



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

APPLICATION #: **V-16-317**
DATE ACCEPTED: **11/22/2016**

NOTICE TO APPLICANT

Address of Property:
825 Kings CT NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, January 12, 2017 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,



RJ, for Director, Bureau of Planning



Gabor Hajdu



CITY OF ATLANTA

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



REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER V-110-317

NPU _____ DATE FILED _____

1. _____
Gabor Hajdu
Name of Applicant

BUILDING PERMIT AUTHORIZING

at 825 Kings Court NE 17th/52
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 seek a variance to reduce the front yard setback from 35 feet to 23 feet in order to make a front porch additon and also reduce the required 7 foot east side yard setback to 3 feet in order to make an addition to a single family dwelling.

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16.-06.008 Paragraph (1)

Chapter 6 Section 16.-06.008 Paragraph (2)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Nathan Cooper 11-22-16
Plan Reviewer Date

[Signature] 11-22-16
Applicant Date
(Contractor)

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 _____ Application Number V-110-317

Name of Applicant Gabor Hajdu Daytime Phone 404-862-8991

Company Name (if applicable) _____ email _____

Address 825 Kiss Court Atlanta GA 30306
street city state zip code

Name of Property Owner Gabor Phone _____

Address 825 Kings Court Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 825 Kings Court Atlanta GA 30306
street city state zip code

Area: _____ Land Lot: 52 District: 17, Fulton County, GA.

Property is zoned: R-4, Council District: _____, Neighborhood Planning Unit (NPU): _____

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)
Gabor Hajdu

 Print Name of Owner

Sworn To And Subscribed Before Me This 10 Day Of 11, 2016.

 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 NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor). Please provide the relevant zoning number associated with the subject property: R-4

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.")

Building addition at rear of existing house to include attached garage, laundry room and mud room. Remove existing carport.

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.

3095 covered square feet / 6461 total lot square feet = 47.9 % proposed lot coverage
50 % maximum allowed lot coverage

Variance Criteria (see page 6 for detailed criteria):

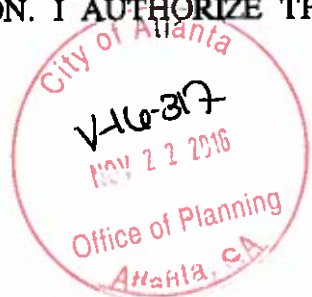
- 1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)? Existing house is currently built outside the front side set back. We want to maintain existing. Lot narrows @ rear & usable outdoor living space is @ existing carport
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? Will not be able to pull car into garage. The usable outdoor parking & living space visible from main floor living space is @ existing carport. We want to be able to see children playing.
- 3) What conditions are peculiar to this particular piece of property? The rear of property is more narrow than the vast majority of neighborhood. Street frontage is wider however it is on an arch.
- 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 are only maintaining the existing house set back from when it was originally built. Addition will be built with brick facade to make it low maintenance @ property line in question

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, Gagor Hajden (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 825 Kings ct. (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 Gagor Hajden FIRST NAME Gagor
ADDRESS 825 Kings Court SUITE _____
CITY Atlanta STATE GA ZIP CODE 30306

OWNER'S TELEPHONE NUMBER: 404-862-8821

[Handwritten Signature]
SIGNATURE OF OWNER

Gagor Hajden
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.

Ronnie Lewis Alston
NOTARY PUBLIC

Nov. 10, 2016
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

NOV 22 2016

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR



Application: V-16-317
Application Type: Planning/BZA/Variance/NA
Address: 825 KINGS CT NE, ATLANTA, GA 30306
Owner Name: HOUSE CARLA A & EDWARD R
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
496023	3052	\$100.00	11/22/2016	PAMITCHELL		

Owner Info.: HOUSE CARLA A & EDWARD R

Work Description: Variance to reduce front and side setback