



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

APPLICATION #: **V-17-208**

DATE ACCEPTED **07/26/2017**

## NOTICE TO APPLICANT

Address of Property:

**897 St Charles AVE NE**

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

Board of Zoning Adjustment (BZA) Hearing Date:

**September 14, 17 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 five 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,

  
\_\_\_\_\_  
JB, for Director, Office of Zoning and  
Development

  
\_\_\_\_\_  
Pamela Bullock



CITY OF ATLANTA

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

V-17-208
Office of Planning

JUL 26 2017

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT \_\_\_\_\_ APPLICATION NUMBER V-17-208

NPU \_\_\_\_\_ DATE FILED \_\_\_\_\_

1. Pamela Bullock
Name of Applicant

BUILDING PERMIT AUTHORIZING

New Single-Family Residence

at 897 Saint Charles AVE NE 14th 16
Street Address Quadrant District & Land Lot

to be used for Residential purposes

The property is zoned RG-2 District

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

Applicant seeks a variance from the zoning regulation to (1) reduce the required front yard setback from 40 feet to 25 feet; (2) reduce the required eastern side yard setback from 7 feet to 5 feet, 6 inches; and (3) reduce the required western side yard setback from 7 feet to 3 feet; in order to erect a new single-family home and detached garage structure.

Applicant seeks no other variances or exceptions at this time.

A Complete Plan Review Was Not Conducted.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 8 Section 16-08.008 Paragraph (1)

Chapter 28 Section 16-28.011 Paragraph (5) (e)

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Scott Haeberlin 7-18-17
Plan Reviewer Date

[Signature] 7-26-17
Applicant Date

# APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

Variance	<input checked="" type="checkbox"/>
Special Exception	<input type="checkbox"/>
Variance & Special Exception	<input type="checkbox"/>

V-17-208  
JUL 26 2017

Date Filed \_\_\_\_\_

Application Number \_\_\_\_\_ 86 Trinity Ave. S.W.  
Ste. 3350  
Atlanta, GA

Name of Applicant PAMELA BULLOCK Daytime Phone 404 876 3468

Company Name (if applicable) PBB STUDIO ARCHITECTURE mail pbb-studio@pbb-studio.com

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

Name of Property Owner JEFFREY KESSEE & SHAWD WHITMAN Phone 404 668 7145

Address 897 ST. CHARLES AVE ATLANTA GA 30306  
street city state zip code

**Description of Property**

Address of Property 897 ST. CHARLES AVE ATLANTA GA 30306  
street city state zip code

Area: 89534 Land Lot: 16 District: 14, FULTON County, GA.

Property is zoned: R02, 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 in this application 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 17<sup>th</sup> Day Of July, 2017.

[Signature]  
NOTARY PUBLIC

# SUMMARY & JUSTIFICATION FOR VARIANCES

V-17-208

**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.

Office of Planning

JUL 26 2017

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).")

DEMOLISH EXIST 50 SF STAIR & REPLACE W/ 8' DEEP COVERED PORCH ACROSS FRONT OF HOUSE (299 SF). DEMO EXIST ONE CAR, 18 FT CARPORT GARAGE FOR 2 STORY GARAGE HOUSE (578 SF FLOOR). DEMO EXIST PATIO FOR NEW WOOD DECK. REPLACE EXIST DRIVE. ADD GRAVEL TURNAROUND. ADD CONC. PATIO OUTSIDE OF GARAGE HOUSE.

**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.

5345 covered square feet / 8953 total lot square feet = 59.7 % proposed lot coverage

N/A % maximum allowed lot coverage (SINGLE FAMILY IN R62 DISTRICT)

