



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

APPLICATION #: **V-16-224**

DATE ACCEPTED: **08/23/2016**

City of Atlanta

AUG 23 2016

Office of Planning

Atlanta, GA

NOTICE TO APPLICANT

Address of Property:
695 Cooleage AVE NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, October 13, 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,

RM, for Director, Bureau of Planning

Ross Weman

Kleman



CITY OF ATLANTA

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



REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER 16-224

NPU F DATE FILED 8/23/16

1. Mr. Ross Kleman
Name of Applicant

BUILDING PERMIT AUTHORIZING

Addition to Single-Family Dwelling

at 695 Cooledge AVE NE 17th/53
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 regulation to: (1) reduce the required western side yard setback from 7 feet to 4 feet; and (2) increase the impervious lot coverage from 50 percent to 57 percent in order to construct an addition to an existing single-family dwelling.

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) (6)

Chapter Section Paragraph

Chapter Section Paragraph

Plan Reviewer Date

Applicant Date 8/23/2016



APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Please mark "X" next to the type of application(s) you are submitting:

Variance	X
Special Exception	
Variance & Special Exception	

Date Filed 8/23/2016 Application Number V-16-224

Name of Applicant Ross Weman Daytime Phone 404-840-9028

Company Name (if applicable) Property Medics of Georgia LLC email rossweman@gmail.com

Address 4016 Flowers Rd Suite 400 Doraville GA 30360
street city state zip code

Name of Property Owner Christina Mominson and Eric Smith Phone 715-205-5489

Address 695 Cooledge Ave NE Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 695 Cooledge Ave NE Atlanta GA 30306
street city state zip code

Area: _____ Land Lot: 53 District: 17, Fulton County, GA.

Property is zoned: R4, Council District: _____, Neighborhood Planning Unit (NPU): 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 a Variance or Special Exception.

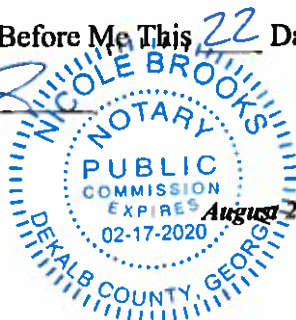
I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing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

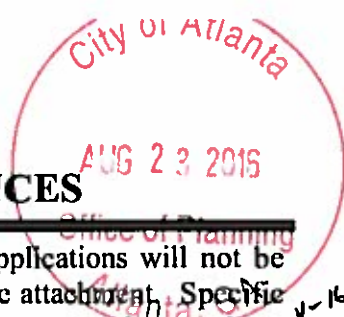
Ross Weman
Owner or Agent for Owner (Applicant)

Ross Weman
Print Name of Owner

Sworn To And Subscribed Before Me This 22 Day Of Aug, 20 16.

[Signature]
NOTARY PUBLIC





SUMMARY & JUSTIFICATION FOR VARIANCES

Directions: Complete responses must be provided for ALL questions. Incomplete applications will not be accepted. The space below may be utilized or responses may be submitted as a separate attachment. Specific criteria for Board approval of variances may be found on page 7. The justification must address these criteria. Please submit a typewritten or legible justification.

State whether the property described in this application is subject to a pending application or ordinance for a Rezoning or Special Use Permit. YES X NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor.)

Summary of proposed construction changes to buildings or site (shall not replace submittal of written criteria). (Examples: "Convert a 100' x 200' retail space into a restaurant." "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

Construct a partially covered, near 275 square foot deck.

Proposed Lot Coverage (After Construction): Calculate total amount of lot coverage on entire property, after completion of proposed construction, including existing and proposed buildings and other structures; sidewalks, driveways, parking pads, patios, gravel, etc.; everything except natural planted or undisturbed areas.

4,226 covered square feet / 7,465 total lot square feet = 56.6 % proposed lot coverage

50 % maximum allowed lot coverage

Variance Criteria (see page 6 for detailed criteria):

- 1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)? *This lot is slightly more narrow than others in the area.*
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? *It would impact their ability to add to the property value and enjoy being outside at their home.*
- 3) What conditions are peculiar to this particular piece of property? *This lot is slightly more narrow than others in the area.*
- 4) Submit facts to show that 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. *We have hired a well respected local architect and worked hard to make the deck blend in with the type and style that is common in the area. It's construction will increase the home's value, positively impact neighbours values, and increase the likelihood of this 1930 built home remaining for decades to come.*

August 19, 2016

Dear Neighbor:

RE: Variance for 695 Cooledge Ave NE Atlanta, GA 30306



We are planning on applying for a zoning variance for our property located at 695 Cooledge Ave NE. We wish to build a partially covered rear 275 square foot deck. The reasons we need a variance to proceed is that the deck crosses the western, seven foot side setback line by less than 3 feet and the impervious area on the lot will become 56.6%. A variance is needed to go above 50% of the lot being impervious areas. We have planned the deck to blend in with the character of the neighborhood and home. Attached you will find our survey and architectural site plan. If you had any questions or concerns we would be happy to discuss them. You may also speak with our general contractor, Corey Pemberton with Property Medics of Georgia LLC if you would like.

This variance request will potentially be heard at the following public meetings:

1. VHCA Planning – **Wednesday September 7, 2016** at 7 pm at the Church of Our Savior – 1068 N. Highland Ave. (across from the fire station).
2. VHCA Board Meeting – **Monday, September 12, 2016** at 7:00 pm at the Ponce de Leon Library, 980 Ponce de Leon Avenue NE.
3. NPU F – **Monday, September 19, 2016** at 7 pm at the Hillside facility, 1301 Monroe (enter from Monroe across from the entrance to the Piedmont Park parking facility).
4. NPU F – **October 13, 2016** City of Atlanta Board of Zoning Adjustment (BZA) Council Chambers, 2nd Floor, City Hall, 55 Trinity Avenue, S.W.

If you have any questions, please let us know,

Christina Mommsen and Eric Smith

(715)205-5489

GENERAL NOTES:

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

SURVEY DATA:

TYPE OF SURVEY: TOPOGRAPHY
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 5467 PG 372
 PROPERTY OWNER AT TIME OF SURVEY: ROSS KLEMAN
 PARCEL NUMBER: 17 0053 0008 0194

TOTAL AREA: 7,465 SQ. FT. 0.17 AC

CALCULATED PLAT CLOSURE: 1:58,090

FIELD DATA:

DATE OF FIELD SURVEY: 7-14-2016

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.003 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION

REFERENCE:
 PB 8 PG 166
 DB 5467 PG 372
 SURVEY FOR ED S. EVERETT BY
 GEORGIA LAND SURVEYING CO.
 DATED 5/5/1965

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY 1312100261G DATED SEPTEMBER 18, 2013

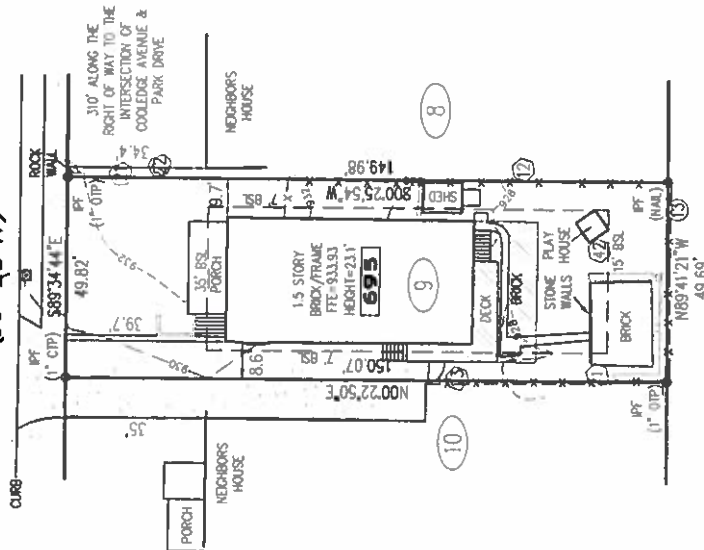
TREE SYMBOLS
 X = DIAMETER IN INCHES

(X) SWEETGUM
 (X) HARDWOOD
 (X) MAGNOLIA

ZONING: R-4
 IMPERVIOUS SURFACES:
 DRIVE = 837 SQ. FT.
 HOUSE = 1,898 SQ. FT.
 WALLS = 110 SQ. FT.
 PORCH = 262 SQ. FT.
 SHED = 74 SQ. FT.
 DECK = 284 SQ. FT.
 BRICK = 452 SQ. FT.
 TOTAL IMPERVIOUS = 3,951 SQ. FT. (52.9%)
 TOTAL LOT = 7,465 SQ. FT.

AREA OF PROPOSED DECK ADDITION
 275 ADDITIONAL SQ. FT.
 TOTAL PROPOSED IMPERVIOUS =
 4,226 SQ. FT. (56.6%)

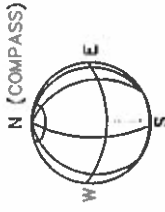
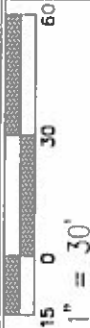
**COOLEDDGE AVENUE
 (50' R/W)**



SURVEY FOR
 COREY PEMBERTON
 LOT 9, CAPITAL DEVELOPMENT COMPANY SUBDIVISION

695 COOLEDGE AVENUE

CITY OF ATLANTA, FULTON COUNTY, GEORGIA
 LAND LOT 53, DIST 17
 DATE: JULY 19, 2016



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD

City of Atlanta
 AUG 23 2016
 Office of Planning
 Atlanta, GA



FOR
 DEKALB SURVEYS, INC.
 407 W. PONCE DE LEON
 SUITE B
 DECATUR, GEORGIA 30030
 404-375-9003

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-5, 43-15-19, 43-15-22.



COPY RIGHT 2016-THIS 11 X 17 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR

City of Atlanta

City of Atlanta
AUG 23 2016
Office of Planning
Atlanta, GA

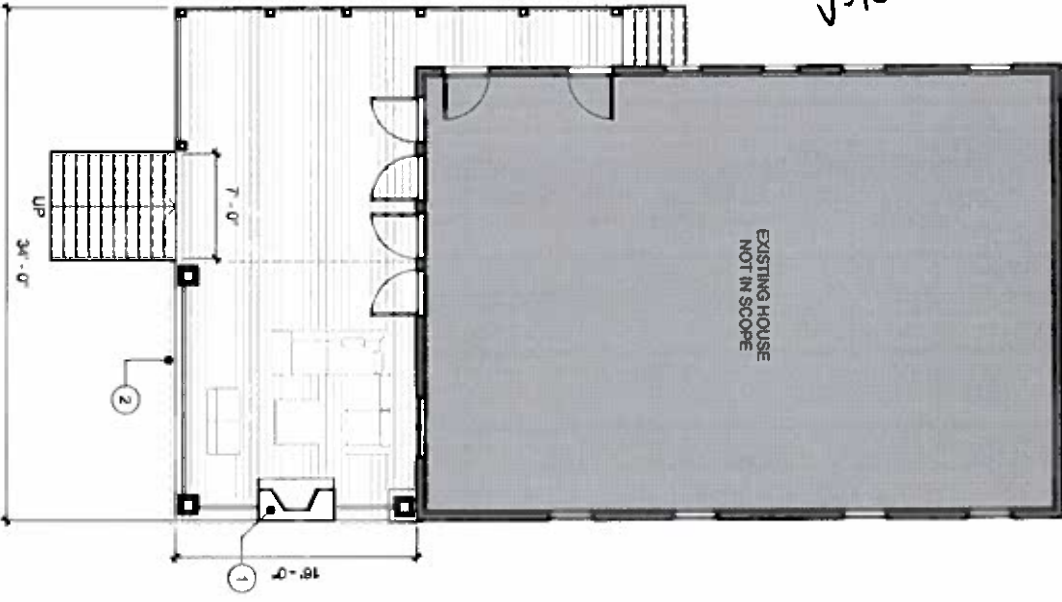
V-16-224
122-91-1

PLAN LEGEND:

