



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

APPLICATION #: **V-17-057**  
DATE ACCEPTED: **02/27/2017**

## NOTICE TO APPLICANT

Address of Property:  
**1361 Greenland DR NE**

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

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, May 4, 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,

  
\_\_\_\_\_  
RG, for Director, Bureau of Planning

  
\_\_\_\_\_  
Jennifer Lambert



CITY OF ATLANTA

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

Office of Planning

FEB 27 2017

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT \_\_\_\_\_ APPLICATION NUMBER V-17-057

NPU \_\_\_\_\_ DATE FILED \_\_\_\_\_

1. Jennifer Lambert
Name of Applicant

BUILDING PERMIT AUTHORIZING
Addition to single-family dwelling

at 1361 Greenland Drive 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 from the zoning regulation to reduce the required north side yard setback from 7 feet to 4.6 feet for an addition ( Shed).

Applicant seeks no other variances at this time.

Complete plan review was not conducted

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph 2

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Plan Reviewer [Signature] Date 2-27-17

Applicant [Signature] Date 2/27/17

V-17-057

# 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	

FEB 27 2017

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

Date Filed 2/27/17 Application Number V-17-057  
 Name of Applicant Jennifer Lambert Daytime Phone 678-215-2758  
 Company Name (if applicable) N/A email jlambert+6512@gmail.com  
 Address 1361 Greenland Dr NE Atlanta GA 30306  
street city state zip code

Name of Property Owner same as applicant Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
street city state zip code

### Description of Property

Address of Property 1361 Greenland Dr NE Atlanta GA 30306  
street city state zip code  
 Area: \_\_\_\_\_ Land Lot: 26 District: 17, Fulton County, GA.  
 Property is zoned: R-4, Council District: 6, 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.

Jennifer Lambert  
 Owner or Agent for Owner (Applicant)  
Jennifer Lambert  
 Print Name of Owner

Sworn To And Subscribed Before Me This 24 Day Of Feb, 2017  
Ronnie Lewis Alston  
 NOTARY PUBLIC



FEB 27 2017

## 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).")

See attached written statement. Extend 10' x 2.4' space of new interior into living space into setback so to gain living space and access window.

**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.

3221 covered square feet / 15449 total lot square feet = 21 % proposed lot coverage  
\_\_\_\_\_ % 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)? \_\_\_\_\_  
\_\_\_\_\_
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? \_\_\_\_\_  
\_\_\_\_\_
- 3) What conditions are peculiar to this particular piece of property? \_\_\_\_\_  
\_\_\_\_\_
- 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. \_\_\_\_\_  
\_\_\_\_\_

FEB 27 2017

## JUSTIFICATION FOR VARIANCE

**1361 GREENLAND DR NE, ATLANTA, GA 30306 (the "Property")**

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

We, the owners of the Property, are building an addition (a shed dormer) on to the back of the second story of the Property. Originally, our plans had the addition lining up with the existing structure of the original home. However, the Zoning Ordinance of the City of Atlanta states that any new construction on R-4 zoned districts must be set back from the property line 7 feet. The survey we had done of the property showed that the north side of the existing house is built into such setback (4.6 feet from the property line – see Attachment A). Therefore, our addition would need to start at least 2.4 feet from the edge of the existing home. We had our architect draw new plans to comply with this law (See Attachment B); however, we are requesting a variance to extend a portion of the new interior living space (10 feet) on the second floor 2.4 feet into that setback (see highlighted area in Attachment B marked "Variance") in order to access an original existing window (total of 24 square feet). If not, this original window would be in the attic space, which we feel would be an extraordinary and exceptional condition to this property. Not being able to access the original window and not having access to these 24 square feet of living space (and just having it walled-off unnecessarily) would create an unnecessary hardship. Also, since, with this variance, we will still be within the existing footprint and roofline of the original home (see Attachment C for further clarification), this construction will not have any affect (negatively or otherwise) on any of our neighbors or the public and therefore will not impair the purpose and intent of the Zoning Ordinance of the City of Atlanta.

Deed Book 56989 Pg 489  
Cathelene Robinson  
Clerk of Superior Court  
Fulton County, Georgia

**EXHIBIT "A"**

V-17-057  
Office of Planning

**Legal Description**

File No.: MT175-16-0509-R

FEB 27 2017

All that tract or parcel of land lying and being in Land Lot 52 of the 17th District of Fulton County, Georgia, being Lot 26, Block 1 of Morningside Hills Subdivision, as per Plat recorded in Plat Book 23, Pages 73-74, Fulton County, Georgia, records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description. Said property being known as 1361 Greenland Drive, according to the present system of numbering property in the City of Atlanta, Fulton County, Georgia.

Fulton Co. G.W.  
Bk. 3350  
Pg. 3350


RECEIPT

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

PAID  
CITY OF ATLANTA  
FEB 27 2017

Application: V-17-057  
Application Type: Planning/BZAVariance/NA  
Address: 1361 GREENLAND DR NE, ATLANTA, GA 30306  
Owner Name: DERMAN JEFFREY J  
Owner Address:  
Application Name:

EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR



Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
510063		\$100.00	02/27/2017	PAMITCHELL		

Owner Info.: DERMAN JEFFREY J

Work Description: Variance to reduce the required north side yard setback from 7 feet to 4.6 feet for an addition (shed).