



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

APPLICATION #: **V-15-337**

DATE ACCEPTED: **10/07/2015**

NOTICE TO APPLICANT

Address of Property:
774 Greenwood AVE NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, December 3, 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



Kevin Cadin



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-15-337
 NPU RF DATE FILED 10/07/2015

1. Kevin Cadin

Name of Applicant

BUILDING PERMIT AUTHORIZING

Addition to a single family house

at 774 Greenwood Ave NE 14th/17
 Street Address Quadrant District & Land Lot

to be used for residential purposes

The property is zoned RG-2/Beltline District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a variance from the zoning ordinance to (1) reduce the required front yard setback from 40ft to 28ft.; (2) reduce the required south side yard setback from 7ft to 3ft to allow a second story addition

Applicant seeks no other variances at this time.

(no plan review conducted)

1982 ZONING ORDINANCE, AS AMENDED

Chapter 08 Section 16-08.008 Paragraph (1)

Chapter 28 Section 16-28.011 Paragraph (e) b

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Plan Reviewer _____ Date _____

[Signature] 10/7/15
 Applicant Date



APPLICATION FOR VARIANCE
City of Atlanta

Date Filed 10/7/15 Application Number V-15-337
Name of Applicant Kevin Cadin Daytime Phone 703-405-0958
Company Name Peachtree Hotel Group e-mail kevin@peachtreehotelgroup.com
Address 774 Greenwood Ave, Atlanta GA 30306

Name of Property Owner Kevin Cadin Phone 703-405-0958
Address 774 Greenwood Ave, Atlanta GA 30306

Description of Property

Address of Property 774 Greenwood Ave, Atlanta GA 30306 OR
the subject property fronts _____ feet on the _____ side of _____
and begins _____ feet from the _____ corner of _____

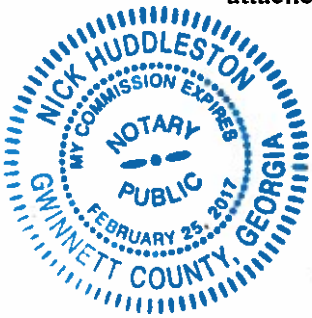
Depth: 1704 Area: 6886 sq. ft. Land Lot: 17 District: 14th, Fulton County, GA.
Property is zoned: B6-2, Council District: 6, Neighborhood Planning Unit: F

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.

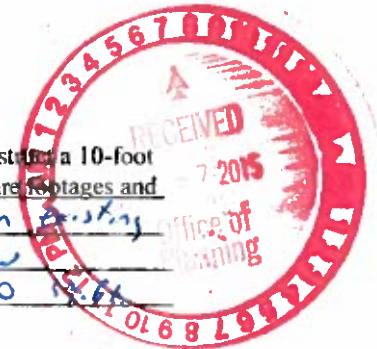
Sworn To And Subscribed Before Me This 2nd Day Of October 2015

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



Signature of Notary Public
NOTARY PUBLIC

V-15-337



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:

Install a 2nd story addition / push back on existing 1 story (plus basement). 2,125 Sq. Ft. of new construction plus renovation of current 1,320 sq. ft.

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.

1727 covered square feet / 6886 total lot square feet = 25 % proposed lot coverage
_____ % 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.

K-15-334



Variance application from Kevin and Brigid Cadin for 774 Greenwood Avenue, Atlanta GA 30306

Summary of proposed changes: We are seeking to expand and remodel our existing home by installing a second story addition and expanding back upon the existing first story. Additionally, we would like to finish the basement area, including screening in a porch under the deck area. The current footprint sits within the setback regulations and, accordingly, we seek a variance to permit the construction described below and within the attached site plan.

Variance Justification:

1. *Extraordinary and exceptional conditions pertaining to the property:* To the best of our knowledge, the original house was built in 1928 within the current setback requirements for both the front yard and right side yard setback. The second floor addition would not further impede upon the front yard setback, but it would expand the footprint back within the setback on right side yard.
2. *Unnecessary Hardship:* We feel our current layout is too small for our growing family and vertical construction would best utilize the lot size. The proposed renovation will help maintain the current yard and maximize the porous surface area for the lot. Additionally, vertical construction would help preserve our 49 foot silver maple located within the center of our back yard.

The proposed construction would involve removal of the current roof in order to construct a second floor in accordance with the attached plans. This results in a four bedroom/three bathroom single family home. As noted above, the current footprint would be maintained on the front of the house, however, our proposal includes moderate expansion on the back of the house. Accordingly, we are requesting the right setback be reduced from seven feet to ~~four~~ ^{three} feet. The application of the current setback would prohibit us from expanding our home in a thoughtful and pragmatic manner.

3. *Conditions peculiar to property involved:* Many of the properties within the Virginia Highland neighborhood are in conflict with current zoning ordinances. To the best of our knowledge, our house was built within the current zoning ordinances at the time of construction, which we believe was 1928.
4. *Relief, if granted, would not cause substantial detriment to the public good or impair the purpose or intent of the City of Atlanta zoning ordinances:* The proposed construction is consistent with recent construction projects on neighboring properties and would allow for adequate light and air circulation. We believe the proposed renovation would promote desirable living conditions for both us as home owners and for the surrounding neighborhood. Additionally, the impact on the neighbors would be minimal.

Thanks very much for your consideration.

Kevin and Brigid Cadin

RECEIPT

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

Application: V-15-337
Application Type: Planning/BZA/Variance/NA
Address: 774 GREENWOOD AVE NE, ATLANTA, GA 30306
Owner Name: CADIN KEVIN MARTIN
Owner Address:
Application Name:

Plu
PAID
CITY OF ATLANTA
OCT 07 2015
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
437032	433	\$500.00	10/07/2015	PLUKE		

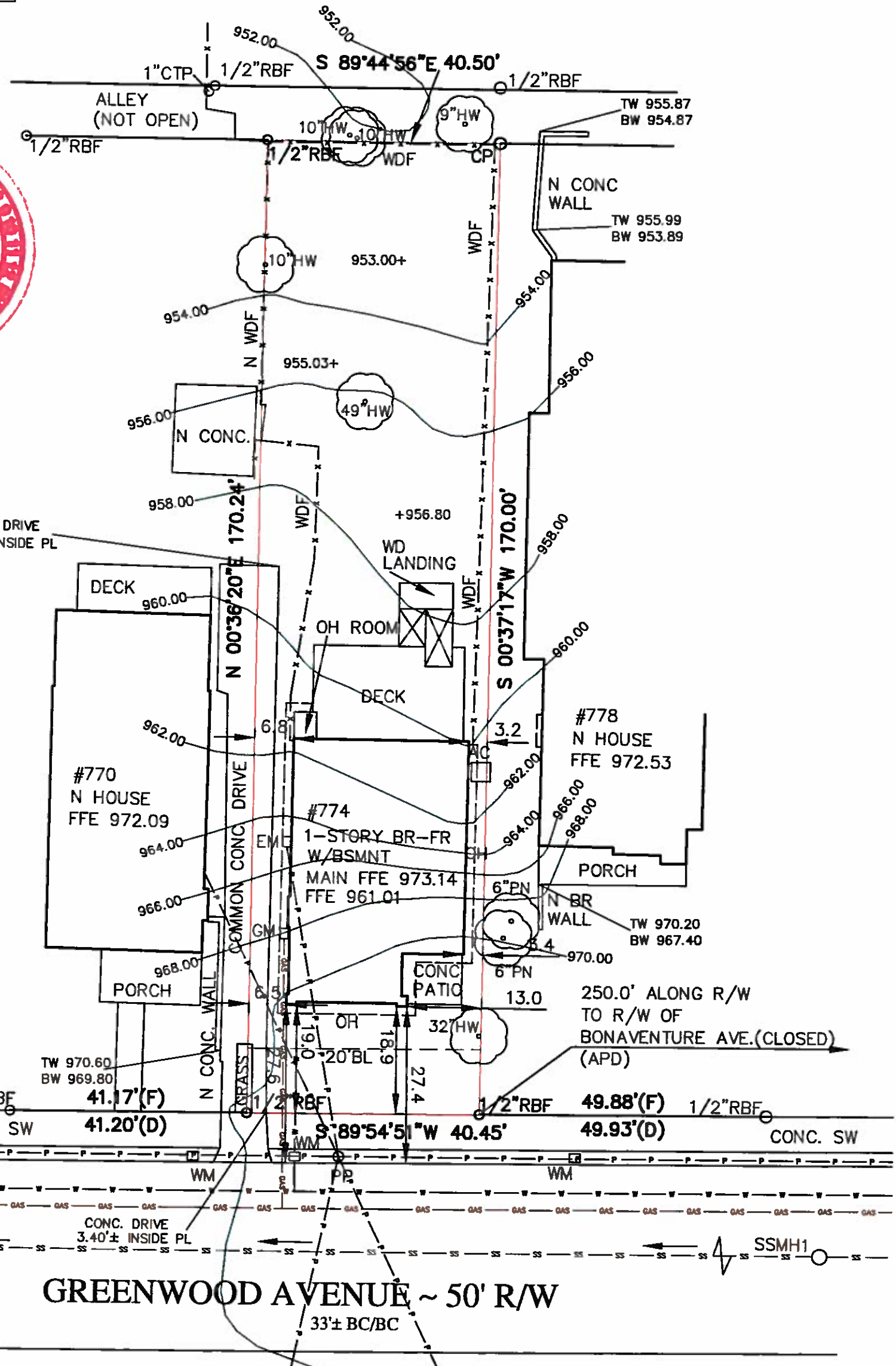
Owner Info.: CADIN KEVIN MARTIN

Work Description: Variance to reduce the required front yard setback from 40ft to 28ft;

OLD HOUSE FFE
MAIN 973.14

SSMH1 975.62
SSMH2 966.62

REC-517



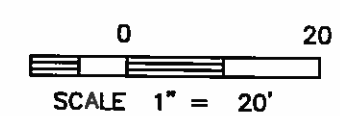
CONC. DRIVE
3.58'± INSIDE PL

CONC. SW 41.17'(F)
41.20'(D)

250.0' ALONG R/W
TO R/W OF
BONAVENTURE AVE.(CLOSED)
(APD)

GREENWOOD AVENUE ~ 50' R/W

TOTAL LAND AREA
6885.66 SF / 0.158 AC



LOT		BLOCK	EXISTING CONDITIONS PREPARED FOR:	SHEET 2 OF 2
SUBDIVISION		UNIT	KEVIN CADIN	
LAND LOT 17	14TH DISTRICT	SECTION		
FULTON COUNTY, GEORGIA		PB./PG.	PROPERTY ADDRESS: 774 GREENWOOD AVENUE ATLANTA, GA 30306	
FIELD WORK DATE JUN 03, 2015	PRINTED/SIGNED JUN 10, 2015			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 11" x 17"		
<small>THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT 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 PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.</small>				
COORD #20150833 DWG #20150833		SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		70 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.