



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

APPLICATION #: **V-17-239**

DATE ACCEPTED **08/22/2017**

NOTICE TO APPLICANT

Address of Property:

2235 Melante DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, October 12, 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,

JL, for Director, Office of Zoning and
Development

Barrington H. Branch, Jr.



CITY OF ATLANTA

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

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AUG 22 2017
OFFICE
OF
BUILDINGS

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER V-17-239

NPU _____ DATE FILED _____

Barrington H. Branch, Jr
Name of Applicant

BUILDING PERMIT AUTHORIZING Addition to single family dwelling

at 2235 Melante DR NE 17th/5
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 south side yard setback from 7 feet to 4 feet 5 inches to construct an addition to a single family dwelling.

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 (2)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

[Signature]
Plan Reviewer Date 8/22/17

[Signature]
Applicant Date 8-22-17

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

OFFICE OF PLANNING

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

Variance	X
Special Exception	
Variance & Special Exception	

Date Filed 8-22-17

Application Number V-17-239

Name of Applicant BRADINGTON H. BRANCH, JR Daytime Phone 404-226-3980

Company Name (if applicable) BRAVIA VENTURES, LLC email bbranchj@comcast.net

Address 669 COOLEIDGE AVENUE ATLANTA GA 30306

Name of Property Owner BRAVIA VENTURES, LLC Phone 404-226-3980

Address 669 COOLEIDGE AVENUE ATLANTA GA 30306

Description of Property

Address of Property 2235 MELANTE DRIVE ATLANTA GEORGIA 30324

Area: .24 ACRES Land Lot: 5 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.

Signature of Bravia Ventures, LLC
Owner or Agent for Owner (Applicant)
BRADINGTON H. BRANCH, JR
Print Name of Owner

Sworn To And Subscribed Before Me This 22 Day Of Aug, 2017.

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 X 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: R-4

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).")

Single Family Residential Renovation and Addition. 2nd Floor Addition of approximately 830sf for total of 1,890sf. NO EXPANSION OF EXISTING FOUNDATION OR EXTERIOR WALL FOOTPRINT. ADDITION OF APPROX 210sf UNHEATED SCREENED PORCH ON FOUNDATION OF EXISTING DECK AND LAUNDRY ROOM.

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.

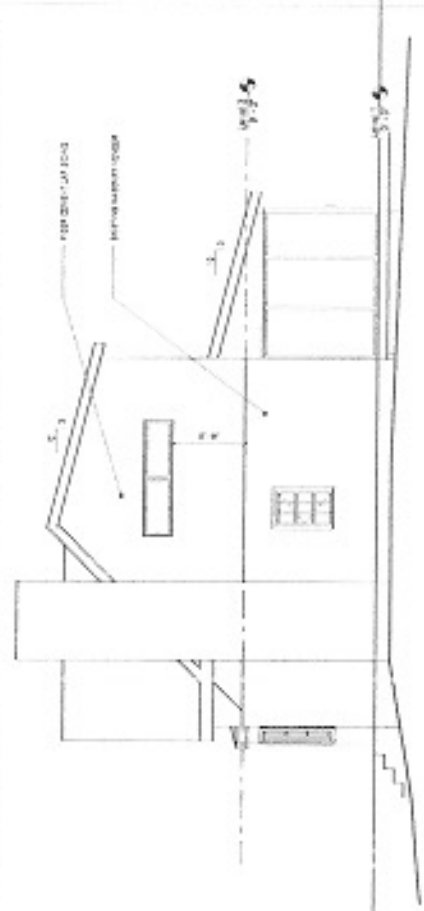
1,887 covered square feet / 10,454 total lot square feet = 18 % proposed lot coverage - NO ADDITION
50 % maximum allowed lot coverage

Variance Criteria (see page 6 for detailed criteria):

