



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-18-050**

DATE ACCEPTED **02/21/2018**

NOTICE TO APPLICANT

Address of Property:

1416 Monroe 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,

CC, for Director, Office of Zoning and
Development

Sean Cash

Department of City Planning
Office of Zoning & Development

FEB 21 2018

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



FEB 21 2018

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

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-18-050
NPU F DATE FILED 2/21/18

Sean T Cash
Name of Applicant

BUILDING PERMIT AUTHORIZING
Single family addition

at 1416 Monroe Drive NE 17th/52
Street Address Quadrant District & Land Lot

to be used for Single family residential Purposes

The property is zoned R-4 /BL District

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

Applicant seeks a variance from the zoning regulation: (1) to reduce the required south side yard setback from 7 feet to 3 feet. (2) to reduce the required front yard setback from 35 feet to 32 feet for the construction of an addition to an existing story single family home.

Complete Plan Review Was Not Conducted

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

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

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Julie Paquin 2/21/18
Plan Reviewer Date

[Signature] 2/21/18
Applicant Date

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"/>

11th Ave. S.W.
Ste. 3350
Atlanta, GA

Date Filed 2/21/18 Application Number 16-18-050
 Name of Applicant Sean T. Cash Daytime Phone 678-662-6462
 Company Name (if applicable) _____ email seancash9190@msn.com
 Address 2308 Lawrenceville Hwy, Suite 5, Decatur, GA 30033
street city state zip code

Name of Property Owner Sanjeer Juneja Phone 925-864-8339
 Address 762 Clement Drive, NE Atlanta GA 30306
street city state zip code

Description of Property

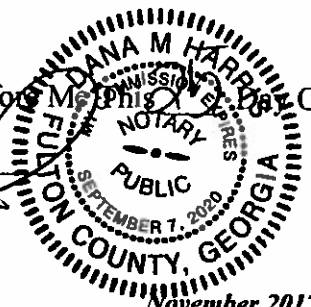
Address of Property 1416 Monroe Drive, Atlanta GA 30324
street city state zip code
7516.67 sf
 Area: 0.172 acres Land Lot: 52 District: 17, Fulton County, GA.
 Property is zoned: R-4, Bellline, SA6, Council District: 6, Neighborhood Planning Unit (NPU): F

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.

[Signature]
 Owner or Agent for Owner (Applicant)
SANJEEV JUNEJA
 Print Name of Owner

Sworn To And Subscribed Before Me this 23rd day of Jan, 2018.
[Signature]
 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.

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: _____.

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.").

Add second story addition to existing home. Addition in rear replacing existing screened porch and adding approximately 18.75 new square feet. (New addition on ground in rear is 12'6" x 21'3 2/32")

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.

3786.72 covered square feet / 7516.67 total lot square feet = 50.37 % 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)? R-4 Zoned properties require a minimum 70 feet street frontage. The subject property only has 50 feet street frontage.
- 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 home is within the front and side yard setbacks.
- 3) What conditions are peculiar to this particular piece of property? In addition to the 50 foot street frontage in R-4 zoned properties instead of the required 70 feet the lot size is only 7516.67 square feet. A minimum lot size is 9000 square feet.
- 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 proposed improvements will be more in line with current homes in the area. This home was built in 1928. We are reducing the current 54.4% lot coverage to 50.37% therefore bringing the home closer to conformity.

V-18050
FEB 21 2018

Sean Cash

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

2308 Lawrenceville Highway, Suite 5, Decatur GA 30033 | 678-662-6462 | seancash9190@msn.com

February 20, 2018

City of Atlanta
Office of Planning

55 Trinity Avenue, SW
Suite 3350
Atlanta, GA 30303
Phone: 404-330-6145

Dear Sir or Madam:

We are requesting a Variance from the City of Atlanta Zoning Ordinance to allow for A) a reduction of the 35 foot front yard setback to 32 feet, B) a reduction of the 7 foot side yard/southern setback to 3 feet and C) to allow lot coverage to be 50.37% which is over the 50% allowable.

The proposed request is for a second story addition over the existing home footprint except for a rear addition. The rear yard addition will line up with the existing home within the side yard setback. The proposed addition will add 12 feet 6 inches in the setback.

The Request to reduce the front yard setback is in order to add heated space within the footprint of the existing covered porch. Stairs with a column to match the existing columns and a landing will also be added to update the front of the home.

The existing site currently has 54.4% lot coverage. Our proposal will reduce the impervious area to 50.37% therefore bringing the overall site closer to conformity with the City of Atlanta Zoning Ordinance.

The "subject property" is located at 1416 Monroe Drive, NE, Atlanta, GA 30306, tax/parcel I.D. number 17005500060044. The property is zoned R-4, Beltline, SA-6. The subject property is owned by Sanjeev Juneja. There are extraordinary and exceptional conditions pertaining to the subject property which cause an undue and unnecessary hardship as follows:

- 1) R-4 zoning requires a minimum 70 foot street frontage. The subject property only has 50 feet of street frontage on Monroe Drive. Please also note that the property is only 7516.67 square feet. R-4 zoned properties require 9,000 square feet. This fact GREATLY reduces the buildable area. The current home is only 3.1 feet from the left/southern property line. We will not be closer to the property line after the proposed improvements.
- 2) The proposed front yard improvements will not be closer to the property line than existing conditions. Please note that no trees will be lost due to our proposal.
- 3) The reduction of impervious lot coverage will reduce runoff. We have accomplished this by adding a grass strip in the driveway. We will be replacing the existing driveway as it is in poor condition.

V-18-050

FEB 21 2018

The proposed project will not inhibit the neighboring property owner's ability to fully utilize and enjoy their homes nor will it inhibit adjacent neighbors' access to current amounts of light and air. Moreover, the new home will improve the actual and perceived value of the existing homes in our opinion thus protecting against blight and depreciation within the neighborhood. We sincerely request approval of this application.

55 Trinity Ave. S.W.
Atlanta, GA 30331

Thank you for your kind consideration in this matter.

Sincerely,



Sean Cash
Applicant

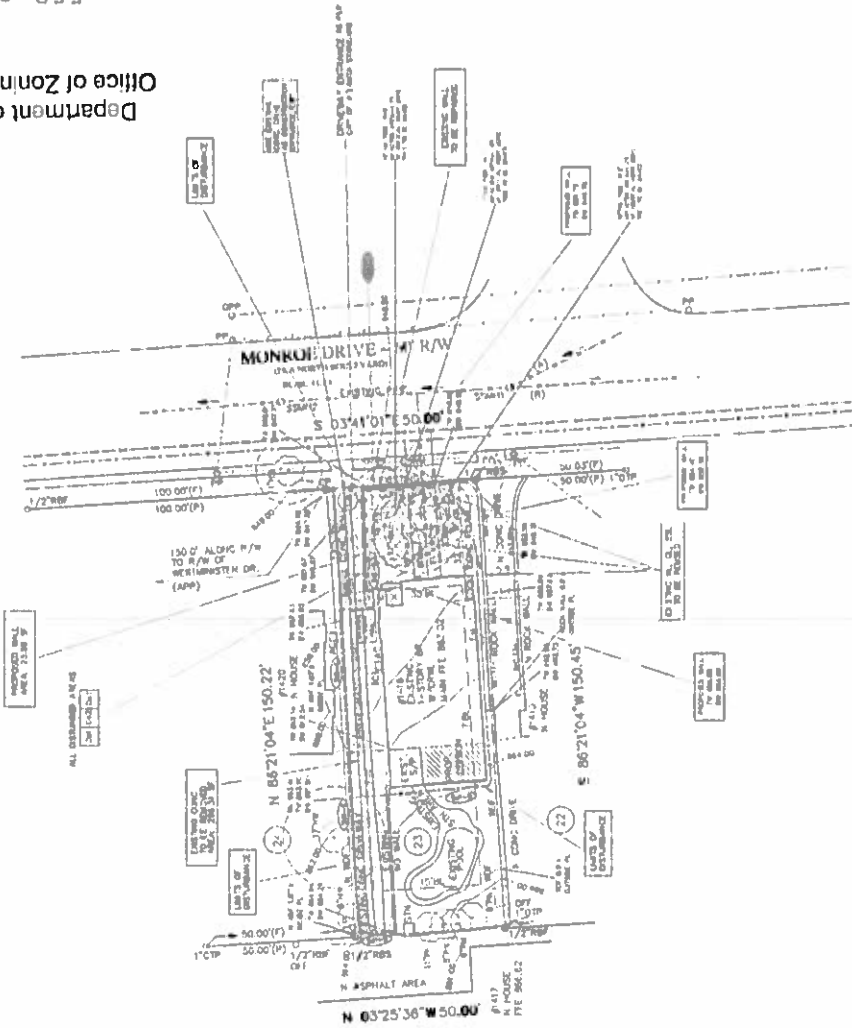
2/20/18

56 Trinity Ave. S.W.
St. 3350
Atlanta, GA
1-18-050

FEB 21 2018

ALL TREES TO BE REMOVED

Department of City Planning
Office of Zoning & Development



PROPOSED LOT COVERAGE
3786.72 SF / 0.086 AC / 50.37%

ADDED MATRONS IS LESS THAN 1000 SF
STORM WATER MANAGEMENT PLAN IS NOT REQUIRED

FLOOR AREA RATIO
See architect's plan for details

EXISTING LOT COVERAGE
300.30 SF / 0.006 AC

TOTAL LAND AREA
7516.67 SF / 0.172 AC

ALLOWABLE LOT COVERAGE
3758.33 SF / 0.086 AC

EXISTING LOT COVERAGE
4990.40 SF / 0.094 AC / 54.4%

REVISION

02/18/2018

1416 BROADWAY, SUITE 200
ATLANTA, GA 30309
PH: 404.525.1100
WWW.BOSCOCONTRACTING.COM

BOSCO CONTRACTING GROUP, LLC
PROPERTY ADDRESS
1416 BROADWAY, SUITE 200
ATLANTA, GA 30309

REVISION 02/18/2018

DATE	REVISION	BY	CHKD	DATE
02/18/2018	1	02/18/2018

OLD HOME VTE
X
TREE SAVE STATUS
NO TO REMOVE
NO TO REMAIN

30801 849 33
BY: K/41 629 63
BY: R/01 627 23
BY: G/11 601 15
30801 847 37
BY: B/15 636 57
BY: G/11 608 4

Block	Lot	Area	Volume	Remarks
...
...
...
...
...

