



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

APPLICATION #: **V-15-277**
DATE ACCEPTED: **09/16/2015**

NOTICE TO APPLICANT

Address of Property:
965 Drewry ST NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, November 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:

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

Contact info for adjacent NPUs is provided below if necessary:

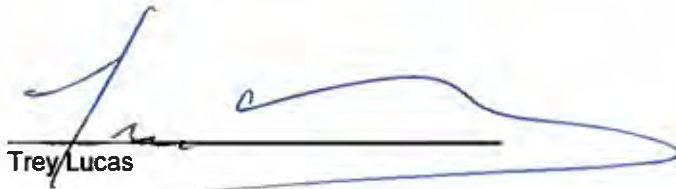
Additional Contacts:

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,



LL, for Director, Bureau of Planning



Trey Lucas



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-15-277

NPU F DATE FILED 9/16/2015

1. Trey Lucas
Name of Applicant

BUILDING PERMIT AUTHORIZING

A Covered Deck Addition to a Single-Family Dwelling

at 965 Drewry Street NE 14th / 16
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 half-depth front yard from 17.5 feet to 5 feet to allow for a covered deck addition (expansion) to an existing single-family dwelling. Applicant also seeks a variance to increase the required maximum lot coverage from 50% to 53%. (Current lot coverage is 48.77%) 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)

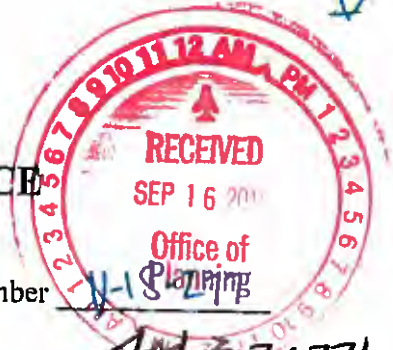
Chapter 6 Section 16-06.008 Paragraph

Chapter Section Paragraph

Plan Reviewer [Signature] Date 9-15-15

Applicant [Signature] Date 9/15/15

APPLICATION FOR VARIANCE
City of Atlanta



Date Filed 9/16/2015 Application Number 11-18217
Name of Applicant TREY LUCAS Daytime Phone 404 5070771
Company Name TREY LUCAS ARCHITECTURE e-mail treyl@treylucas.com
Address 324 EASTLAND DR DECATUR GA 30030
street city state zip code

Name of Property Owner AMY COSGROVE Phone 770 5480839
Address 965 DREWRY ST NE ATLANTA, GA 30306
street city state zip code

Description of Property

Address of Property 965 DREWRY ST. NE, ATL, 30306 OR
the subject property fronts _____ feet on the _____ side of _____
_____, and begins _____ feet from the
_____ corner of _____

Depth: 27' Area: 0.146 AC Land Lot: 16 District: 14th, FULTON County, GA.

Property is zoned: RA, 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 16 Day Of Sep, 2005.

K Ray
Notary Public
Clayton County, Georgia
My Comm. Expires
07/11/2016

NOTARY PUBLIC

AMY R COSGROVE
Owner or Agent for Owner (Applicant)
AMY R COSGROVE
APPLICANT'S NAME IN PRINTED LETTERS



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: *The owner wants to square off deck. The lot is non-conforming due to size of lot. We are seeking setback & lot coverage variances.*

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.

currently $\frac{3,100.344}{6,368.51}$ covered square feet / $\frac{6,368.51}{6,368.51}$ total lot square feet = $\frac{48.77}{100}$ % proposed lot coverage

50% % maximum allowed lot coverage

asking $\frac{3,378}{6,368.51} = 53\%$

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 (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.

9.16.15

City of Atlanta Planning

55 Trinity Avenue,

Suite

Atlanta, GA 30303

Justification



RE: Amy Cosgrove's screened in porch and deck located at 965 Drewry Street NE, Atlanta, GA 30306.

The home owner is seeking 2 variances, one for lot coverage and another for a corner lot side yard setback. The lot is zoned R-4, however it is a non-conforming lot both in width and square footage. The existing deck and stairs are 240 s.f. I want to align the back of the deck and screened porch with the 2 back corners of the house. This will increase the square footage of the deck by 187 s.f. as well as an 85 s.f. for the stair. The proposed deck and screened porch with stairs will create a total of 53% impervious surface, which is 3% over what is currently allowed. The side yard setback for corner lots is 17'-6", which means the home is currently in the setback.



