



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

APPLICATION #: **V-16-022**
DATE ACCEPTED: **01/20/2016**

NOTICE TO APPLICANT

Address of Property:
1127 Hudson DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, March 10, 2016 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,

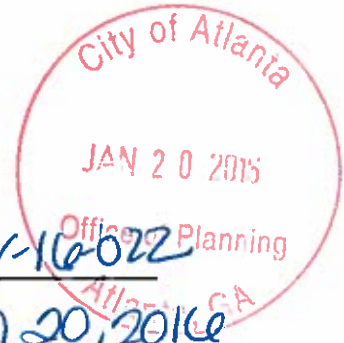
RG, for Director, Bureau of Planning

Drew Edwards



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-16-022
 NPU F DATE FILED JAN 20, 2016

Drew Edwards
 Name of Applicant

2nd-story addition to an existing single family dwelling

at 1127 Hudson Drive NE 17th / 1
 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 regulation to (1) reduce the required west side yard setback from 7ft to 2.7ft to construct a 2nd story addition and (2) reduce the required front yard setback from 35ft to 30ft to add heated square feet above an existing porch with gabled roof (not changing the footprint of the existing porch).

Applicant seeks no other variances at this time. Complete zoning review not conducted

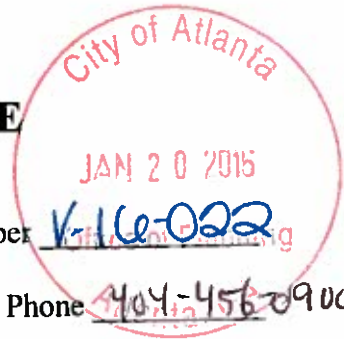
PENDING LOT ACKNOWLEDGEMENT
1982 ZONING ORDINANCE, AS AMENDED

Chapter 06 Section 16-06.008 Paragraph (1)
 Chapter 06 Section 16-06.008 Paragraph (2)

Tamaria Letang 01/20/16
 Plan Reviewer Date

Drew Edwards 1-20-16
 Applicant Date

APPLICATION FOR VARIANCE
City of Atlanta



Date Filed 1-14-16 Application Number V-116-022
Name of Applicant Drew Edwards Daytime Phone 404-456-0900
Company Name _____ e-mail drew@sunriseam.com
Address 1127 Hudson Drive, Atlanta, GA 30306
street city state zip code

Name of Property Owner Helene Auriol Phone 404-268-4144
Address 1127 Hudson Drive Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 1127 Hudson Dr. NE., Atlanta 30306 OR
the subject property fronts 50 feet on the South side of Hudson Drive NE
_____ , and begins ~300 feet from the
_____ corner of Hudson Drive and N. Highland
Depth: 210 Area: 13,900 Land Lot: 17 District: _____, Fulton County, GA.
Property is zoned: R-4, Council District: 6, Neighborhood Planning Unit: NPU-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 20 Day Of Jan, 20016



Drew Edwards
Owner or Agent for Owner (Applicant)
Drew Edwards
APPLICANT'S NAME IN PRINTED LETTERS

Zena Collins 1/20/16
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:** Add a 2nd level to house of 1,600 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.

4,400 covered square feet / 12,500 total lot square feet = 35 % 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 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.

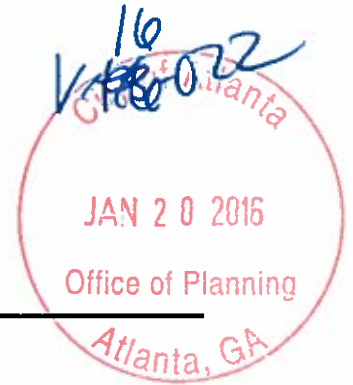


You are responsible for obtaining a public notice sign when you file your application with the Office of Planning, and for posting it in a visible location on your property, at least 15 days prior to your public hearing. Failure to properly post the sign will make it necessary for the BZA to defer your 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.

TO: City of Atlanta Zoning
FR: Dick and Vicky Shanahan
Owners of 1123 Hudson Drive NE
SU: Variance Application for 1127 Hudson Drive NE
DA: 1/19/16



To Whom it May Concern,

The owners at 1127 Hudson Drive are adding a second level and need a Side Yard Set back Variance and a front yard Set back Variance. These Variances have the most impact to our house as we are the closest to 1127 Hudson Drive where these set backs are needed (near Western edge).

