



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

APPLICATION #: **V-16-080**  
DATE ACCEPTED: **03/22/2016**

## NOTICE TO APPLICANT

Address of Property:  
**1000 Drewry ST NE**

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

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, June 2, 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,

  
NC, for Director, Bureau of Planning

  
Todd Sharp



# 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-16-080

NPU F DATE FILED 3-22-16

1. Todd Sharp  
Name of Applicant

### BUILDING PERMIT AUTHORIZING

A 2<sup>nd</sup> Story Addition to a Single-Family Dwelling.

at 1000 Drewry Street NE 14th / 15  
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 front yard setback from 35 feet to 23 feet in order to allow for a 2<sup>nd</sup> Story addition to a single family dwelling.

Applicant seeks no other variances at this time.

### 1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (1)

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

[Signature]  
Plan Reviewer Date 3/22/16

[Signature]  
Applicant Date 2016/3/22

\*\*\* Note: Architectural Plans Not Reviewed \*\*\*

# APPLICATION FOR VARIANCE

City of Atlanta

Date Filed 3-22-16 Application Number V-16-080

Name of Applicant Todd Sharp Daytime Phone 6) 612-6297

Company Name \_\_\_\_\_ e-mail engageintowndevelopment@outlook.com

Address 1000 Drewry Street Atlanta, GA 30306  
street city state zip code

Name of Property Owner Todd and Kristie Sharp Phone 6) 612-6297

Address 1000 Drewry Street Atlanta, GA 30306  
street city state zip code

## Description of Property

Address of Property 1000 Drewry Street Atlanta, GA 30306 OR

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

Depth: \_\_\_\_\_ Area: \_\_\_\_\_ Land Lot: 16 District: 14, \_\_\_\_\_ County, GA.

Property is zoned: R4, 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 21 Day Of March, 2016.

  
Owner or Agent for Owner (Applicant)

APPLICANT'S NAME IN PRINTED LETTERS

  
NOTARY PUBLIC

My Commission Expires  
February 16, 2020



**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: Construct a second story addition (1505 S.F.)

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**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.

4195 covered square feet / 9065 total lot square feet = 46.4 % 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), 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.

V-16-080

Property: 1000 Drewry Street, NE  
Owner: Todd and Kristie Sharp

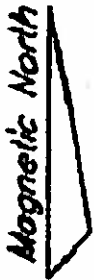
**Project Description:**

Adding a second story addition to an existing one-story home. We are requesting a variance to allow us to modify the façade of the house and roof within the 35' setback. The current front-yard setback as built is 22.67' to the right-hand side, front column of the front porch and is at 27.4' for interior space. We are planning to utilize interior space to the perimeter wall at the currently as-built setback as interior heated space, which happens to be within the front-yard setback overlay as established after the construction of the original construction of our home. In conjunction with this we are seeking to increase the front roof pitch from an 8:12 pitch to a 10:12 pitch to accommodate reasonable use of the front space on the second floor without appreciably altering the façade by resorting to the use of knee walls or other height increasing building techniques, which will also provide benefits in terms of integration with the existing chimneys and rear roofline both in structural and maintenance aspects.

**Justification for the Variance:**

1. Unnecessary hardship by application of zoning ordinance. Strict or extreme application of the zoning ordinance would not allow any rework of the current façade of the home. This is not conducive to allowing renovation nor would it be conducive while honoring and preserving restoration as already completed on the property consistent with the period of original construction.
2. The existing as-built façade's setback will be honored in construction of the second story. The new second story's façade will be in keeping with the original as-built construction currently in place. The roof pitch in this area will increase slightly enabling the enjoyment and use of the newly created space.
3. Providing relief would not cause substantial detriment to the public good nor would it impair the purpose and intent of the zoning ordinance of the City of Atlanta, but by contrast:
  - a. The rebuilding of the front façade and roofline as proposed will not cause any substantial changes in perspective from the street with the slight increase in pitch as requested still lower at its greatest height than other properties on the same street.
  - b. The city of Atlanta's interpretation of the zoning code should not take issue with the sensible remodel or renovation of a home.





**Survey For**  
1000 Drewry Street, NE

Lot 10, Part Of W.C. Martin Prop. S/D  
Land Lot 16, 14th District, Fulton County, Georgia  
Date: 12-10-09 Scale: 1" = 30'