04 September 2015



Re: Amy Cosgrove's screened-in porch and deck located at 965 Drewry Street NE, Atlanta, GA 30306

I'm seeking two variances, one for lot coverage and another for a corner lot side yard setback. The lot is zoned R-4; however, it is a non-conforming lot both in width and square footage. The existing deck and stairs are 240 sq ft. I would like to align the back of the deck and screened porch with the two back corners of the house. This will increase the square footage of the deck by 187 sq ft as well as an 85 sq ft for the stairs. The proposed deck and screened porch with stairs will create a total of 53% impervious surface, which is 3% over what is currently allowed. The side yard setback for corner lots is 17'6", which means my home is currently in the setback.

Regards,

Amy R Cosgrove

I approve the expansion of the deck.

Signature

Joseph Reponoth

Name

Joseph Reponoth

Address

841 Frederica St, Atlanta

04 September 2015


Re: Amy Cosgrove's screened-in porch and deck located at 965 Drewry Street NE; Atlanta, GA 30306

I'm seeking two variances, one for lot coverage and another for a corner lot side yard setback. The lot is zoned R-4; however, it is a non-conforming lot both in width and square footage. The existing deck and stairs are 240 sq ft. I would like to align the back of the deck and screened porch with the two back corners of the house. This will increase the square footage of the deck by 187 sq ft as well as an 85 sq ft for the stairs. The proposed deck and screened porch with stairs will create a total of 53% impervious surface, which is 3% over what is currently allowed. The side yard setback for corner lots is 17'6", which means my home is currently in the setback.

Regards,

Amy R Cosgrove

I approve the expansion of the deck.

Signature 
Name Douglas J. Miller
Address 840 Frederica St., Atlanta, Ga. 30306

04 September 2015



Re: Amy Cosgrove's screened-in porch and deck located at 965 Drewry Street NE, Atlanta, GA 30306

I'm seeking two variances, one for lot coverage and another for a corner lot side yard setback. The lot is zoned R-4; however, it is a non-conforming lot both in width and square footage. The existing deck and stairs are 240 sq ft. I would like to align the back of the deck and screened porch with the two back corners of the house. This will increase the square footage of the deck by 187 sq ft as well as an 85 sq ft for the stairs. The proposed deck and screened porch with stairs will create a total of 53% impervious surface, which is 3% over what is currently allowed. The side yard setback for corner lots is 17'6", which means my home is currently in the setback.

Regards,

Amy R Cosgrove

I approve the expansion of the deck.

Signature

A handwritten signature in purple ink, appearing to read 'Lori & Keith Pennachio', written over a horizontal line.

Name

Lori & Keith Pennachio

Address

959 Drewry Street Atlanta GA 30306

04 September 2015



Re: Amy Cosgrove's screened-in porch and deck located at 965 Drewry Street NE, Atlanta, GA 30306

I'm seeking two variances, one for lot coverage and another for a corner lot side yard setback. The lot is zoned R-4; however, it is a non-conforming lot both in width and square footage. The existing deck and stairs are 240 sq ft. I would like to align the back of the deck and screened porch with the two back corners of the house. This will increase the square footage of the deck by 187 sq ft as well as an 85 sq ft for the stairs. The proposed deck and screened porch with stairs will create a total of 53% impervious surface, which is 3% over what is currently allowed. The side yard setback for corner lots is 17'6", which means my home is currently in the setback.

Regards,

Amy R Cosgrove

I approve the expansion of the deck.

