



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

APPLICATION #: **V-17-252**

DATE ACCEPTED **09/05/2017**

NOTICE TO APPLICANT

Address of Property:

1019 Rosedale RD NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, November 2, 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,



Rhonda Goodman
RG, for Director, Office of Zoning and
Development



Gail Mooney

V-17-252



Office of Planning

SEP 5 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-17-252

NPU F DATE FILED 09/05/2017

Gail Mooney
Name of Applicant

BUILDING PERMIT AUTHORIZING
Addition to single family dwelling

at 1019 Rosedale Rd NE 18th/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 variance from the zoning regulations to reduce the required north side yard setback from 7 feet to 3 feet 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

Plan Reviewer Date

Applicant Date 8.30.17

V-17-252

Office of Planning

SEP 5 2017

APPLICATION FOR VARIANCE
City of Atlanta

55 Trinity Ave. S.W.
Atlanta, GA

Date Filed 09/05/17 Application Number V-17-252
Name of Applicant GAIL MOONEY Daytime Phone 770.558.7895
Company Name Survey Systems e-mail gail@surveysatlanta.ca
Address 657 LAKE DR SHELVILLE GA 30089
street city state zip code

Name of Property Owner John & Kate Hays Phone _____
Address 1019 ROSEDACE RD ATLANTA GA 30306
street city state zip code

Description of Property

Address of Property 1019 ROSEDACE RD NE OR
the subject property fronts _____ feet on the _____ side of _____
_____, and begins _____ feet from the
_____ corner of _____.
Depth: 223' Area: .254 and Lot: 1 District: 18, DeKalb County, GA.
Property is zoned: R4, Council District: _____, Neighborhood Planning Unit: _____

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 variance(s).

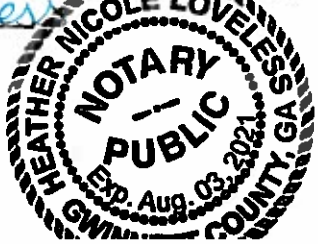
I hereby authorize the staff of the Office of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Planning upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.

Sworn To And Subscribed Before Me This 30 Day Of Aug, 2017.

Gail Mooney
Owner or Agent for Owner (Applicant)

GAIL MOONEY
APPLICANT NAME IN PRINTED LETTERS

Heather Nicole Lovelless
NOTARY PUBLIC



SEP 6 2017

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.)")
RECONSTRUCT 508 ST PORCH AND DECK THAT WAS DESTROYED BY TREE. PREVIOUS ADDITION WILL BE BUILT IN SAME FOOTPRINT

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.

2610 covered square feet / 11162 total lot square feet = 23.3 % 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)? EXISTING HOUSE IS NON-CORFORMING AS WAS THE PORCH & DECK. THE DOOR THAT LEADS TO THE PORCH REQUIRES THAT THE PORCH REMAIN IN ORIGINAL LOCATION
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? WOULD REQUIRE ADDITIONAL CONSTRUCTION TO MOVE THE EXISTING DOORS
- 3) What conditions are peculiar to this particular piece of property? THIS HOUSE IS NON-CORFORMING
- 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. THE PORCH PREVIOUSLY EXISTED AND DID NOT NEGATIVELY IMPACT CLIENT OR NEIGHBORS SAFETY

SEP 5 2017

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



SURVEY SYSTEMS ATLANTA
657 Lake Drive
Snellville, GA 30039
770-558-7895
gail@surveysystemsatlanta.com

August 30, 2017

REQUEST FOR VARIANCE - Reduce north property line from 7 feet to 3 feet.

Client's home was damaged by a falling tree which destroyed a rear deck and porch that was constructed by the previous owners without a building permit. Client seeks to rebuild the destroyed portion in the same location, and due to the layout of the door that leads to the porch, cannot easily rebuild inside the setback line.

There will be no additional increase in the non-conformity and clients only seeks the degree of relief necessary to rebuild the existing structure.

Regards,

A handwritten signature in blue ink, appearing to be "Gail Mooney", with a long horizontal flourish extending to the right.

Gail Mooney
Applicant

SEP 5 2017

NOTARIZED AUTHORIZATION BY PROPERTY OWNER

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

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

TYPE OF APPLICATION VARIANCE

I, Kate HAYS (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 1019 ROSEDALE RD NE (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF DeKalb COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT GAIL WOODROY

ADDRESS OF APPLICANT 657 LAKE DR
SNEELVILLE, GA 30039

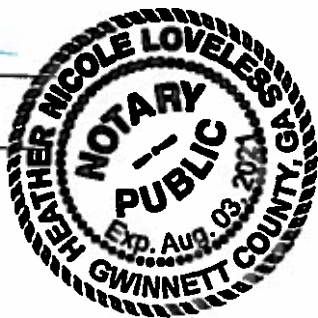
TELEPHONE NUMBER 770. 558. 7895

Kate Hays
Signature of Owner

Personally Appeared Before Me
KATE HAYS

Who Swears That The Information Contained In This Authorization Is True and Correct To The Best of His or Her Knowledge and Belief
Heather Nicole Loveless
Notary Public

Date August 30th 2017



V17252

Office of Planning

NOTARIZED AUTHORIZATION BY PROPERTY OWNER

SEP 5 2017

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

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

TYPE OF APPLICATION VARIANCE

I, John HAYS (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 1019 RoseDale Rd NE (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF Dekalb COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT GAIL WOODRIF

ADDRESS OF APPLICANT 657 LAKE DR
SHELVILLE, GA 30039

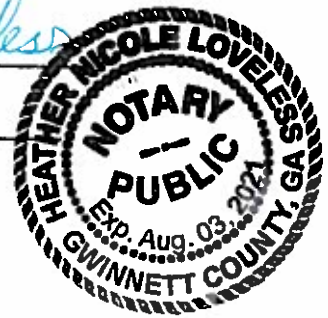
TELEPHONE NUMBER 770. 558. 7895

[Signature]
Signature of Owner

Personally Appeared Before Me JOHN HAYS

Who Swears That The Information Contained In This Authorization Is True and Correct To The Best of His or Her Knowledge and Belief. Heather Nicole Loveless
Notary Public

Date August 30th 2017



RECEIPT

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

Application: V-17-252
Application Type: Planning/BZA/Variance/NA
Address: 1019 ROSEDALE RD NE, ATLANTA, GA 30306
Owner Name: BOLLMAN MARK B III
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
540324		\$100.00	09/06/2017	RPLEWIS		

