



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

APPLICATION #: **V-17-310**

DATE ACCEPTED **10/24/2017**

NOTICE TO APPLICANT

Address of Property:

683 Cresthill AVE NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, December 14, 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,

RG, for Director, Office of Zoning and
Development

Patti Crenshaw



V-17-310

Department of City Planning
Office of Zoning & Development

OCT 24 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-17-310
NPU F DATE FILED 10/24/2017

Patti Crenshaw
Name of Applicant

BUILDING PERMIT AUTHORIZING Addition to single family dwelling

at 683 Cresthill Ave NE 17th/53
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 east required side yard setback from 7 feet to 4 feet to construct a 2nd story addition to 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 _____

Henry Singleton 10/24/17
Plan Reviewer Date

Patti Crenshaw 10/24/17
Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

OCT 24 2017

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

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

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

Date Filed 10/24/2017 Application Number V-17-310

Name of Applicant PATTI CRENSHAW Daytime Phone 404/876-3000

Company Name (if applicable) HOME REBUILDERS email donminton@homerebuilders.com

Address 2120 PLASTER BRIDGE RD ATLANTA GA 30324
street city state zip code

Name of Property Owner RICHARD BERMAN Phone 404/786-1698

Address 683 CRESTHILL AVE ATLANTA GA 30306
street city state zip code

Description of Property

Address of Property 683 CRESTHILL AVE ATLANTA GA 30306
street city state zip code

Area: 7493 SE Land Lot: 53 District: 17, FULTON County, GA.

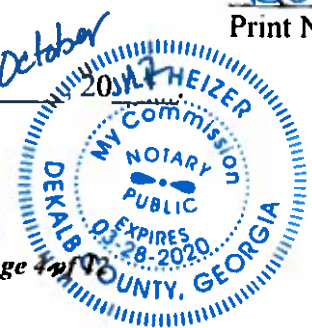
Property is zoned: R-4, Council District: 6, Neighborhood Planning Unit (NPU): F

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.

Patti Crenshaw
 Owner or Agent for Owner (Applicant)
 For RICHARD BERMAN
 Print Name of Owner

Sworn To And Subscribed Before Me This 24th Day Of October
Jill Hurst
 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.

Sh. 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). 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.").

CONSTRUCT 1065 S.F. 2nd STORY ADDITION ON EXISTING NON-CONFORMING FOOTPRINT. EXISTING HOUSE IS 2.2 FT. OVER THE BUILDING SETBACK LINE ON EAST SIDE

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.

2534 covered square feet / 7493 total lot square feet = 33.8% 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 RESIDENCE ENCRONES BY 2.2' ON THE EAST SIDE, AND 0.7' ON THE FRONT YARD SETBACKS. PROPOSED ADDITION IS WITHIN EXISTING FOOTPRINT.
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? IT WOULD PREVENT THE SECOND STORY ADDITION WHICH IMPROVES THE PROPERTY AND IS ARCHITECTURALLY APPEALING.
- 3) What conditions are peculiar to this particular piece of property? EXISTING RESIDENCE IS NON-CONFORMING. LOT IS ZONED R-4 BUT ONLY HAS 50' OF FRONTAGE (NARROW LOT)
- 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. PROPOSED ADDITION IS WITHIN EXISTING FOOTPRINT, AND MATCHES CHARACTER OF THE NEIGHBORHOOD.

(LETTER ATTACHED)

V-17310

Department of City Planning
Office of Zoning & Development

JUSTIFICATION FOR VARIANCE

683 CRESTHILL AVENUE

OCT 24 2017

ATLANTA, GEORGIA 30306

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

As the owner of the property at 683 CRESTHILL AVENUE, we are seeking a variance to allow for the addition of a second story within the existing building footprint, which currently encroaches on the east side yard, and front yard setbacks.

Currently the main residence encroaches into the side yard setback approximately 2.2' and the front yard setback by approximately 9". This is an existing condition. The existing residence also has 24" eave overhangs, and 6" gutters. We would like to build a second story onto the existing house without increasing the lot coverage or changing the footprint of the building. By doing so, the new second story will encroach in to the side yard setback the same amount as the existing house. The proposed eave overhang and gutters will match the existing eave overhang and gutters as well.

To accommodate the addition within the existing footprint, and the proposed overhangs, we are requesting that the west (left) side yard setback be reduced from 7' to 3.5', and that the front yard setback be reduced from 35' to 33'. No new footings or site work will be constructed as part of this encroachment.

The property is zoned R-4, with a minimum frontage of 70'. This lot is non-conforming, with 50' frontage.

The current lot coverage, before any improvements, is 33.8%. The proposed Addition would not add to the impervious lot coverage.

The proposed addition is in keeping with the original architectural character of the existing house, and is sensitive to the personality and scale of the neighborhood. This would not detract from people's use and enjoyment of adjoining and surrounding properties. This variance, if granted, would further the purposes and intent of the zoning ordinance, providing greater use, functionality and enjoyment of the restricted lot size.

I thank you for your attention on this matter.



Richard Berman, Owner

V-17-310

Department of City Planning
Office of Zoning & Development

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. Must be the original document. A copy will not be accepted.)

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

I, RICHARD BERMAN (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 683 CREST HILL 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 CRENSHAW FIRST NAME PATTI

ADDRESS HOME REBUILDERS, 2120 PLASTER BRIDGE RD.

CITY ATLANTA STATE GA ZIP CODE 30324

OWNER'S TELEPHONE NUMBER: (914) 224-3419

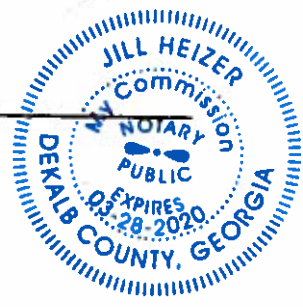
[Signature]
SIGNATURE OF OWNER

RICHARD BERMAN
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

10-24-2017
DATE



RECEIPT

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

Application: V-17-310
Application Type: Planning/BZA/Variance/NA
Address: 683 CRESTHILL AVE NE, ATLANTA, GA 30306
Owner Name: RUBIN ELAINE S
Owner Address:
Application Name:

PAID
CITY OF ATLANTA
OCT 24 2017

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

CL# 138740

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
547933	138740	\$100.00	10/24/2017	BSIMMONS		

Owner Info: RUBIN ELAINE S

Work Description: Variance to reduce the east required side yard setback from 7 feet to construct a 2nd story addition to a single family dwelling.