



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

APPLICATION #: **V-16-120**
DATE ACCEPTED: **05/11/2016**

NOTICE TO APPLICANT

Address of Property:
732 Amsterdam AVE NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, July 7, 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,



TT, for Director, Bureau of Planning



Lydia Holmes



CITY OF ATLANTA

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



V-16-120

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER _____

NPU _____ DATE FILED _____

1. Lydia Holmes
Name of Applicant

BUILDING PERMIT AUTHORIZING

Construction of a Detached Accessory Structure (Garage)

at 732 Amsterdam Ave NE 17th / 52
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 north side yard setback from the required 7 feet to 3 feet and the required rear yard setback from 15 feet to 3 feet in order to allow for the construction of a detached accessory structure (2-car garage). Applicant also seeks a variance to exceed the maximum floor area of an accessory structure from 30% to 36%. Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (1) & (3)

Chapter 28 Section 16-28.004 Paragraph (3)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Handwritten signature and date 5/10/16
Plan Reviewer Date

Handwritten signature and date 5/10/16
Applicant Date



APPLICATION FOR VARIANCE
City of Atlanta

Date Filed 5-10-2016 Application Number _____

Name of Applicant LYDIA HOLMES Daytime Phone 404-876-3000

Company Name Home ReBuilders e-mail _____

Address 2120 Plasters Bridge Rd Atlanta, GA 30324
street city state zip code

Name of Property Owner Roger Deal Phone 706-714-5323

Address 732 Amsterdam Ave Atlanta, GA 30306
street city state zip code

Description of Property

Address of Property 732 Amsterdam Avenue NE OR

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

Depth: 202' Area: 11,046 Land Lot: 1 District: 5, Fulton County, GA.

Property is zoned: R4, Council District: 5, 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).

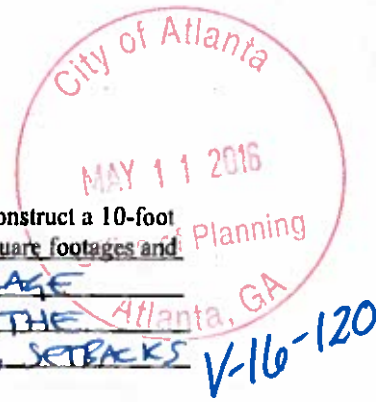
I hereby authorize the staff of the Office of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Planning upon filing this application. I swear 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 10 Day Of May 2016.



Jill Heizer
NOTARY PUBLIC

Owner or Agent for Owner (Applicant)
LYDIA HOLMES
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: CONSTRUCT A 2-CAR DETACHED GARAGE LOCATED IN THE REAR OF THE PROPERTY, THE GARAGE WILL BE LOCATED OUTSIDE EXISTING SETBACKS

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.

5,220 covered square feet / 11,046 total lot square feet = 47.2% 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 (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.

JUSTIFICATION FOR VARIANCE

732 AMSTERDAM AVE

ATLANTA, GEORGIA 30306



We are seeking a variance due to extraordinary and exceptional conditions at our property.

Currently there are 4 trees in our rear yard with diameters ranging from 40" to 57". Due to their sizes (and locations), their critical root zones prohibit us from properly locating a 2-car detached garage in our rear yard without having to encroach into the setbacks.

We are requesting a variance to be able to reduce the rear yard setback from the 35'-0" to 3'-0" and the side yard from 7'-0" to 3'-0" in order to construct a 2-car detached garage that won't affect the critical root zones of any of the existing trees mentioned above. We currently do not have a garage or carport that can help protect our vehicles from the elements. The proposed garage will include certain design features and materials in order to maintain the design integrity that our neighborhood currently has.

The proposed garage will not exceed the maximum lot coverage allowed for the property defined by the City of Atlanta.

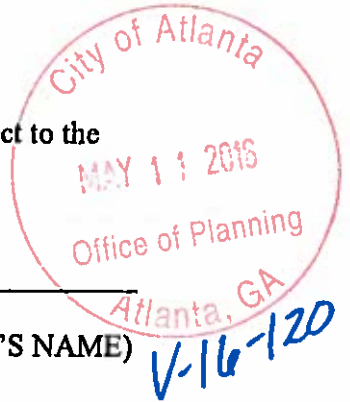
We thank you for your attention on this matter.

Robert Deal,

A handwritten signature in blue ink, appearing to be "Robert Deal", written over a white background.

NOTARIZED AUTHORIZATION BY PROPERTY OWNER

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



TYPE OF APPLICATION Zoning Variance
I, Roger Deal (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 732 Amsterdam Avenue NE (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 LYDIA HOLMES

ADDRESS OF APPLICANT Home Re Builders
2120 Plasters Bridge Rd Atlanta, GA 30324

TELEPHONE NUMBER 404-876-3000

Roger Deal
Signature of Owner

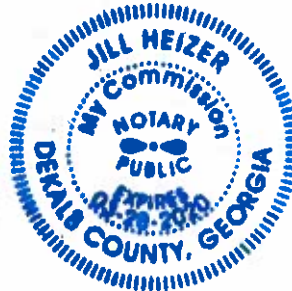
Personally Appeared Before Me

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

Notary Public

Date

Jill Heizer
5-10-2016



RECEIPT

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

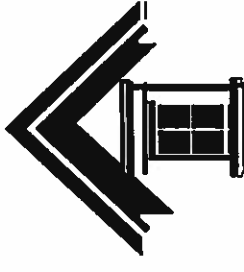
Application: V-16-120
Application Type: Planning/BZA/Variance/NA
Address: 732 AMSTERDAM AVE NE, ATLANTA, GA 30306
Owner Name: Roger Deal
Owner Address:
Application Name:

| Receipt No. | Ref Number | Amount Paid | Payment Date | Cashier ID | Received | Comments |
|-------------|------------|-------------|--------------|------------|----------|----------|
| 467542 | 137043 | \$100.00 | 05/11/2016 | PAMITCHELL | | |

Owner Info.: Roger Deal

Work Description: variance to reduce the north side yard setback from the required 7 ft to 3 ft and the required rear yard setback from 15 ft to 3 ft in order to allow for the construction of a detached accessory structure applicant also seeks a variance to exceed the maximum floor area of an accessory structure from 30 % to 35%.

PAID
CITY OF ATLANTA
MAY 11 2016
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR
SJ/PM



HOME
REBUILDERS
DESIGN/BUILD
1123 ZONOLITE RD. STE. 18
ATLANTA, GEORGIA 30306
(404) 876 - 3000

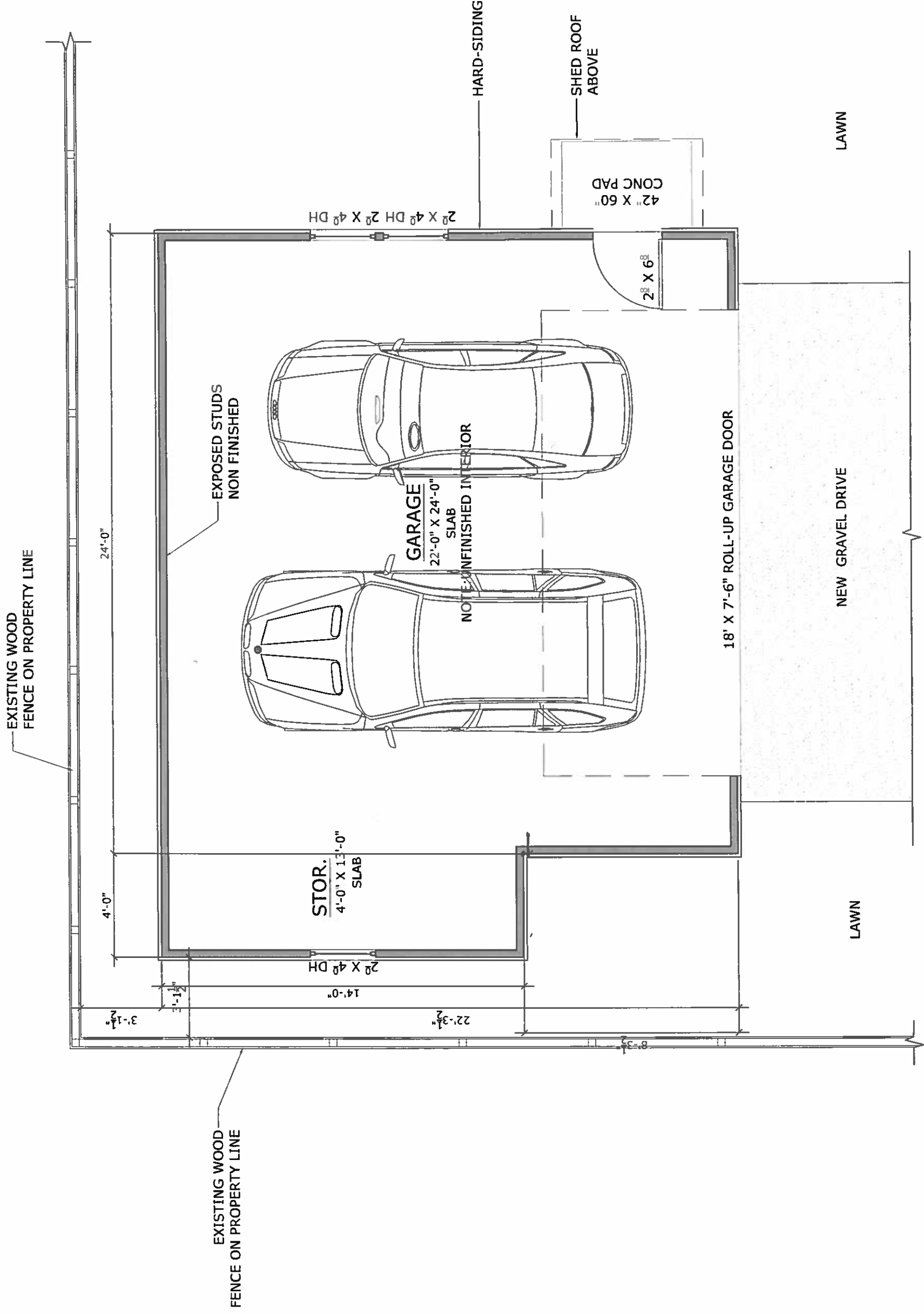
DEAL RESIDENCE
A NEW GARAGE FOR THE
732 AMSTERDAM AVE
ATLANTA, GEORGIA 30306

PROJECT ARCHITECT
NJS

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MAY 10, 2016

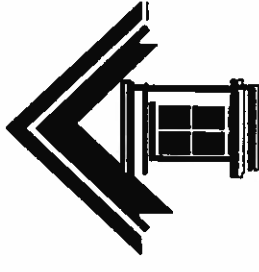
A1.0



1 GARAGE PLAN

1/4" = 1'-0"

NOT RELEASED FOR CONSTRUCTION



HOME
REBUILDERS
DESIGN/BUILD
1123 ZONOLITE RD. STE. 18
ATLANTA, GEORGIA 30306
(404) 876 - 3000

DEAL RESIDENCE
732 AMSTERDAM AVE
ATLANTA, GEORGIA 30306

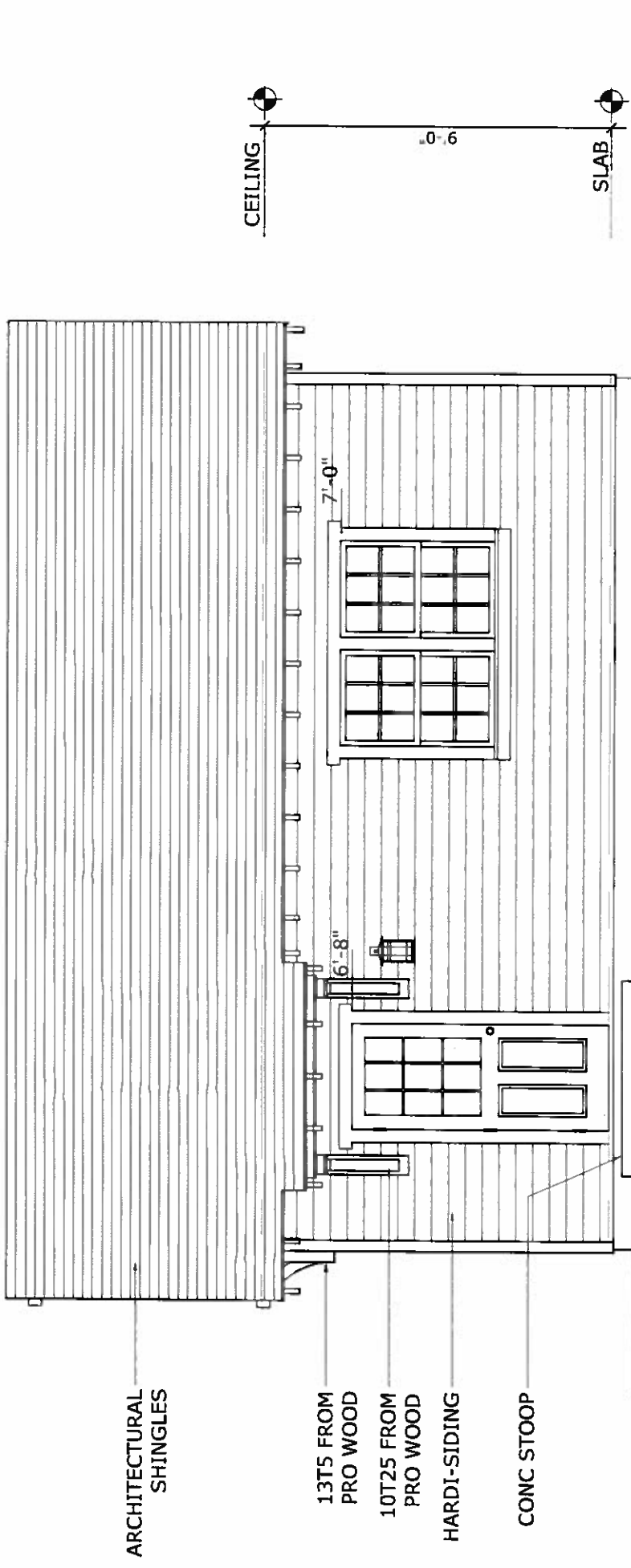
A NEW GARAGE FOR THE

PROJECT ARCHITECT
NJS

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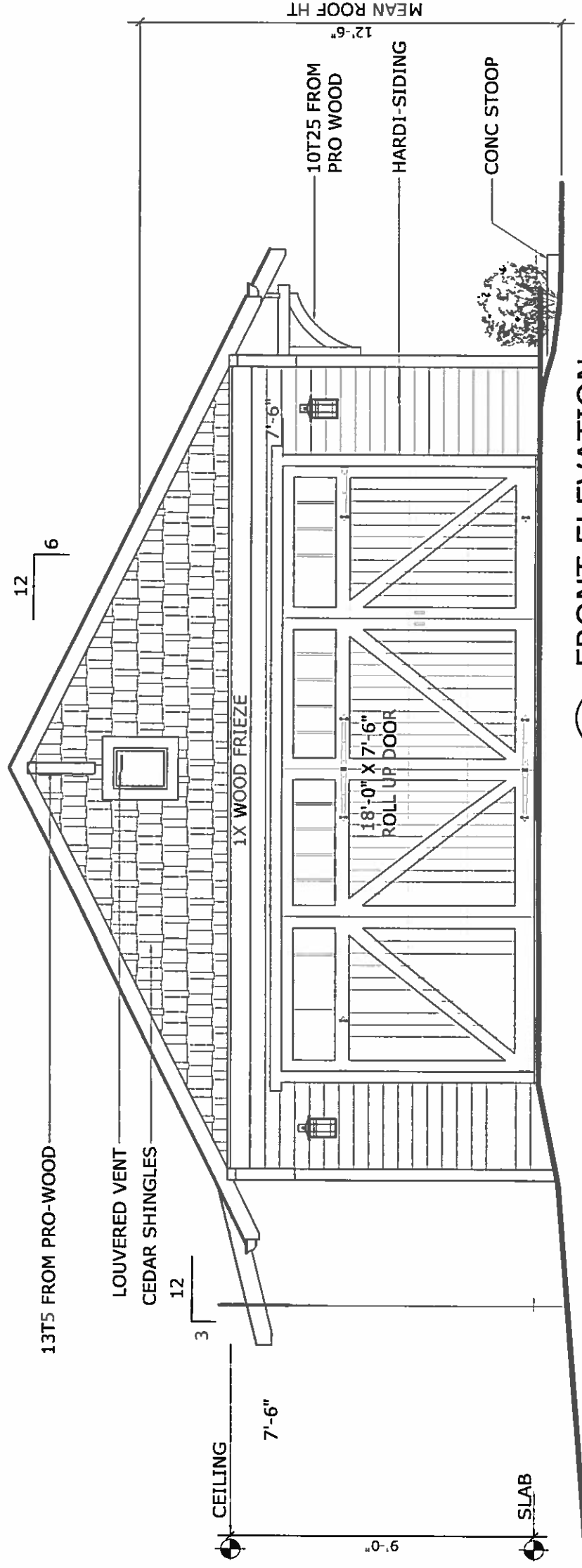
MAY 10, 2016