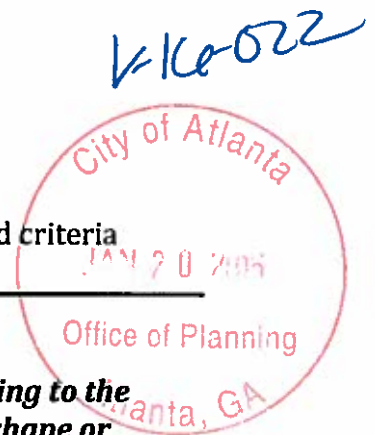
The side yard set back is for the western edge which is adjacent to our property. The house was originally built 3 feet from the line so allowing a 3 foot set back makes sense. I think a Variance was approved in 2001.

The front yard set back is for expanding into an existing original Gable footprint over an existing original porch which is closest to the western edge of their property and is closest to our property (Eastern edge). The set back of the house is 40 feet but for the face of the Gable it is 30 feet. Allowing a set back at 30 feet instead of 35 feet seems reasonable as its into an existing footprint.

In summary, we are fine with the Variances requested as they simply expand into the existing footprint of about a 90+ year old home. Further, we are encouraged and happy that the architecture style is respectful to the time period and that the owners chose not to do a tear down and build a McMansion type of house which sadly impacts the neighborhood.

Very Sincerely,

TO: City of Atlanta
FR: Helene Auriol
SU: VARIANCE APPLICATION – Written justification on 4 suggested criteria
DA: 1/18/16



(1) there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

a. Regarding the FRONT YARD set back

- i. The house was built in the 1920s.
- ii. The gabled front porch original existing building footprint is set back 30.0 feet from front.
- iii. The front door under the porch is set back 39.6 feet from front.
- iv. I need to expand inside the existing building footprint gable space, above the porch on 2nd floor, which the front face of the gable has a set back of 30.0 feet from front of lot.

b. Regarding the SIDE YARD set back

- i. I am applying for re-approval of the 2001 SIDE YARD approval to be thorough on this application, but the design footprint of the house on the side yard from 2001 is same as asking now in 2016.

(2) the application of the zoning ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship;

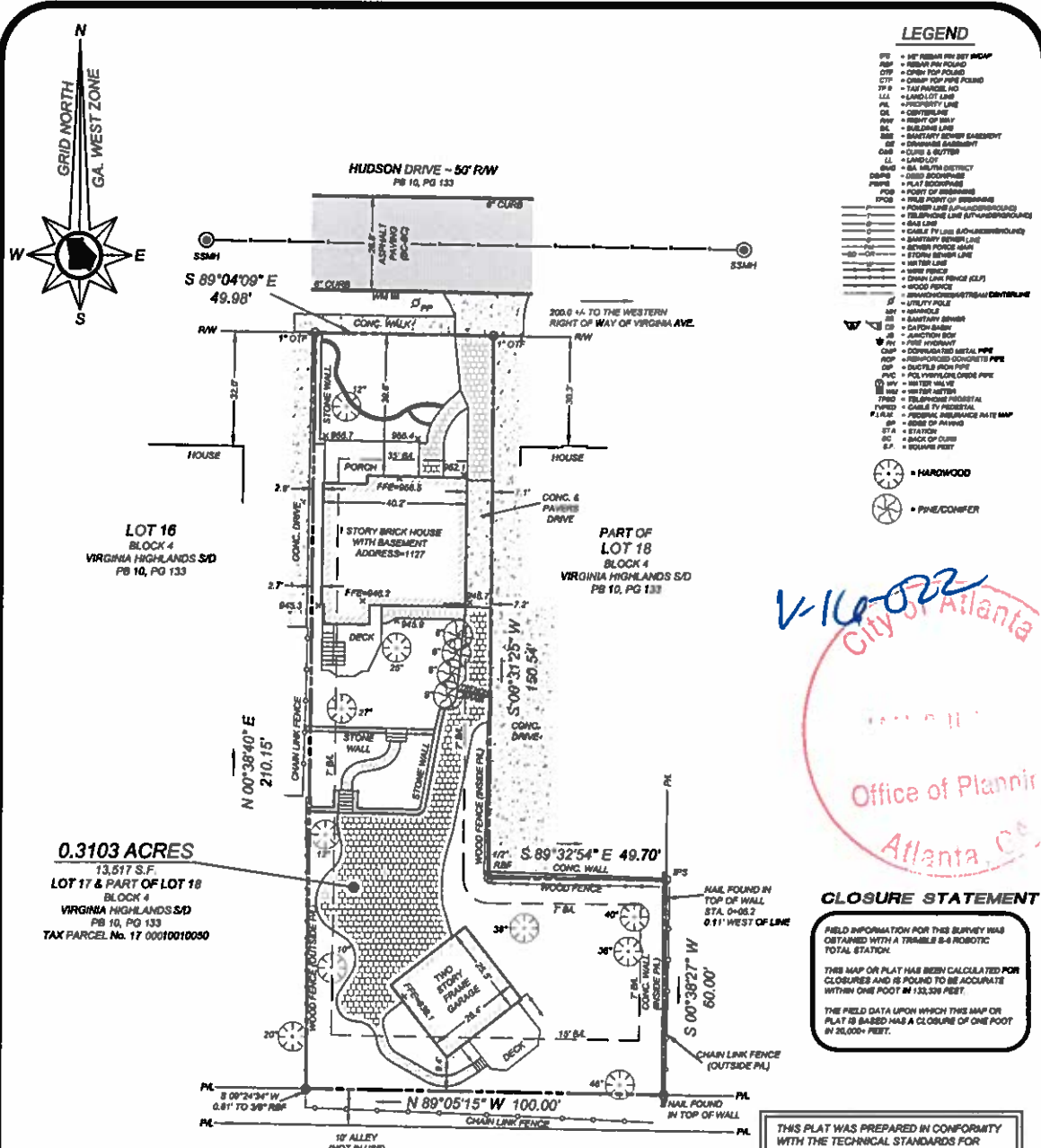
- a. By not allowing the expansion into the existing original building footprint, Attic and Gable space, I would not be able to add a 1-2 bedrooms upstairs such with parents and 2 kids this would cause a problem with being forced to having young kids downstairs.

(3) Such conditions are peculiar to the particular piece of property involved; and

- a. My home, like many, was built on a 3 foot side yard set back in the 1920s. My front porch gable is large, part of original design, and could have living space, and is part of the original existing building footprint and house architecture.

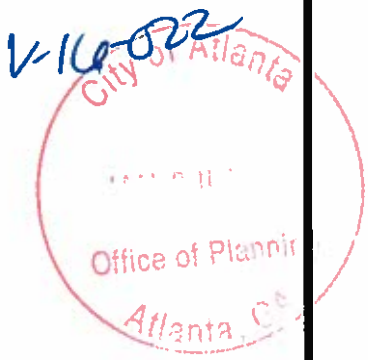
(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance of the City of Atlanta

- a. Expanding into the existing original footprint would not be noticed by neighbors nor impact their enjoyment of the neighborhood, and I doubt they'd even notice as it is the same existing footprint and style.
 - i. No impact to fire, panic, or dangers
 - ii. No impact to light or air
 - iii. No impact to water drainage, same roof line
 - iv. No impact to desirable living conditions
 - v. No impact to sustainability of neighborhood
 - vi. No impact to orderly evolution of neighborhoods along lines responsive to public needs
 - vii. No impact to increasing blight and depreciation



LEGEND

- PE = MET NEEDLE PIN SET (MCP)
- RF = REBAR PIN FOUND
- CP = CORNER TOP POLE
- CTP = CORNER TOP PINE FOUND
- TP = TAP PINS, NO
- L.L. = LAND LOT LINE
- PL = PROPERTY LINE
- CL = CONCRETE LINE
- RFW = RIGHT OF WAY
- BL = BUILDING LINE
- BSL = SANITARY SEWER BASEMENT
- CS = CONCRETE SURFACE
- CSW = CURB & GUTTER
- LL = LAND LOT
- MSD = METRO DISTRICT
- DBPS = DRAIN BOORPHASE
- PPPS = PLAT BOORPHASE
- POB = POINT OF BEGINNING
- SP = STAKE POINT OF BEGINNING
- PLP = POWER LINE (UP-HAND/UNDERGROUND)
- TLL = TELEPHONE LINE (UP-HAND/UNDERGROUND)
- SL = GAS LINE
- CL = CABLE TV LINE (UP-HAND/UNDERGROUND)
- BSL = SANITARY SEWER LINE
- SPM = SEWER FORCE MAIN
- STBL = STORM SEWER LINE
- WL = WATER LINE
- SLW = SLOAN LINE (CL)
- WF = WOOD FENCE
- MSW = METRO WATER SYSTEM (DRAINAGE)
- UT = UTILITY POLE
- SM = SIGN
- SB = SANITARY BRUSH
- CS = CATCH BASIN
- JS = JUNCTION BOX
- PH = PIPE HYDROWAY
- CM = CONCRETE METAL PIPE
- RCF = REINFORCED CONCRETE PIPE
- DF = DUCTILE IRON PIPE
- PVC = POLYVINYLCHLORIDE PIPE
- HDPE = HIGH DENSITY POLYETHYLENE
- TRHS = TELEPHONE METAL
- UPED = CABLE TV PRECAST
- FR = FIBER OPTIC
- PA = PILING
- SI = SIGN OF CURB
- STA = STATION
- SC = SIGN OF CURB
- S.P. = SQUARE FOOT



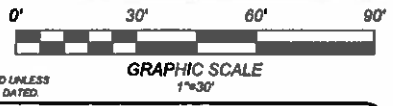
CLOSURE STATEMENT

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S-8 ROBOTIC TOTAL STATION.

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 133,296 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE OF ONE FOOT IN 30,000 FEET.

THIS PLAN WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



NOTE: SURVEY NOT VALID UNLESS SEAL SIGNED AND DATED.



GA
LAND SURVEYOR
404-384-9577
 GA LAND SURVEYOR, LLC
 283 SWANSON DRIVE SUITE 108
 LAWRENCEVILLE, GA 30043

NOTES:

1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO DEED BOOK 54377, PAGE 523 AND PLAT BOOK 200, PAGE 89 OF FULTON COUNTY RECORDS.
2. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13121C0293G, DATED SEPTEMBER 18, 2013.
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
4. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
5. BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE CITY OF ATLANTA ZONING ORDINANCE FOR R-4 ZONING CLASSIFICATION.
6. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON 12/10/15.

DATE:	ISSUE
DECEMBER 18, 2015	
SCALE: 1" = 30'	
ACRES: 0.3103	
LAND LOTS: 1	
DISTRICT: 17th SECTION:	
CITY: ATLANTA	
COUNTY: FULTON STATE: GEORGIA	
SURVEYED: CAM DRAWN: MS	
CHECKED: APPROVED: CAM	
PROJECT #: 15-283	

BOUNDARY AND TREE SURVEY FOR:
DREW EDWARDS

1127 HUDSON DRIVE
 LOT 17 & PART OF LOT 18 BLOCK 4 OF VIRGINIA HIGHLANDS S/D
 LAND LOT 1, 17th DISTRICT, FULTON COUNTY, GEORGIA
 CITY OF ATLANTA TAX PARCEL No. 17 00010010050

V-16-022

NOTARIZED AUTHORIZATION BY PROPERTY OWNER

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



TYPE OF APPLICATION Variance

I, Helene Auriol (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 1127 Hudson Drive, NE, Atlanta 30306 (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 Drew Edwards

ADDRESS OF APPLICANT 1127 Hudson Drive
Atlanta, GA 30306

TELEPHONE NUMBER 404-456-0900

[Signature]
Signature of Owner

Personally Appeared Before Me Helene Auriol

Who Swears That The Information Contained In This Authorization Is True and Correct To The Best of His or Her Knowledge and Belief.
Zena Collins
Notary Public

Date 1/20/16



LEGAL DESCRIPTION

1127 HUDSON DRIVE, ATLANTA GA 30306

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 17, BLOCK 4 OF VIRGINIA HIGHLANDS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 200, PAGE 69, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.



RECEIPT

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

Application: V-16-022
Application Type: Planning/BZA/Variance/NA
Address: 1127 HUDSON DR NE, ATLANTA, GA 30306
Owner Name: EDWARDS DREW H
Owner Address:
Application Name:

PAID
CITY OF ATLANTA
JAN 20 2016
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
450447		\$100.00	01/20/2016	PLUKE		

Owner Info.: EDWARDS DREW H

Work Description: Add 2nd level to a house of 1,600 sq.ft.