



**OFFICE OF ZONING AND DEVELOPMENT**

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-18-033**

DATE ACCEPTED **02/07/2018**

**NOTICE TO APPLICANT**

Address of Property:

**780 Ponce De Leon TER 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,

LM, for Director, Office of Zoning and  
Development

Department of City Planning  
Office of Zoning & Development

**FEB - 7 2018**

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



V-18-033

# CITY OF ATLANTA

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

## REFERRAL CERTIFICATE

COUNCIL DISTRICT 10 APPLICATION NUMBER V-18-33

NPU F DATE FILED \_\_\_\_\_

1. Charles Hellmann  
Name of Applicant

## BUILDING PERMIT AUTHORIZING

Single-Family Addition

at 780 Ponce De leon Terrace NE 17<sup>th</sup>/14  
Street Address Quadrant District & Land Lot

to be used for Residential purposes

The property is zoned R-4/Beltline District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a variance from the zoning regulation to: (1) reduce the required western side yard setback from 7 feet to 2 feet for an addition.

Applicant seeks no other variances or exceptions at this time.

A Complete Plan Review Was Not Conducted.

Department of City Planning  
Office of Zoning & Development

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## 1982 ZONING ORDINANCE, AS AMENDED

55 Trinity Ave. S.W.  
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Chapter 6 Section 16-06.008 Paragraph (2)

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Scott Haeberlin 2-7-18  
Plan Reviewer Date

[Signature]  
Applicant Date

V-18-033

# APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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"/>

Date Filed 2/7/18 Application Number V-18-33  
 Name of Applicant Chris Hellmann Daytime Phone 678 642 6306  
 Company Name (if applicable) \_\_\_\_\_ email \_\_\_\_\_  
 Address 4855 Lansburg Dr., Sandy Springs GA 30342  
street city state zip code

Name of Property Owner Natalie + Chris Kenny Phone \_\_\_\_\_  
 Address 780 Ponce De Leon Terrace  
street city state zip code

**Description of Property**  
 Address of Property 780 Ponce De Leon Terrace, Atlanta, GA  
street city state zip code  
 Area: \_\_\_\_\_ Land Lot: 17 District: A, \_\_\_\_\_ County, GA.  
 Property is zoned: R-1 EB, Council District: 6, Neighborhood Planning Unit (NPU): F

TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received a preliminary plan review from the Office of Zoning and Development prior to 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.

CAK  
 Owner or Agent for Owner (Applicant)

Natalie + Chris Kenny  
 Print Name of Owner

Department of City Planning  
 Office of Zoning & Development



Subscribed Before Me This 7th Day Of Feb 2018.

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# 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: \_\_\_\_\_.

Is the proposal subject to Inclusionary Zoning? YES NO

**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.").

ADDITION OF BIKE SHED ON SIDE (WESTERN SIDE) OF THE EXISTING STRUCTURE

**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.

2227 covered square feet / 13476 total lot square feet = 16.5 % 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)? There is no other location for a bike + stroller storage. Owners use bikes to go to work and need to store that and strollers

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? \_\_\_\_\_

3) What conditions are peculiar to this particular piece of property? NARROW lot. Existing House goes from setback to setback

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. Neighbor approves. Better to put shed in side yard than front yard

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Office of Zoning & Development

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# SUMMARY & JUSTIFICATION FOR SPECIAL EXCEPTIONS

**Directions:** Complete responses must be provided. Incomplete applications will not be accepted. The space below may only be utilized for the summary of proposal or responses may be submitted as a separate attachment. Specific criteria for Board approval of special exceptions may be found on page 9. The justification must address these criteria. Please submit a separate justification for responses to the applicable special exception criteria.

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.)