Signature Stephanie A Frederick
Name Stephanie Frederick
Address 975 Drewry Street Atlanta, GA 30306



NOTARIZED AUTHORIZATION BY PROPERTY OWNER

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

TYPE OF APPLICATION _____

I, AMY R COSGROVE (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 965 DREWRY ST 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 ^{AKA} AMY R COSGROVE

ADDRESS OF APPLICANT 965 DREWRY ST NE
ATLANTA GA 30306

TELEPHONE NUMBER 770 548 0839

[Signature]
Signature of Owner

Personally Appeared Before Me
Amy Reeves Cosgrove

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

09-16-2015
Date

K Ray
Notary Public
Clayton County, Georgia
My Comm. Expires
07/11/2016

RECEIPT

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

Application: V-15-277
Application Type: Planning/BZA/Variance/NA
Address: 965 DREWRY ST NE, ATLANTA, GA 30306
Owner Name: WAGNER JULIAN JR & HAZEL RYAN
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received Comments
434021	1196	\$100.00	09/16/2015	PAMITCHELL	

Owner Info.: WAGNER JULIAN JR & HAZEL RYAN

Work Description: Reduce the required half-depth front yard from 17.5 feet to 5 feet to allow for a covered deck addition (expansion) to an existing single family dwelling; and to increase the maximum lot coverage from 50% to 53%.

PAID
CITY OF ATLANTA

SEP 16 2015

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR



DREWRY STREET 50' R/W

SSL

32.5'± BC/BC

N 89°47'32"E
49.95'

SSMH

CITY OF ATLANTA
ZONING DISTRICT R-4
BUILDING SETBACK LINE:
FRONT 35'
FRONT CORNER LOT 17.5'
SIDE 7'
REAR 15'
MAX. LOT COVERAGE 50%
EXIST. LOT COVERAGE 3106.34 SF
EXIST. IMPERVIOUS AREA 48.77%
PROPOSED LOT COVERAGE 3378 SF
EXIST. IMPERVIOUS AREA 53%

LAND AREA:
0.146 AC
6368.51 SF

* LEGEND *

POB POINT OF BEGINNING	IP IRON PIN FOUND
LLL LAND LOT LINE	IPS IRON PIN SET
MH MAN HOLE	OTP OPEN TOP PIPE FOUND
SSL SANITARY SEWER LINE	CTP CRIMP TOP PIPE FOUND
CO SAN SEWER CLEANOUT	RB REINFORCING BAR FOUND
CB CATCH BASIN	RBS REINFORCING BAR SET
JB JUNCTION BOX	MAG MAGNETIC READING IP
DI DRAINAGE INLET	AI ANGLE IRON FOUND
YI YARD INLET	CP CALCULATED POINT
HW HEAD WALL	-X-X FENCE
PP POWER POLE	CLF CHAIN LINK FENCE
PW POWER LINE	WDF WOOD FENCE
SSE SANITARY SEWER ESMT.	WRF WIRE FENCE
DE DRAINAGE EASEMENT	WW WET WEATHER
UE UTILITY EASEMENT	FC FENCE CORNER
AE ACCESS EASEMENT	BL BUILDING LINE
TB TOP OF BANK	R/W RIGHT-OF-WAY
CMP CORRUGATED METAL PIPE	PL PROPERTY LINE
RCP REINFORCED CONC. PIPE	PC PROPERTY CORNER
APP AS PER PLAT	CL CENTER LINE
APD AS PER DEED	CPT CARPORT
APR AS PER RECORD	SP SCREEN PORCH
APF AS PER FIELD	P PORCH
BC BACK OF CURB	FH FIRE HYDRANT
EP EDGE OF PAVEMENT	BR BRICK
EB ELECTRIC POWER BOX	FR FRAME
EM ELECTRIC METER	WD WOOD
GM GAS METER	SN SIGN
GV GAS VALVE	P PLAT
WM WATER METER	D DEED
WV WATER VALVE	R RECORD
OH OVERHANG	F FIELD
OU OWNERSHIP UNCLEAR	N N'BORS.

