

Amended 10/31/17 V-17-017



Department of City Planning
Office of Zoning & Development

OCT 31 2017

CITY OF ATLANTA
Office of Zoning and Development- Zoning Plan Review Division
55 TRINITY AVENUE, SUITE 3350
Atlanta, Georgia 30303
404-330-6145

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

REFERRAL CERTIFICATE - AMENDED 10-31-17

COUNCIL DISTRICT _____ APPLICATION NUMBER V-17-017

NPU _____ DATE FILED _____

1. _____ Brent Potter
Name of Applicant

BUILDING PERMIT AUTHORIZING

2nd story addition, port cochere, and new detached garage structure

at 801 Adair 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 regulation: (1) to reduce the required front yard setback from 35 feet to 34 feet; (2) reduce the required eastern side yard setback from 7 feet to 0 feet; and (3) reduce the required western side yard setback from 7 feet to 3 feet, 2 inches - to erect a port cochere and 2nd story addition. Applicant also seeks a variance from the zoning regulations to: (4) reduce the required eastern side yard setback from 7 feet to 3 feet ; (5) reduce the required rear yard setback from 15 feet to 3 feet - for a detached garage structure; and (6) increase the maximum size of an accessory structure from 30 percent of the principal structure to 35 percent of the principal structure

Applicant seeks no other Variances. Complete Plan Review Was Not Conducted.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (1) (2) (3)

Chapter 28 Section 16-28.004 Paragraph (3)

Scott Haeblerlin 10-31-17
Plan Reviewer Date

Brent Potter 10-31-17
Applicant Date