Is the proposal subject to Inclusionary Zoning? \_\_\_ YES  NO

**Summary of proposed special exception request (shall not replace submittal of written criteria).** (Examples: "Installation of a swimming pool adjacent to the public right of way ("active recreation"), "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

**Parking & Loading:** List the maximum number of employees who will park on the site at any given time: \_\_\_\_\_ AND list the maximum estimated number of customers, clients, visitors, or similar persons who will require automobile parking in connection with the facility on the site at any given time: \_\_\_\_\_. **If you propose to provide off-site parking, see the attached Standards for off-site Parking Agreements (page 10)** \_\_\_\_\_

**Walls and Fences:** Any request for walls or fences should include a site plan and elevations showing the full extent of the wall or fence and a drawing showing a typical portion of the wall or fence including gates of ornamental fences. \_\_\_\_\_

**Active Recreation:** \_\_\_\_\_

**Non-Conforming Uses & Structures (i.e. duplex):** \_\_\_\_\_

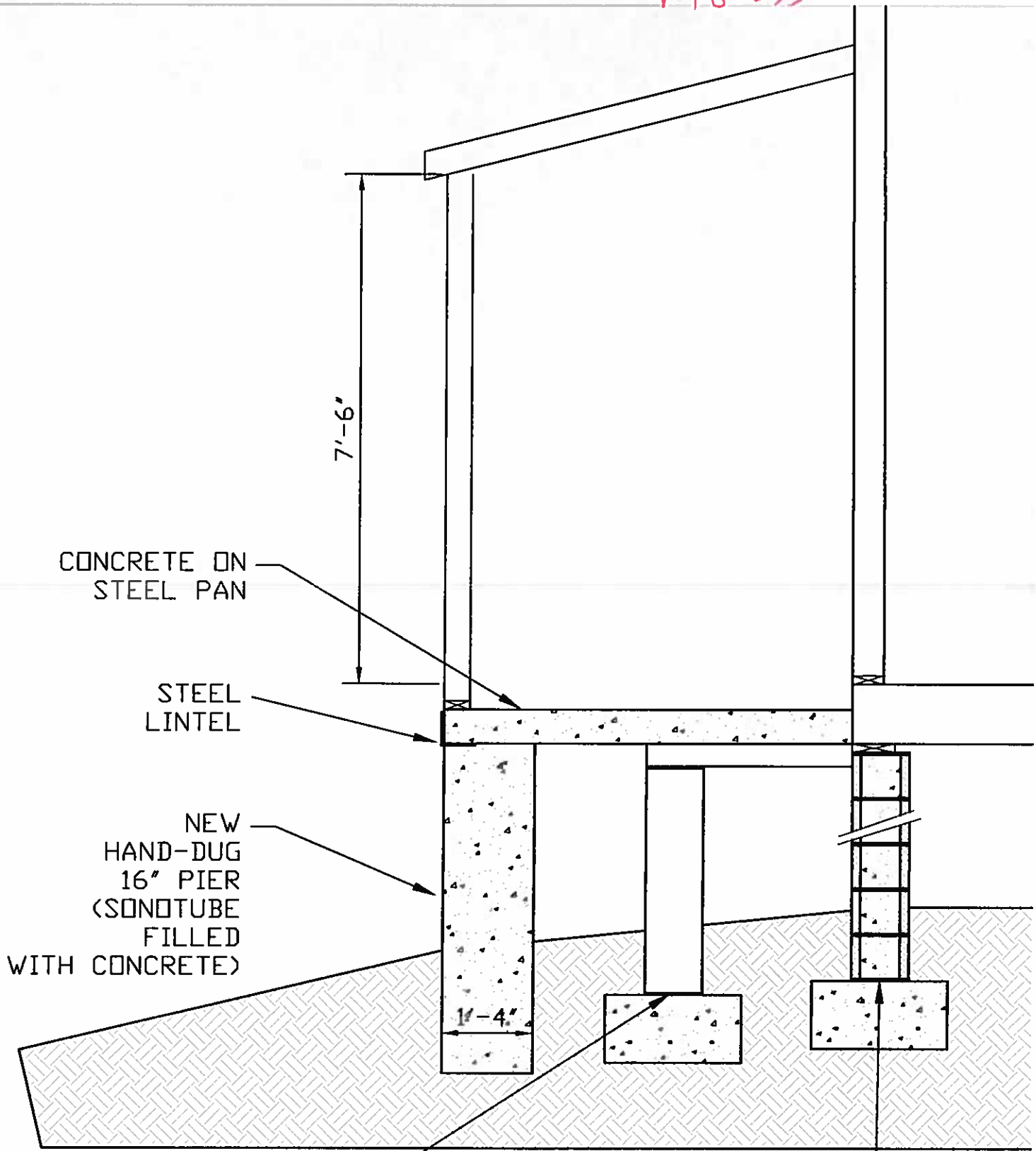
**All other Special Exception Requests:** A bike + stroller storage shed built on side of existing house. No other location possible. Can't access rear of house with bikes due to slope of land + ground conditions

Bike is essential part of work/life. Storage is critical.

