



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

APPLICATION #: **V-18-018**

DATE ACCEPTED **01/26/2018**

NOTICE TO APPLICANT

Address of Property:

905 Virginia CIR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, April 5, 2018 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

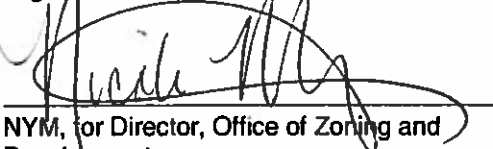
zoning@npufatlanta.org


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,



NYM, for Director, Office of Zoning and
Development

Pat & Tony Noto

V-18-078

Department of City Planning
Office of Zoning & Development

JAN 26 2018



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 _____ APPLICATION NUMBER _____

NPU _____ DATE FILED _____

1. Pat and Tony Noto
Name of Applicant

BUILDING PERMIT AUTHORIZING

2nd Story Addition

at 905 Virginia Circle NE 17th/01
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 to: (1) reduce the required front yard setback from 35 feet to 21.5 feet; and (2) reduce the required western side yard setback from 7 feet to 3 feet, 8 inches - for a 2nd story addition.

Applicant seeks no other variances or exceptions at this time.

A Complete Plan Review Was Not Conducted.

1982 ZONING ORDINANCE, AS AMENDED

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

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Scott Haeblerlin 1-26-18
Plan Reviewer Date

Pat and Tony Noto 1/26/18
Applicant Date

V-18-018

Department of City Planning
Office of Zoning & Development

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

JAN 26 2018

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

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

Date Filed _____ Application Number V-18-018
 Name of Applicant Pat & Tony Noto Daytime Phone 404-324-8294
 Company Name (if applicable) NA email patnoto1@yahoo.com
 Address 905 Virginia Circle NE Atlanta GA 30306
street city state zip code

Name of Property Owner Pat & Tony Noto Phone 404-324-8294
 Address 905 Virginia Circle NE Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 905 VIRGINIA CIRCLE ATLANTA GA 30306
street city state zip code

Area: 7185 sq ft Land Lot: 01 District: 17, FULTON County, GA.

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

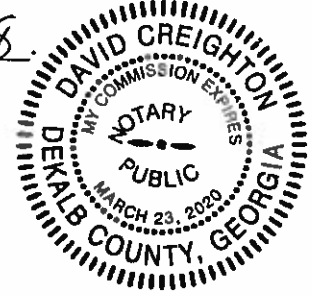
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

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.

Patricia K. Noto
 Owner or Agent for Owner (Applicant)
Patricia K. Noto
 Print Name of Owner

Sworn To And Subscribed Before Me This 26th Day Of Jan, 2018.

David Creighton
 NOTARY PUBLIC



SUMMARY & JUSTIFICATION FOR VARIANCES

JAN 26 2018

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.").

ADD 1410 SF. SECOND FLOOR ADDITION TO EXIST. ONE STORY (1410 SF.) HOUSE TO CREATE MASTER SUITE, LAUNDRY & STORAGE SPACE, ADD A STAIR FROM FIRST FLOOR TO EXIST UNFINISHED BASEMENT. ADD CLOSET TO EXIST. FIRST FLOOR BEDROOM.

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.

2621 covered square feet / 7185 total lot square feet = 36.5 % 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)? THE LOT IS 50' WIDE, R-4 REQUIRES TO THE TOTAL LOT AREA IS 7185 SF. R-4 REQUIRES 9000 SF. THE LOT DROPS OFF STEEPLY TO THE REAR, MAKING AN ADDITION TO THE REAR OF THE HOUSE IMPRACTICAL.
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? THE EXISTING HOUSE IS BUILT IN VIOLATION OF CURRENT R-4 ZONING. TO ADD TO THE HOUSE IN A REASONABLE FLOOR PLAN & TO BE AESTHETICALLY PLEASING, THE NEW ADDITION NEEDS TO BE ABOVE THE EXISTING FOOTPRINT.
- 3) What conditions are peculiar to this particular piece of property? THE STEEPNESS OF THE LOT AT REAR OF PROPERTY & LOCATION OF THE HOUSE ON THE LOT CREATE A SITUATION SPECIFIC TO THIS PROPERTY.
- 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. NEW ADDITION WOULD NOT BE A FIRE SAFETY ISSUE AS IT WOULD HAVE A ONE-HOUR RATED WALL & IS NO CLOSER THAN EXISTING CONSTRUCTION. IT WOULD NOT RESTRICT LIGHT OR AIR TO ADJACENT PROPERTIES. THE ADDITION WOULD ADD VALUE CONSISTENT WITH THE BEST OF THE NEIGHBORHOOD.

RECEIPT

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

PAID
CITY OF ATLANTA
JAN 26 2018

Application: V-18-018
Application Type: Planning/BZA/Variance/NA
Address: 905 VIRGINIA CIR NE, ATLANTA, GA 30306
Owner Name: LABARGE THOMAS W
Owner Address:
Application Name:

EX OFFICIO MUNICIPAL
REVENUE
Amed
[Signature]

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
561330		\$100.00	01/26/2018	BSIMMONS		

Owner Info.: LABARGE THOMAS W

Work Description: Applicant seeks a variance to: (1) reduce the required front yard setback from 35 feet to 21.5 feet; (2) reduce the required western side yard setback from 7 feet to 3 feet, 8 inches for a 2nd story addition.