



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

APPLICATION #: **V-17-154**
DATE ACCEPTED: **05/24/2017**

NOTICE TO APPLICANT

Address of Property:
646 Amsterdam AVE 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,



MDA, for Director, Bureau of Planning



Eddie Drake



CITY OF ATLANTA

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



REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-17-154

NPU F DATE FILED _____

EDDIE DRAKE

Name of Applicant

BUILDING PERMIT AUTHORIZING

Construct a new single family dwelling

at 646 Amsterdam Ave NE 17th/52
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 front yard setback from 35 feet to 17.5 feet.

Applicant seeks no other variances at this time.

A Complete Plan Review Was Not Conducted

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (1)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Henry S. White
Plan Reviewer Date 5/24/17

[Signature]
Applicant Date 5/24/17

V-17-154

Office of Planning

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

MAY 23 2017

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-17-154

Name of Applicant Eddie Drake Daytime Phone 404-805-6773

Company Name (if applicable) _____ email eddrakej@gmail.com

Address 3651 Peachtree Pkwy., Ste E-124 Suwanee GA 30024
street city state zip code

Name of Property Owner Paula Schneider Phone _____

Address 740 San Antonio Dr. Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 646 Amsterdam Ave Atlanta GA _____
street city state zip code

Area: _____ Land Lot: 52 District: 17, 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.

Eddie Drake
Owner or Agent for Owner (Applicant)
Eddie Drake
Print Name of Owner

Sworn To And Subscribed Before Me This 23 Day Of May, 20 17.
[Signature]
NOTARY PUBLIC 12/26/18



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.)

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.")

Construction of a new single family residential home.

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.

2,200 covered square feet / 4,445.78 total lot square feet = 49.5 % 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)? The Size of the property creates a hardship if the front Setback per Zoning Ordinance of the City of Atlanta is applied. The Setback needs to be reduced from 35' to 17.5' to allow construction of dwelling.
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? Yes
- 3) What conditions are peculiar to this particular piece of property? The Size and Shape of the Property are such that application of zoning ordinance would render the property unbuildable
- 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. if granted the property is Zoned, R4, would be useable as intended and fit the Setback of existing dwellings that surround said property

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, PAULA SCHNEIDER (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 646 Amsterdam Ave (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 Drake FIRST NAME Eddie
ADDRESS 3651 Peachtree Pkwy, Ste E-124 SUITE _____
CITY Suwanee STATE Georgia ZIP CODE 30024

OWNER'S TELEPHONE NUMBER: 404-234-3295

Paula Schneider
SIGNATURE OF OWNER

PAULA SCHNEIDER
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.

[Signature]
NOTARY PUBLIC
05/22/17
DATE



Devin Miller
State of Florida
MY COMMISSION # FF 77759
Expires: December 18, 2017



Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 52 of the 17th District of Fulton County, Georgia and being known as Tax Parcel 17-52-LL-3-6 and being more particularly described as follows:

To find the True Point of Beginning, begin at the intersection of the northerly side of Amsterdam Ave. (50' R/W) and the easterly right-of-way of Monroe Drive (50' R/W and varies) and run easterly along the northerly side of Amsterdam Ave. a distance of 266.9 feet to a nail found; run thence North 88 degrees 50 minutes 33 seconds East a distance of 29.84 feet to an iron pin found on the northerly side of Amsterdam Ave. and the True Point of Beginning; and from said True Point of Beginning as thus established, run thence North 05 degrees 55 minutes 46 seconds West a distance of 25.79 feet to an iron pin found; run thence North 00 degrees 42 minutes 29 seconds East a distance of 24.95 feet to an iron pin found; run thence North 44 degrees 30 minutes 20 seconds East a distance of 35.47 feet to an iron pin found; run thence South 89 degrees 53 minutes 09 seconds East a distance of 19.94 feet to an iron pin found; run thence South 06 degrees 47 minutes 19 seconds East a distance of 25.18 feet to a point; run thence South 19 degrees 14 minutes 13 seconds East a distance of 21.19 feet to a point; run thence South 70 degrees 04 minutes 56 seconds East a distance of 42.72 feet to an iron pin found; run thence South 43 degrees 24 minutes 14 seconds East a distance of 18.24 feet to an iron pin found on the northerly side of Amsterdam Ave.; run thence South 88 degrees 20 minutes 23 seconds West a distance of 105.15 feet to an iron pin found on the northerly side of Amsterdam Ave and the True Point of Beginning, said property being the same as that described in a survey prepared for Franz Schneider by LCE Engineers, Inc.(Lovick C. Evans, RLS #2660) dated January 11, 2006.



RECEIPT

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

PAID
CITY OF ATLANTA
MAY 24 2017

Application: V-17-154
Application Type: Planning/BZA/Variance/NA
Address: 646 AMSTERDAM AVE NE, ATLANTA, GA 30306
Owner Name: DICKSON SAM G
Owner Address:
Application Name:

EX OFFICIO MUNICIPAL
REVENUE COLLECTION

Handwritten signature and number 101

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
524377	101	\$100.00	05/24/2017	BSIMMONS		

Owner Info.: DICKSON SAM G

Work Description: A variance to reduce the required front yard from 35' to 17.5'