



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

APPLICATION #: **V-16-320**
DATE ACCEPTED: **11/22/2016**

NOTICE TO APPLICANT

Address of Property:
1165 Monroe DR 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,


TT, for Director, Bureau of Planning


Garrett Coley



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

Office of Planning

NOV 22 2016

REFERRAL CERTIFICATE

55 Trinity Ave. S.W.
 Ste. 3350
 Atlanta, GA

COUNCIL DISTRICT 6 APPLICATION NUMBER V-16-320

NPU _____ DATE FILED 11/21/2016

1. Garrett Coley
 Name of Applicant

BUILDING PERMIT AUTHORIZING

Addition to a single family dwelling

at 1165 Monroe Dr NE 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:

Appliant seeks a variance from the zoning regulations to reduce the north sideyard setback from 7 feet to 5 feet to allow for 2nd story addition to single family dwelling.

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16.06.008 Paragraph (2)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Henry S. A. Wallis
 Plan Reviewer Date

Garrett Coley
 Applicant Date 11/21/2016

APPLICATION FOR BOARD OF ZONING ADJUSTMENT Office of Planning

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

Variance	X
Special Exception	
Variance & Special Exception	

NOV 22 2016

65 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

Date Filed _____ Application Number V-16-320

Name of Applicant GARRETT COLEY Daytime Phone 678-886-6678

Company Name (if applicable) N/A email gmcoley@yahoo.com

Address P.O. BOX 957421 DULUTH GA 30095
street city state zip code

Name of Property Owner JAMES DUNN Phone 404-509-4980

Address 1781 BERRY LN SNELLVILLE GA 30078
street city state zip code

Description of Property

Address of Property 1165 MONROE DR NE ATLANTA GA 30306
street city state zip code

Area: _____ Land Lot: 53 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.

James Dunn
Owner or Agent for Owner (Applicant)
JAMES D. DUNN
Print Name of Owner

Sworn To And Subscribed Before Me This 17th Day Of Nov, 2016.

Gail S Baylor
NOTARY PUBLIC

Gail S Baylor
NOTARY PUBLIC
DeKalb County, GEORGIA
My Comm. Expires
08/19/2019

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.)

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.")

BUILD 1551 SQUARE FOOT SECOND FLOOR ADDITION WITHIN THE EXISTING BUILDING FOOTPRINT

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.

3355.1 covered square feet / 7430.6 total lot square feet = 45.1 % 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 NON CONFORMING HOUSE BUILT IN 1920 IS 6 INCHES INTO THE 7 FOOT SETBACK. WE ARE REQUESTING VARIANCE IN SETBACK FROM 7 FEET TO 5 FEET TO MAKE THE HOUSE CONFORMING. WE WOULD LIKE TO BUILD A SECOND FLOOR ADDITION WITHIN THE EXISTING FOOTPRINT.
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? CHANGE THE EXISTING NON CONFORMING STATUS TO CONFORMING.
- 3) What conditions are peculiar to this particular piece of property? THE EXISTING STATUS IS NON CONFORMING. THE VARIANCE WOULD CHANGE THE STATUS TO CONFORMING.
- 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. THE EXISTING HOME IS NON CONFORMING. THE PROPOSED ADDITION WOULD BE WITHIN THE EXISTING FOOTPRINT. THE VARIANCE WOULD CHANGE THE HOME TO CONFORMING.

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, JAMES DUNN (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1165 MORSE DR ATLANTA GA 30336 (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 DUNN-Garley FIRST NAME JAMES - Garrett
ADDRESS 1781 BERRY LN SUITE _____
CITY SNELLVILLE STATE GA ZIP CODE 30078

OWNER'S TELEPHONE NUMBER: 404-509-4980

James Dunn
SIGNATURE OF OWNER

JAMES DUNN
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.

Gabe Bay 11/17/2016
NOTARY PUBLIC
8/19/2019

DATE
Gail S Baylor
NOTARY PUBLIC
DeKalb County, GEORGIA
My Comm. Expires
08/19/2019

CITY OF ATL BLDG PERM I
55 TRINITY AVE STE 1350
ATLANTA, GA 30303

11/22/2016
Merchant ID:
Terminal ID:
4107574675

13:04:20
00000004009798
06383358

PERM DEVELOPMENT

CREDIT CARD
AMEX SALE

ZA/Variance/NA
306 DR NE, ATLANTA, GA 30306
AVID F

CARD #
INVOICE
Batch #:
Approval Code:
Entry Method:
Mode:
Card Code: 01

XXXXXXXXXXX2009
0017
000528
222385
Manual
Online

Amount Date	Cashier ID	Received	Comments
11/22/2016	PAMITCHELL		

SALE AMOUNT

\$100.00

CUSTOMER COPY

Permit from 7 ft to 5 ft to allow for 2nd story addition to single

PAID
CITY OF ATLANTA

NOV 22 2016

CITY OFFICE MUNICIPAL
TREASURER/LECTOR