INDICATES STAIRS

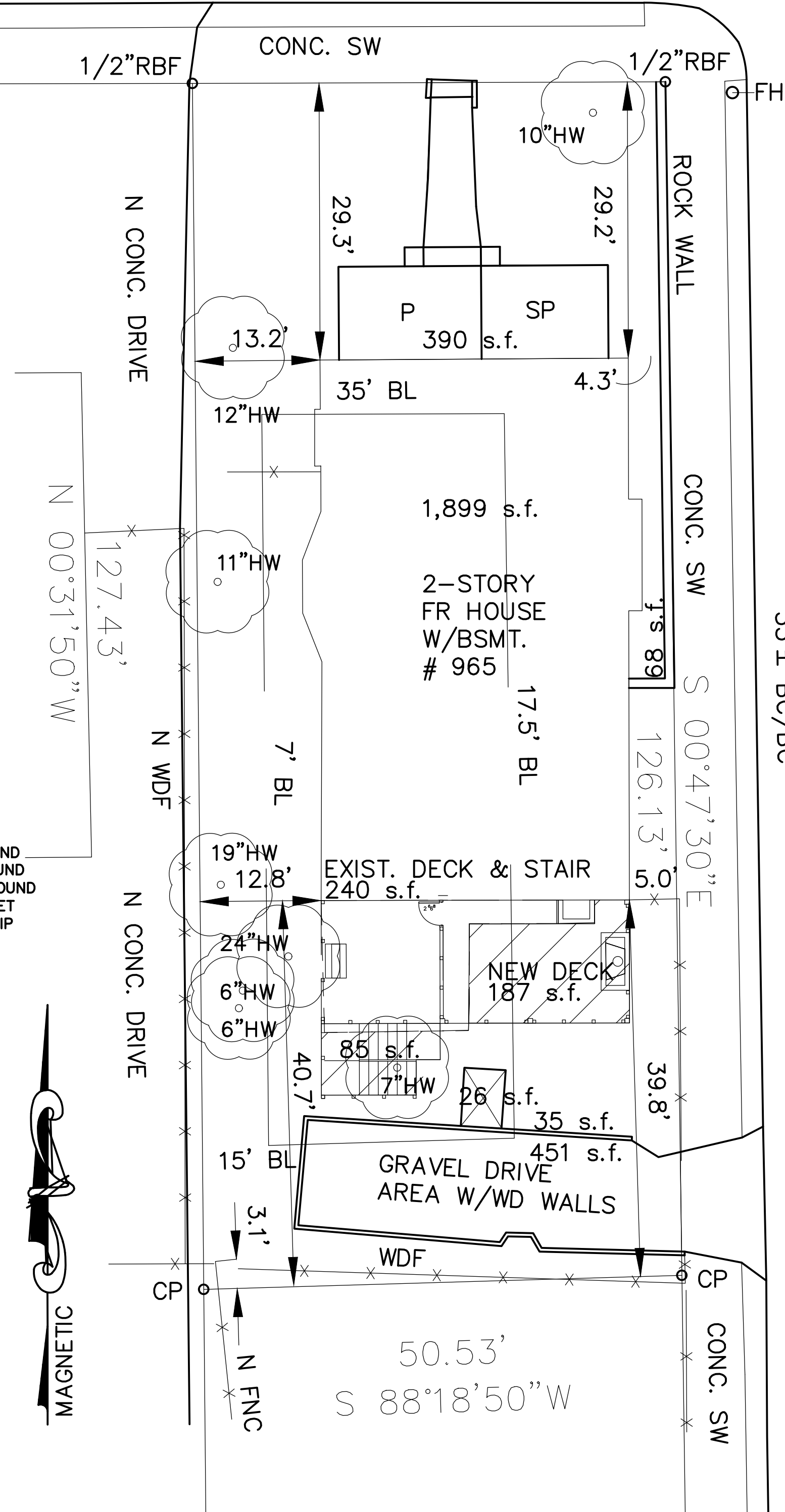
PROPERTY ADDRESS:
965 DREWRY STREET
ATLANTA, GA 30306

0 10 20
SCALE 1" = 10'

PLAT PREPARED FOR:

