



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

APPLICATION #: **V-15-261**
DATE ACCEPTED: **09/09/2015**

NOTICE TO APPLICANT

Address of Property:
1825 Homestead AVE NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, November 5, 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



Dean Tilman



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-15-261
NPU F DATE FILED 9.9.2015

1. Dean Tillman
Name of Applicant

BUILDING PERMIT AUTHORIZING

A Variance for an Attic Addition to a Single-Family Dwelling.

at 1825 Homestead Ave NE 18th / 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 the zoning regulations to reduce the 1/2 depth front yard setback from 17.5 feet to 8 feet in order to allow for additional floor area in an existing attic.

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (1)

Chapter 28 Section 16-28.007 Paragraph (5)(b)

Chapter Section Paragraph

Chapter Section Paragraph

Plan Reviewer [Signature] 9-9-15 Date

Applicant [Signature] 9/9/15 Date

*** Note: Elevation Plans Not Reviewed **



APPLICATION FOR VARIANCE
City of Atlanta

Date Filed 9/9/15 Application Number V-15-261
Name of Applicant DEAN TILMAN Daytime Phone 404-822-9507
Company Name e-mail dtilman4@hotmail.com
Address 1825 Homestead Ave Atlanta GA 30306

Name of Property Owner Dean Tilman Phone 404-822-9507
Address 1825 Homestead Ave Atlanta GA 30306

Description of Property

Address of Property 1825 Homestead Ave OR

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

Depth: Area: Land Lot: District: County, GA.

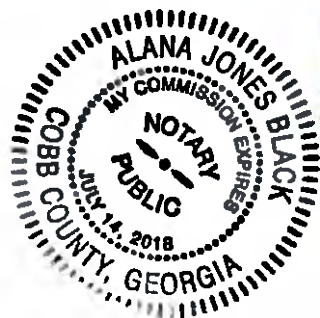
Property is zoned: R4, Council District: Neighborhood Planning Unit:

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 Day Of 200

Signature of Applicant
Owner or Agent for Owner (Applicant)
DEAN TILMAN
APPLICANT'S NAME IN PRINTED LETTERS

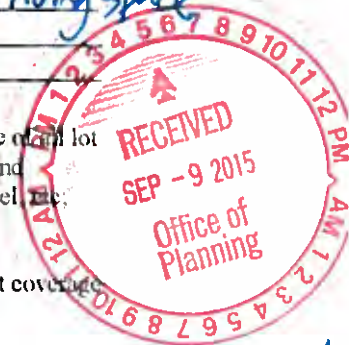


Signature of Notary Public
NOTARY PUBLIC

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: Convert an existing 2nd floor attic to living space

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.

4,055 covered square feet / 10,756 total lot square feet = 38 % proposed lot coverage
50 % maximum allowed lot coverage



V-15-261

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 inquires 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.

Variance Justification for 1825 Homestead Ave



I am adding living area to an existing unfinished attic space on 2nd floor of my house. The house was built in the mid 1940s prior to any setback requirements. Because the house was built in what is now a side setback, I must get a variance.

Here is my response to the four criteria for variances –

1. This house has an extraordinary/exceptional condition because it was built in the mid-1940s under whatever applicable planning codes were in existence. The proposed changes we are making do not alter the condition of the layout of the house. Functionally we need more living area for our family. Thus, adding heating/cooling to an existing unfinished attic space.
2. The application of the zoning ordinance would create an unnecessary hardship because the house was built prior to the ordinance. The house is not large enough for our family, thus expanding into existing space. We would need to tear down the existing house to fit in the setback.
3. The condition of this property is due to the age of the house. New construction houses or those built within the past few decades wouldn't have this issue. Older intown neighborhoods were built under different guidelines.
4. Relief would not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance. The house is already in existence. We live on a corner lot where this setback ordinance occurs. No one will be harmed by building within an existing footprint. If anything, it will increase the value of homes in our neighborhood and increase the stability and orderly evolution of the neighborhood.

RECEIPT

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070

P. J.
PAID
CITY OF ATLANTA
SEP 09 2015
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Application: V-15-261
Application Type: Planning/BZA/Variance/NA
Address: 1825 HOMESTEAD AVE NE, ATLANTA, GA 30306
Owner Name: TILMAN J DEAN OR TILMAN CATHERINE H
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received Comments
432836	5879	\$100.00	09/09/2015	PLUKE	

Owner Info.: TILMAN J DEAN OR TILMAN CATHERINE H

Work Description: to reduce 1/2 depth from tyard setback from 17.5 ft to 8 ft in order to allow for additional floor area in an existing attic