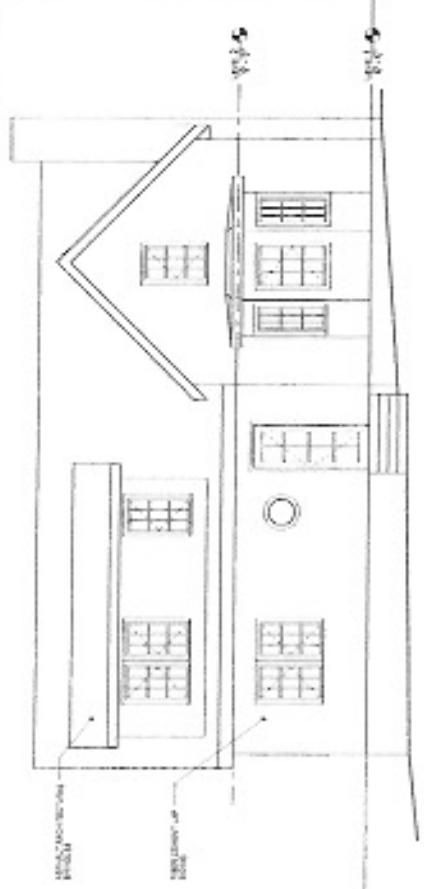
- 1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)? Existing Single Family Residence built in 1948, is 4.1' from the side yard property line. At its narrowest (existing fireplace) 4.5' - 5.4' is remaining distance - less than current 7' requirement.
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? Location of existing structure (especially existing fireplace) in relation to sideyard setback does not allow addition of second floor on existing foundation/walls w/o variance.
- 3) What conditions are peculiar to this particular piece of property? Location of existing house to southern property line - built prior to 7' setback requirement.
- 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. Addition of 2nd floor will not increase footprint/foundation or lot coverage.

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AUG 22 2017



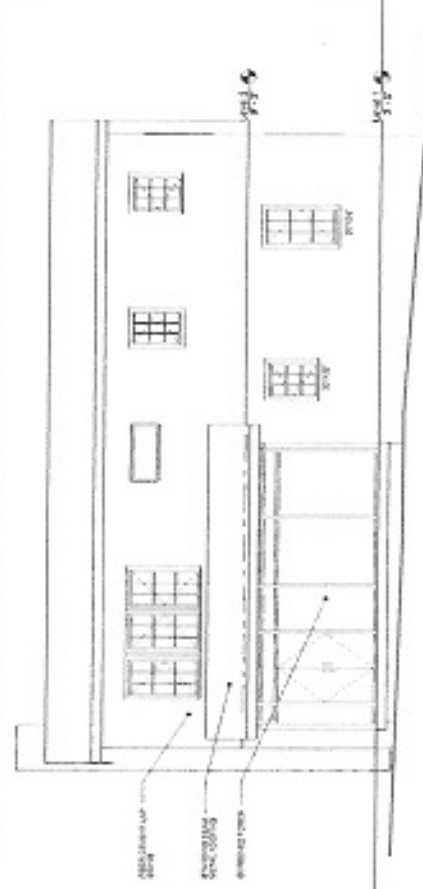
1. REAR ELEVATION - EAST SCALE 1/4" = 1'-0"



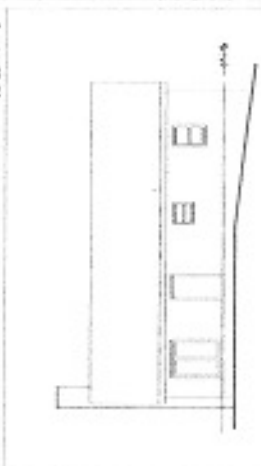
2. FRONT ELEVATION - WEST SCALE 1/4" = 1'-0"



3. SIDE ELEVATION - SOUTH SCALE 1/4" = 1'-0"



4. SIDE ELEVATION - NORTH SCALE 1/4" = 1'-0"



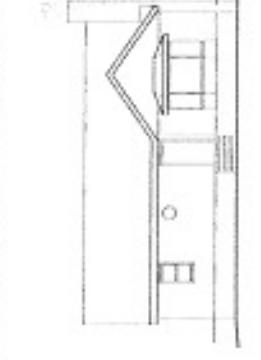
5. FRONT ELEVATION - EAST SCALE 1/4" = 1'-0"



6. SIDE ELEVATION - WEST SCALE 1/4" = 1'-0"



7. FRONT ELEVATION - WEST SCALE 1/4" = 1'-0"



8. SIDE ELEVATION - EAST SCALE 1/4" = 1'-0"

TIMOTHY K. SLICHTER
ARCHITECT
1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
303.733.1111
www.timothykslichter.com

2235 MELANIE DRIVE RENOVATION
1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
303.733.1111
www.timothykslichter.com



NO.	DATE	DESCRIPTION
1	08/14/2018	PRELIMINARY
2	08/14/2018	REVISED
3	08/14/2018	REVISED
4	08/14/2018	REVISED
5	08/14/2018	REVISED
6	08/14/2018	REVISED
7	08/14/2018	REVISED
8	08/14/2018	REVISED
9	08/14/2018	REVISED
10	08/14/2018	REVISED

ELEVATIONS
A3

V-17-239