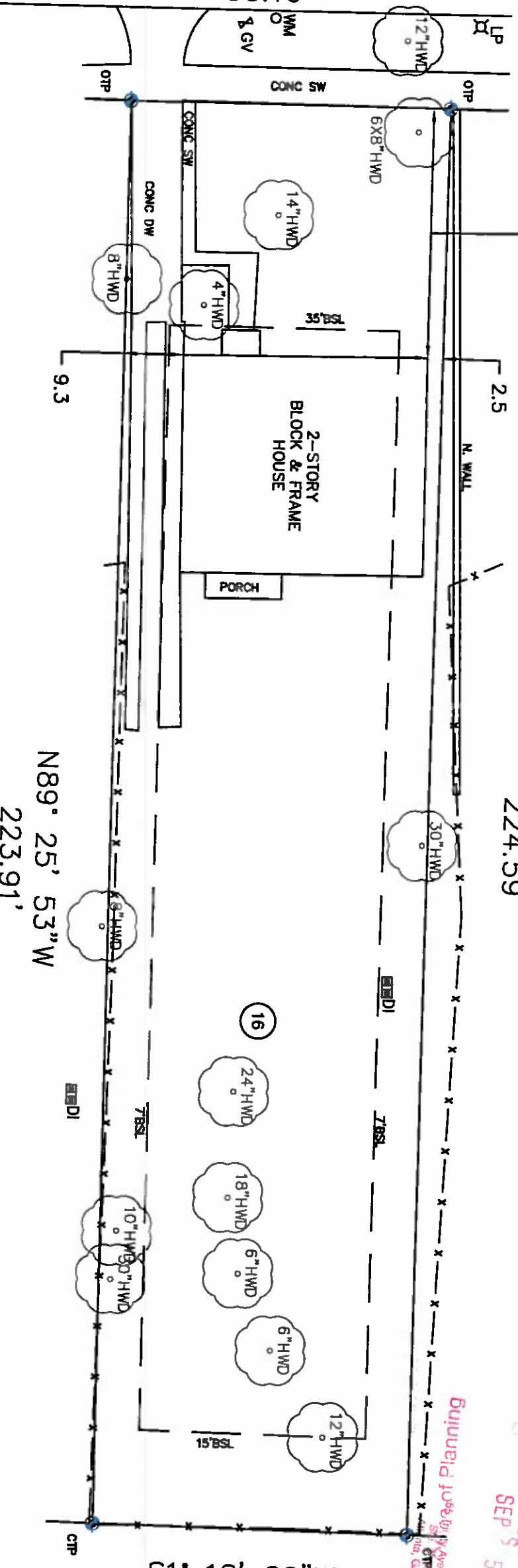
Owner Info.: BOLLMAN MARK B III

Work Description: Variance to reduce the required north side yard setback from 7 feet to 3 feet to construct an addition to a single family dwelling.

PAID
CITY OF ATLANTA
SEP 06 2017
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR
[Signature]

ROSEDALE ROAD ~ 60' R/W
31'± BC/BC

N0° 31' 05"E
50.16'



S89° 14' 00"E
224.59'

(17)

N89° 25' 53"W
223.91'

(15)

S1° 18' 20"W
49.39'

Office of Planning
SEP 5 2017
MAGNETIC
North arrow pointing up.

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRILLING).

* L E G E N D *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT. AKA ALSO KNOWN AS

APP AS PER DEED
BSL BUILDING (SETBACK) LINE
CP COMPUTED POINT
CTP CRIMP TOP PIPE FOUND
D DEED (BOOK/PAGE)
DW DRIVEWAY
EP EDGE OF PAVEMENT
FEE FINISH FLOOR ELEVATION
FKA FORMERLY KNOWN AS
HMD HARDWOOD TREE
IPF IRON PIN FOUND
L ARC LENGTH
LL LAND LOT
LLL LAND LOT LINE
N NEIGHBOR'S
N/F NOW OR FORMERLY
NAIL NAIL FOUND
P PLAT (BOOK/PAGE)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R RADIUS LENGTH
R/W RIGHT-OF-WAY
RBF REINFORCING BAR FOUND
RBS 1/2" REINFORCING BAR SET
SW SIDEWALK
SSCO SANITARY SEWER CLEANOUT
SSE SANITARY SEWER EASEMENT
-X- FENCE LINE

PROPERTY ADDRESS:
1019 Rosedale Rd NE
Atlanta, GA 30306

LAND AREA:
11162 SF
0.256 AC

IMPERVIOUS AREA:
EXIST = 2102 SF = 18.8%
ZONING: R-4

SCALE 1" = 20'

PLAT PREPARED FOR:
JOHN HAYS

LOT 16	BLOCK 1	SUBDIVISION STILLWOOD	BY:
LAND LOT 1	18th DISTRICT		
DEKALB COUNTY, GEORGIA		FIELD DATE:	6-21-2017
LOCATED IN ATLANTA		DRAWN DATE:	6-22-2017
REFERENCE: PLAT BOOK	8, PAGE 120	ALL MATTERS OF TITLE ARE	SS
REFERENCE: CADASTRAL	P0000859	EXCEPTED ~ NOT FOR RECORDING	

SURVEY SYSTEMS & ASSOC., INC.
657 Lake Drive, Snellville, GA 30039 ~ COA # LSF000867 ~ INFO@SURVEYSYSTEMSATLANTA.COM
CELL 770-558-7895 ~ OFFICE 404-760-0010

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.