



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

APPLICATION #: **V-17-111**
DATE ACCEPTED: **04/18/2017**

NOTICE TO APPLICANT

Address of Property:
953 Virginia CIR 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,

RG, for Director, Bureau of Planning

Pamela Bullock



V-17-111
Office of Planning

APR 18 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-17-111

NPU F DATE FILED 4/18/2017

1. Pamela Bullock
Name of Applicant

BUILDING PERMIT AUTHORIZING Accessory structure addition

at 953 Virginia Avenue NE 17th/1
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 regulation to reduce the required : (1) half-depth front yard setback from 17.5 feet to 3 feet (2) and reduce the required west side yard setback from 7 feet to 3 feet. (3) Also the applicant seeks a variance from the zoning regulation to increase the max percentage of rear yard coverage for accessory strcuture from 25% to 27.5%, in order to erect a two-story accessory structure (garage) to an existing single family dwelling.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (1) & (2)

Chapter 28 Section 16-28.007 Paragraph (5)(B)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

[Signature] 4-18-17
Plan Reviewer Date

[Signature] 4-18-17
Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT APR 18 2017

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

Variance	X
Special Exception	
Variance & Special Exception	

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

Date Filed _____

Application Number V-17-111

Name of Applicant PAMELA BULLOCK Daytime Phone 404-876-3468

Company Name (if applicable) PSB STUDIO ARCHITECTURE mail psb-studio@psb-studio.com

Address 777 VIRGINIA CIRCLE ATLANTA GA 30306
street city state zip code

Name of Property Owner DAVID & JENNIFER HARDWICK Phone 706-362-8285

Address 953 VIRGINIA CIRCLE ATLANTA GA 30306
street city state zip code

Description of Property

Address of Property 953 VIRGINIA CIRCLE ATLANTA GA 30306
street city state zip code

Area: 7595 sq ft Land Lot: 1 District: 17, FULTON County, GA.

Property is zoned: R-4 (BellHine Overlay), 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.

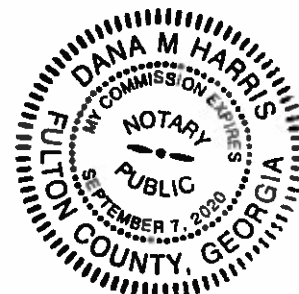
I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.

[Signature]
Owner or Agent for Owner (Applicant)

PAMELA S BULLOCK
Print Name of Owner

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

[Signature]
NOTARY PUBLIC



APR 18 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 X 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.")

REQUESTING 3 SETBACK LINES FOR BOTH SIDE YARDS TO BUILD 478 sq GARAGE & PLAYROOM ABOVE, OUTDOOR STAIR ACCESS DECK. SOME RETAINING WALLS (2-3' HIGH) WILL BE NECESSARY TO LEVEL YARD. ALSO REQUEST PERCENTAGE OF REAR YARD COVERAGE INCREASE FROM 25% TO 27.5%.

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.

3145 covered square feet / 7595 total lot square feet = 41.3 % 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 IS WEDGE SHAPED CORNER LOT WITH SMALLEST AREA TO THE REAR OF THE EXISTING HOUSE. TOTAL AREA OF LOT IS 7595 SQ FT, SMALLER THAN THE MINIMUM REQUIRED BY ZONING OF 9000 SQ FT.
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? CORNER ON SETBACK OF 17.5' & T SIDE YARD SETBACK LEAVES BUILDABLE REAR YARD AREA OF 348 SQ FT IN SHAPE OF A TRIANGLE. EXISTING HOUSE IS SET BACK TO CREATE VERY SMALL BACK YARD
- 3) What conditions are peculiar to this particular piece of property? MAJORITY OF HOMES ARE SITUATED WITH LARGER REAR YARD ON RECTANGULAR LOTS, LEAVING MORE REASONABLE BUILDABLE AREA.
- 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 WOULD NOT CAUSE A DETRIMENT TO ADJOINING PROPERTIES BY ALLOWING SAFE DISTANCE FOR FIRE & ACCESS TO AIR & LIGHT. THIS PROJECT WOULD ADD VALUE TO THE NEIGHBORHOOD & IS CONSISTANT WITH OTHER PROPERTIES NEARBY.

APR 18 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)

SIB 3350
Atlanta, GA

I, DAVID HARDWICK (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 953 VIRGINIA CIR 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 BULLOCK FIRST NAME PAMELA
ADDRESS 777 VIRGINIA CIRCLE SUITE _____
CITY ATLANTA STATE GA ZIP CODE 30306

OWNER'S TELEPHONE NUMBER: 404-876-3468

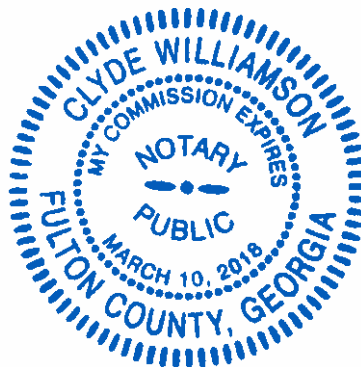
David K. Hardwick
SIGNATURE OF OWNER

DAVID K. HARDWICK
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.

Clyde Williamson
NOTARY PUBLIC

4/13/2017
DATE



APR 18 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)

Sta 3350
Atlanta, GA

I, Jennifer Hardwick (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 953 Virginia Cir (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 BULLOCK FIRST NAME PAMELA
ADDRESS 777 VIRGINIA CIRCLE SUITE _____
CITY ATLANTA STATE GA ZIP CODE 30306

OWNER'S TELEPHONE NUMBER: 404-876-3468

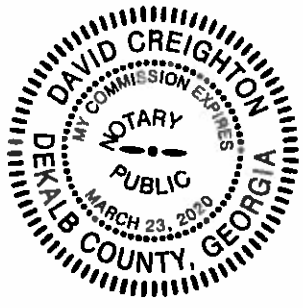
Jennifer Hardwick
SIGNATURE OF OWNER

Jennifer Hardwick
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.

David Creighton
NOTARY PUBLIC

4-12-17
DATE



RECEIPT

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

Application: V-17-111
Application Type: Planning/BZA/Variance/NA
Address: 953 VIRGINIA CIR NE, ATLANTA, GA 30306
Owner Name: WHITE VANCE A & ANN MARIE D
Owner Address:
Application Name:

PAID
CITY OF ATLANTA
APR 18 2017
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Mc
[Signature]

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
518142		\$100.00	04/18/2017	BSIMMONS		

Owner Info: WHITE VANCE A & ANN MARIE D

Work Description: Variance to reduce the required (1) half-depth front yard setback from 17.5 feet to 3 feet (2) and reduce the west side yard setback from 7 feet to 3 feet. (3) Applicant seeks a variance from zoning regulation to increase the max percentage of rear yard coverage for accessory structures from 25% to 27.5%, in order to erect a two-story accessory structure (garage) to an existing family dwelling.