



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

APPLICATION #: **V-16-244**
DATE ACCEPTED: **09/07/2016**

NOTICE TO APPLICANT

Address of Property:
1676 Monroe DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, November 3, 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

Jim Neidlinger



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-16-244

NPU F DATE FILED _____

1. Jim Neidlinger

Name of Applicant

BUILDING PERMIT AUTHORIZING

Construction of a bank

at 1676 Monroe Dr NE 17th/56
 Street Address Quadrant District & Land Lot

to be used for commercial purposes

The property is zoned C-1 / Beltline District

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

Applicant seeks a special exception from the zoning ordinance to increase the maximum of 16 parking spaces allowed to 20 parking spaces. Increasing the maximum by 25% to allow 4 additional parking spaces for construction of a bank.

No plan review

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 11 Section 16-11.010 Paragraph (5)

Chapter 36 Section 16-36.020 Paragraph 2 ii

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

B. J. [Signature] 9-7-16
 Plan Reviewer Date

[Signature] 9/7/16
 Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

Variance	
Special Exception	X
Variance & Special Exception	

RECEIVED

SEP 7 2016

OFFICE OF PLANNING

V-16-244

Date Filed 9/7/16

Application Number _____

Name of Applicant Jiri Neidlinger Daytime Phone 678-781-5070

Company Name (if applicable) PNC Bank email 9/7/16

Address 1117 Perimeter Center West Suite W 306 Marietta GA 30338
street city state zip code

Name of Property Owner JODACO INC Phone 770 683 0900

Address 246 JACKSON ST NEWNAN GA 30263
street city state zip code

Description of Property

Address of Property 1676 Monroe DR. NE Atlanta, GA 30324
street city state zip code

Area: 0.508 Land Lot: 56 District: 17, Fulton County, GA.

Property is zoned: C-1, Council District: 6, Neighborhood Planning Unit (NPU): E

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.

Owner or Agent for Owner (Applicant)

JOSEPH M DAVIS
Print Name of Owner

Sworn To And Subscribed Before Me This 7 Day of September, 2016.

Debra Paulk Smith
NOTARY PUBLIC

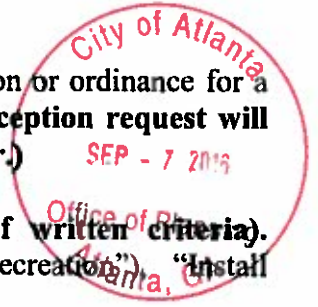


V-16-249

SUMMARY & JUSTIFICATION FOR SPECIAL EXCEPTIONS

Directions: Complete responses must be provided. Incomplete applications will not be accepted. The space below may only be utilized for the summary of proposal or responses may be submitted as a separate attachment. Specific criteria for Board approval of special exceptions may be found on page 9. The justification must address these criteria. Please submit a separate justification for responses to the applicable special exception criteria.

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 special exception request (shall not replace submittal of written criteria). (Examples: "Installation of a swimming pool adjacent to the public right of way ("active recreation"), "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

Parking & Loading: List the maximum number of employees who will park on the site at any given time: 5 AND list the maximum estimated number of customers, clients, visitors, or similar persons who will require automobile parking in connection with the facility on the site at any given time: 15. If you propose to provide off-site parking, see the attached Standards for off-site Parking Agreements (page 10) Request is to allow for 25% increase to the code allowed parking. Based on operational experience the additional parking will be required at peak times of operation.

Walls and Fences: Any request for walls or fences should include a site plan and elevations showing the full extent of the wall or fence and a drawing showing a typical portion of the wall or fence including gates of ornamental fences. _____

Active Recreation: _____

Non-Conforming Uses & Structures (i.e. duplex): _____

All other Special Exception Requests: _____

V-16-244



GPD GROUP
Professional Corporation

Atlanta Office

1117 Perimeter Center West tel 678.781.5060
Suite W306 fax 678.781.5099
Atlanta, Georgia 30338 www.gpdgroup.com



Mr. Tshaka Warren
Urban Planner, Principle
55 Trinity Ave SW # 3350
Atlanta, GA 30303

September 7, 2016
2016190.15

RE: Request for Special Exception from Zoning Board of Appeals.

Dear Mr. Warren

This letter is to formally request a special exception for the proposed PNC Bank located at 1676 Monroe Dr. NE. The proposed bank branch will require more parking than what is currently provided for in the C-1 Zoning code. The square footage of the proposed bank is 2,484 square feet. With a minimum required parking of one (1) space per 200 square feet, the required minimum parking would be thirteen (13) spaces. The code allows for a maximum of 25% above the minimum required parking. This would allow for sixteen (16) parking spaces per code. The proposed site plan proposes twenty (20) parking spaces. The request is for a 25% increase in the maximum allowed parking per code. This equates to four (4) additional parking spaces.

The bank branch will have four (4) offices which will accommodate one (1) employee and one (1) customer each. This equates to eight (8) spaces. There will be a conference room with six (6) chairs. This is an additional sixes (6) spaces. The lobby has four (4) seats for waiting and (2) two tablet stations for online self-service banking. There are an additional two (2) walk up ATMs that will be in vestibule. Walk up ATM's often are accessed by people who park and walk up to them. These are people who prefer to not reach out their window at the drive up ATM. This is a possible of twenty two (22) maximum spaces. PNC Bank from Experience believes that Twenty (20) spaces would be adequate and would avoid any over flow parking situations. PNC Bank has requested 20 spaces be granted for this project.

The Current use is an Einstein's Bagels which is roughly 1,900 square foot based on a survey performed on July 26 2016. The current user has Twenty Eight (28) parking spaces for a smaller building than PNC has proposed. The use is food service which would allow for one (1) space per 100 square feet. This would equate to nine teen (19) parking spaces required. The maximum allowed by code is twenty (23) spaces. The current user is 5 spaces over code. PNC bank is asking to be allowed to have 4 over code and 8 less spaces overall. They will be increasing the green area and providing the upgraded landscaping that the current Beltline Overlay requires.

This bank branch will be LEED certified. All PNC Bank branches are LEED certified because PNC bank has a commitment to the environment and responsible stewardship of the planet. They have more LEED certified buildings than any other company in the world. There are credits that can be gained by having the minimal required parking allowed by code. PNC Bank has experience with attempting to reduce the parking counts on their branches to gain this credit. They have determined that below a certain number it becomes an inconvenience to their customers, surrounding neighbors and traffic flow. When the local Jurisdiction has parking requirements that are too low to meet operational objectives, they spend money in other areas of the building to make up for this lost credit. This will be the case here.

V-16-244

September 7, 2016



Sincerely,
GPD Group

A handwritten signature in black ink, which appears to read "Jim Neidlinger".

Jim Neidlinger P.E.
Project Coordinator

AUTHORIZATION BY PROPERTY OWNER

V-16-244

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

(Please Print Clearly)

I, Joseph M Davis (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1676 Monroe Dr. NE, Atlanta, GA (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.

RECEIVED
SEP 7 2016
OFFICE OF PLANNING

NAME OF APPLICANT:

LAST NAME Neidlinger FIRST NAME Jim

ADDRESS 1117 Perimeter Center West SUITE W306

CITY Atlanta STATE GA ZIP CODE 30066

OWNER'S TELEPHONE NUMBER: _____

SIGNATURE OF OWNER

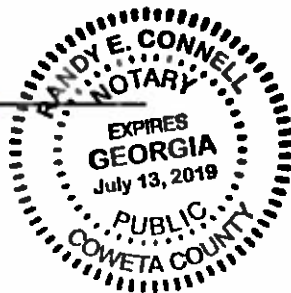
PRINT NAME OF OWNER

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.

NOTARY PUBLIC

9-9-16

DATE



V-16-244



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 56 of the 17th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

Commencing at the intersection of the northwesterly right of way of Piedmont Avenue (right of way varies) and the southwesterly right of way of Monroe Drive (70 foot right of way); thence proceeding along said right of way of Monroe Drive northwesterly a distance of 1194.4 feet to a 1" crimp top pipe found; thence continuing along said right of way of Monroe Avenue North 32 degrees 11 minutes 06 seconds West a distance of 38.59 feet to a 1/4" rebar found, said point being the True Point of Beginning; from the True Point of Beginning, as thus established, leaving said right of way of Monroe Avenue and proceeding South 69 degrees 43 minutes 54 seconds West a distance of 158.85 feet to a 1/4" rebar found; thence proceeding North 31 degrees 34 minutes 16 seconds West a distance of 150.82 feet to a railroad spike found; thence proceeding North 74 degrees 58 minutes 58 seconds East a distance of 160.64 feet to a 1/4" rebar found on the southwesterly right of way of Monroe Drive; thence proceeding along said right of way of Monroe Drive South 32 degrees 19 minutes 18 seconds East a distance of 136.20 feet to the True Point of Beginning.

RECEIPT

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

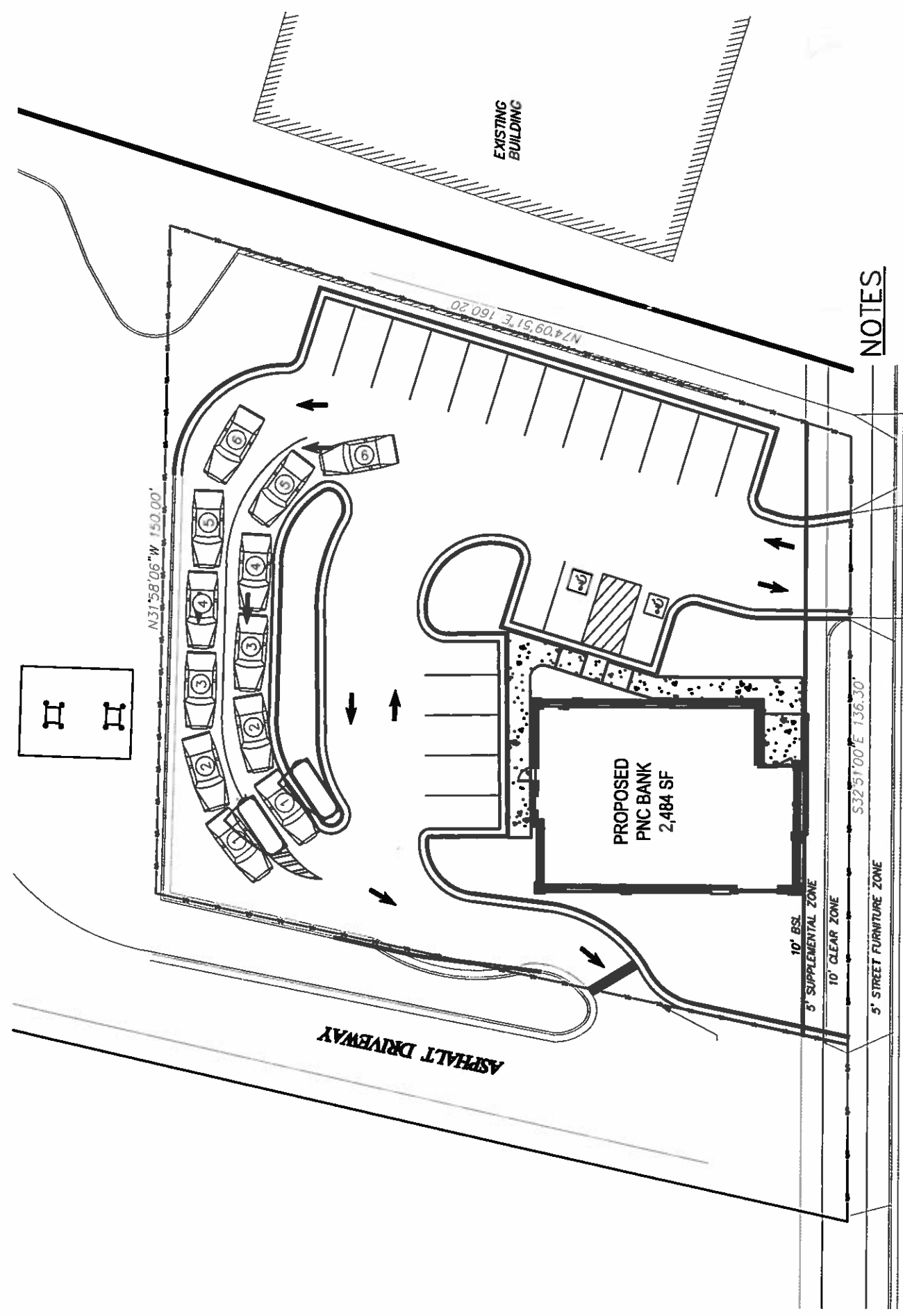
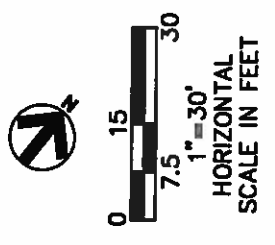
PAID
CITY OF ATLANTA
SEP 09 2016
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR
(Handwritten initials: B, V, J)

Application: V-16-244
Application Type: Planning/BZA/Special Exception/NA
Address: 1676 MONROE DR NE, ATLANTA, GA 30324
Owner Name: SALOMON GROUP INC
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
485493		\$625.00	09/09/2016	BSIMMONS		

Owner Info.: SALOMON GROUP INC

Work Description: Special exception to increase the maximum of 16 parking spaces allowed to 20 parking spaces. Exceeding the maximum by 25% to allow 4 additional parking spaces for the construction of a bank.



PROJECT INFORMATION

ZONING DISTRICT: C-1 BELTLINE OVERLAY

BUILDING SETBACKS:		REQ	PROVIDED
FRONT:	MONROE DR.	20'	20'
REAR:	WEST	0'	0'
SIDE:	SOUTH	0'	0'
SIDE:	NORTH	0'	0'

PARKING SETBACKS:		REQ	PROVIDED
FRONT:	MONROE DR.	20'	16'
REAR:	WEST	0'	60'
SIDE:	SOUTH	0'	35'
SIDE:	NORTH	0'	5'

LANDSCAPE SETBACKS:		REQ	PROVIDED
FRONT:	MONROE DR.	5'	5'
REAR:	WEST	0'	1'
SIDE:	SOUTH	0'	1'
SIDE:	NORTH	0'	3'

PARKING STALLS	MIN	MAX	PROVIDED
SIZE 9' x 18'	12	15	19
ADA SPACES	1	1	1
TOTAL SPACES:	2484/200=		13 SPACES

*REQUEST 25% VARIANCE ABOVE CODE ALLOWED MAXIMUM PARKING BIKE SPACES: 2

DRIVE THRU STACKING	REQ	PROVIDED
	6	6

SITE AREA
SQUARE FOOTAGE: 22139
ACRES: 0.508

NOTES

1. SITE SKETCH IS FOR PRELIMINARY SCHEMATIC PURPOSES ONLY.
2. PROPERTY DIMENSIONS, SITE SQUARE FOOTAGE AND EXISTING SURFACE FEATURES ARE APPROXIMATE AND MAY BE SUBJECT TO CHANGE UPON THE RECEIVING OF A CERTIFIED SURVEY.
3. BACKGROUND INFORMATION PROVIDED BY- CAD SITE PLAN BY OTHERS.
4. SETBACK INFORMATION WAS OBTAINED FROM CODE RESEARCH. AHJ MEETING REQUIRED FOR VERIFICATION.
5. ALL DIMENSIONS ARE TO FACE-OF-CURB.
6. SITE SKETCH SHOWN IS ALSO SUBJECT TO APPROVAL BY - (ASK PC)

**MONROE DRIVE
(CV R/W)**



V-16-244