AMY COSGROVE

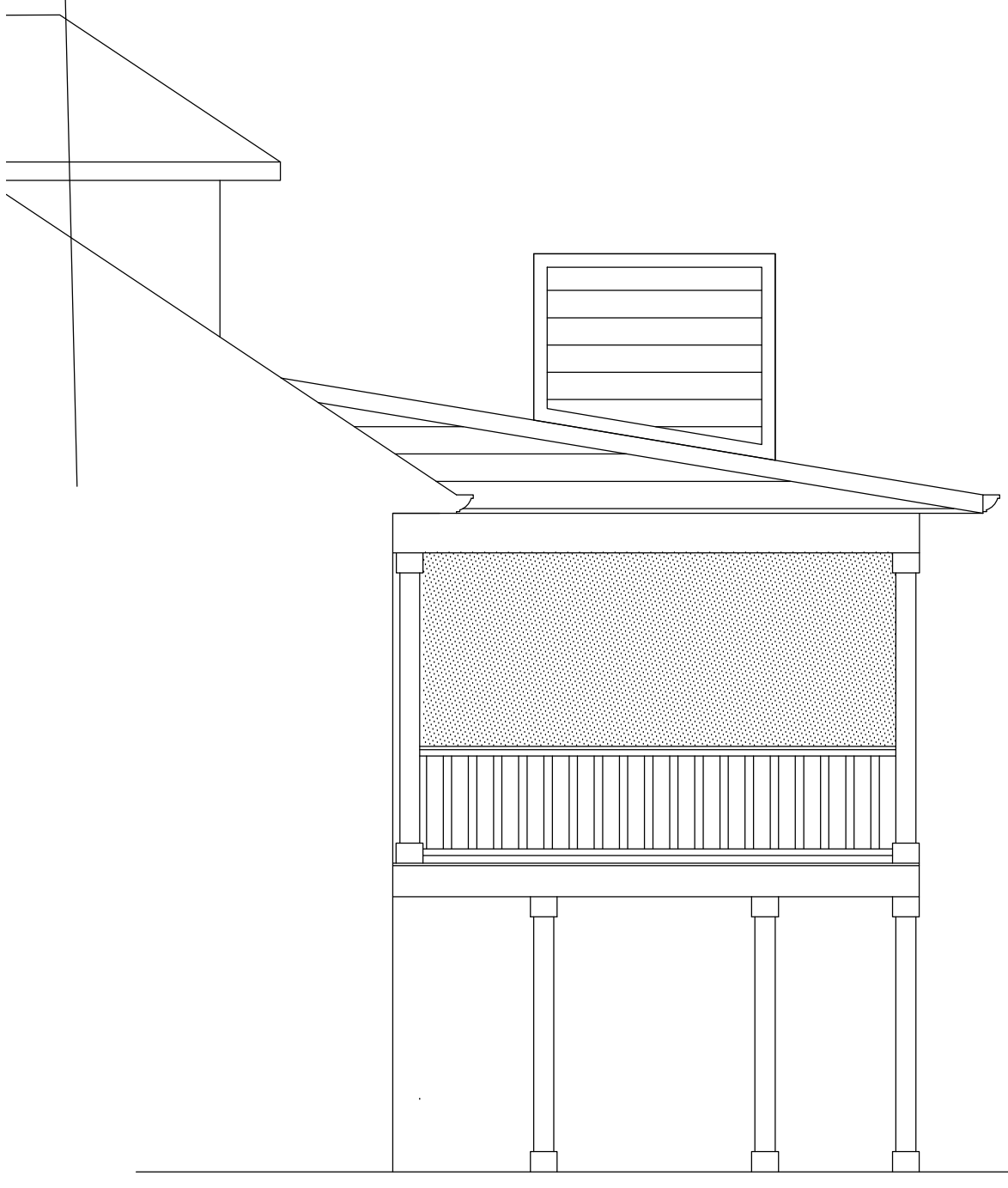
LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT 16	14TH DISTRICT SECTION
FULTON COUNTY, GEORGIA	
FIELD WORK DATE JUN 29, 2015	PRINTED/SIGNED JUL 01, 2015
PLAT BOOK ,PAGE	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK 51856 ,PAGE 285	



