the lowest level exterior wall to have it considered the main level of the house. Therefore, the size of the garage is based on 35% of square footage of what is realistically the crawl space/ basement of the house rather than the first floor of actual living space. Technically, the code would only allow us to build a carport under the house.
  
2. **An application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would create unnecessary hardship:**  
The size of an attached garage is restricted to 35% of the main level square footage. Because of the slope of the site and amount of exposed exterior wall, the square footage is required to be based on the lowest level of the house, which is essentially basement and crawl space by actual use. The proposed garage would be 32.7% of the main level of **living space**, which is on the level above, and well within the requirements.
  
3. **Such conditions are peculiar to the particular piece of property involved:**  
If this were built on a similar lot but with flatter topography, the garage could be built at the level of the main living quarters and be within the 35% requirement. Because of the slope of the site, the garage needs to be accessed at the lowest level of the house, which is not the lowest level of main living quarters.
  
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:**  
An enclosed garage would not increase the fire danger to other properties, nor would it impede the light or air to adjoining neighbors. It would reduce the amount of impermeable area required if it were a detached garage, therefore reducing water runoff issues. It would increase the property value and be in line with the expectations for a house of this type.



APPLICATION FOR VARIANCE
City of Atlanta

Date Filed 8/5/15 Application Number V-15-207
Name of Applicant Adam Masciola Daytime Phone 404-906-1494
Company Name Intown Renovations e-mail office@intownrenovations.com
Address 1579 Monroe D Atlanta GA 30324

Name of Property Owner DAVID JONES Phone 404.966.5483
Address 785 EDGEWOOD AVE. ATLANTA, GA 30306

Description of Property

Address of Property 661 CRESTHILL AVE OR
the subject property fronts \_\_\_\_\_ feet on the \_\_\_\_\_ side of \_\_\_\_\_
and begins \_\_\_\_\_ feet from the
corner of \_\_\_\_\_
Depth: 150' Area: \_\_\_\_\_ Land Lot: 78137 District: 17, FULTON County, GA.
Property is zoned R-4, Council District: \_\_\_\_\_, Neighborhood Planning Unit: F
C Beltline Overlay

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 4 Day Of Aug, 2005.

ADRIENNE L RICHARDSON
NOTARY PUBLIC
Henry County
State of Georgia
My Comm. Expires April 7, 2018

[Signature]
NOTARY PUBLIC

[Signature]
Owner or Agent for Owner (Applicant)
David Jones
APPLICANT'S NAME IN PRINTED LETTERS