- 1 OUTDOOR GAS/ELECTRIC BURNING FIREPLACE
- 2 LINE OF ROOF OVERHANG ABOVE

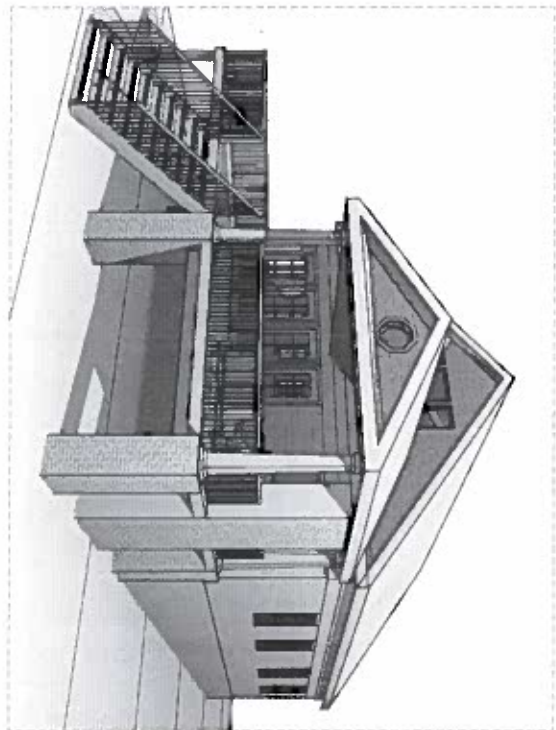
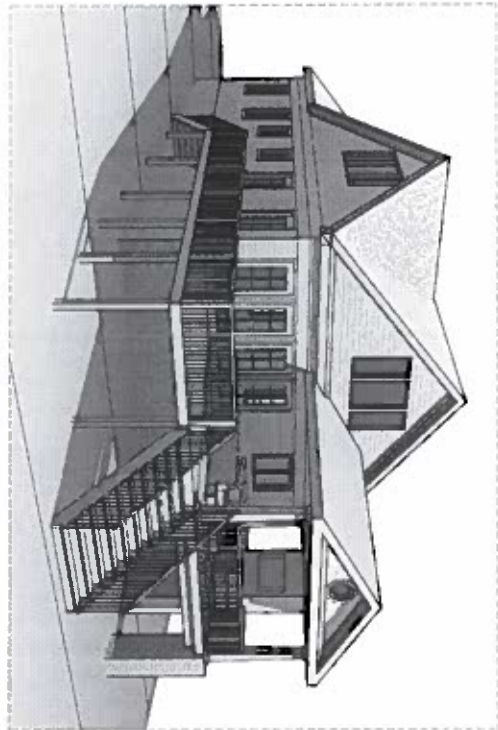


CONCEPT IMAGE



695 Cooleidge Deck Renovation OPTION 'G'

DATE: 06/07/16
SCALE: As indicated



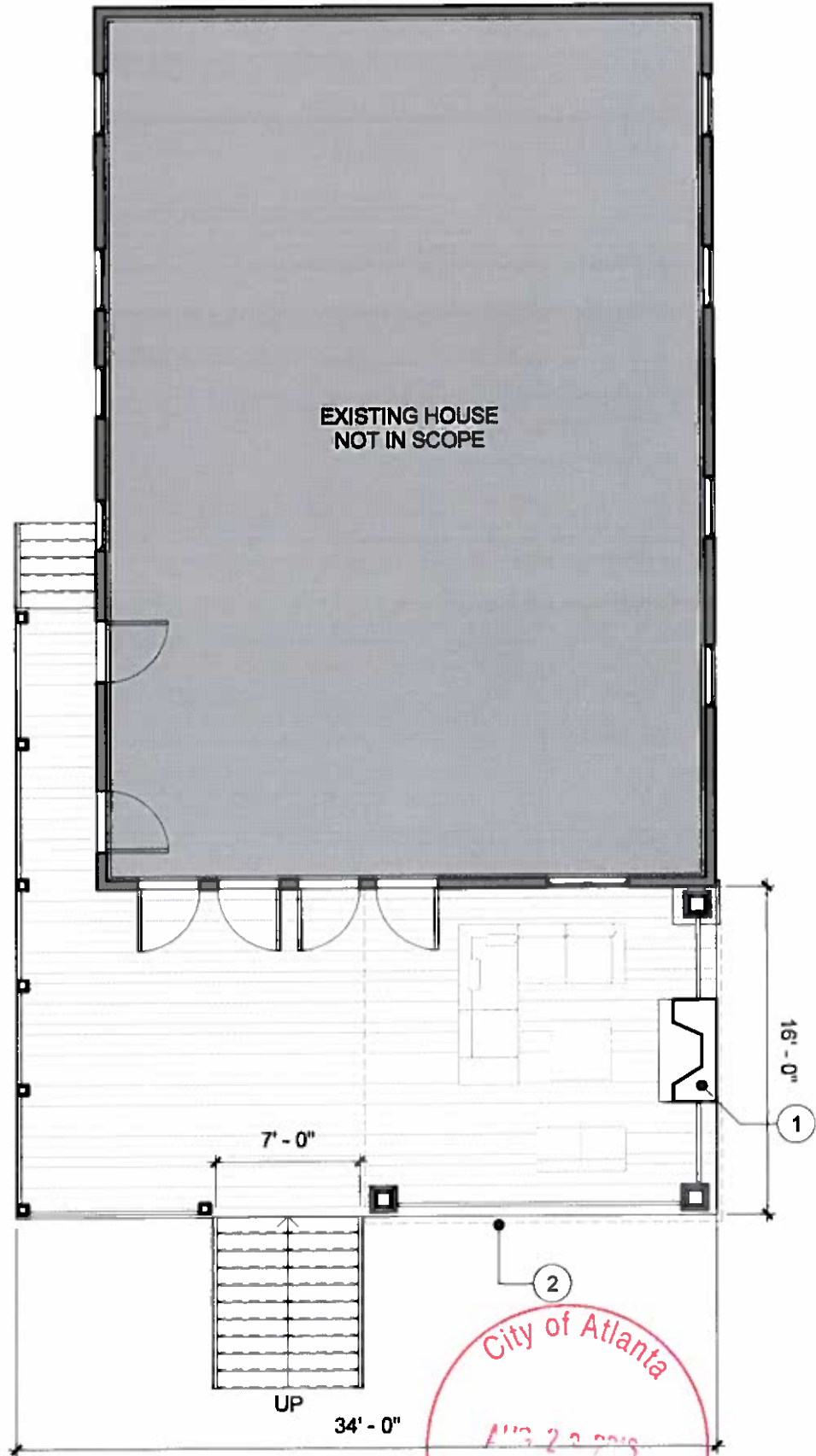
SIGN OFF:

NAME _____ DATE _____

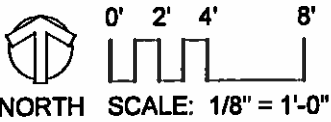
TIMOTHY K. SLIGER
 REGISTERED ARCHITECT
 872 ARGONNE AVENUE
 ATLANTA, GA 30309

PLAN LEGEND:

- ① OUTDOOR GAS/ELECTRIC BURNING FIREPLACE
- ② LINE OF ROOF OVERHANG ABOVE



CONCEPT IMAGE:



695 Cooledge Deck Renovation OPTION 'G'

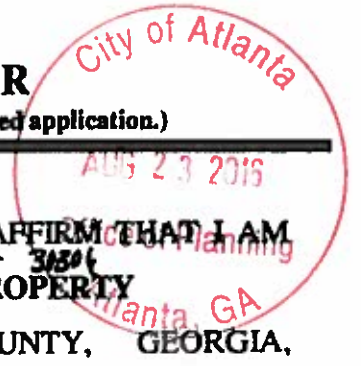
DATE: 06.07.16
SCALE: As indicated

City of Atlanta
11/3/2016
Office of Planning
Atlanta, GA
V-16-2774

AUTHORIZATION BY PROPERTY OWNER

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

(Please Print Clearly)



I, Christina Mounser (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 195 College Ave NE, Atlanta, GA 30304 (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 FILE THIS APPLICATION AS MY AGENT.

NAME OF APPLICANT:

LAST NAME Kleman FIRST NAME Koss
ADDRESS 4016 Flowers Rd SUITE 400
CITY Doraville STATE GA ZIP CODE 30360

OWNER'S TELEPHONE NUMBER: 715 205 8489

Christina Mounser
SIGNATURE OF OWNER

Christina Mounser
PRINT NAME OF OWNER

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMES, WHO SWEARS THAT THE INFORMATION CONTAINED IN THIS AUTHORIZATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
NOTARY PUBLIC
8-20-2016 My Commission Expires
February 16, 2020
DATE

RECEIPT

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

PAID
CITY OF ATLANTA
AUG 23 2016



EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Application: V-16-224
Application Type: Planning/BZA/Variance/NA
Address: 695 COOLEGE AVE NE, ATLANTA, GA 30306
Owner Name: WADE BETTY W
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
483049	1367	\$100.00	08/23/2016	MSIMMONS		

Owner Info.: WADE BETTY W

Work Description: Applicant seeks a variance to reduce the western side yard setback from 7' to 4' and to increase the impervious lot coverage from 50% to 57% in order to construct an addition to the existing single-family dwelling.