



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

APPLICATION #: **V-16-144**
DATE ACCEPTED: **06/07/2016**

NOTICE TO APPLICANT

Address of Property:
1014 Mclynn AVE NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, August 4, 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,

TW, for Director, Bureau of Planning

David Ogram



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



REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-16-144

NPU F DATE FILED _____

1. David Orgram

Name of Applicant

BUILDING PERMIT AUTHORIZING

Second story addition

at 1014 Mc Lynn Ave NE 17th/2
 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 ordinance to (1) reduce the required north side yard setback from 7ft. to 5.8ft; (2) reduce the required south side yard setback from 7ft. to 2.6 ft to
Allow a second story addition.

Applicant seeks no other variances at this time. No plan review conducted

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

B. Johns 6-7-16
 Plan Reviewer Date

David Orgram 6/7/16
 Applicant Date



APPLICATION FOR VARIANCE
City of Atlanta

Date Filed _____ Application Number V-16-144
Name of Applicant David Ogram Daytime Phone 404-578-0352
Company Name _____ e-mail davidrogram@aol.com
Address 6 MWSLOGEE Ave. Atl. GA 30305

Name of Property Owner Joel Craft Phone _____
Address 1014 McLynn Ave NE 30303

Description of Property
Address of Property 1014 McLynn Ave. NE. OR
the subject property fronts 42.5 feet on the _____ side of _____
and begins _____ feet from the
corner of _____
Depth: 195 Area: 119A Land Lot: 2 District: 17, Fulton County, GA.
Property is zoned: R-4, Council District: _____, Neighborhood Planning Unit: _____

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 7 Day Of June 2016

David Ogram
Owner or Agent for Owner (Applicant)
david ogram
APPLICANT'S NAME IN PRINTED LETTERS

ANGELYN B. SABIR
NOTARY PUBLIC

ANGELYN B SABIR
Notary Public, Fulton, GA
My Commission Expires March 17, 2020

V-16-144

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 an addition to the second floor within the foot print of the first floor.
293 SF

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.

2086 covered square feet / 2287 total lot square feet = 35 % 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 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 (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.

June 7, 2016

1014 McLYNN AVENUE
ATLANTA, GA 30309

V-16-194



To Whom It May Concern,

We are applying for a variance at 1014 McLynn Avenue, Atlanta, Georgia 30309, to allow for an addition to the second floor that is within the existing footprint of the first floor of the house. The existing house is a one and a half story house.

The north side yard set back will be reduced from 7' required to 5.8' for the second floor addition.

The south side yard set back will be reduced from 7' required to 2.6' also for the second floor addition.

The property is zoned R-4 on a 0.19 acre lot (8,287.11 sq.ft.).

There are extraordinary and exceptional conditions pertaining to this piece of property due to its size, shape or topography.

The property is a non-conforming lot. The property is 8,287.11 sq. ft. (0.19 acre) zoned R-4. The lot is 42.5' wide at the front and 195' deep. R-4 zoning requires a minimum of 70' in width. The required property size for R-4 is 9,000 sq.ft.

The application of the city ordinance to this particular piece of property would create an unnecessary hardship.

The required setback conditions make it difficult to construct a second floor addition with the first floor in the north and south side yard setbacks.

Such conditions are peculiar to this piece of property.

The lot is 27.5' narrower than the required R-4 classification. The existing first floor of the house is built in the north and south side yard setbacks.

Relief, if granted, would not cause substantial detriment to the good or impair the purpose of the Atlanta zoning ordinance.

Approval of this variance would allow construction of a non-offensive second floor addition to an existing single-family residence. The neighbors understand this and we have received favorable reaction from adjacent neighbors. We intend to bring their letters of support to the local neighborhood association, NPU, and BZA meetings. We believe this zoning change would not impair the purposes and intent of the zoning ordinances and have no adverse effect on the community.

We ask for your approval.

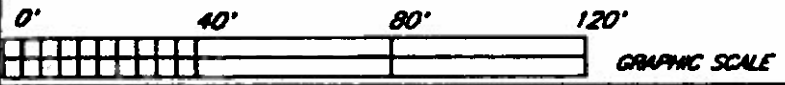
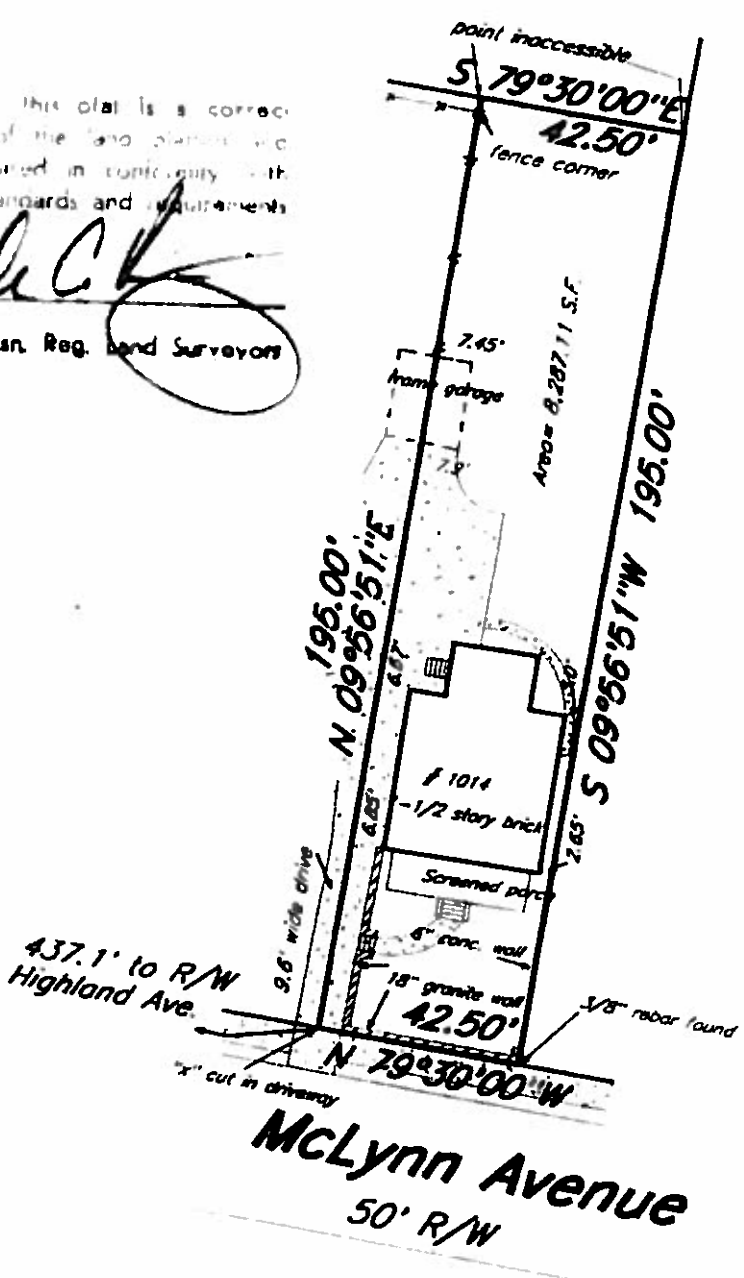
In my opinion, this plan is a correct representation of the land shown and has been prepared in conformity with the minimum standards and requirements of law.

Joseph C. King
 Member Ge. Assn. Reg. Land Surveyors

V-16-194

City of Atlanta
 JUN - 7 2016
 Office of Planning
 Atlanta, GA

GEORGIA
 REGISTERED
 No. 1418
 PROFESSIONAL
 LAND SURVEYOR
 JOSEPH C. KING



SURVEY FOR					
Joel Craft					
LOT	BLOCK	SUBDIVISION			
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LAND LOT	DISTRICT	SECTION	COUNTY	STATE	
2	17		Fulton	GEORGIA	
DATE	SCALE	BASE BEARING REF: (MAGNETIC)			
07-11-02	1" = 40'	THE RESIDENCE ON THIS PROPERTY IS NOT LOCATED INSIDE AN IDENTIFIED FLOOD HAZARD AREA			

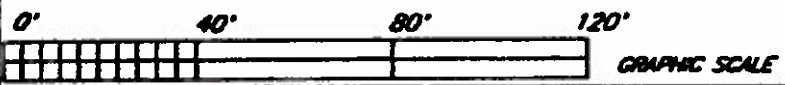
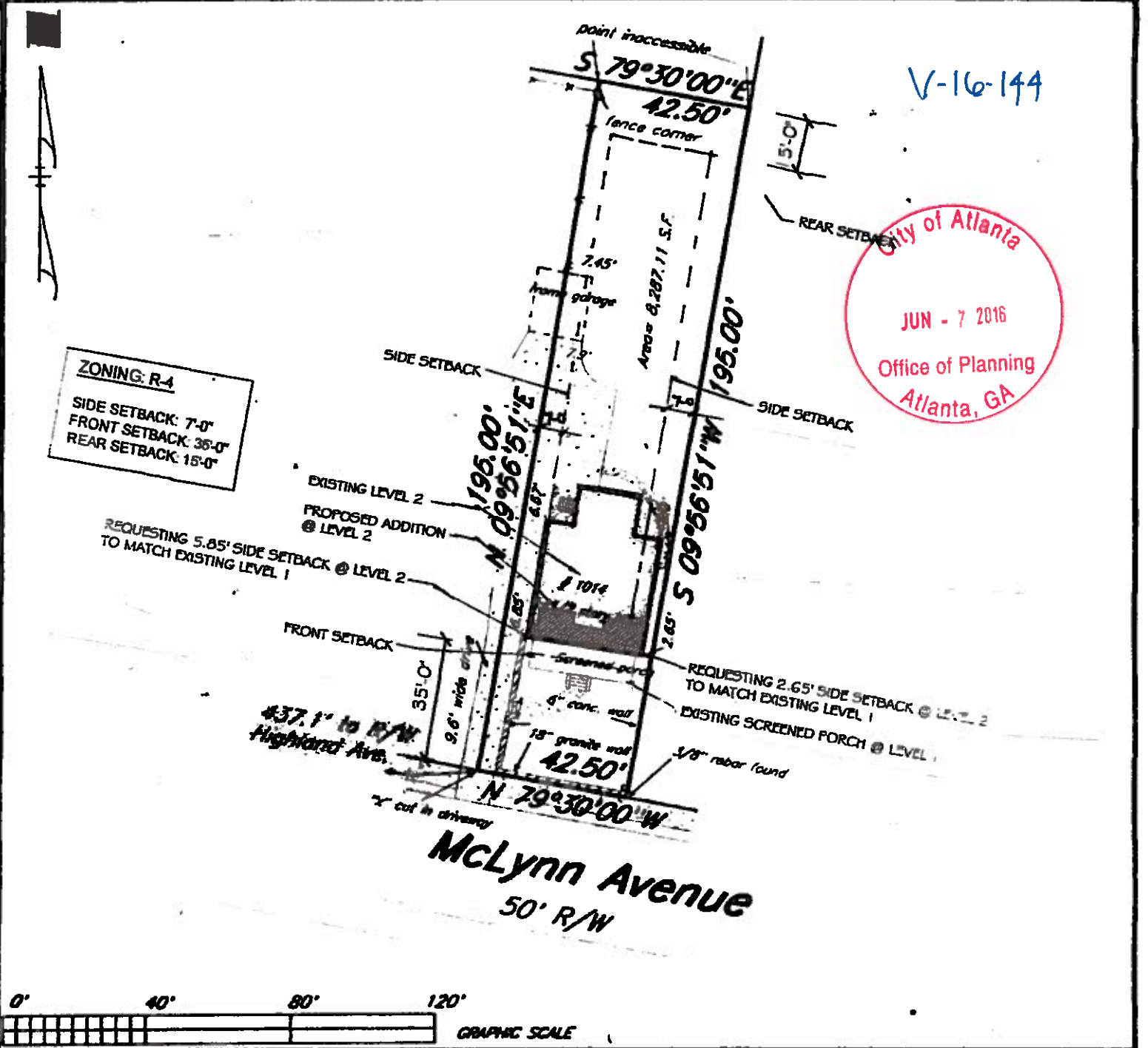
Joseph C. King, Land Surveyor FILE # 217CRAFT
 Dekalb Surveys Phone: 404-373-9003

ERROR OF CLOSURE 1" IN 10,000' OR BETTER

V-16-144



ZONING: R-4
 SIDE SETBACK: 7'-0"
 FRONT SETBACK: 35'-0"
 REAR SETBACK: 15'-0"



SITE PLAN

Joel Craft

LOT	BLOCK	SUBDIVISION			
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LAND LOT	DISTRICT	SECTION	COUNTY	STATE	
2	17		Fulton	GEORGIA	
DATE	SCALE	BASE BEARING REF: (MAGNETIC)			
07-11-02	1" = 40'	THE RESIDENCE ON THIS PROPERTY IS NOT LOCATED INSIDE AN IDENTIFIED FLOOD HAZARD AREA			

Joseph C. King, Land Surveyor FILE # 217CRAFT
 Dekalb Surveys Phone: 404-373-9003

ERROR OF CLOSURE 1" IN 10,000' OR BETTER

V-16-144



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, Joel Craft (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 1014 McLynn Ave, NE, Atlanta, GA 30303 (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 DAVID OGRAM

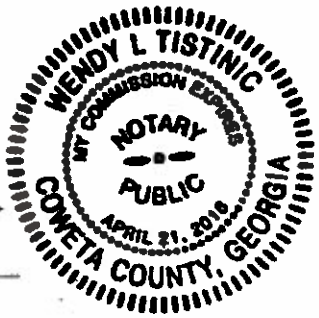
ADDRESS OF APPLICANT 1708 PEACHTREE ST.
ATLANTA, GA

TELEPHONE NUMBER 404 578-0352

[Signature]
Signature of Owner

Personally Appeared Before Me Joel Craft

Who Swears That The Information Contained In This Authorization Is True and Correct To The Best of His or Her Knowledge and Belief.
Wendy L Justice
Notary Public
6/2/2016
Date



RECEIPT

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

Application: V-16-144
Application Type: Planning/BZA/Variance/NA
Address: 1014 MCLYNN AVE NE, ATLANTA, GA 30306
Owner Name: CRAFT JOEL P & MARTHA C
Owner Address:
Application Name:

Q.Y.
PAID
CITY OF ATLANTA
JUN 07 2016
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
471646		\$100.00	06/07/2016	PLUKE		

Owner Info.: CRAFT JOEL P & MARTHA C

Work Description: Second floor addition to existing house