



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

APPLICATION #: **V-16-084**
DATE ACCEPTED: **03/30/2016**

NOTICE TO APPLICANT

Address of Property:
837 Greenwood AVE 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,

FR, for Director, Bureau of Planning

Tracy Jarov

✓-16-084



CITY OF ATLANTA

Office of Buildings - Zoning Division
55 TRINITY AVENUE, SUITE 3900
Atlanta, Georgia 30303
404-330-6175

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER _____

NPU _____ DATE FILED _____

1. _____ Tracy Janov
Name of Applicant

BUILDING PERMIT AUTHORIZING

The conversion a porch to a sunroom to a single-family dwelling

at 837 Greenwood Avenue NE 14th / 17
Street Address Quadrant District & Land Lot

to be used for Residential purposes

The property is zoned RG-2 District

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

Applicant seeks a variance from the zoning regulations to reduce the required front yard setback from 40 feet to 30 feet to allow for the conversion of a porch into a sunroom to a single family dwelling. Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 8 Section 16-08.008 Paragraph (1)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

3/30/16
Plan Reviewer Date

3/30/16
Applicant Date

V-16-084



APPLICATION FOR VARIANCE

City of Atlanta

Date Filed 3/30/16 Application Number V-16-084

Name of Applicant Tracy Janov Daytime Phone 617-620-3914

Company Name N/A e-mail tjanov@gmail.com

Address 837 Greenwood Ave NE Atlanta, GA 30306

Name of Property Owner Tracy Janov Phone 617-620-3914

Address 837 Greenwood Ave NE Atlanta, GA 30306

Description of Property

Address of Property 837 Greenwood Avenue NE OR

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

Depth: 197ft Area: 7983.21ft Land Lot: 17 District: 14, Fulton County, GA.

Property is zoned: R6-2 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).

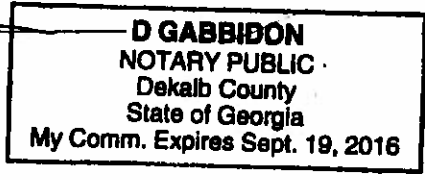
I hereby authorize the staff of the Office of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Planning upon filing this application. I swear 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 29 Day Of 03, 2016.

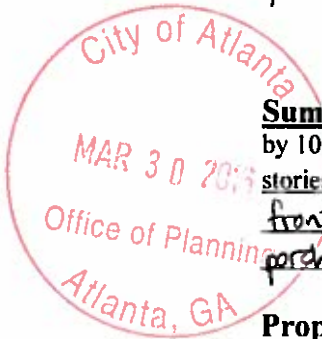
Tracy Janov Owner or Agent for Owner (Applicant)

Tracy Janov APPLICANT'S NAME IN PRINTED LETTERS

D Gabbidon NOTARY PUBLIC



V-16-084



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: ~~front yard setback from 40' to 30' to allow enclosing of existing front porch. The existing footprint will be unchanged.~~ front yard setback from 40' to 30' to allow enclosing of existing front porch. The existing footprint will be unchanged.

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.

3890 covered square feet / 7983 total lot square feet = 49 % proposed lot coverage
_____ % maximum allowed lot coverage (No change requested)

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.

V-16-084



Variance Application: 837 Greenwood Ave NE

Summary of Proposed Changes to the Building

We seek variance from the zoning ordinance to reduce ~~the front setback from 40' to 30'~~ the front setback from 40' to 30', for the purpose of enclosing an existing front porch.

Lot Coverage

No change to impervious ground coverage (3890 covered sq.ft. / 7983 total = 49%)

Justification for Variances

We are seeking to enclose our existing front porch to create a windowed sunroom. Our house was built in the early 1900s and predates the current zoning codes. The existing structure is within the modern setbacks such that a variance is required even though we are proposing no changes to the footprint or height of our dwelling.

Our house is a single-family dwelling in a lot zoned for RG-2. The lot is relatively narrow and includes a driveway that is shared with our neighbor at 831 Greenwood Ave. These characteristics are uncommon for properties in this zoning designation.

Granting a variance will not affect adjacent neighbors because the construction will enclose an existing porch structure without changing the footprint or height of the house. The proposed renovations will improve the appearance and safety of the front entrance area while maintaining an architectural style in keeping with the rest of the structure.

