



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

APPLICATION #: **V-17-152**
DATE ACCEPTED: **05/24/2017**

NOTICE TO APPLICANT

Address of Property:
633 Cumberland RD NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, July 13, 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,



RJ, for Director, Bureau of Planning



Patti Crenshaw



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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-17-152

NPU F DATE FILED _____

Patti Crenshaw
 Name of Applicant

BUILDING PERMIT AUTHORIZING
 The construction of an Accessory Structure

at 633 Cumberland Road NE 17th/52
 Address Quadrant District & Land Lot

to be used for Residential purposes

The property is zoned R-4/Beltline Overlay District

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

Applicant seeks a variance from the zoning regulation to reduce: (1) the required west side yard setback from 7 feet to 3 feet. (2) Reduce the required rear yard setback from 15 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) & (3)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

[Signature] 5-24-17
 Plan Reviewer Date

[Signature] 5/24/17
 Applicant Date



APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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"/>

Date Filed 5/24/17

Application Number V-17-152

Name of Applicant PATTI CRENSNAW

Daytime Phone 404/876-3000

Company Name (if applicable) HOME REBUILDERS email donminton@homebuilder.com

Address 2120 PLASTER BRIDGE RD, ATLANTA GA 30324
street city state zip code

Name of Property Owner MARK & NINA HAFITZ Phone 404/634-4731

Address 1129 EMPIRE RD, ATLANTA GA 30329
street city state zip code

Description of Property

Address of Property 633 CUMBERLAND RD, ATLANTA GA 30306
street city state zip code

Area: 0-207^{AC} Land Lot: 52 District: 17, FULTON County, GA.

Property is zoned: R-4, Council District: 6, Neighborhood Planning Unit (NPU): F

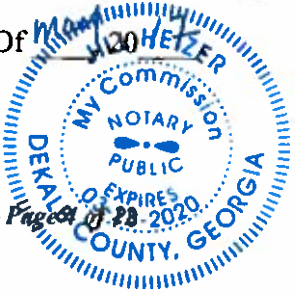
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

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.

Patti Crenshaw
Owner or Agent for Owner (Applicant)

PATTI CRENSNAW
Print Name of Owner

Sworn To And Subscribed Before Me This 24th Day Of May 2017
[Signature]
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 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."))

CONSTRUCT NEW 2-CAR GARAGE W/ ATTIC STORAGE, REQUIRING SIDE & REAR YARD VARIANCES. ALSO, 2ND STORY ADDITION & SCREEN PORCH ADDITION NOT REQUIRING VARIANCES.

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.

4064 covered square feet / 9000 total lot square feet = 45.2 % 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)? SEE ATTACHED LETTER
- 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. ||



May 24, 2017

JUSTIFICATION FOR VARIANCE

633 CUMBERLAND ROAD

ATLANTA, GEORGIA 30305

As the owners of the property at 633 Cumberland Road, we are seeking a variance to allow for the placement of a two-car garage with attic storage within the west side yard and rear yard setbacks. We are requesting that the west side yard setback be reduced from 7' to 3', and that the rear yard setback be reduced from 15' to 3'.

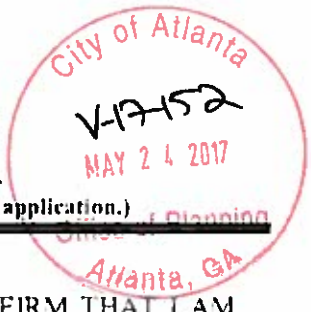
- 1) The property is zoned R-4, with a minimum frontage of 70'. This lot is non-conforming , with 60' frontage. As a result, the space for an accessory structure is restricted more than usual.
- 2) The application of the zoning ordinance would place a garage in such a location as to occupy most of the useable back yard space. To maximize the size and functional use of the back yard, we would like locate the garage closer to the side and rear property lines.

The application of the zoning ordinance would place the garage too close to the existing house and proposed screened porch, making it impossible to gain driveway access to the garage.

- 3) The current lot coverage, before any improvements, is 34%. The proposed changes, including the garage accessory structure, new driveway and screened porch, would increase the lot coverage to 47%. This is within the allowable 50%
- 4) The proposed design for the garage is in keeping with the original character and architectural detail of the existing house, and is sensitive to the personality and scale of the neighborhood. This would not detract from people's use and enjoyment of adjoining and surrounding properties . Several neighboring properties have been granted similar variances for accessory structures and garages. This variance, if granted, would further the purposes and intent of the zoning ordinance, providing greater use, functionality and enjoyment of the limited rear yard and restricted lot size.

I thank you for your attention on this matter.

Mark Hafitz and Nina Hafitz, Owners



AUTHORIZATION BY PROPERTY OWNER

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

(Please Print Clearly)

I, MARK HAFITZ (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 633 CUMBERLAND RD. (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:

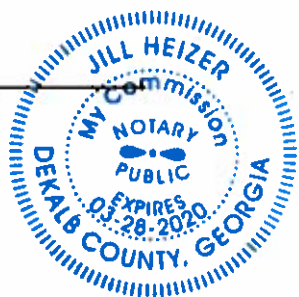
LAST NAME CRONSHAW FIRST NAME PATTI
ADDRESS HOME REBUILDERS, 2120 PLASTER BRIDGE RD. SUITE _____
CITY ATLANTA STATE GA ZIP CODE 30324

OWNER'S TELEPHONE NUMBER: 404-634-4731

Mark a Hafitz
SIGNATURE OF OWNER
Mark a Hafitz
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.

Jill Heizer
NOTARY PUBLIC
5-24-17
DATE





AUTHORIZATION BY PROPERTY OWNER

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

(Please Print Clearly)

I, NINA HAFITZ (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 633 CUMBERLAND RD. (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:

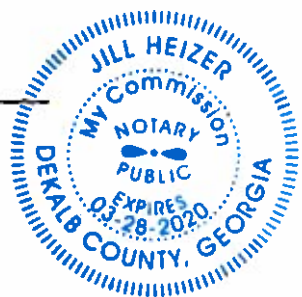
LAST NAME CRONSHAW FIRST NAME PATTI
ADDRESS HOME REBUILDERS, 2120 PLASTER BRIDGE RD SUITE
CITY ATLANTA STATE GA ZIP CODE 30324

OWNER'S TELEPHONE NUMBER: 404.634.4731

Nina R Hafitz
SIGNATURE OF OWNER
Nina R Hafitz
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.

Jill Heizer
NOTARY PUBLIC
5-24-17
DATE



RECEIPT

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

Application: V-17-152
Application Type: Planning/BZA/Variance/NA
Address: 633 CUMBERLAND RD NE, ATLANTA, GA 30306
Owner Name: DOWNING CARLA JEAN
Owner Address:
Application Name:

Receipt No.	524354					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	138352	\$100.00	05/24/2017	RPLEWIS		

Owner Info.: DOWNING CARLA JEAN

Work Description: Variance to reduce the west side yard setback from 7 feet to 3 feet and the rear yard setback from 15 feet to 3 feet for the construction of a garage.

PAID
CITY OF ATLANTA
MAY 24 2017
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR