



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

APPLICATION #: **V-17-105**
DATE ACCEPTED: **04/13/2017**

NOTICE TO APPLICANT

Address of Property:
711 Elkmont DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, June 8, 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,


WF, for Director, Bureau of Planning


Preston Tausher
TAUSCHER



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



REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER 11-17-105

NPU F DATE FILED _____

 Preston Tauscher
 Name of Applicant

BUILDING PERMIT AUTHORIZING
 Construction of an Accessory structure (Garage)

at 711 Elkmont Drive NE 17th/53
 Street Address Quadrant District & Land Lot

to be used for Residential purposes

The property is zoned R-4 (Single-Family Residential District) District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a variance from the zoning regulation: to reduce the required east side yard setback from 7 feet to 3 feet in order to construct an accessory structure (garage). 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 _____

[Signature] 4/13/17
 Plan Reviewer Date

[Signature] 4/17/13
 Applicant Date



APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

Variance	
Special Exception	
Variance & Special Exception	

Date Filed 1-13-2017

Application Number V-17-105

Name of Applicant PRESTON TAUSCHER Daytime Phone 404.831.6695

Company Name (if applicable) _____ email PRESTON.TAUSCHER@ICLOUD.COM

Address 711 ELKMONT DRIVE NE ATLANTA GA 30306
street city state zip code

Name of Property Owner PRESTON & CATHY TAUSCHER Phone 404.831.6695

Address 711 ELKMONT DRIVE NE ATLANTA GA 30306
street city state zip code

Description of Property

Address of Property 711 ELKMONT DRIVE ATLANTA GA 30306
street city state zip code

Area: 8356.5F Land Lot: 53 District: 17, FULTON County, GA.

Property is zoned: R4, Council District: _____, 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.

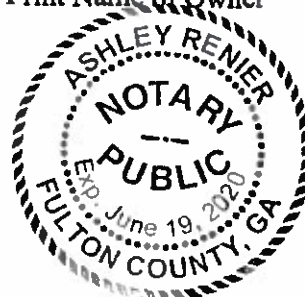
Owner or Agent for Owner (Applicant)

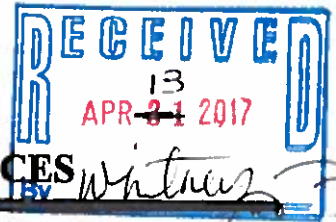
PRESTON TAUSCHER

Print Name of Owner

Sworn To And Subscribed Before Me This 12 Day Of April 2017.

NOTARY PUBLIC





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 X NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor). Please provide the relevant zoning number associated with the subject property: _____

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 NEW, TWO STORY REAR ADDITION (124 SF/FLOOR) & RENOVATE EXIST. HOUSE. BUILD NEW, TWO STORY GARAGE (DETACHED) W/ 530 SF FOOTPRINT TO REPLACE EXIST. GARAGE. VARIANCE REQUEST FOR 3' EAST SIDE YARD SETBACK FOR GARAGE & TO ALLOW 2ND FLOOR RESIDENCE RENOVATION TO EXTEND TO EAST ALIGN W/ EXIST. HOUSE, WHICH IS 6.8' FROM PROPERTY LINE.

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.

4171 covered square feet / 8356 total lot square feet = 50 % 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)? LOT HAS SHAPED DRIVE ON EAST SIDE. REAR OF LOT IS VERY STEEP (30' RISE FROM FRONT OF GARAGE TO REAR P.L.). ENTRANCE TO GARAGE NEEDS TO BE AS CLOSE TO EAST P.L. AS POSSIBLE TO GAIN ENTRY. EXIST. REAR CORNER OF HOUSE IS 6.8' FROM EAST P.L.; PROPERTY IS SMALLER THAN REQUIRED 9000 SF.
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? EAST 1' S.B. WOULD HAVE TO ENTER ENDS INTO GARAGE. EXTREMELY DIFFICULT DUE TO PROXIMITY OF GARAGE ENTRY TO BACK OF HOUSE. PUSHING GARAGE BACK WOULD BE DIFFICULT DUE TO RISE IN ELEVATION @ PROPERTY REAR.
- 3) What conditions are peculiar to this particular piece of property? VERY STEEP LOT, SHAPED DRIVE, & TAPERING OF LOT FROM FRONT TO BACK. ARE ATYPICAL. LOT IS ALSO LESS THAN 9000 SF, WHICH IS CURRENT MINIMUM FOR R4 ZONING.
- 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. NEW GARAGE WOULD NOT BLOCK LIGHT, AIR OR VIEW OF ADJOINING PROPERTIES. BUILDING THE ADDITION WOULD NOT INCREASE NONCONFORMITY & WOULD NOT BLOCK LIGHT, AIR OR VIEW OF ADJOINING NEIGHBOR. NEITHER WOULD CAUSE ANY INCREASED FIRE DANGER.

RECEIPT

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



Application: V-17-105
Application Type: Planning/BZA/Variance/NA
Address: 711 ELKMONT DR NE, ATLANTA, GA 30306
Owner Name: Preston Tausher
Owner Address: Atlanta, GA 30306
Application Name: Preston Tausher

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
517507		\$100.00	04/13/2017	MSIMMONS		

Owner Info.: Preston Tausher
Atlanta, GA 30306

Work Description: Reduction in required east side yard fro new two story rear addition (124 SF) - two story garage