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2 RIGHT ELEVATION

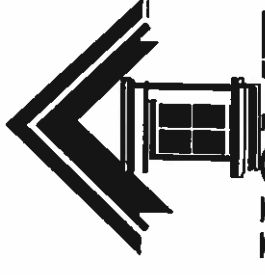
1/4" = 1'-0"



1 FRONT ELEVATION

1/4" = 1'-0"

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 (404) 876 - 3000

DEAL RESIDENCE
 732 AMSTERDAM AVE
 ATLANTA, GEORGIA 30306

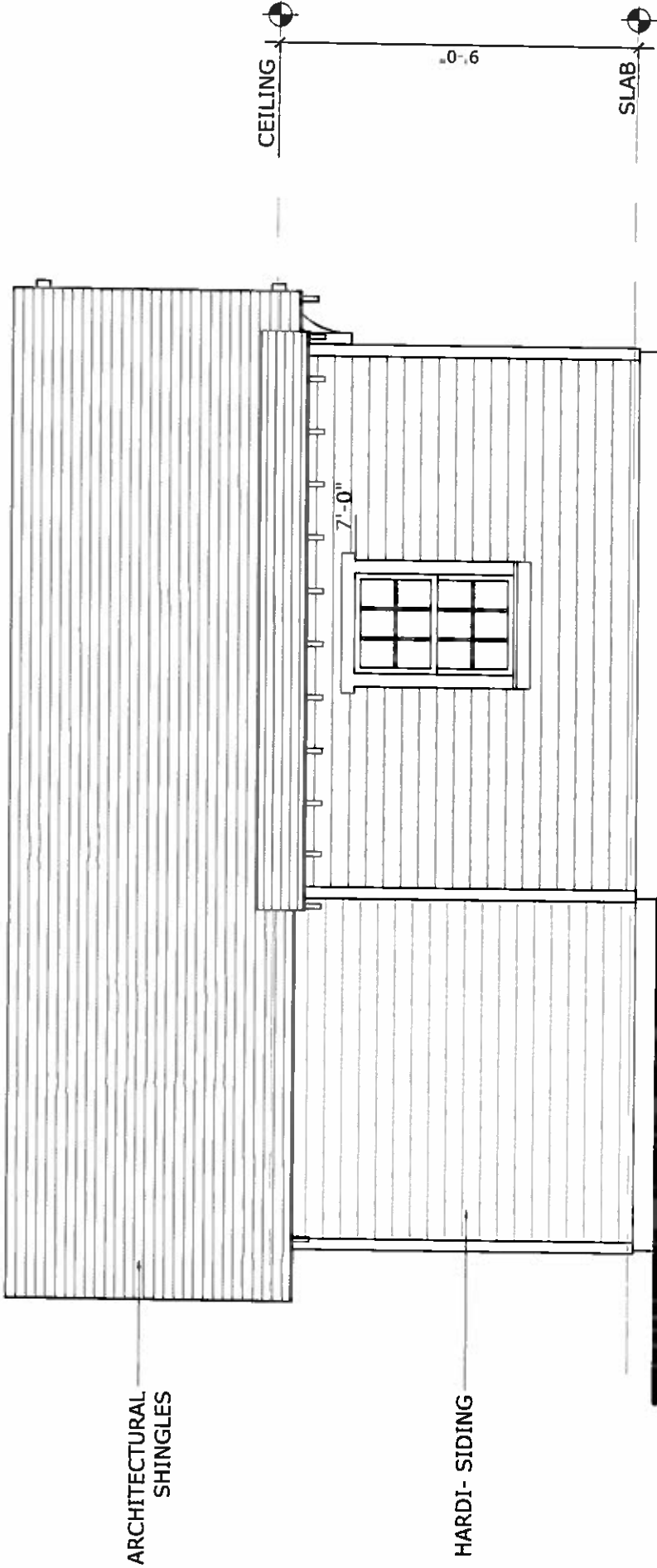
A NEW GARAGE FOR THE

PROJECT ARCHITECT
NJS

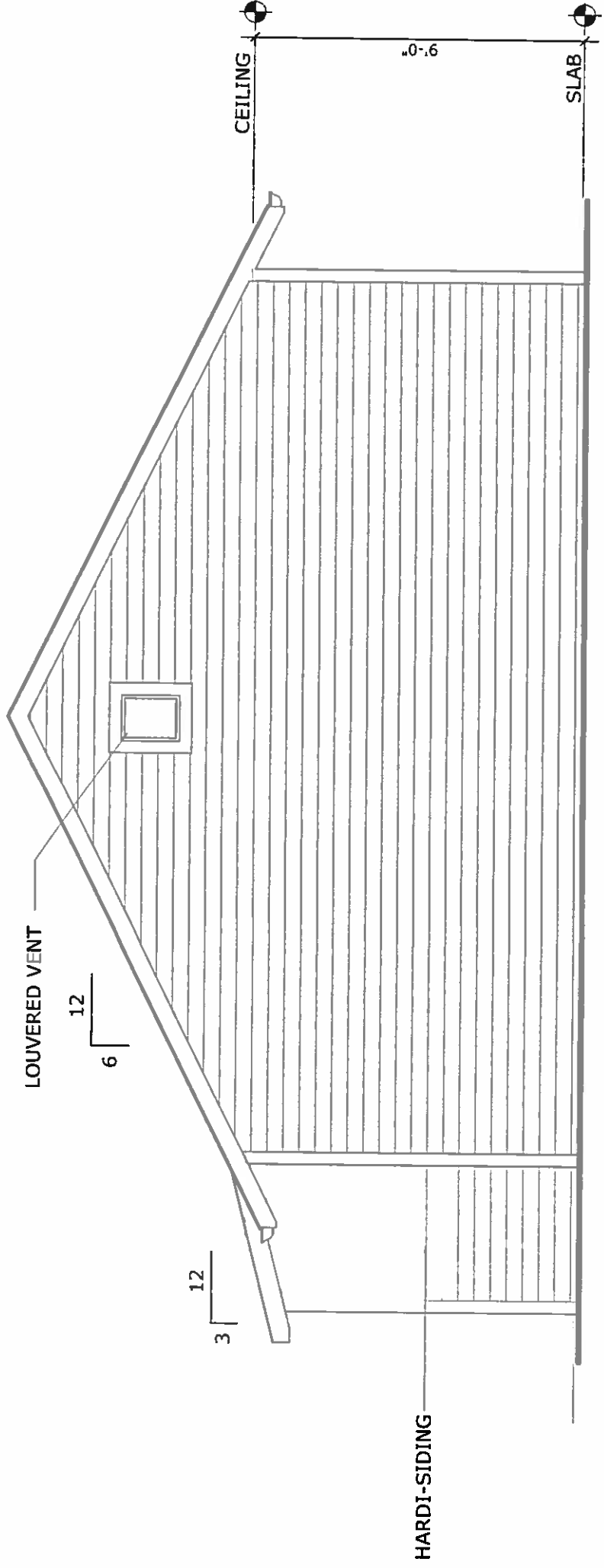
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MAY 10, 2016

A2.1



2 LEFT ELEVATION
 1/4" = 1'-0"



1 REAR ELEVATION
 1/4" = 1'-0"

NOT RELEASED FOR CONSTRUCTION