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Office of Zoning & Development

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V-18-033



CONCRETE ON STEEL PAN

STEEL LINTEL

NEW HAND-DUG 16" PIER (SONOTUBE FILLED WITH CONCRETE)

1'-4"

Department of City Planning  
Office of Zoning & Development

EXISTING FOUNDATION FOR EXISTING CONCRETE PAD

EXISTING FOOTER FOR EXISTING HOUSE

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780 PONCE DE LEON TERRACE  
1/2" = 1'-0"

SECTION

V-18-033



780 PONCE DE LEON TERRACE  
3/16" = 1'-0"

ELEVATION SHOWING ADDITION

Department of City Planning  
Office of Zoning & Development

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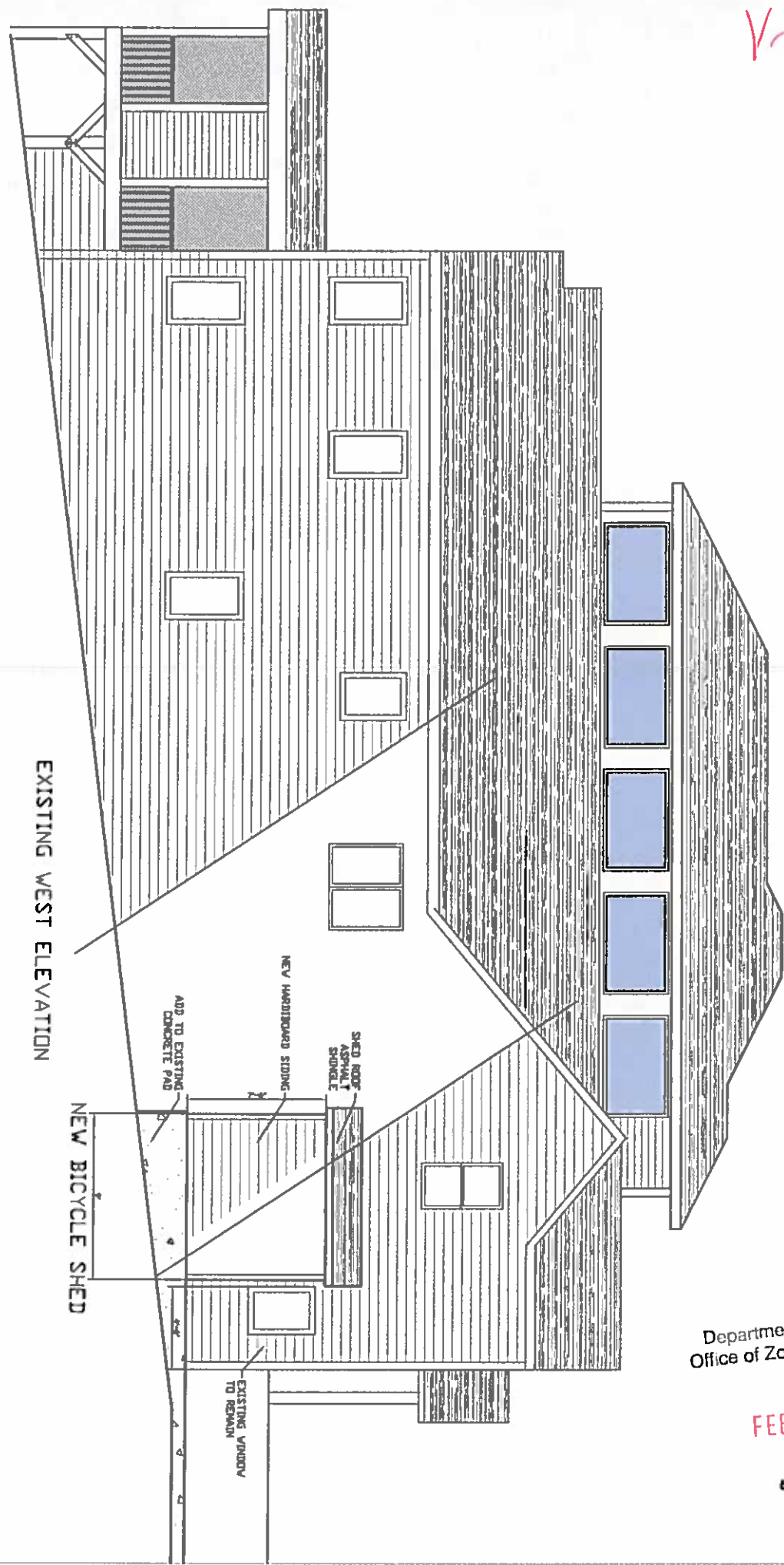
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Atlanta, GA

V-18-033

780 PONCE DE LEON TERRACE

ELEVATION SHOWING ADDITION

1/8" = 1'-0"



EXISTING WEST ELEVATION

NEW BICYCLE SHED

ADD TO EXISTING CONCRETE PAD

NEW HORIZONTAL SIDING

SHED ROOF ASPHALT SHINGLE

EXISTING WINDOW TO REMAIN

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Office of Zoning & Development

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V-18-033

### AUTHORIZATION BY PROPERTY OWNER

(Required only if the person filing the application is not the owner of the property subject to the proposed application.)

(Please print clearly. Must be the original document. A copy will not be accepted.)

I, Natalie Kenny (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 780 Ponce de Leon Ter NE (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.

OWNER'S TELEPHONE NUMBER: 804-875-9821

Natalie Kenny  
SIGNATURE OF OWNER

Natalie Kenny  
PRINT NAME OF OWNER

**NAME OF APPLICANT:**

LAST NAME Hellmann FIRST NAME Christopher

ADDRESS 4855 Lamsburg Drive SUITE \_\_\_\_\_

CITY Sandy Springs STATE GA ZIP CODE 30342

APPLICANT'S TELEPHONE NUMBER: 678 642 6306

APPLICANT'S EMAIL ADDRESS: cmhellmann@gmail.com

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

2/5/2018  
DATE



Department of City Planning  
Office of Zoning & Development

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Ste. 3350  
Atlanta, GA

RECEIPT

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

EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR  
FEB 07 2018  
CITY OF ATLANTA  
PAID

Application: V-18-033  
Application Type: Planning/BZA/Variance/NA  
Address: 780 PONCE DE LEON TER NE, ATLANTA, GA 00000  
Owner Name: GARRETT DAVID & ELIZABETH  
Owner Address:  
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
563351		\$100.00	02/07/2018	RPLEWIS		Rosalie P. Lewis <i>Rosalie P. Lewis</i>

Owner Info.: GARRETT DAVID & ELIZABETH

Work Description: APPLICANT SEEKS A VARIANCE FROM THE ZONING REGULATION TO: (1) REDUCE THE REQUIRED WESTERN SIDE YARD SETBACK FROM 7 FEET TO 2 FEET FOR AN ADDITION.

CITY OF ATL BLDG PERMI  
55 TRINITY AVE STE 1350  
ATLANTA, GA 30303

02/07/2018 15:24:02

CREDIT CARD  
AMEX SALE

Card #: XXXXXXXXXXX3001  
Chip Card: AMERICAN EXPRESS  
AID: A00000025010801  
ATC: 0030  
TC: 864303D85A3F14D8  
SEQ #: 21  
Batch #: 285  
INVOICE: 26  
Approval Code: 805588  
Entry Method: Chip Read  
Mode: Issuer

SALE AMOUNT \$100.00

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Office of Zoning & Development

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CUSTOMER COPY