FREDERICA STREET 50' R/W

SSL

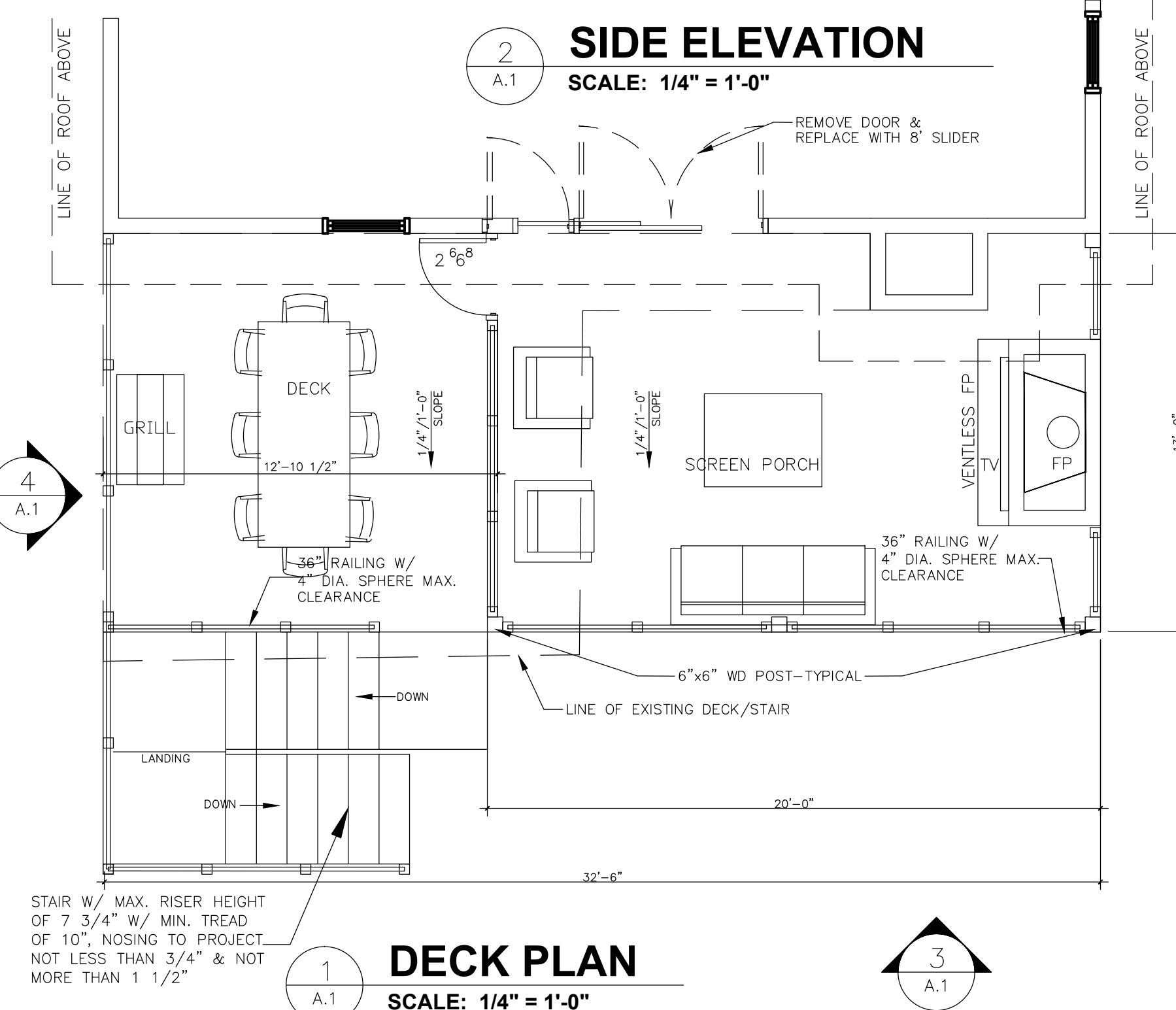
33'± BC/BC



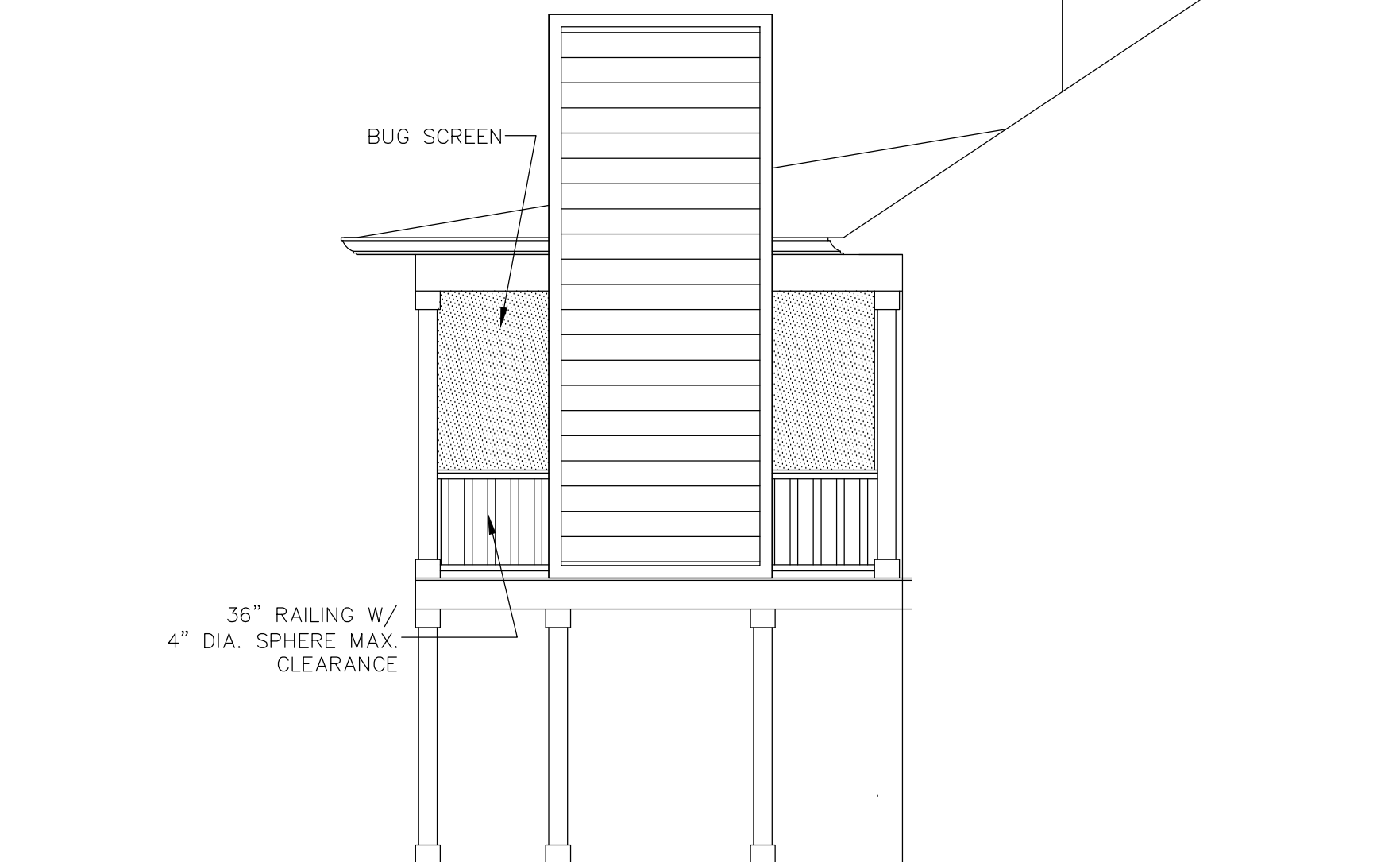
4 SIDE ELEVATION SCALE: 1/4" = 1'-0"



3 BACK ELEVATION SCALE: 1/4" = 1'-0"



1 DECK PLAN SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION SCALE: 1/4" = 1'-0"

TREY LUCAS ARCHITECTURE
o: 404.378.7431
f: 404.378.9728
trey@treylucas.com
www.treylucas.com

CITY OF ATLANTA BUILDING DEPARTMENT
55 TRINITY AVE. SW
SUITE 3900
ATLANTA, GA 30303
P: 404.330.6150

*Any Cosgrove Screen Porch & Deck
965 Drewry Street NE
Atlanta, GA 30306*

Any Cosgrove
E: amrcosgrove@gmail.com

Seal:
8.27.15 VARIANCE DOCUMENT NOT FOR CONSTRUCTION
Title: DECK PLAN & SITE PLAN
Scale: 1/4" = 1'-0"/1"=10'-0"
Drawing No.
A.1 of:
Issue Date 8.27.15