



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

APPLICATION #: **V-16-326**
DATE ACCEPTED: **12/06/2016**

NOTICE TO APPLICANT

Address of Property:
1620 West Sussex RD NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, February 2, 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

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,

T.T. for Director, Bureau of Planning

David Pyron



Office of Planning

CITY OF ATLANTA

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

DEC - 6 2016

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER V-116-324

NPU _____ DATE FILED _____

1. David Pyron
Name of Applicant

BUILDING PERMIT AUTHORIZING

Active Recreation in Yard Adjacent to a Street

at 1620 W Sussex RD	NE	17 th /3
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 Special Exception from the Zoning Ordinance to allow active recreation (sports court) in a yard adjacent to a street where otherwise one is not allowed.

Applicant seeks no other variances at this time.

Pening lot acknowledgement.

Pending Affidavit of Accessory Use and/or Structure on the Same Premises

A Complete Plan Review Was Not Conducted

1982 ZONING ORDINANCE, AS AMENDED

Chapter 28 Section 16-28.008 Paragraph (6)

Chapter _____ Section _____ Paragraph _____

Scott Haerberlin 12-6-16
Plan Reviewer Date

Francis Vaccaro 12/6/2016
Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

DEC 11 2016

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

Variance	
Special Exception	X
Variance & Special Exception	

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

Date Filed _____

Application Number V-16-326

Name of Applicant DAVID PYRON

Daytime Phone 404-888-0850

Company Name (if applicable) CONTEMPORARY

email ADMIN@contemporarygardens.net

Address PO. Box 20399 ATLANTA GA
street city state

30325
zip code

Name of Property Owner JORDAN, KENDRA KRUGMAN

Phone (678) 705-2289

Address 1622 W. SUSSEX RD NE ATLANTA, GA 30306
street city state zip code

Description of Property

Address of Property 1622 W. SUSSEX RD NE ATLANTA, GA 30306
street city state zip code

Area: _____ Land Lot: 17 003 000 70392 District: LOT 2, FULTON County, GA.

Property is zoned: _____, 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.

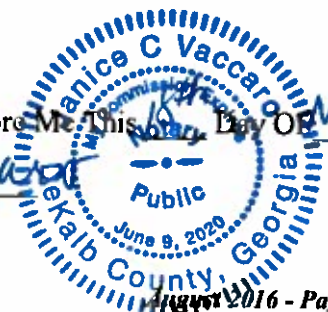
I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing 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)

DAVID PYRON, APPLICANT
Print Name of Owner AGENT

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

Juanice Vaccaro
NOTARY PUBLIC



Answers needed for application

Note: zip code is 30306

Lot area: 0.2315 acres

Maximum allowable coverage: 5,040.44 sf

Zoned R4

Council district 6

NPU F

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Office of Planning

V-16-326

DEC - 6 2016

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NO – to property application

Summary:

Build a 27' x 27' sport court w/ retaining wall to provide level area for sport court.

No part of this construction is located outside of the current building setback lines

1,050 sf covered Sf 10080 total SF 10.4% lot coverage

Variance criteria

1. Open lot with no existing structures. Any sport court construction has complete visibility from street as there are no structures, and proposed construction would be visible on this lot.
2. Hardship: As there are no structures on this lot, any construction would be visible from street, therefore, no sports courts or area for play would be allowed based on zoning ordinance
3. Open lot with no structures. Land rises from 20' vertically from street. Proposed construction would be 76' from the street, and 16' higher than street level.
4. Krugmans need to develop their own justification

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NO

Parking: Not applicable

No walls or fences are being built outside the building setback lines.

Active Recreation:

Proposed construction of 27' x 27' sport court w/ retaining wall to prepare level area. Only vertical structure is a basketball goal, which will be a movable structured goal.

Non conforming uses – sport court as proposed construction will not be shielded from any existing structures on site.

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

Y DEVELOPMENT

12/06/2016 11:13:21
Merchant ID: 000000004009798
Terminal ID: 06347552
184191133992

PAID
CITY OF ATLANTA
DEC 06 2016
VP
OFFICE OF MUNICIPAL
REVENUE COLLECTOR

CREDIT CARD
VISA SALE

ZA/Special Exception/NA
T SUSSEX RD NE, ATLANTA, GA 30306
Kendra Krugman
3A

CARD # XXXXXXXXXXXX8116
INVOICE 0005
Batch #: 000540
Approval Code: 09965G
Entry Method: Swiped
Mode: Online
Tax Amount: \$0.00

Payment Date 12/06/2016
Cashier ID BSIMMONS
Received
Comments

SALE AMOUNT \$100.00

CUSTOMER COPY

recreation sports court in a yard adjacent to a street where

Office of Planning

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