



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

APPLICATION #: **V-16-134**
DATE ACCEPTED: **05/18/2016**

NOTICE TO APPLICANT

Address of Property:
1002 Amsterdam AVE 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

Jon Cauthen



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-16-134

NPU _____ DATE FILED _____

Mr. Jon Cauthen
 Name of Applicant

BUILDING PERMIT AUTHORIZING

A new accessory structure.

at 1002 Amsterdam AVE NE 17th/2
 Street Address Quadrant District & Land Lot

to be used for accessory structure purposes

The property is zoned R-4 (Single-Family Residential District) District

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

Applicant seeks a variance from the zoning regulation to reduce the required western side yard setback from 7 feet to 0.63 feet in order to construct an accessory structure (carport with porch).

Applicant seeks no other variances at this time.

A complete plan review was not conducted.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph 2

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____


 Plan Reviewer _____ Date 5-12-16


 Applicant _____ Date 5-12-16

APPLICATION FOR VARIANCE
City of Atlanta



Date Filed 5.12.16 Application Number V-16-134
Name of Applicant Jon CAUTHEN Daytime Phone 470-277-4165
Company Name PIEDMONT CRAFTSMEN e-mail J.CAUTHEN@ICLOUD.COM
Address 2650 HAVERMILL WAY ATLANTA GA 30345
street city state zip code

Name of Property Owner Julie JACOBSON Phone 404 876 0054
Address 1002 AMSTERDAM AVE ATLANTA GA 30306
street city state zip code

Description of Property

Address of Property 1002 AMSTERDAM AVE OR
the subject property fronts _____ feet on the _____ side of _____
_____, and begins _____ feet from the
_____ corner of _____.

Depth: ___ Area: ___ Land Lot: ___ District: _____, _____ County, GA.

Property is zoned: R4, Council District: _____, 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 12 Day Of 5, 20016



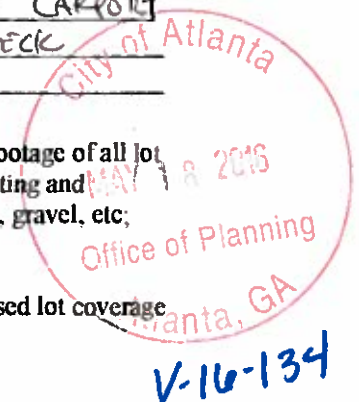
[Signature]
Owner or Agent for Owner (Applicant)
Jon CAUTHEN
APPLICANT'S NAME IN PRINTED LETTERS

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: DEMOLISH EXISTING NON CONFORMING 576 SF CARPORT
CONSTRUCT NEW 460 SF PERGOLA / CARPORT + DECK

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.

4520 covered square feet / 9781 total lot square feet = 46 % 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.

5-12-16

Variance Justification

Applicant: Jon Cauthen, Piedmont Craftsmen

Property address: 1002 Amsterdam Ave Atlanta GA 30306

Property Owner: Julie Jacobson



1. What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape, or topography)

The property at 1002 Amsterdam Ave has a unique shape and topography. The lot is very narrow and slopes up from the street to the primary residence then down to the rear lot line. The drop from the main level of the home to the rear lot line is approximately 20 vertical feet.

2. How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship?

An accessory parking structure built within the side yard setbacks per R4 zoning would inhibit the owner from using and enjoying their rear yard. With the lot being only 50' wide, the accessory structure would block all views and access to the butterfly garden the owner had installed several years ago. If the structure were located at the rear lot line, the butterfly garden would be lost and the amount of concrete needed for the drive would increase their lot coverage to an uncomfortable ratio for storm drainage and would require a zoning variance.

An accessory parking structure located within the side yard setbacks would also necessitate the removal of several large trees that provide both screening and shade for the owner's rear yard.

3. What conditions are peculiar to this particular piece of property?

This property is peculiar for 3 distinct reasons:

1. The property is zoned R4 which has a minimum street frontage of 70'. This particular property has only 50' of street frontage and lot width, which severely limits the owner's options for an accessory structure and a useful rear yard.
2. The property is located on a moderately busy road, which creates a dangerous condition for on street parking. The driveway is of minimal width so it is not suited for two cars.
3. The primary structure is built within the side yard setbacks and is within the allowable FAR. The lot however is so narrow and sloping that any accessory parking structure would need to be located extremely far from the rear elevation of the home to allow for a proper turning radius. This would result in unfavorable storm water management given the resulting lot coverage and site work needed.

V-16-134

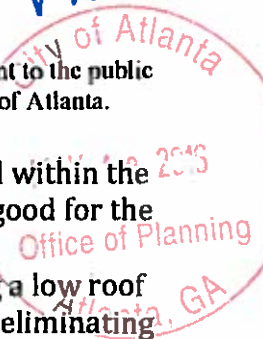
4. Submit facts to show that relief, if granted, would not cause substantial detriment to the public good or impair the purposes and the intent of the Zoning Ordinance of the City of Atlanta.

The design of the accessory parking structure, if allowed to be located within the requested varied side yard, would not cause any detriment to public good for the following reasons:

1. The structure is designed to mimic a garden trellis thus having a low roof design, easy maintenance access from within in the structure (eliminating the requirement of a maintenance easement), no windows or lighting facing the neighboring lot, and no chance for unwanted shadows cast on the neighboring yard.
2. The natural storm water characteristics and trees on site would have minimal impact

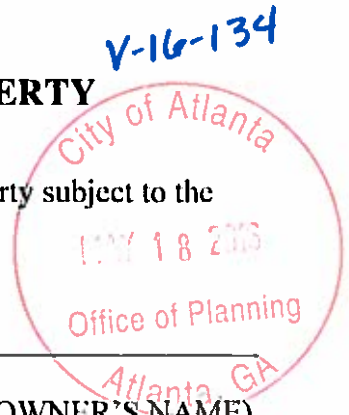
The design of the accessory parking structure, if allowed to be located within the requested varied side yard, would not impair the intent of the Zoning Ordinance for the following reasons:

1. The structure's proposed location is approximately 20' from any other structure including the neighboring property
2. The structure will not block any utilities



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, Julie Jacobson (OWNER'S NAME)

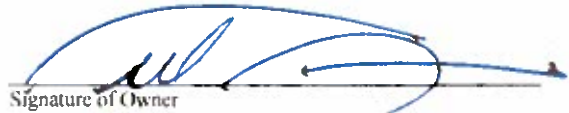
SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT Atlanta GA 30306
1002 Amsterdam Ave NE (PROPERTY ADDRESS).

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 Jon Caithen

ADDRESS OF APPLICANT 2650 HAVENHILL WAY
ATLANTA, GA 30345

TELEPHONE NUMBER 470-277-4165


Signature of Owner

Personally Appeared Before Me
Michael Mathis

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

April 29th 2016
Date

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

05/18/2016 09:55:31 INITY DEVELOPMENT
Merchant ID: 000000004009798
Terminal ID: 06381900
184191133992

CREDIT CARD .4
VISA SALE g/BZA/Variance/NA
MSTERDAM AVE NE, ATLANTA, GA 30306
cobson

CARD # XXXXXXXXXXXXX8401
INVOICE 0004
Batch #: 000393
Approval Code: 918054
Entry Method: Swiped
Mode: Online
Tax Amount: \$0.00

SALE AMOUNT \$100.00

Payment Date	Cashier ID	Received	Comments
05/18/2016	RPLEWIS		

CUSTOMER COPY

1 side yard setback from 7 ft to 0.63 ft in order to
re(carport with porch)

PAID
CITY OF ATLANTA
MAY 18 2016
Rc
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR