



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

APPLICATION #: **V-18-049**

DATE ACCEPTED **02/21/2018**

NOTICE TO APPLICANT

Address of Property:

752 Elkmont DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, April 12, 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:

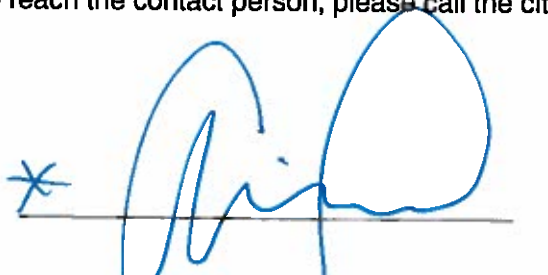
Additional Contacts:

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,



RG, for Director, Office of Zoning and Development


 *
 GARRETT DANIEL

V-18-049

Department of City Planning
 Office of Zoning & Development

FEB 21 2018

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



V-18-049
Department of City Planning
Office of Zoning & Development

City of Atlanta
Department of City Planning
Office of Zoning and Development
55 Trinity Avenue, Suite 3350
Atlanta, Georgia 30303
Phone: 404-330-6145

FEB 21 2018

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-18-049
NPU F DATE FILED 02/21/2018

Garrett Daniel
Name of Applicant

BUILDING PERMIT AUTHORIZING
Addition to a single family dwelling

at 752 Elkmont Drive 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 zoning regulations to (1). Reduce the required north side yard setback from 7 feet to 5 feet. (2) Reduce the required south side yard setback from 7 feet to 3 feet. (3) To reduce the required rear yard setback from 15 feet to 3 feet. (4) To increase maximum lot coverage allowed from 50 percent to 57 percent.

Applicant seeks NO other vaviance at this time

Complete review NOT conducted

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2)

Chapter 6 Section 16-06.008 Paragraph (2)

Chapter 6 Section 16-6.008 Paragraph (3)

Chapter 6 Section 16-06.008 Paragraph (6)

Thomas Otoo 2/21/2018
Plan Reviewer Date

[Signature] 2.21.18
Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Department of City Planning
Office of Zoning & Development

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"/>

FEB 21 2018

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

Date Filed 2/21/18

Application Number V-18-049

Name of Applicant Garrett Daniel Daytime Phone 404-441-6495

Company Name (if applicable) Garrett Daniel Architecture email garrett@garrettdanielarchitecture.com

Address 122 E. Hill Street Decatur GA 30030
street city state zip code

Name of Property Owner Sandeep and Elizabeth Murthy Phone 609-937-2451

Address 752 Elkmont Drive, NE Atlanta GA 30306
street city state zip code

Description of Property

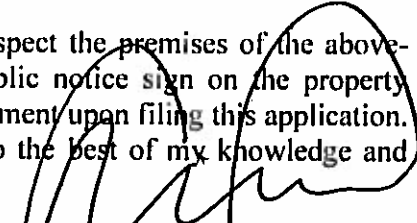
Address of Property 752 Elkmont Drive, NE Atlanta GA 30306
street city state zip code

Area: 8,550 sq.ft. 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 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.



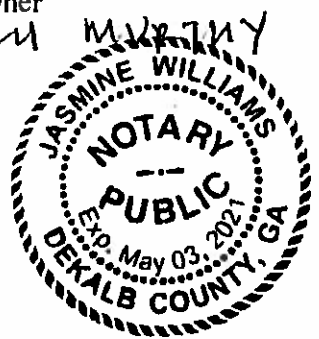
Owner or Agent for Owner (Applicant)

GARRETT DANIEL
Print Name of Owner

ELIZABETH MURTHY

Sworn To And Subscribed Before Me This 21 Day Of Feb, 2018.


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.

Sta. 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 X 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 X 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.").

- Variance #1: Reduce north side yard setback from 7' to 5' to build second floor over existing nonconforming first floor.
- Variance #2: Reduce south side yard setback from 7' to 3' to demo existing and construct new detached carriage house.
- Variance #3: Reduce rear yard setback from 15' to 3' to demo existing and construct new detached carriage house.
- Variance #4: Increase lot coverage from 50% to 57% to demo existing and construct new detached carriage house.

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.

