



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

APPLICATION #: **V-16-182**
DATE ACCEPTED: **07/19/2016**

NOTICE TO APPLICANT

Address of Property:
1040 Bellevue DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, September 8, 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,



Taylor Thompson
TT, for Director, Bureau of Planning



Karon Abe



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-16-182

NPU F DATE FILED 7-19-2010

Ms. Karon Abe
 Name of Applicant

BUILDING PERMIT AUTHORIZING
 Single-Family Addition

at 1040 Bellevue AVE NE 17th/1
 Street Address Quadrant District & Land Lot

to be used for Single-Family Residential 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 3 feet, 9 inches to erect a new deck and addition to a single-family dwelling.

Pending Lot Acknowledgement.

A complete review was not conducted.

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2)

[Signature] 7/19/10
 Plan Reviewer Date

[Signature] 07/19/10
 Applicant Date



APPLICATION FOR VARIANCE
City of Atlanta

Date Filed 7.19.2016 Application Number V-16-182

Name of Applicant KARON ABE Daytime Phone 404 964-4170

Company Name e-mail kabe1221@gmail.com

Address 1040 Bellevue Dr Atlanta GA 30306

Name of Property Owner KARON ABE Phone 404.964.4170

Address 1040 BELLEVUE AVE ATLANTA GA 30306

Description of Property

Address of Property 1040 BELLEVUE AVE OR

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

Depth: 165/165.25 Area: 8233 Land Lot: 1 District: 17, FULTON County, GA.

Property is zoned: RA, 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).

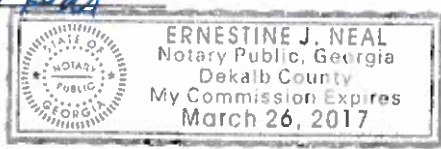
I hereby authorize the staff of the Office of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Planning upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.

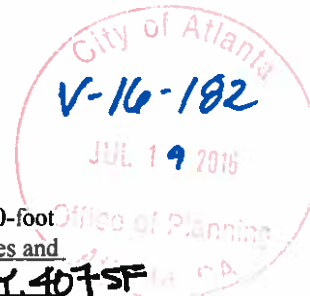
Sworn To And Subscribed Before Me This 19 Day Of July 2006.

Signature of Owner or Agent for Owner (Applicant)

KARON ABE 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: REMOVE EXIST. DECK AT REAR OF HOUSE TO ADD ONE STORY, 407 SF ADDITION. ADD NEW DECK, 248 SF, BEHIND NEW ADDITION W/ STAIRS TO GRADE.

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.

3243 covered square feet / 8,233 total lot square feet = 39.4% 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
1040 Bellevue Avenue
Atlanta, Georgia 30306



1. *There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography:*

The subject lot is zoned R4, with a minimum lot requirement of 9000 SF and a minimum width of 70'. The actual lot size is 8233 SF with a width of 49.38/50'.

The existing house is located on the property in violation of the current zoning on the east side, which requires a side yard setback of 7'. Due to the taper of the lot, we are requesting a 3.5' setback to accommodate the addition. An addition respecting the 7' line would not allow for a functional floor plan within the house.

2. *The application of the zoning ordinance of the City of Atlanta to this Particular piece of property would create an unnecessary hardship:*

Application of the 7' setback requirement would result in a nonfunctional floor plan due to the arrangement of the existing rooms at the back of the house, the taper of the lot and the width of the lot.

3. *Such conditions are peculiar to the particular piece of property involved:*

The width of the lot and location of the existing house create an extraordinary condition related to this particular lot. A workable floor plan requires that the new addition span the rear of the existing house.

4. *Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the zoning regulation of the City of Atlanta:*

Based on the proposed variance request, the new addition would be no closer to the property line than the existing house, and would actually taper away from it, so there would be no increase in the danger of fire. The addition would be no taller than the existing house so would not impede light and air to the neighboring properties. The addition would increase the value of the house and therefore the sustainability of the neighborhood and is consistent with the development of the neighborhood.

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55 TRINITY AVE STE 1350
ATLANTA, GA 30303

07/19/2016 09:32:13 IIITY DEVELOPMENT
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Terminal ID: 06381900
184191133992

CREDIT CARD
VISA SALE

BZA/Variance/NA
.LEVUE DR NE, ATLANTA, GA 30306
.ON

CARD # XXXXXXXXXXXXX8535
INVOICE 0004
Batch #: 000435
Approval Code: 98864D
Entry Method: Swiped
Mode: Online
SALE AMOUNT \$100.00

Payment Date	Cashier ID	Received	Comments
07/19/2016	RPLEWIS		

CUSTOMER COPY

western side yard setback from 7ft to 3 ft 9 inches to erect a
e family dwelling

PAID
CITY OF ATLANTA
JUL 19 2016
[Signature]
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR