



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

APPLICATION #: **V-17-077**
DATE ACCEPTED: **03/21/2017**

NOTICE TO APPLICANT

Address of Property:
1085 Monroe DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, May 11, 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

Adam Stillman



V-17-077
Office of Planning

MAR 21 2017

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

CITY OF ATLANTA

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 10 APPLICATION NUMBER V-17-077
NPU F DATE FILED MARCH 21, 2017

1. Adam Stillman
Name of Applicant

BUILDING PERMIT AUTHORIZING

Detached Garage

at 1085 Monroe Drive 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:

Applicant seeks a variance from the zoning regulations to reduce the required: south side
yard setback from 7 feet to 3 feet and reduce the required rear yard setback from 15 feet to 5
feet in order to construct a detached garage addition to a single family non-conforming
structure. Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2) & (3)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

[Signature] 3-21-17
Plan Reviewer Date

[Signature] 3/21/17
Applicant Date

V-17-077

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	

MAR 21 2017

65 Third Ave. S.W.
Atlanta, GA 30309

Date Filed _____

Application Number V-17-077

Name of Applicant Adam Stillman Daytime Phone 770-330-3389

Company Name (if applicable) Adam Stillman Res. Design email apstillman@gmail.com

Address 350 Sinclair Ave NE Atlanta GA 30307
street city state zip code

Name of Property Owner JOSHUA ZANE Phone 404-291-1981

Address 1085 Mowrog Dr NE Atlanta GA 30306
street city state zip code

Description of Property


Address of Property 1085 Mowrog Dr NE Atlanta GA 30306
street city state zip code

Area: 7498 ~~7400~~ Land Lot: 53 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.


Owner or Agent for Owner (Applicant)

ADAM STILLMAN
Print Name of Owner

Sworn To And Subscribed Before Me This 21 Day Of March, 2017.

Ernestine J. Red
NOTARY PUBLIC

SUMMARY & JUSTIFICATION FOR VARIANCES

MAR 21 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.").

CONSTRUCT DETACHED TWO-CAR GARAGE

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.

4532 covered square feet / 7498 total lot square feet = 60.4 % proposed lot coverage

50 % maximum allowed lot coverage - NOTE = EXISTING LOT COVERAGE IS 63% (4735 = P)

Variance Criteria (see page 6 for detailed criteria):

SEE NEXT PAGE FOR ALL ANSWERS

- 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. _____

V-17-077

Office of Planning

Property Address: 1085 Monroe Drive NE

Variations requested:

MAR 21 2017

55 Trinity Ave. S.W.
S.W. 3350

1. Relief from 16-06.008.2 to reduce the right (south) side yard setback from 7' (required) to 3.0' (proposed), and
2. Relief from 16-06.008.3 to reduce the rear yard setback from 15' (required) to 5.0' (proposed) for the construction of a detached garage
3. Relief from 16-06.008.6 to increase the maximum lot coverage from 50% to 60.4% (note: current lot coverage is 63%)

Variance Criteria:

1. **What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question?** The house, constructed in 1925, predates the current R-4 zoning category. The lot is only 50' wide, whereas current R-4 zoning requires a 70' minimum frontage, and contains only 7498 square feet, far less than the minimum 9000 sf required by R-4 zoning.
2. **How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship?** Strict application of the R-4 setback requirements severely limits the buildable area of the lot. The existing house's location and small size of the lot prevent construction of an accessory structure within the buildable area of the lot that would allow for vehicle ingress and egress.
3. **What conditions are peculiar to this particular piece of property?** The R-4 zoning category was overlaid onto the neighborhood well after construction of the existing house. Because of the historic nature of the house and neighborhood as a whole, the setback requirements of the R-4 zoning do not align with the development pattern of this property or surrounding homes. Although the lot width is fairly common for the neighborhood, this lot has a small area than most, and lot fronts Monroe Drive, a heavily trafficked thoroughfare.
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.** Relief of the requested variances would not create a detriment to the public good, but rather would encourage the sustainability of the neighborhood by allowing the homeowners to improve their property with a new accessory structure. The proposed changes maintain the historic developmental pattern of the neighborhood and are consistent with the development of the adjacent single family homes. These factors combined serve to promote desirable living conditions and allow for the orderly evolution of the property, and as an extension the neighborhood.

MAR 21 2017

AUTHORIZATION BY PROPERTY OWNER

(Required only if the applicant is not the owner of the property subject to the proposed application.)

(Please Print Clearly)

Ste. 3350
Atlanta, GA

I, Joshua Zane (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1085 Mentor Dr. NE (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 Stillman FIRST NAME Adam

ADDRESS 350 Sinclair Ave NE SUITE _____

CITY Atlanta STATE GA ZIP CODE 30307

OWNER'S TELEPHONE NUMBER: 404-291-1981

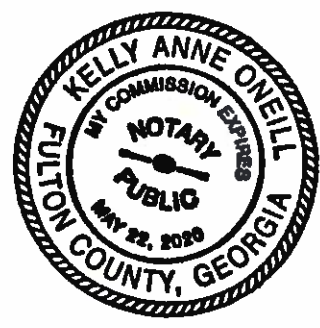
[Signature]
SIGNATURE OF OWNER

Joshua Zane
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.

Kelley Anne O'Neill
NOTARY PUBLIC

May 22, 2020 - expiration
DATE: February 23, 2017



RECEIPT

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

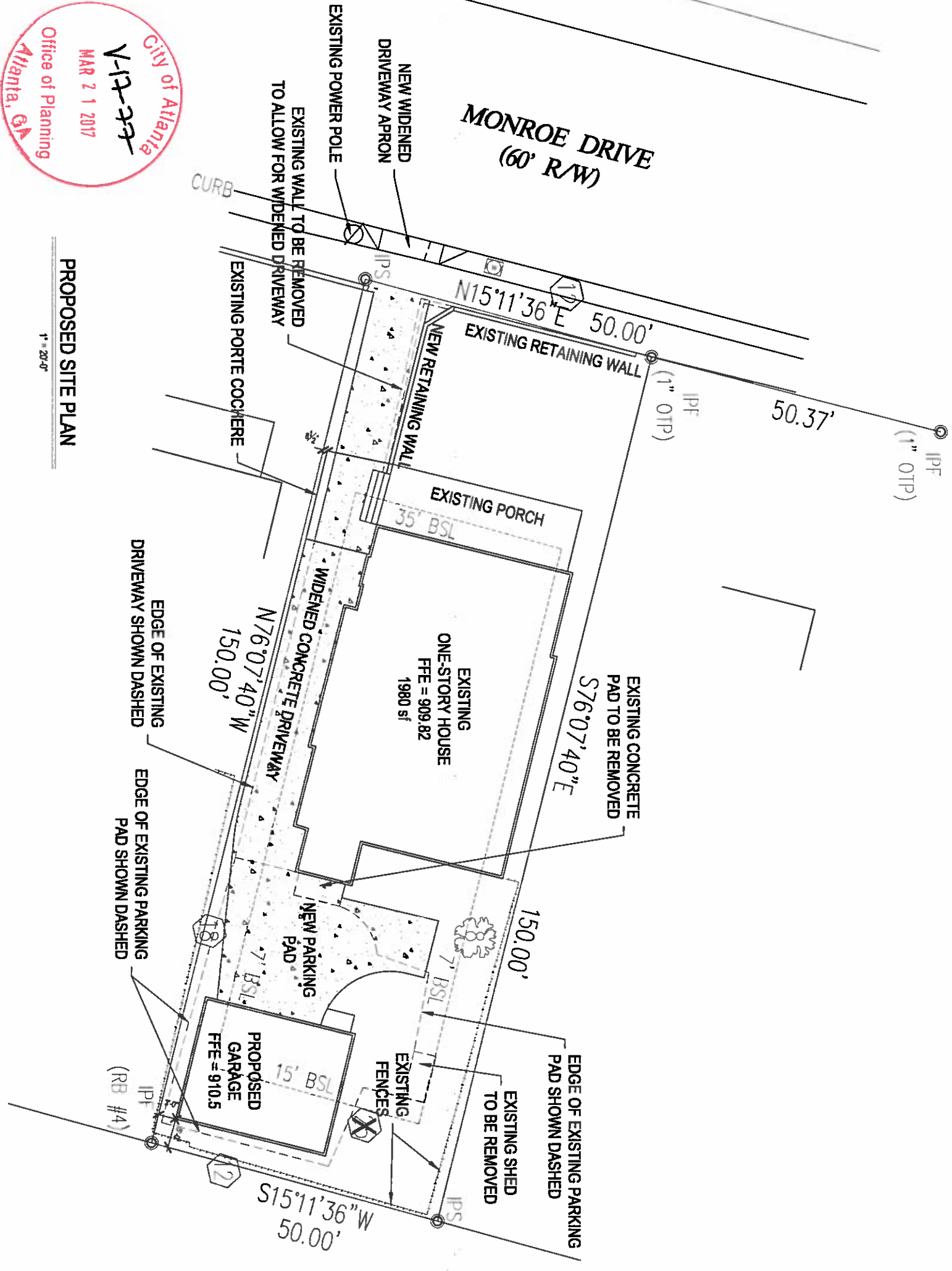
Application: V-17-077
Application Type: Planning/BZA/Variance/NA
Address: 1085 MONROE DR NE, ATLANTA, GA 30306
Owner Name: BUCCIERO KIMBERLY A
Owner Address:
Application Name:

Receipt No.	513608					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Credit Card		\$100.00	03/21/2017	RPLEWIS		

Owner Info.: BUCCIERO KIMBERLY A

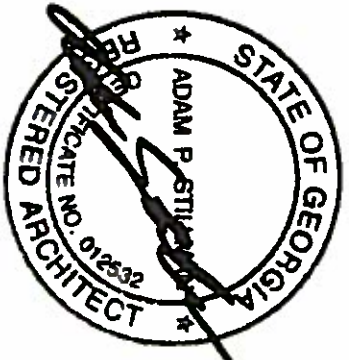
Work Description: Variance to reduce the required south side setback from 7 feet to 3 feet and reduce the required rear yard setback from from 15 feet to 5 feet in order to construct a detached garage addition to a single family non-conforming structure.

PAID
CITY OF ATLANTA
MAR 21 2017
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR



PROPOSED SITE PLAN

1" = 20'-0"



PROPERTY ZONED R-4
 LOT SIZE = 7498 sf (0.17 ACRE)
 MAX. LOT COVERAGE = 50%
 EXISTING LOT COVERAGE = 63%
 PROPOSED LOT COVERAGE = 60.4%
 MAX. FAR = 0.50
 ACTUAL FAR = 0.26

FLOOR AREAS:
 EXISTING MAIN: 1980 sf
 GARAGE: 546 sf (27.6% OF HOUSE AREA)
 NOTE: NO ATTIC SPACE EXCEEDS 7' HEIGHT

LOT COVERAGE CALCULATIONS:

	EXISTING	PROPOSED
DRIVE:	842 sf	946 sf
HOUSE:	1980 sf	1980 sf
WALL:	45 sf	42 sf
PORCH:	345 sf	345 sf
CONC. PAD:	31 sf	0 sf
PARKING PAD:	1,462 sf	673 sf
SHED/GARAGE:	30 sf	546 sf
TOTAL:	4,735 sf	4,532 sf

NOTE: LESS THAN 1000 sf OF IMPERMEABLE SURFACE REMOVED, REPLACED, OR ADDED: THEREFORE NO STORMWATER MANAGEMENT IS REQUIRED

REAR YARD CALCULATIONS:
 REAR YARD AREA: 2747 sf
 GARAGE AREA: 546 sf (19.9% OF REAR YARD AREA)

1085 Monroe Drive NE

Atlanta, Georgia



(770) 330-3389
 adam@adamstillman.net

At drawings on the property of Adam Stillman, and from the information of Adam Stillman, the contractor shall check and verify all dimensions and report any discrepancies immediately. The contractor shall be responsible for any necessary permits of the drawings. The contractor shall be responsible for any necessary permits of the drawings. The contractor shall be responsible for any necessary permits of the drawings.

PROVISIONS

DATE	10.30.2017	PROJECT NO.	1085Mon
DRAWN	APS	CHECKED	
DATE	10.30.2017	PROJECT NO.	1085Mon
DRAWN	APS	CHECKED	

GENERAL NOTES:

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

SURVEY DATA:
 TYPE OF SURVEY: TOPOGRAPHIC
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 56209 PG 449
 PROPERTY OWNER AT TIME OF SURVEY: JORDAN VANDERLAAN & LAURA VOGEL
 PARCEL NUMBER: 17 0053 0004 0741

SOUTH PROPERTY LINE IS BEARING BASIS FROM SURVEY FOR JAMIE & H. GLENN FOLGLE, JR. BY GEORGIA LAND SURVEYING CO., INC. DATED 10-24-2001

TOTAL AREA: 7,498 SQ. FT. 0.17 AC
 CALCULATED PLAT CLOSURE: 1:400,000,000

FIELD DATA:
 DATE OF FIELD SURVEY 3-07-2017

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.006 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION

SURVEY FOR
JOSHUA ZANE
 LOT 4, BLOCK B, R.L. WILSON PROPERTY
1085 MONROE DRIVE
 CITY OF ATLANTA, FULTON COUNTY, GEORGIA
 LAND LOT 53, DIST 17
 DATE: MARCH 10, 2017

REFERENCE:

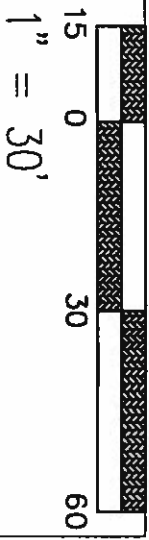
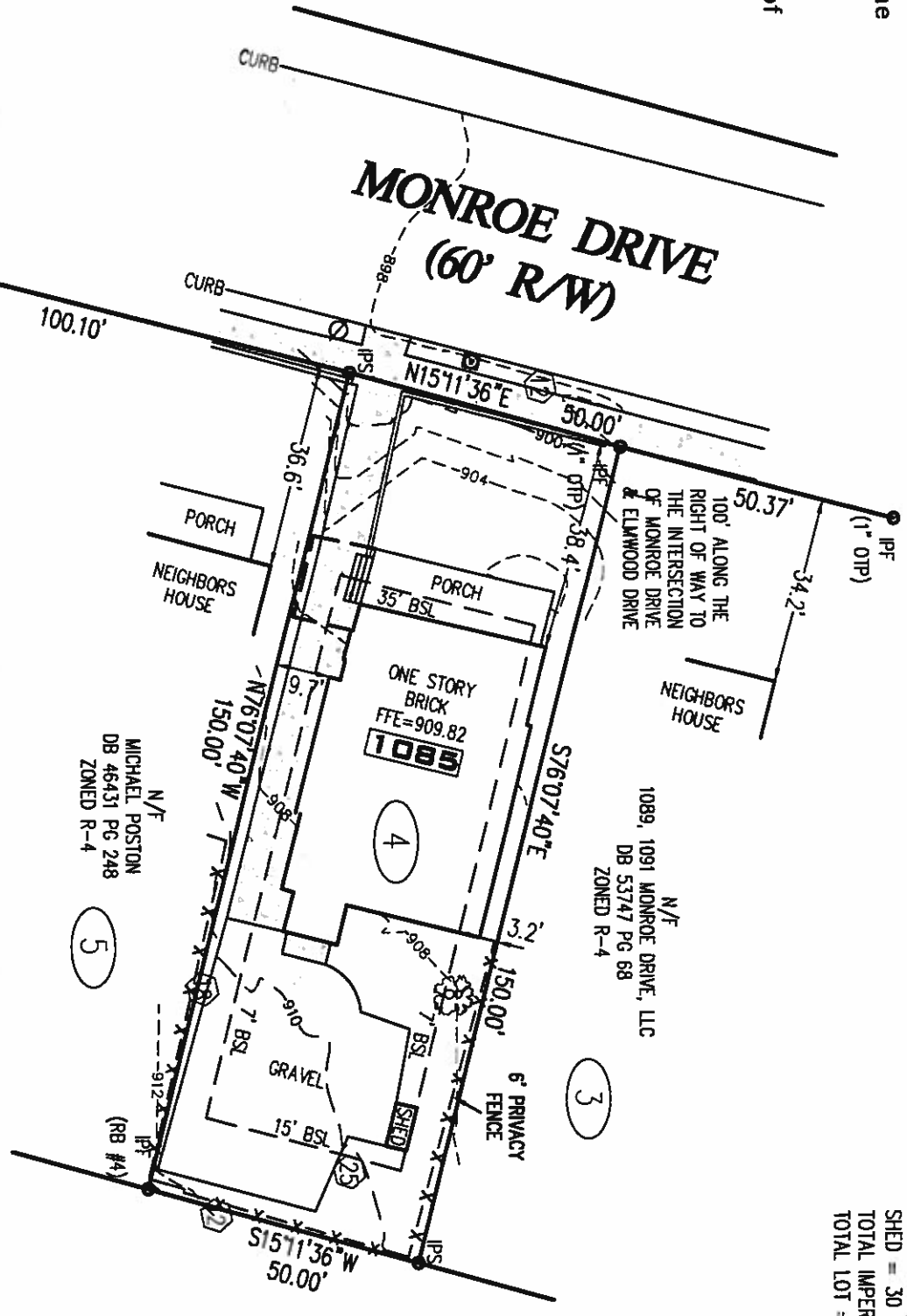
PB 7 PG 150
 DB 56209 PG 449
 SURVEY FOR JAMIE & H. GLENN FOLGLE, JR. BY GEORGIA LAND SURVEYING CO., INC. DATED 10-24-2001

SURVEY FOR CHARLES JEFFREY BROCK BY GEORGIA LAND SURVEYING CO., INC. DATED 12-9-1975

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY 13121C0261G DATED SEPTEMBER 18, 2013

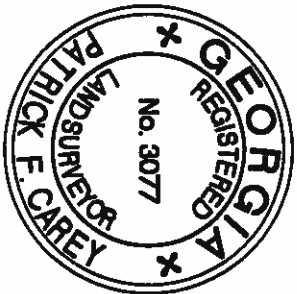
TREE SYMBOLS
 (X) HARDWOOD
 (M) MAGNOLIA
 X = DIAMETER IN INCHES

ZONING: R-4
IMPERVIOUS SURFACES:
 DRIVE = 842 SQ. FT.
 HOUSE = 1,980 SQ. FT.
 WALL = 45 SQ. FT.
 PORCH = 345 SQ. FT.
 CONC. PAD = 31 SQ. FT.
 GRAVEL = 1,462 SQ. FT.
 SHED = 30 SQ. FT.
 TOTAL IMPERVIOUS = 4,735 SQ. FT. (63.1%)
 TOTAL LOT = 7,498 SQ. FT.



LEGEND

- ⊗ EOP EDGE OF PAVEMENT (CURB)
- ⊙ PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- SW 1/2" REBAR SET
- BOLLARD
- ⊕ OHP OVERHEAD POWER
- ⊕ FH FIRE HYDRANT
- ⊕ CB CATCH BASIN
- ⊕ MH MANHOLE
- ⊕ WM WATER METER
- ⊕ WW WATER VALVE
- ⊕ GV GAS VALVE
- ⊕ GM GAS METER
- ⊕ LP LIGHT POLE
- ▭ CONCRETE PAD

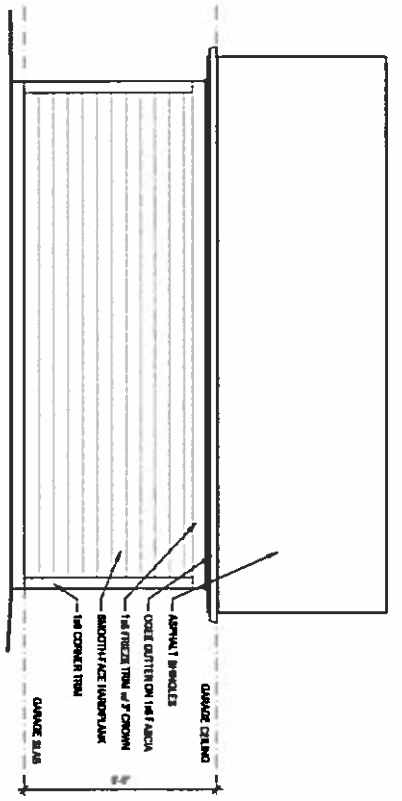


FOR
 DEKALB SURVEYS, INC.
 407 W. PONCE DE LEON
 SUITE B
 DECATUR, GEORGIA 30030
 404.373.9003



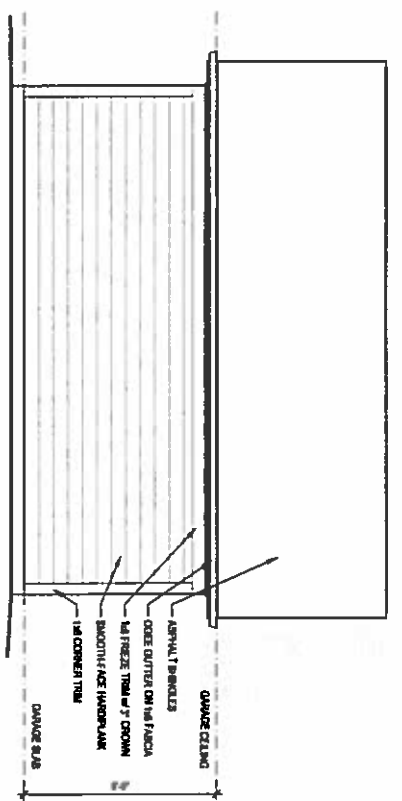
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

COPY RIGHT 2017-THIS 11 X 17 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR



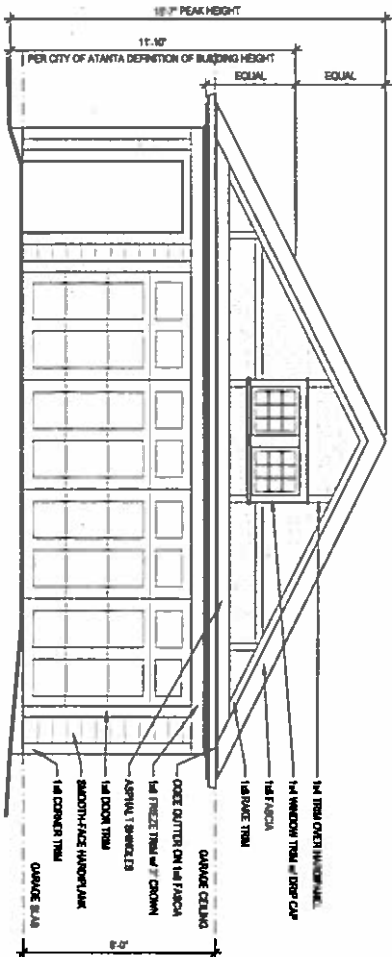
LEFT ELEVATION

1/8" = 1'-0"



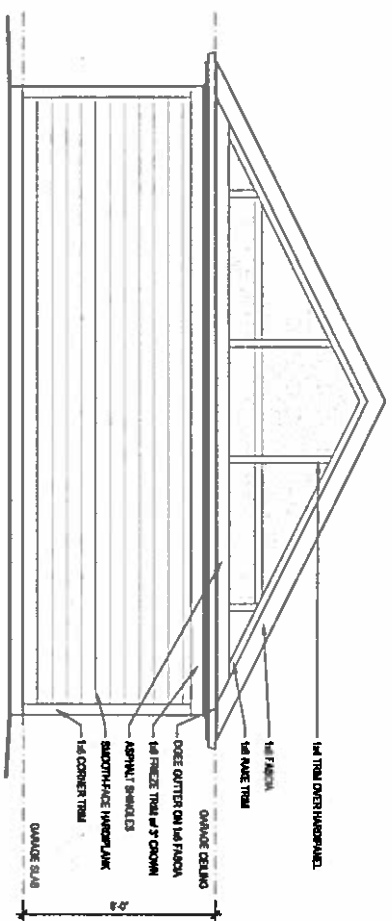
RIGHT ELEVATION

1/8" = 1'-0"



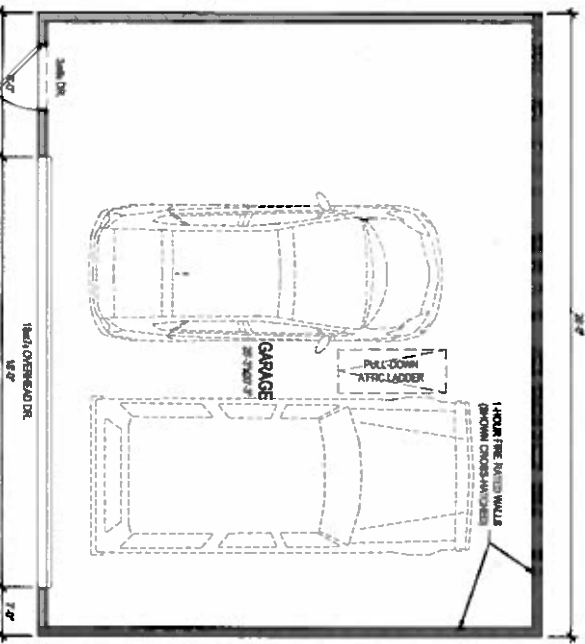
FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



GARAGE PLAN

1/8" = 1'-0"



Your Home. You're Home. (770) 330-3389 adam@adamstillman.net

1085 Monroe Drive NE

Atlanta, Georgia

PROVISIONS

All drawings are the property of Adam Stillman, Inc. and are not to be reproduced, copied, or revised in any way without written consent. The contractor shall check and verify all dimensions and report any discrepancies immediately to the architect. The architect is not responsible for any necessary protection of the drawings. Body for any use does not release the architect from any liability for any necessary protection of drawings.

DATE: 03/20/2017

PROJECT NO: 1085Mon

Sheet No: A-1