



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

APPLICATION #: **V-17-065**
DATE ACCEPTED: **03/07/2017**

NOTICE TO APPLICANT

Address of Property:
1291 Lanier BLVD 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



Amy and Todd Streelman



V-17-065
Office of Planning

MAR 7 2017

CITY OF ATLANTA

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

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-17-065
NPU F DATE FILED 03/07/2017

Amy & Todd Streeleman
Name of Applicant

BUILDING PERMIT AUTHORIZING

Single family addition

at 1291 Lanier Blvd NE 17th/2
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 variance from the zoning regulations to reduce the required southern side yard setback from 7 feet to 4 feet.

A 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 _____

Henry S. A. 3/2/17
Plan Reviewer Date

Amy Mar 7, 2017
Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

MAY 7 2017

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

Variance	<input checked="" type="checkbox"/>
Special Exception	<input type="checkbox"/>
Variance & Special Exception	<input type="checkbox"/>

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

Date Filed _____ Application Number V-17-065

Name of Applicant Amy & Todd Streeleman Daytime Phone 727-560-9963

Company Name (if applicable) _____ email amy-streeleman@janus-research.com

Address 1291 Lanier Blvd NE Atlanta GA 30306
street city state zip code

Name of Property Owner Amy & Todd Streeleman Phone 727-560-9963

Address 1291 Lanier Blvd NE Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 1291 Lanier Blvd NE Atlanta GA 30306
street city state zip code

Area: _____ Land Lot: 2 District: 17th, Fulton County, GA.

Property is zoned: R4, 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.

Amy Streeleman
Owner or Agent for Owner (Applicant)
Amy Streeleman
Print Name of Owner

Sworn To And Subscribed Before Me This 1 Day Of Nov, 2017.

Patrick Clarke
NOTARY PUBLIC



SUMMARY & JUSTIFICATION FOR VARIANCES MAR 7 2017

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.").

please see attachment

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.

5,230 covered square feet / 10,611 total lot square feet = 49.3% proposed lot coverage

100 % 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)? please see attached

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? please see attached

3) What conditions are peculiar to this particular piece of property? please see attached

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.

please see attached

V-17065

Office of Planning

MAR 7 2017

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

Summary and Justification for Variances

Streelman House/1291 Lanier Boulevard NE, Atlanta, GA 30306

Summary of proposed construction changes to buildings or site

The construction changes include the addition of a master suite and screened porch extending from the back elevation of the house. The new floor area will be 550 square feet.

- 1) The extraordinary and exceptional conditions pertaining to the particular piece of property in question is related to the existing historic building and its close proximity to the side setback at 1287 Lanier Boulevard, which necessitates the requested variance.
- 2) The application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would create a hardship because the construction of the new addition would not be possible due to current side setback requirements. The existing historic home at 1291 Lanier Boulevard was originally constructed so that it was closely sited to the property located at 1287 Lanier Boulevard, and this is a non-conforming use. The property owner and architect have developed the current one-story plan to maintain the historic streetscape appearance and overall scale/massing; this is a deliberate design choice that was made in order to be sensitive and compatible with the existing built environment, the immediate neighbors, and the overall neighborhood.
- 3) The condition that is peculiar to this particular piece of property includes the existing side setback distance between the historic house at 1291 Lanier Boulevard and the neighboring property at 1287 Lanier Boulevard.
- 4) The following information coupled with the provided plans illustrate that the project once granted a variance will not be substantially detrimental to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta:

The overall project remains under the required maximum lot coverage, and existing impervious materials, such as the current driveway and deck, will be removed in order to offset the percentage of impervious materials lot coverage.

The side elevation of the new addition closest to 1287 Lanier Boulevard will maintain the current line of the existing residence. The new addition will not extend the residence closer to 1287 Lanier Boulevard. The addition will improve the viewshed between 1291 Lanier Boulevard and 1287 Lanier Boulevard.

The addition has been sensitively designed to be one-story in height, and to maintain scale/massing that is compatible and appropriate for the existing houses surrounding 1291 Lanier Boulevard, as well as the overall neighborhood. The appearance from the street will be maintained.

Exterior appearance and detailing will be in keeping with the existing residence and will also acknowledge the overall historic appearance and sense of place for Morningside and Lanier Boulevard in particular.

RECEIPT

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

Application: 16-17-065
Application Type: Planning/BZA/Variance
Address: 1001 LANIER BLVD NE, ATLANTA GA 30306
Owner Name: STREELMAN JEFFREY
Owner Address:
Application Name:

Receipt No.	511455					
Payment Method	Ref Number	Amount Paid	Payment Date	Received	Comments	
Credit Card		\$100.00	03/07/2017	US		

Owner Info.: STREELMAN JEFFREY & AMY M

Work Description: Variance to reduce the required southern setback from 7 feet to 4 feet.

PAID
CITY OF ATLANTA
MAR 07 2017
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR