



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

APPLICATION #: **V-16-133**  
DATE ACCEPTED: **05/17/2016**

## NOTICE TO APPLICANT

Address of Property:  
**1715 Pine Ridge DR NE**

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

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, July 14, 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

  
\_\_\_\_\_  
Nina Gentry



**City of Atlanta**  
**Office of Buildings – Zoning Division**  
 55 Trinity Avenue, Suite 3900  
 Atlanta, Georgia 30303  
 Phone: 404-330-6175



**REFERRAL CERTIFICATE**

COUNCIL DISTRICT \_\_\_\_\_ APPLICATION NUMBER V-16-133

NPU \_\_\_\_\_ DATE FILED 05-17-16

1. Nina Gentry  
 \_\_\_\_\_  
 Name of Applicant

**BUILDING PERMIT AUTHORIZING**

*Construction of an entrance canopy and circular driveway*

at 1715 Pine Ridge Dr NE 17<sup>th</sup>/51  
 Street Address Quadrant District & Land Lot

to be used for residential purposes

The property is zoned R-3 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 50ft. to 41ft. (2) to exceed the allowed front yard lot coverage of 30% to 60% to Allow a circular driveway and canopy addition to a single family dwelling.

Applicant seeks no other variances at this time.

**1982 ZONING ORDINANCE, AS AMENDED**

Chapter 05 Section 16-05.008 Paragraph (1)

Chapter 28 Section 16-28.009 Paragraph (7) (c)

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

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

[Signature] 5-17-16  
 Plan Reviewer Date

[Signature] 5/17/16  
 Applicant Date

APPLICATION FOR VARIANCE  
City of Atlanta



Date Filed 05-17-2016 Application Number V-16-133  
Name of Applicant Nina Gentry Daytime Phone 404-218-5730

Company Name Gentry Planning Services, LLC e-mail gps2015@comcast.net

Address 992 Eden Avenue, SE Atlanta GA 30316  
street city state zip code

Name of Property Owner Diversified Holdings, LLC Phone 404-202-9264

Address 1715 Pine Ridge Drive, NE Atlanta GA 30324  
street city state zip code

Description of Property

Address of Property 1715 Pine Ridge Drive, NE OR

the subject property fronts 70 feet on the north side of Pine Ridge Drive  
and begins 865 feet from the southeast corner of Wildwood Road

Depth: varies Area: 0.655 acres Land Lot: 51 District: 17, Fulton County, GA.

Property is zoned: R-3, Council District: 6, Neighborhood Planning Unit: F

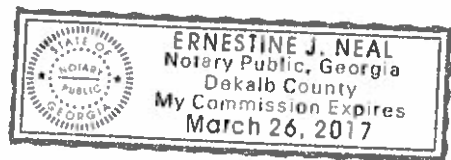
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant variance(s).

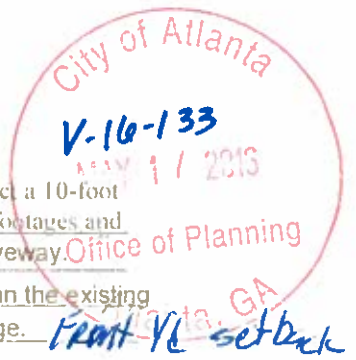
I hereby authorize the staff of the Office of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Planning upon filing this application. I swear 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 17 Day Of May, 2016

Nina E Gentry  
Owner or Agent for Owner (Applicant)  
Nina E Gentry  
APPLICANT'S NAME IN PRINTED LETTERS

Ernestine J. Neal  
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: Construct a new entrance canopy and driveway creating a circular driveway.

The entrance canopy will not encroach any further into the front yard setback than the existing condition; however the front yard coverage will exceed the allowed 1/3 coverage.

*Reduction from 50' to 41'.*

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.

4547SF covered square feet / 28,546SF total lot square feet = 16 % proposed lot coverage

40% % 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:

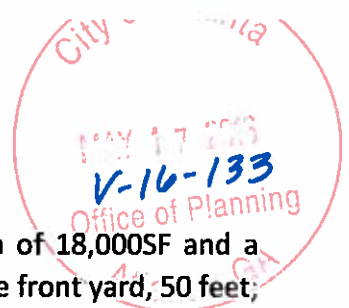
- by sending written notice of your application to all property owners whose property is within 300 feet of the subject property, and
- by causing public notice to be placed in the newspaper.

*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.

VARIANCE REQUEST  
for 1715 Pine Ridge Drive, NE



1715 Pine Ridge Drive is zoned R-3 which requires a minimum land area of 18,000SF and a minimum street frontage of 100 feet. Required setbacks for interior lots are front yard, 50 feet; side yards 10 feet and rear yard 20 feet. Maximum lot coverage allowed is 40% and maximum floor area ratio (FAR) of 0.40. Front yards are permitted to have a lot coverage of no more than 1/3 of the front yard area.

1715 Pine Ridge Drive consists of 28,546SF (0.655 acre). The parcel has frontage of 70 feet and widens to a rear width of 130.24 feet. A creek bisects the rear of the property and the topography slopes down from Pine Ridge approximately 16 feet where it then drops steeply becoming undevelopable. Approximately 1/2 of the parcel is within the required 75 stream buffer area. The existing dwelling is one story from Pine Ridge and becomes a two-story in the rear. The dwelling, constructed in 1952 with an addition in 1986, encroaches into the required front yard setback 20 feet. The homeowner proposes to construct a new entry canopy, replace the existing driveway and create a circular driveway to facilitate better ingress and egress to the property. The new entry canopy would not encroach any further into the front yard setback than the existing condition. *The existing front yard setback is 41 feet.*

The dwelling was constructed in 1952 prior to the existing zoning requirements. The new driveway will be engineered to allow storm water to flow around the structure rather than into the basement where damage has occurred. An entire room collapsed and is having to be rebuilt. The front yard coverage is 34% and with the new circular driveway would be 60%. 1,375SF of the front yard coverage is the portion of the dwelling within the front yard setback. However the overall lot coverage after the improvements would be 16%.

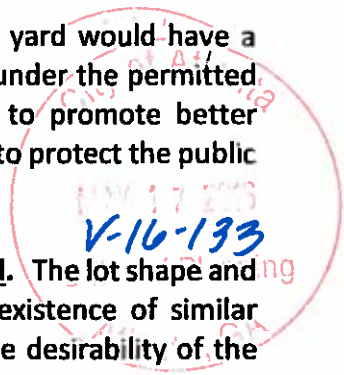
The circular drive is needed to allow easier pedestrian access to the dwelling and safer ingress and egress to the property.

JUSTIFICATION

- a. **There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.** 1715 Pine Ridge Drive has less frontage than required for properties zoned R-3. It has 70 feet of street frontage rather than the required 100. The rear yard topography slopes down approximately 16 feet to the rear of the dwelling where it then drops steeply becoming undevelopable.
- b. **The application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship.** To impose the front yard setback and coverage requirements on this property would prohibit the owner from making typical improvements to a single family dwelling. The proposed entry canopy would not encroach any further into the front yard setback than the existing condition and would allow better pedestrian access to the dwelling. The circular driveway would allow safer pedestrian access

and vehicular ingress and egress to the property. Although the front yard would have a greater coverage than permitted the overall parcel would remain well under the permitted lot coverage of 40%. Furthermore the driveway will be engineered to promote better drainage on the site. It should not be necessary to impose this hardship to protect the public good.

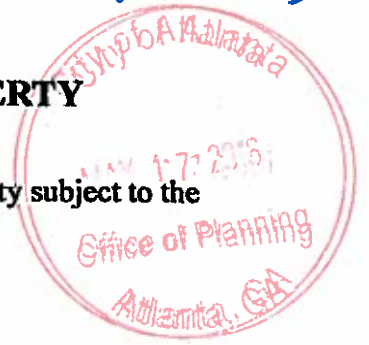
- c. **Such conditions are peculiar to the particular piece of property involved.** The lot shape and topography are not unique to the subject property. However, the existence of similar conditions on adjoining neighborhood properties should not negate the desirability of the proposal.
- d. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.** The requested variances would not cause substantial detriment to the public good or impair the purposes and intent of the zoning ordinance by allowing the proposed improvements as the encroachment into the front yard setback will not change. Although the front yard area would exceed the allowed 1/3 coverage the resultant overall coverage would be 16% well below the allowed 40% and the new circular driveway would provide safer ingress and egress to the property, improve pedestrian access and promote better drainage of the site. This proposal would promote desirable living conditions.



V-16-133

# 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, Marguerite Jackson, manager Diversified Holdings LLC (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 1715 Pine Ridge Drive, 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 Nina Gentry

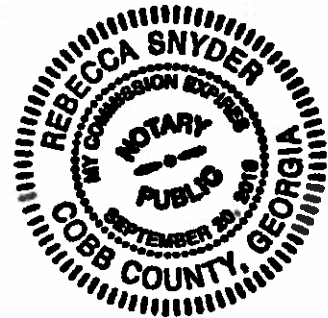
ADDRESS OF APPLICANT 992 Eden Avenue, NE  
Atlanta GA 30316

TELEPHONE NUMBER 404-218-5730

MJ  
Signature  Owner

Personally Appeared Before Me Marguerite Jackson, Mgr Diversified Holdings, LLC

Who Swears That The Information Contained In This Authorization Is True and Correct To The Best of His or Her Knowledge and Belief.  
Rebecca Snyder  
Notary Public  
Date 4-28-16



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

05/17/2016 12:15:25  
Merchant ID: 000000004009798  
Terminal ID: 06347552  
184191133992

UNITY DEVELOPMENT

CREDIT CARD  
VISA SALE

CARD # XXXXXXXXXXXXX1368 33  
INVOICE 0004 ng/BZA/Variance/NA  
Batch #: 000401 PINE RIDGE DR NE, ATLANTA, GA 30324  
Approval Code: 017210 ified Holdings, LLC  
Entry Method: Swiped  
Mode: Online  
Tax Amount: \$0.00

SALE AMOUNT	Payment Date	Cashier ID	Received	Comments
\$100.00	05/17/2016	SGUILDARIE		

CUSTOMER COPY

Description: ...ard setback from 50 ft to 41 ft to exceed the allowed front yard lot coverage of 30% to 60% to allow a circular driveway and canopy addition to a single family dwelling

**PAID**  
CITY OF ATLANTA  
MAY 17 2016  
EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR

*Visa*  
*S.J.*