**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)? LOCATION OF THE EXISTING RESIDENCE VIOLATES CURRENT ZONING, WHICH DICTATES PLACEMENT OF NEW CONSTRUCTION.
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? EXISTING EAST SIDE OF HOUSE IS 5' FROM PL - CODE IS 7'. NEW PORCH IS TO GO ACROSS ENTIRE FRONT OF HOUSE. EXIST. HOUSE IS 33' FROM FRONT PL. CODE REQUIRES 40'; SO NEW FRONT PORCH WOULD PROTRUDE INTO FRONT YARD SET BACK. NEW GARAGE PLACEMENT AS FAR BACK AS POSSIBLE TO ALLOW FOR TURNAROUND.
- 3) What conditions are peculiar to this particular piece of property? R62 PROPERTIES INCLUDE SINGLE FAMILY & MULTI FAMILY SOLIDLY RANGE OF PROPERTY CHARACTERISTICS. MOST SF. HAVE FRONT PORCHES THAT ARE OUTSIDE BUILDABLE AREA. NARROW LOT LIMITS USEFUL LOCATIONS OF A GARAGE THAT IS FUNCTIONAL.
- 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. PORCH & GARAGE HOUSE WOULD NOT IMPACT NEIGHBORS' LIGHT & AIR. NO FIRE RISK INCREASE AS NEW WALLS WOULD BE FIRE RATED AS REQUIRED. PORCH & GARAGE HOUSE WOULD INCREASE HOME VALUE TO BE CONSISTANT W/ NEIGHBORHOOD.

# 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, JEFFREY KEESLEE (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 897 Saint Charles Ave. NE, Atlanta, GA 30306 (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.

Office of Planning

v-17-208

JUL 26 2017

## NAME OF APPLICANT:

LAST NAME Bullock FIRST NAME Pamela  
ADDRESS 777 Virginia Circle SUITE \_\_\_\_\_  
CITY ATLANTA STATE GA ZIP CODE 30306

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

OWNER'S TELEPHONE NUMBER: 404-668-7145

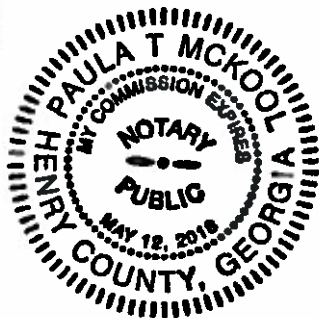
[Signature]  
SIGNATURE OF OWNER

JEFFREY D. KEESLEE  
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.

Paula T. Mckool  
NOTARY PUBLIC

7/13/17  
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, Shawn Patrick Whitman (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 897 Saint Charles Ave. NE, Atlanta, Ga 30306 (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.

Office of Planning  
v-17-208  
JUL 26 2017

## NAME OF APPLICANT:

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

LAST NAME Bullock FIRST NAME Pamela  
ADDRESS 777 Virginia Circle SUITE \_\_\_\_\_  
CITY Atlanta STATE Ga ZIP CODE 30306

OWNER'S TELEPHONE NUMBER: 404-668-7145

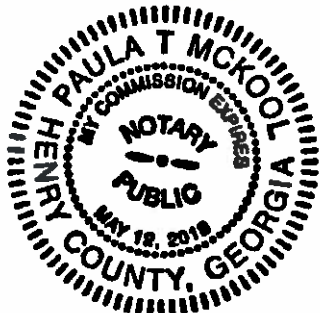
[Signature]  
SIGNATURE OF OWNER

Shawn P. Whitman  
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

7/13/17  
DATE



Show Receipt Detail

CITY OF ATL BLDG PERMI  
55 TRINITY AVE STE 1350  
ATLANTA, GA 30303

07/26/2017 09:15:06

CREDIT CARD  
MC SALE

ND COMMUNITY DEVELOPMENT  
IA 30303

Card # XXXXXXXXXXXX5118  
Chip Card: MasterCard  
AID: A0000000041010  
ATC: 0007  
TC: 0822FB8EBB7D0193  
SEQ #: 1  
Batch #: 145  
INVOICE 1  
Approval Code: 80625Z  
Entry Method: Chip Read  
Mode: Issuer

ion: V-17-208  
ype: Planning/BZA/Variance/NA  
ess: 897 ST CHARLES AVE NE, ATLANTA, GA 30306  
ime: JOHNSON SUZANNE  
oss:  
imo:

PAID  
CITY OF ATLANTA  
JUL 26 2017  
EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR  
*me*  
*(B)*

Amount Paid	Payment Date	Cashier ID	Received	Comments
\$500.00	07/26/2017	BSIMMONS		

SUZANNE

SALE AMOUNT \$500.00

CUSTOMER COPY

reduce front and side yard setbacks