



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

APPLICATION #: **V-17-217**

DATE ACCEPTED **08/07/2017**

NOTICE TO APPLICANT

Address of Property:

929 Adair AVE NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, October 5, 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 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,



AD, for Director, Office of Zoning and
Development



Tiffany Barcik



V-17-217
Office of Planning

AUG - 7 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-17-217

NPU F DATE FILED _____

Tiffany Barcik
Name of Applicant

BUILDING PERMIT AUTHORIZING

Addition to a single family residence

at 929 ADAIR AVE NE NW 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 special exception from the zoning regulations to allow for active recreation in yards adjacent to streets to add a pool.

Applicant seeks no other variances at this time.

A Complete Plan Review Was Not Conducted

1982 ZONING ORDINANCE, AS AMENDED

Chapter 28 Section 16-28.008 Paragraph (6)

Chapter _____ Section _____ Paragraph _____

[Signature]
Plan Reviewer Date

[Signature] 8-7-17
Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Office of Planning

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

Variance	
Special Exception	X
Variance & Special Exception	

AUG - 7 2017

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

Date Filed _____

Application Number 17-217

Name of Applicant Tiffany Barcik Daytime Phone 404 377 6006

Company Name (if applicable) Moon Bros Inc email tiffanye.moonbros.com

Address 1662 McLendon Ave Atlanta GA 30307
street city state zip code

Name of Property Owner Walter + Evelyn Hoff Phone 404 388 6318

Address 4323 Mt Paran Parkway Atlanta GA 30327
street city state zip code

Description of Property

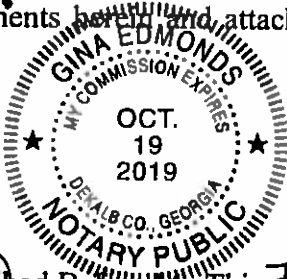
Address of Property 929 Adair Ave Atlanta GA _____
street city state zip code

Area: 18,871 SF Land Lot: 1 District: 17th, Fulton County, GA.

Property is zoned: R-4, 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.



[Signature]

Owner or Agent for Owner (Applicant)

Walter and Evelyn Hoff
Print Name of Owner

Sworn To And Subscribed Before Me This 7th Day Of Aug, 2017.

NOTARY PUBLIC

V-17-217

SUMMARY & JUSTIFICATION FOR SPECIAL EXCEPTIONS

Office of Planning

Directions: Complete responses must be provided. Incomplete applications will not be accepted. The space below may only be utilized for the summary of proposal or responses may be submitted as a separate attachment. Specific criteria for Board approval of special exceptions may be found on page 9. The justification must address these criteria. Please submit a separate justification for responses to the applicable special exception criteria.

City of Atlanta
Sto. 3350
Atlanta, GA

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 special exception request (shall not replace submittal of written criteria). (Examples: "Installation of a swimming pool adjacent to the public right of way ("active recreation"), "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

Parking & Loading: List the maximum number of employees who will park on the site at any given time: _____ AND list the maximum estimated number of customers, clients, visitors, or similar persons who will require automobile parking in connection with the facility on the site at any given time: _____. If you propose to provide off-site parking, see the attached Standards for off-site Parking Agreements (page 10) _____

Walls and Fences: Any request for walls or fences should include a site plan and elevations showing the full extent of the wall or fence and a drawing showing a typical portion of the wall or fence including gates of ornamental fences. _____

Active Recreation: Install a swimming pool adjacent to the public right of way - both front and half-depth front yard

Non-Conforming Uses & Structures (i.e. duplex): _____

All other Special Exception Requests: _____

Justification for Special Exception at 929 Adair Avenue

Office of Planning

V17-217

AUG - 7 2017

This is a request for the BZA to grant a Special Exception to permit active recreation in yards adjacent to Adair Avenue. The installation of a swimming pool is desired. The swimming pool is to be located to the rear and side of the main structure within the buildable area of the site per code.

Site 3350
Atlanta, GA

Due to the fact that the property is a corner lot, there are two public right of ways that are considered adjacent to the pool. From the front of the property the pool is to be located 113' from the front property line. The elevation at the front sidewalk is approximately 9' below the level of the top of the swimming pool and there will also be a 48" high mostly solid fence spanning from the house to the side property line to screen the pool from that direction.

From the half-depth front yard side of the property, the closest point of the pool to the public right of way is 70'. The majority of the swimming pool and patio area is to be screened by an existing two story garage structure. There will also be a 48" high fence that will screen view of the patio and swimming area from the half depth front yard side.

Upon review of the site plan, it is apparent that there is little buildable area that the swimming pool would be able to fit in. Due to the nature of a corner lot, there is no other location for this amenity besides slight adjustments to the proposed location.

Considering the distance and the screening of the proposed swimming pool to the adjacent right of ways, light and noise will be mitigated. This feature will not increase the quantity of people or vehicular traffic coming to the house.

AUTHORIZATION BY PROPERTY OWNER

(Required only if the applicant is not the owner of the property subject to the proposed application.) 2017

(Please Print Clearly)

I, Evelyn Hoff (OWNER'S NAME) SWEAR AND AFFIRM ^{65 Trinity Ave. S.W. 30309} I AM THE OWNER OF THE PROPERTY AT 929 Adair 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 Barcik FIRST NAME Tiffany

ADDRESS 223 Drexel Ave. SUITE _____

CITY Decatur STATE GA ZIP CODE 30030

OWNER'S TELEPHONE NUMBER: 404-388-6318

Evelyn M Hoff
SIGNATURE OF OWNER

Evelyn M Hoff
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
8/9/17

DATE



AUTHORIZATION BY PROPERTY OWNER

AUG 11 2017

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

(Please Print Clearly)

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

I, WALTER HOFF (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 929 Adair 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 Barcik FIRST NAME Tiffany
ADDRESS 223 Drexel Ave. SUITE _____
CITY Decatur STATE GA ZIP CODE 30030

OWNER'S TELEPHONE NUMBER: 404 229 3301

Walter Hoff
SIGNATURE OF OWNER

WALTER HOFF
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.

Shannon Brydl
NOTARY PUBLIC

8/09/17
DATE



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

Show Receipt Detail

08/07/2017

11:22:52

CREDIT CARD

VISA SALE

Card #
Chip Card:
AID:
ATC:
TC:
SEQ #:
Batch #:
INVOICE
Approval Code:
Entry Method:
Mode:
Tax Amount:

XXXXXXXXXXXX2451
CHASE VISA
A0000000031010
0006
0EF4637FDBD45CED

COMMUNITY DEVELOPMENT

03

-217

ing/BZA/Special Exception/NA
DAIR AVE NE, ATLANTA, GA 30306
Hoff

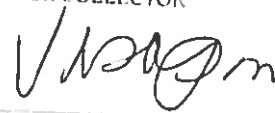
5
161
5
07574G
Chip Read

Amount Paid	Payment Date	Cashier ID	Received	Comments
\$100.00	08/07/2017	PAMITCHELL		

PAID
CITY OF ATLANTA

AUG 07 2017

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR



R
Pay
Creg
Owner Info:

Evelyn Hoff

Work Description: Permit a pool within the street setback.