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 30 2016

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Amex gm

Application: V-16-084
Application Type: Planning/BZA/Variance/NA
Address: 837 GREENWOOD AVE NE, ATLANTA, GA 30306
Owner Name: Tracy Janov
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
461208		\$500.00	03/30/2016	PAMITCHELL		

Owner Info.: Tracy Janov

Work Description: Variance to reduce front setback from 40' to 30'

CITY OF ATL BLDG PERMI
55 TRINITY AVE STE 1350
ATLANTA, GA 30303

03/30/2016
Merchant ID:
Terminal ID:
4107574675

11:10:57
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06383358

CREDIT CARD
AMEX SALE

CARD #
INVOICE
Batch #:
Approval Code:
Entry Method:
Mode:
SALE AMOUNT

XXXXXXXXXX2004
0007
000364
506269
Swiped
Online
\$500.00

CUSTOMER COPY

*** LEGEND ***

SURVEY NOTES:

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.

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES. TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.



GREENWOOD AVENUE NE ~ 50' R/W

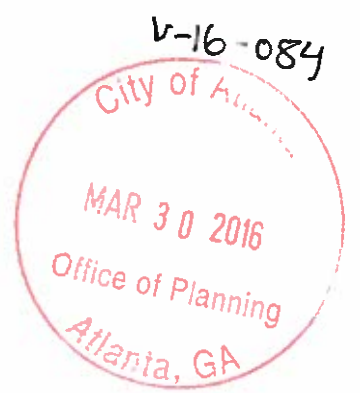
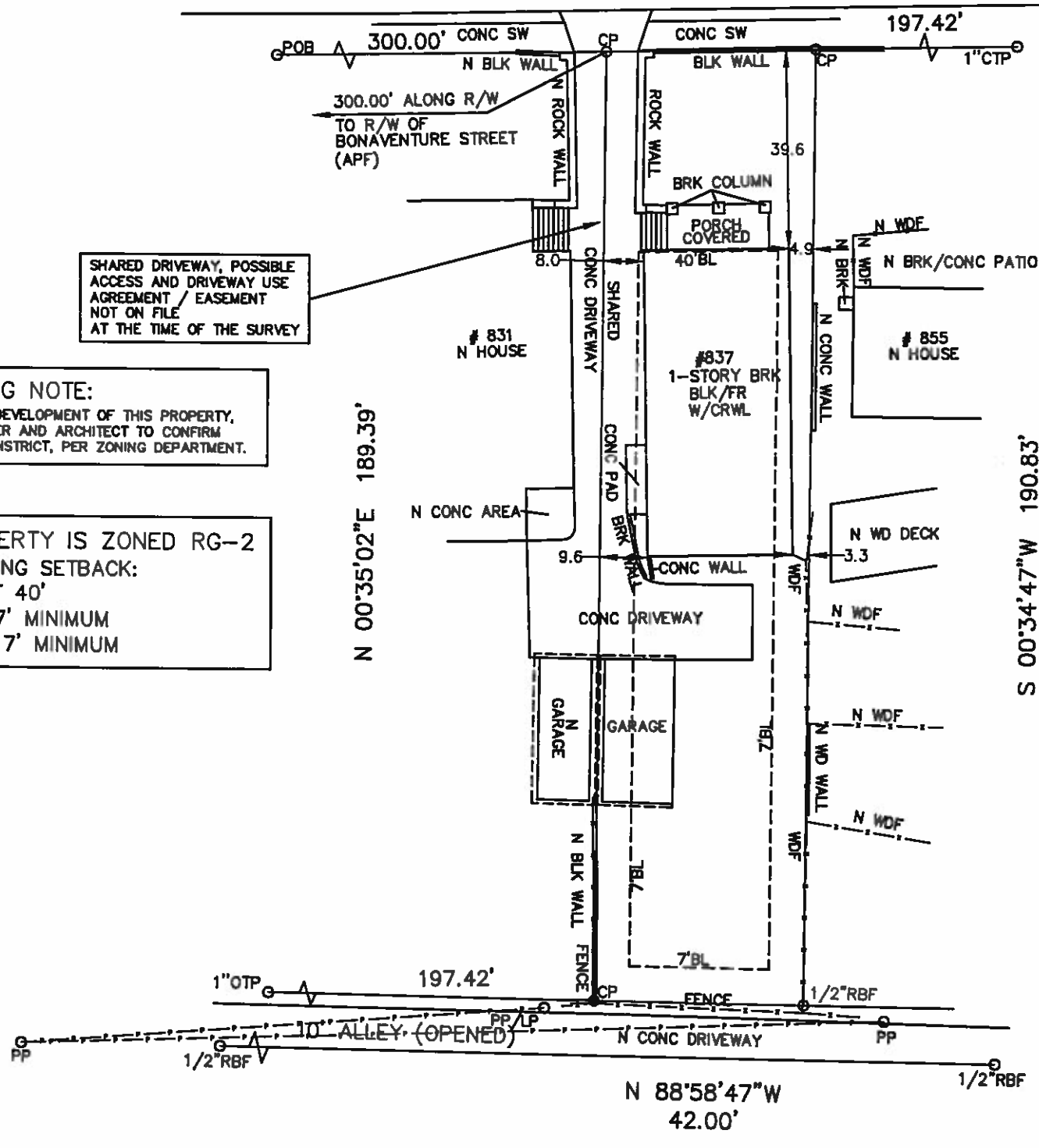
BC/BC 33'±

N 89°02'56"E 42.00'

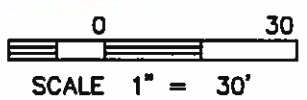
SHARED DRIVEWAY, POSSIBLE ACCESS AND DRIVEWAY USE AGREEMENT / EASEMENT NOT ON FILE AT THE TIME OF THE SURVEY

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED RG-2
BUILDING SETBACK:
FRONT 40'
SIDE 7' MINIMUM
REAR 7' MINIMUM

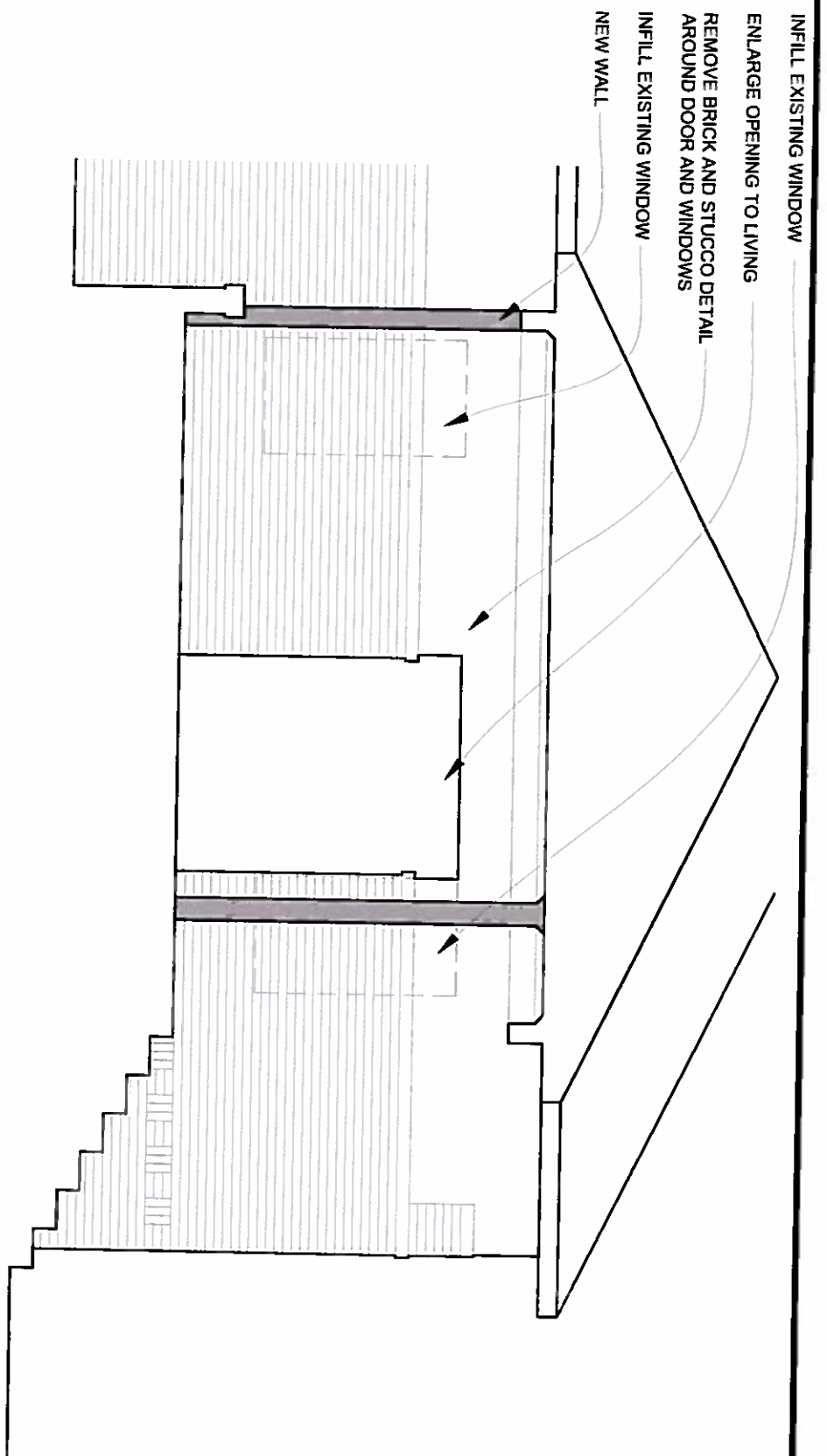


TOTAL LAND AREA
7983.18 SF = 0.183 AC

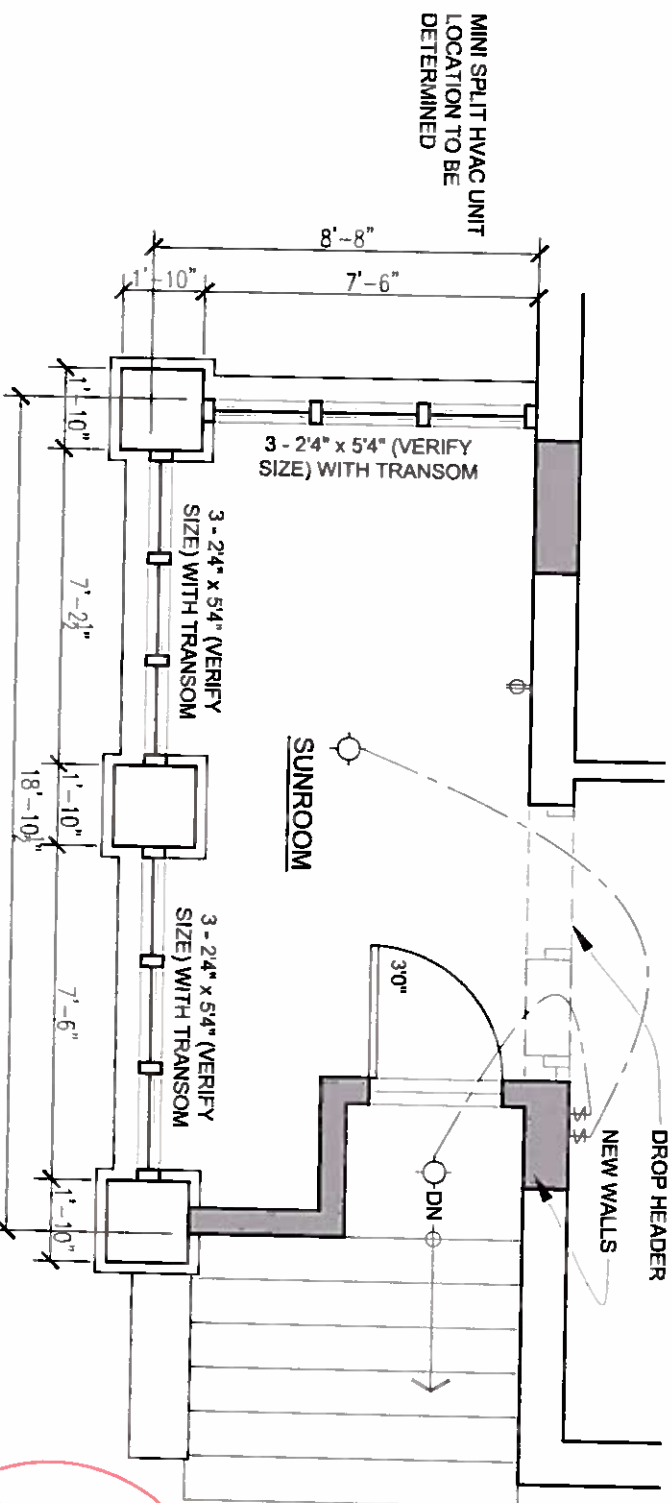


LOT		BLOCK	PLAT PREPARED FOR:	SHEET 1 OF 1
SUBDIVISION		UNIT	TRACY JANOV	
LAND LOT 17	14TH DISTRICT	SECTION		
FULTON COUNTY, GEORGIA		PB./PG. DB.52846/PG.553	PROPERTY ADDRESS: 837 GREENWOOD AVENUE ATLANTA, GA 30306	
FIELD WORK DATE MAR 10, 2016	PRINTED/SIGNED MAR 10, 2016			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 11" x 17"		
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 06 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.			70 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	
COORD #20160369 DWG #20160369		SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		

THESE DRAWINGS PROVIDE DESIGN GUIDELINES ONLY. ALL CONSTRUCTION DETAILING AND CONFORMANCE IS THE RESPONSIBILITY OF THE CONTRACTOR. COMPLIANCE WITH THE BUILDING CODES AND OTHER RESTRICTIONS MUST BE VERIFIED BY THE CONTRACTOR.



B ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"




A FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"
FIELD VERIFY ALL DIMENSIONS

City of Atlanta
V-16-084
MARR 30 2016
Office of Planning
Atlanta, GA

NOT FOR CONSTRUCTION

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SHEET TITLE: PROPOSED DATE: 3-6-16 DRAWN BY: dws SHEET # 2	 770-979-4661	ISSUE/REVISIONS MARK DATE DESCRIPTION		JANOV 837 GREENWOOD AVE NE ATLANTA, GEORGIA 30306