**Dekalb Surveys** 404-573-9023  
Joseph C. King, Land Surveyor

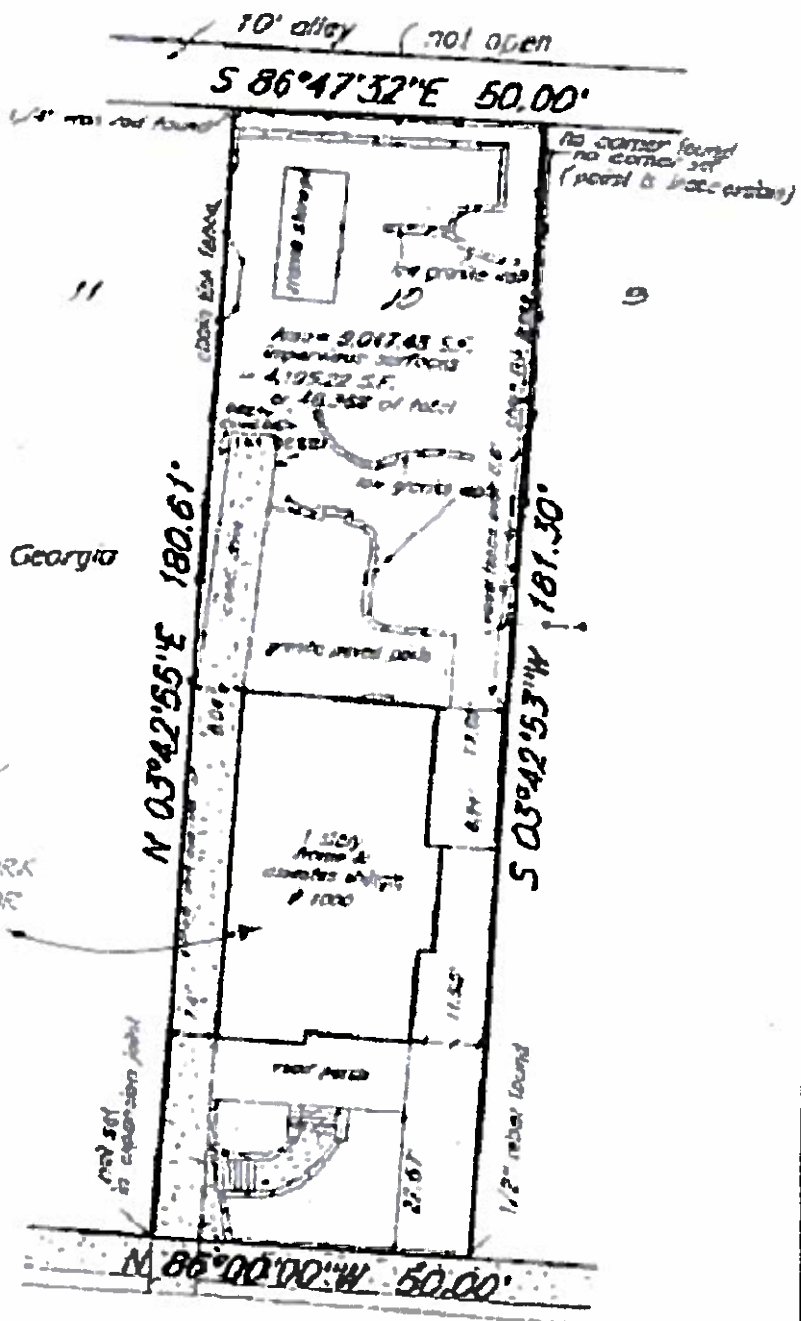
Error of closure 1" in 10,000' or better.  
File # 10000REW

NEW SECOND STORY  
ADDITION OVER  
EXISTING HOUSE  
FOOTPRINT - NO WORK  
AT GROUND LEVEL OR  
SURROUNDING SITE

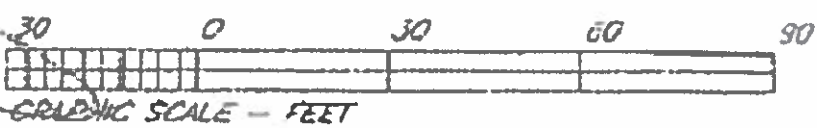


A true and correct copy of this plat is a correct  
true and correct copy of the land shown and  
all other things shown or mentioned in  
this plat are true and correct to the best  
of my knowledge and belief.

*Joseph C. King*  
Surveyor



**Drewry Street**  
50' R/W



This property is not located inside an identified flood hazard area.

V-16-080

1 **SITE SURVEY - EXISTING**  
SCALE: 1" = 30'-0"

RECEIPT

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

PAID  
CITY OF ATLANTA

MAR 22 2016

EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR



Application: V-16-080  
Application Type: Planning/BZA/Variance/NA  
Address: 1000 DREWRY ST NE, ATLANTA, GA 30306  
Owner Name: SHARP TODD C & KRISTIE L  
Owner Address:  
Application Name:

| Receipt No. | Ref Number | Amount Paid | Payment Date | Cashier ID | Received | Comments |
|-------------|------------|-------------|--------------|------------|----------|----------|
| 459881      |            | \$100.00    | 03/22/2016   | PAMITCHELL |          |          |

Owner Info.: SHARP TODD C & KRISTIE L

Work Description: Applicant seeks a variance to reduce the the front yard setback from 35 feet to 23 feet in order to allow for a second story addition to a single-family dwelling.