4831 covered square feet / 8550 total lot square feet = 56.5 % 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 does not meet the minimum lot size required for R-4. The lot is 8,550 sq.ft. while the minimum for R-4 is 9,000 sq.ft. The lot does not meet the minimum street frontage for R-4 zoning.
The lot is only 50' wide while the minimum for R-4 is 70'.
- 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 owners would not be able to develop their property in the same manner as their neighbors. If the lot were 20' wider, the owners would likely not need a variance.
- 3) What conditions are peculiar to this particular piece of property? Smaller in total area and street frontage than R-4 zoning.
- 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 relief would allow the owners to develop their property equally to their neighbors. The new construction does not impede upon their neighbors.
The proposed variance would not detract from neighbor's adequate light, air, or fire safety.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0281 G, DATED 09/16/13

LOT AREA: 24 HR CONTACT: (OWNER)
 8523 sf. SANDEEP MURTHY
 0.196 ACRES SANDEEP.N.MURTHY@GMAIL.COM
 (770) 420-7700

NO GRADED SLOPE SHALL EXCEED 2H:1V
 ON ALL DISTURBED AREAS

Disturbance symbols: D1, D2, D3, D4

DISTURBED AREA = 7820 sf.
 0.120 ACRES

DIRT/DEBRIS STATEMENT:

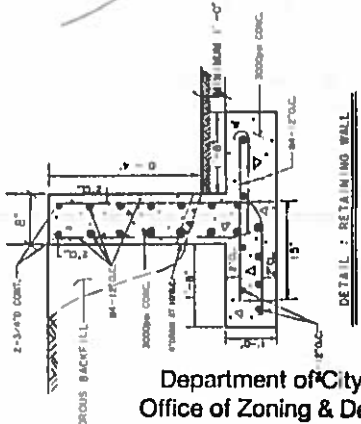
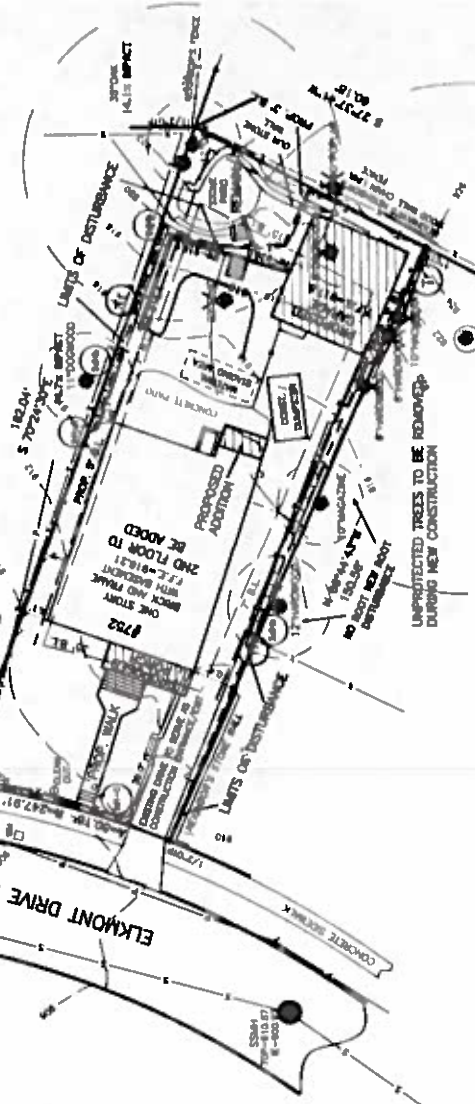
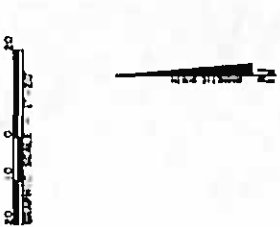
FILL QUANTITIES = 0 CU YARDS
 CUT QUANTITIES = 60 CU YARDS
 - QUANTITIES TO BE APPROVED IN TRUCKS
 DEBRIS QUANTITIES = 110 CU YARDS
 - QUANTITIES ARE APPROXIMATE

LEGEND

- 1/2" REMAIN FOUND
- 1" REMAIN FOUND
- 1.1" LAND LOT
- 1.1.1" LAND LOT LINE
- PL = PROPERTY LINE
- BL = BUILDING LINE
- P/W = POINT-OF-WAY
- D.L.S. = DRAINAGE EASIMENT
- MA = MANHOLE
- C.B. = CATCH BASIN
- SR = SEWER
- HR = HEADWALL BOX
- DL = DROP INLET
- PL = POLE/UTILITY POLE
- FE = FINISHED FLOOR ELEVATION
- FF.E = FINISHED FLOOR ELEVATION
- FF.F. = FINISHED FLOOR ELEVATION
- B.C. = BACK OF CURB
- E.P. = EDGE OF PAVEMENT
- P.A.B. = POINT OF BEGINNING
- S.S. = SANITARY SEWER LINE/TYPE
- W.S. = WATER SEWER LINE/TYPE
- W.L. = WATER LINE
- F.F. = FLOW LINE
- C.E. = CONSTRUCTION EASIMENT
- L.S. = LIGHT STANDARD
- OR = OPEN TOP PIPE FOUND
- WD = WOOD DECK FOUND
- CO = CLEAN OUT

EROSION CONTROL NOTES:

- A) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO LAND-DISTURBING ACTIVITIES.
- B) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES, IF FULL IMPLEMENTATION OF THE SEDIMENT CONTROL MEASURES IS NOT POSSIBLE FOR EROSION CONTROL, TREAT THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- C) DISTURBED AREAS REMAINING IDEAL 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH.
- D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST DAILY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- E) NECESSARY BY ON-SITE INSPECTION.
- F) SILT FENCE SHALL BE "TYPE C", AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).
- G) THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.



Department of City Planning
 Office of Zoning & Development

FEB 21 2018
 V-08-49
 65 Trinity Ave. S.W.
 Ste. 3350
 Atlanta, GA

• SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY MCGILL SURVEYING, DATED 10/13/17

ADDRESS SITE FOUR FOR:
752 ELK MOUNT DRIVE
 TAX PARCEL #17 00030000031

ALPHA LAND SERVICES
 P.O. BOX 181033
 DUBLING, GA 30118
 TEL: 770.434.1100

LAND LOT: 25
 PARCEL: 17 00030000031
 COUNTY: DEKALB
 FIELD OFF: 0198 0003
 PLAN DATE: 02/20/18

GSWCC
 GEORGIA SURVEYING & CONSTRUCTION
 1000 N. GLENN ST., SUITE 100
 ATLANTA, GA 30309
 TEL: 404.525.7200

REGISTERED PROFESSIONAL SURVEYOR
 STATE OF GEORGIA
 LICENSE NO. 11330
 EXPIRES 12/31/2018

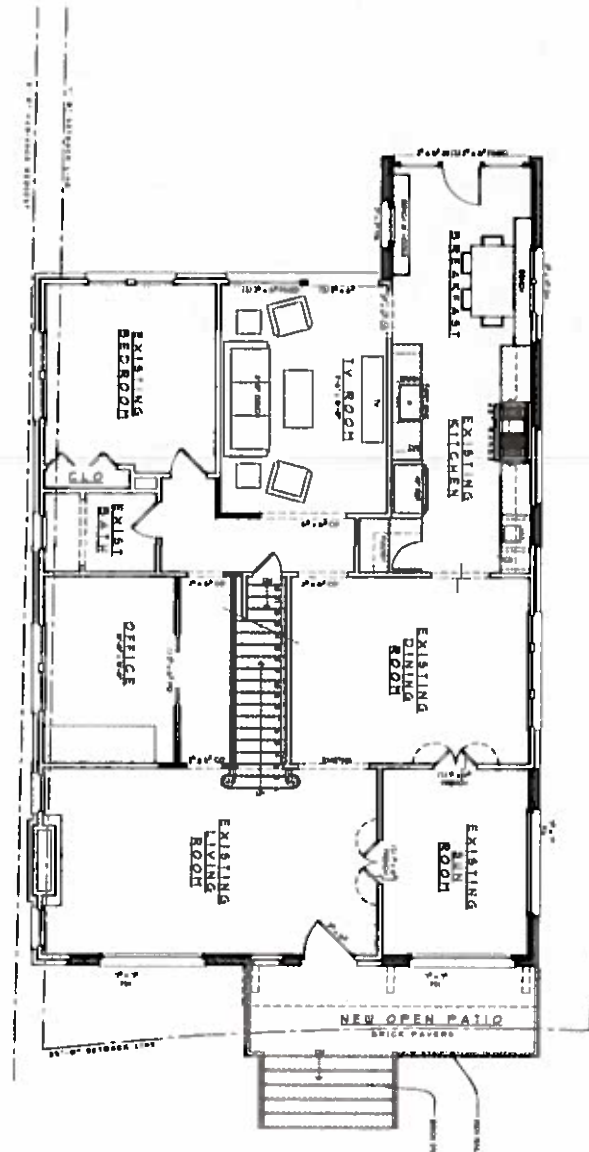
GEORGIA
 SURVEYING & CONSTRUCTION
 1000 N. GLENN ST., SUITE 100
 ATLANTA, GA 30309
 TEL: 404.525.7200

V-18-049

Department of City Planning
 Office of Zoning & Development

FEB 21 2018
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65 Trinity Ave. S.W.
 Srd. 3350
 Atlanta, GA



SQUARE FOOTAGE CALCULATIONS

EXISTING FIRST FLOOR	1,481 SQ. FT.
ADDITIONAL FIRST FLOOR	81 SQ. FT.
ADDITIONAL SECOND FLOOR	1,378 SQ. FT.
TOTAL AFTER RENOVATION:	3,940 SQ. FT.
NEW FRONT PATIO	177 SQ. FT.
DETACHED CARRIAGE HOUSE GARAGE:	143 SQ. FT. (413 MAX PER ZONING)
DETACHED CARRIAGE HOUSE LIVING:	493 SQ. FT.

LEGEND

- NEW 2 1/4" STUD WALL
- NEW BRICK VENEER
- EXISTING 2 1/4" STUD WALL
- EXISTING BRICK VENEER

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

MURTHY RESIDENCE

752 ELKMONT DRIVE
 ATLANTA, GEORGIA



GARRETT DANIEL
 ARCHITECTURE

122 E. Hill Street, Decatur, GA 30030
 404-441-6495 @garrett@garrettdanielarchitecture.com

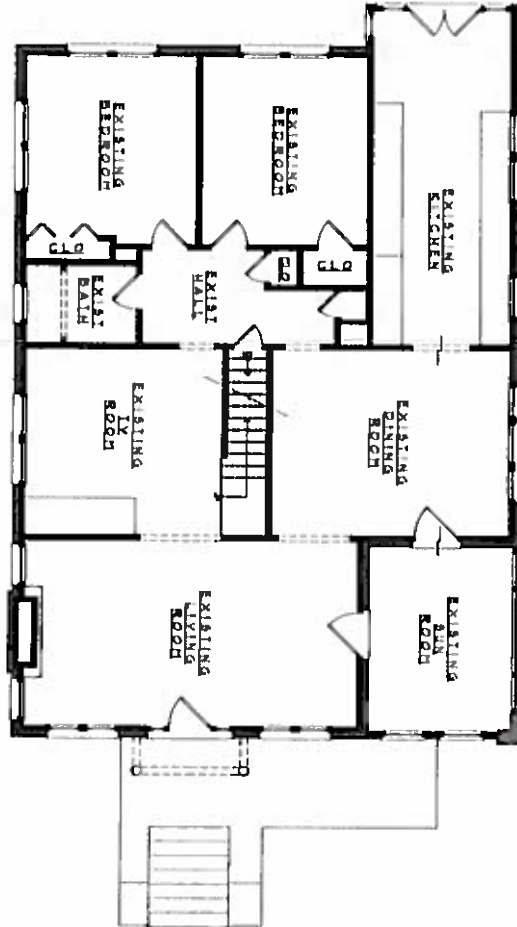
A.1.1

V-18-049

Department of City Planning
Office of Zoning & Development

FEB 21 2018

65 Thinfy Ave. S.W.
Ste. 3150
Atlanta, GA



EXISTING
FIRST FLOOR PLAN

67081-1

PROJECT NO.	114
DATE	1/18/18
DESIGNED BY	GD
CHECKED BY	GD
DATE	1/18/18
PROJECT NAME	MURPHY RESIDENCE
PROJECT ADDRESS	752 ELK MOUNT DRIVE, ATLANTA, GA
PROJECT NO.	EX.1.1

MURPHY RESIDENCE

752 ELK MOUNT DRIVE
ATLANTA, GEORGIA

PROFESSIONAL ARCHITECT
 GARRETT DANIEL ARCHITECTURE
 122 S. MILL STREET, DECATUR, GA 30030
 404.461.6495 GARRETT@GARRETTDANIELARCHITECTURE.COM

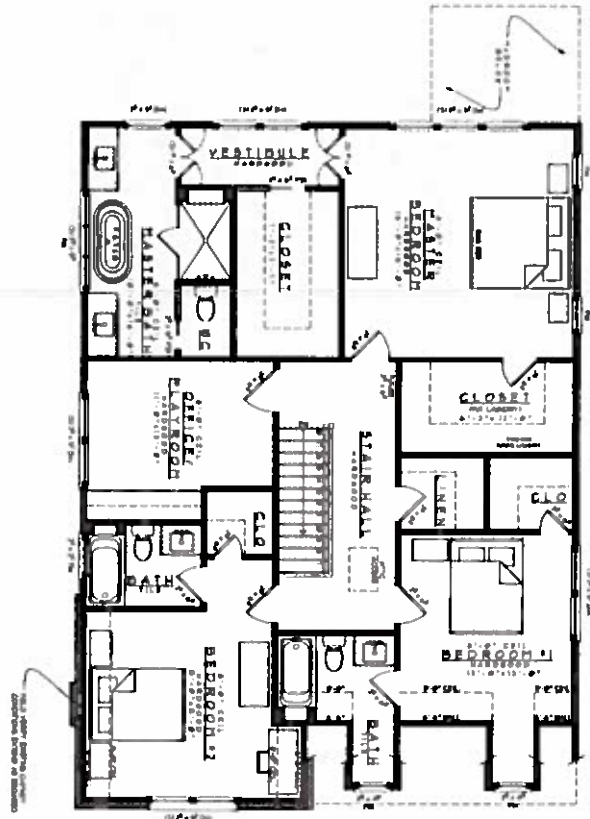

GARRETT DANIEL
 ARCHITECTURE
 122 S. Mill Street, Decatur, GA 30030
 404.461.6495 garrett@garrettdanielarchitecture.com

V-18-049

Department of City Planning
Office of Zoning & Development

FEB 21 2018

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



SECOND FLOOR PLAN

- LEGEND
- NEW 2x4 STUD WALL
 - NEW BRICK VENEER
 - EXISTING 2x4 STUD WALL
 - EXISTING BRICK VENEER

A.12

MURTHY RESIDENCE

752 ELKMONT DRIVE
ATLANTA, GEORGIA

GARRETT DANIEL
ARCHITECTURE

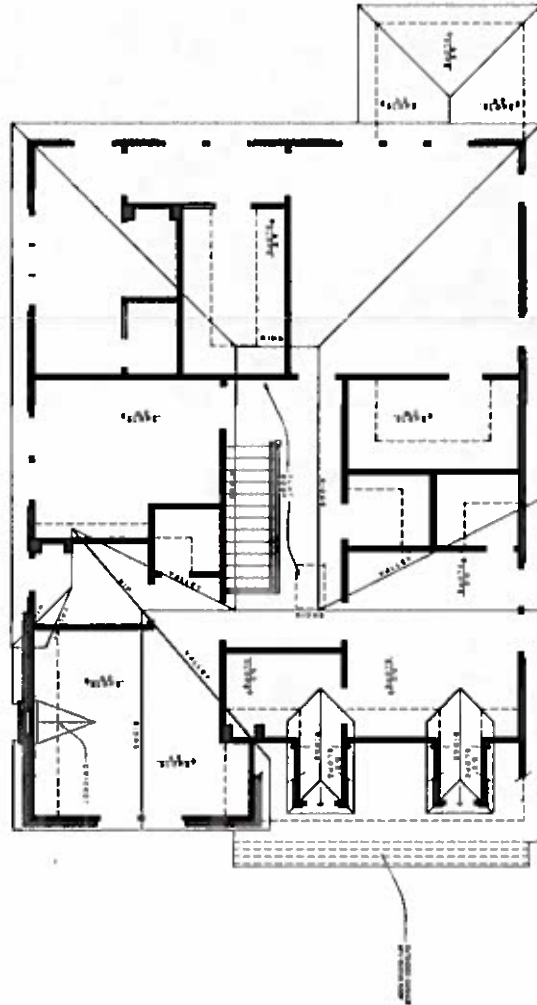
122 E. 4th Street, Decatur, GA 30030
404-441-6495 garrett@garrettdanielarchitecture.com

V-19-0419

Department of City Planning
Office of Zoning & Development

FEB 21 2018

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



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

PROJECT NO.	1141
DATE	1/18
DESIGNED BY	...
CHECKED BY	...
DATE	...
PROJECT NO.	1141
DATE	1/18
DESIGNED BY	...
CHECKED BY	...
DATE	...

MURTHY RESIDENCE

752 ELKMONT DRIVE
ATLANTA, GEORGIA

GARRETT DANIEL
ARCHITECTURE

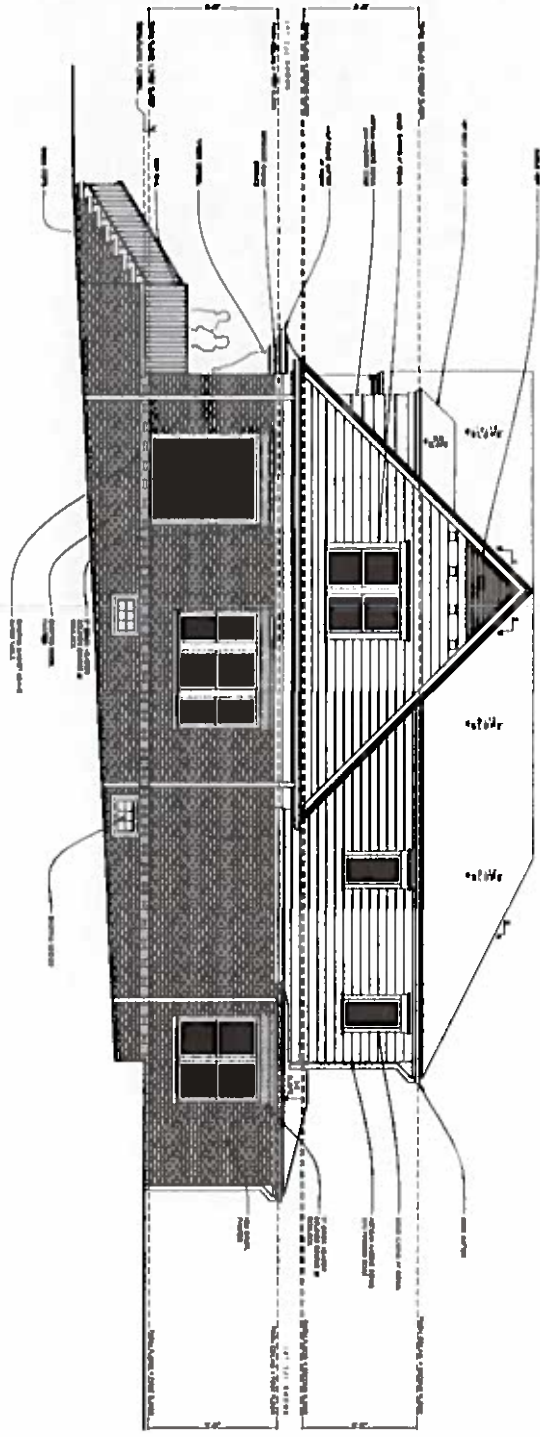
122 S. Hill Street, Decatur, GA 30030
404-441-4495 gdtrott@garrettdanielarchitecture.com

V-18-049

Department of City Planning
Office of Zoning & Development

FEB 21 2018

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



RIGHT ELEVATION
SCALE 1/8" = 1'-0"

MURTHY RESIDENCE

752 ELKMONT DRIVE
ATLANTA, GEORGIA



GARRETT DANIEL
ARCHITECTURE

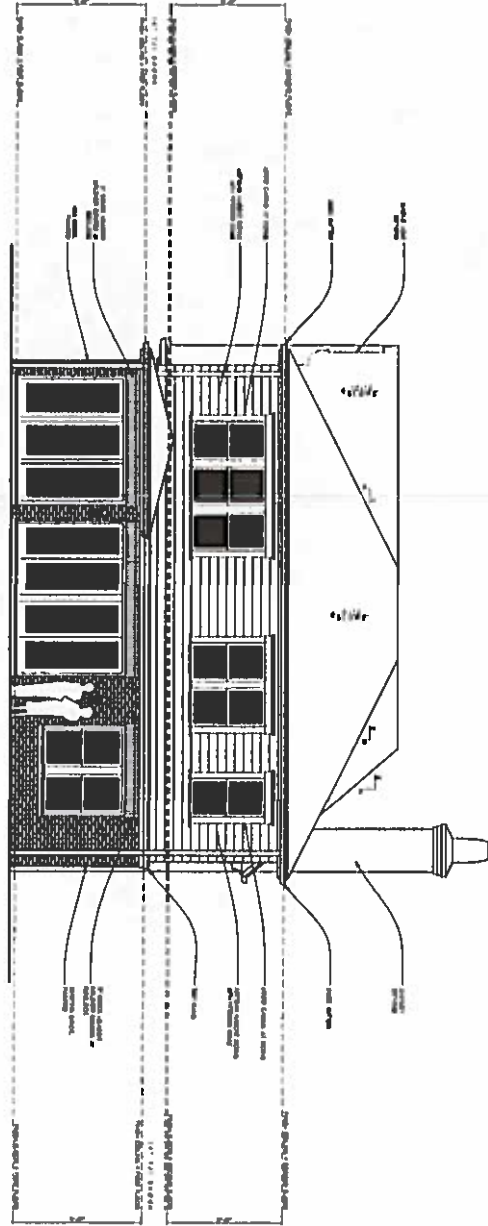
122 E. Hill Street, Decatur, GA 30030
404-448-6495 garrott@garrettdanielarchitecture.com

A.2.2

V-18-0119
 Department of City Planning
 Office of Zoning & Development

FEB 21 2018

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



REAR ELEVATION
 SCALE: 1/4" = 1'-0"

DATE: 02/21/18	PROJECT: 55 TRINITY AVE. S.W.
DRAWN BY: [Name]	CLIENT: [Name]
CHECKED BY: [Name]	ARCHITECT: GARRETT DANIEL ARCHITECTURE
DATE: 02/21/18	PROJECT: 55 TRINITY AVE. S.W.
DRAWN BY: [Name]	CLIENT: [Name]
CHECKED BY: [Name]	ARCHITECT: GARRETT DANIEL ARCHITECTURE

MURTHY RESIDENCE

752 ELKMONT DRIVE
 ATLANTA, GEORGIA

STATE OF GEORGIA
 ARCHITECTS
 GARRETT DANIEL ARCHITECTURE
 122 E. HILL STREET, DORAVILLE, GA 30035
 404-448-6493

GARRETT DANIEL
 ARCHITECTURE
 122 E. Hill Street, Doraville, GA 30035
 404-448-6493 garrett@garrettdanielarchitecture.com

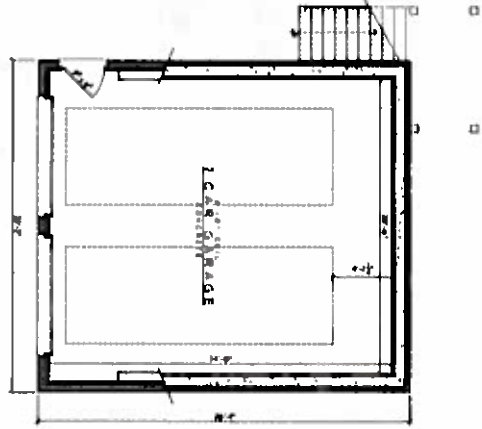
A.2.3

Handwritten initials: HD

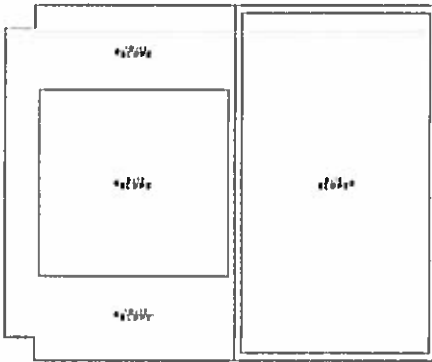
FEB 21 2018

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

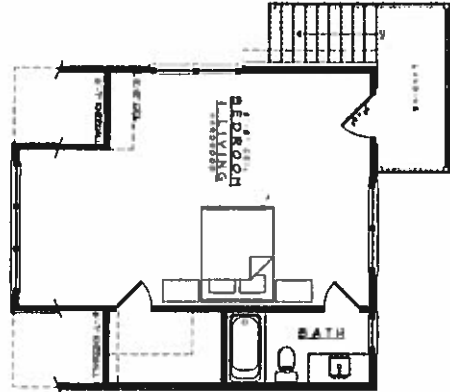
1 GARAGE FLOOR
ASB SCALE: 1/8" = 1'-0"



3 ROOF PLAN
ASB SCALE: 1/8" = 1'-0"



2 SECOND FLOOR
ASB SCALE: 1/8" = 1'-0"



MURTHY RESIDENCE

752 FLK MONT DRIVE
ATLANTA, GEORGIA

Garrett Daniel Architecture, Inc.
1755 Peachtree Street, N.E., Suite 300
Atlanta, Georgia 30309
404.481.6495
garrettdanielarchitecture.com

GARRETT DANIEL
ARCHITECTURE

722 E. Hill Street, Decatur, GA 30030
404.481.6495 garrettdanielarchitecture.com

DATE: 02/14/18
PROJECT: 1801
SCALE: 1/8" = 1'-0"
DATE: 02/14/18
PROJECT: 1801
SCALE: 1/8" = 1'-0"
DATE: 02/14/18
PROJECT: 1801
SCALE: 1/8" = 1'-0"
DATE: 02/14/18
PROJECT: 1801
SCALE: 1/8" = 1'-0"

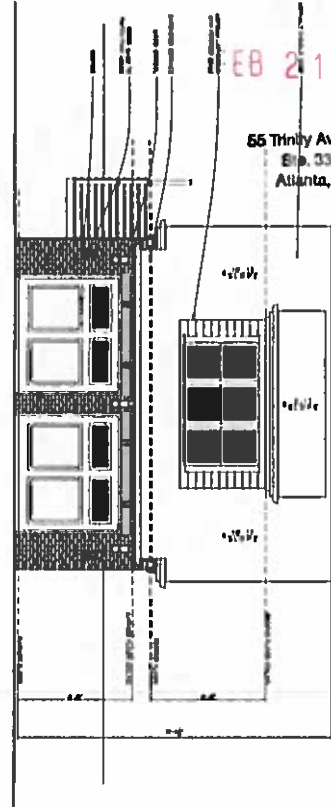
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V-18-0119

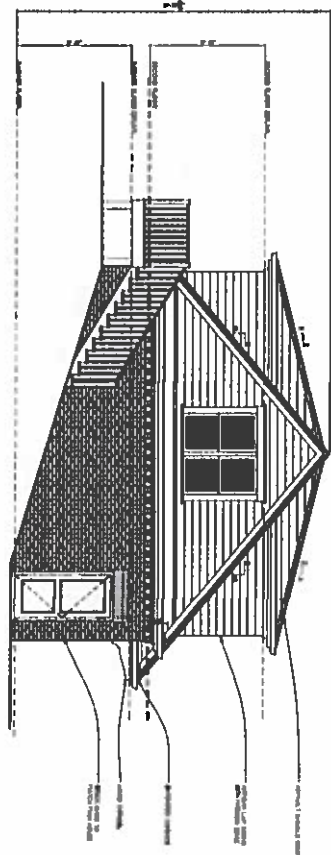
Department of City Planning
Office of Zoning & Development

EB 21 2018

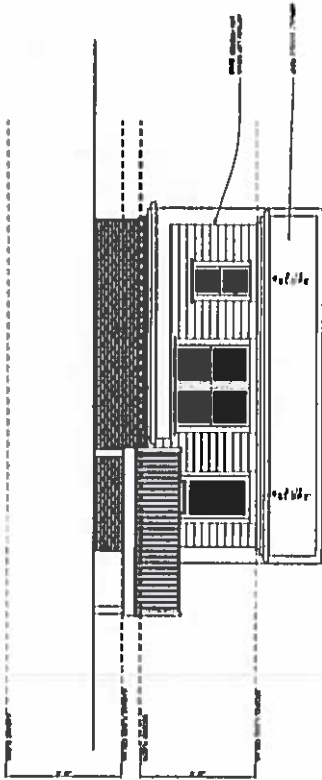
55 Trinity Ave. S.W.
Ely, 3350
Atlanta, GA



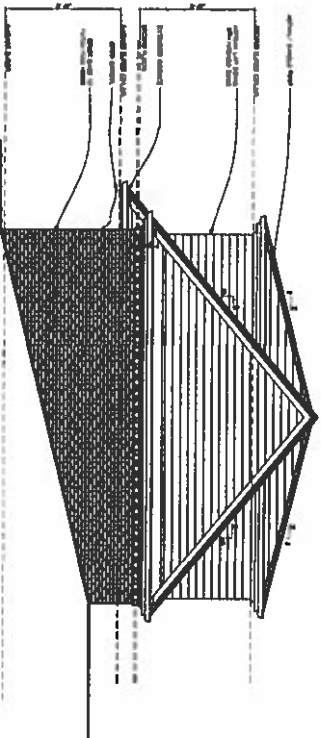
1 FRONT ELEVATION
1/8" SCALE 1/8" = 1'-0"



2 LEFT ELEVATION
1/8" SCALE 1/8" = 1'-0"



3 REAR ELEVATION
1/8" SCALE 1/8" = 1'-0"



4 RIGHT ELEVATION
1/8" SCALE 1/8" = 1'-0"

PROJECT NO.	118
DATE	11/18/18
OWNER	55
DESIGNER	Garrett Daniel Architecture
ARCHITECT	Garrett Daniel Architecture
SCALE	1/8" = 1'-0"
PROJECT	MURTHY RESIDENCE
DATE	11/18/18
PROJECT	A2.5

MURTHY RESIDENCE

752 ELKMONT DRIVE
ATLANTA, GEORGIA

Garrett Daniel Architecture
122 E. Hill Street, Decatur, GA 30030
404.441.6495
garettd@garrettdanielarchitecture.com


GARRETT DANIEL
ARCHITECTURE
122 E. Hill Street, Decatur, GA 30030
404.441.6495 garettd@garrettdanielarchitecture.com

V-18-049

Department of City Planning
Office of Zoning & Development

**NOTARIZED AUTHORIZATION BY PROPERTY
OWNER**

FEB 21 2018

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

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

TYPE OF APPLICATION Zoning variance

I, Elizabeth Mills Murthy (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 752 Ellement Drive Northeast (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 ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT ~~Elizabeth Mills Murthy~~ GARRETT DANIEL

ADDRESS OF APPLICANT ~~752 Ellement Drive NE~~ 122 E. HILL ST.
~~Atlanta, GA 30306~~ DECATUR, GA 30030

TELEPHONE NUMBER ~~705-908-0442~~ 404-441-6995

[Signature]
Signature of Owner

Personally Appeared Before Me
INDIA LYNN

Who Swears That The Information Contained In This Authorization Is True and Correct To The Best of His or Her Knowledge and Belief
[Signature]
Notary Public

Date 2-16-18



RECEIPT

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

PAID
CITY OF ATLANTA
FEB 21 2018

Application: V-18-049
Application Type: Planning/BZA/Variance/NA
Address: 752 ELKMONT DR NE, ATLANTA, GA 30306
Owner Name: JOHNSON RUSSELL M & BENEDETTA L
Owner Address:
Application Name:

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

ml



Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
565853		\$100.00	02/21/2018	BSIMMONS		

Owner Info.: JOHNSON RUSSELL M & BENEDETTA L

Work Description: Variance to reduce the required north side yard setback from 7 feet to 5 feet. (2) To reduce the required south side yard setback from 7 feet to 3 feet. (3) To reduce the required yard setback from 15 feet to 3 feet. (4) To increase maximum lot coverage allowed from 50 percent to 57 percent.