REVISION 02/18/2018

1416 BROADWAY, SUITE 200
ATLANTA, GA 30309
PH: 404.525.1100
WWW.BOSCOCONTRACTING.COM

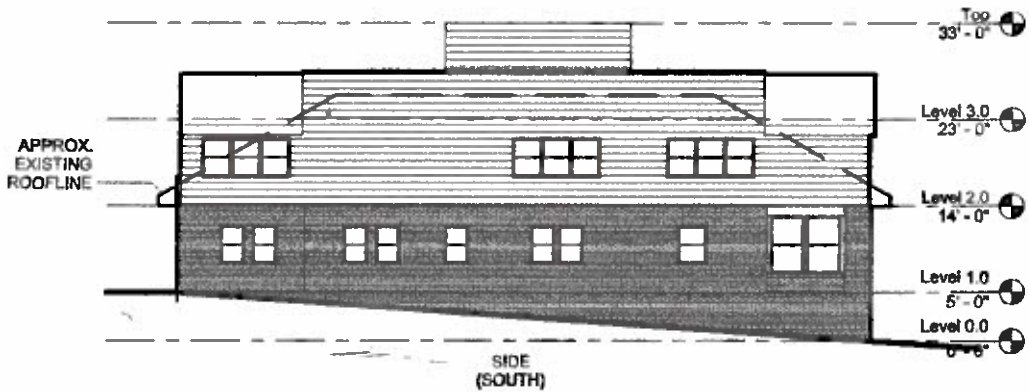
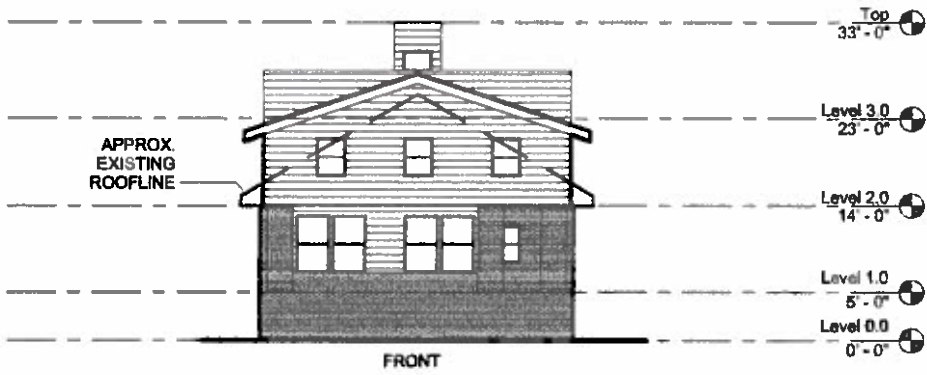
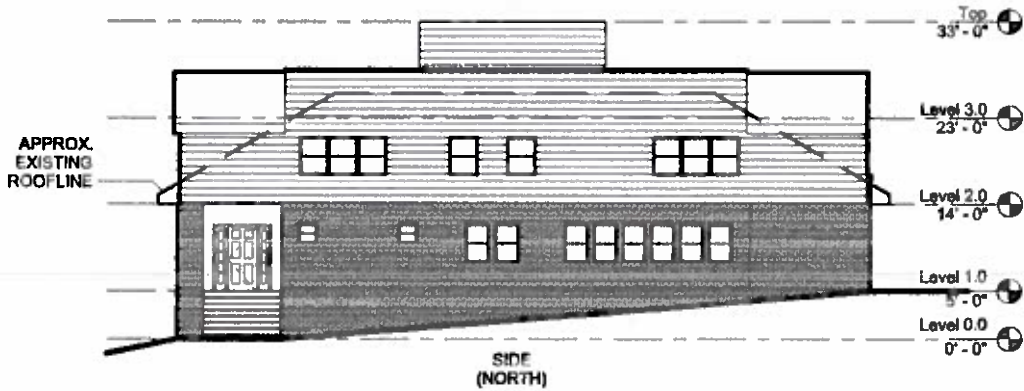
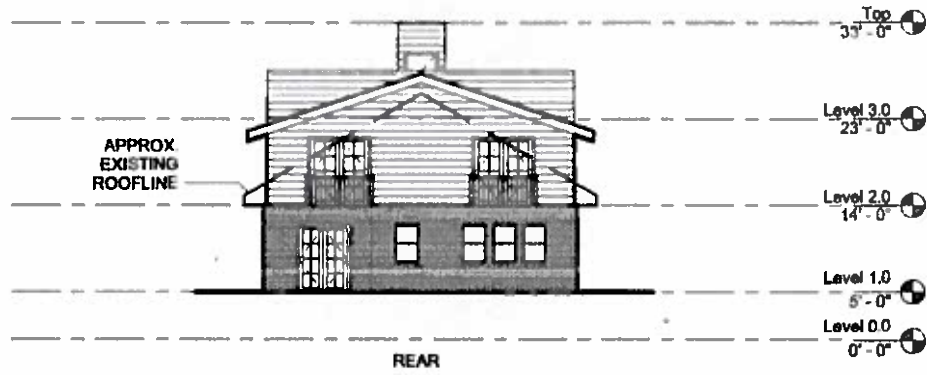
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REVISION 02/18/2018

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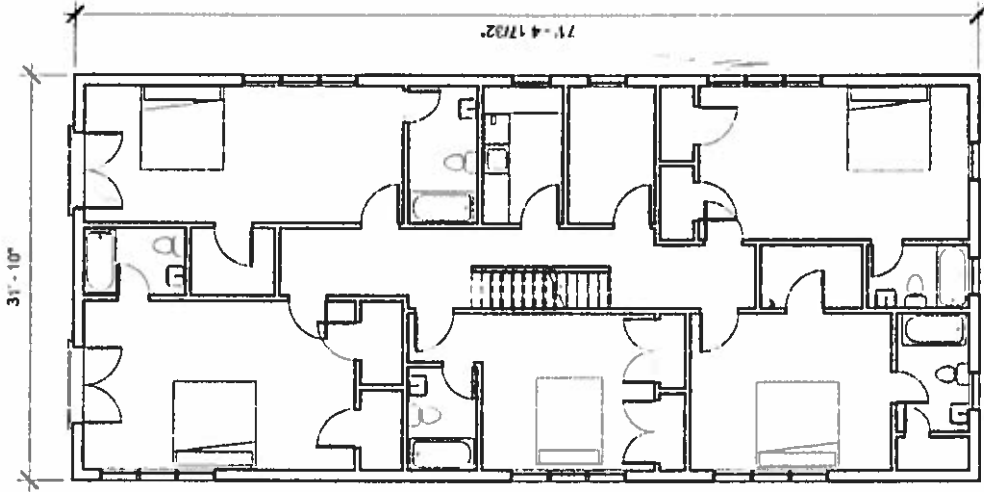
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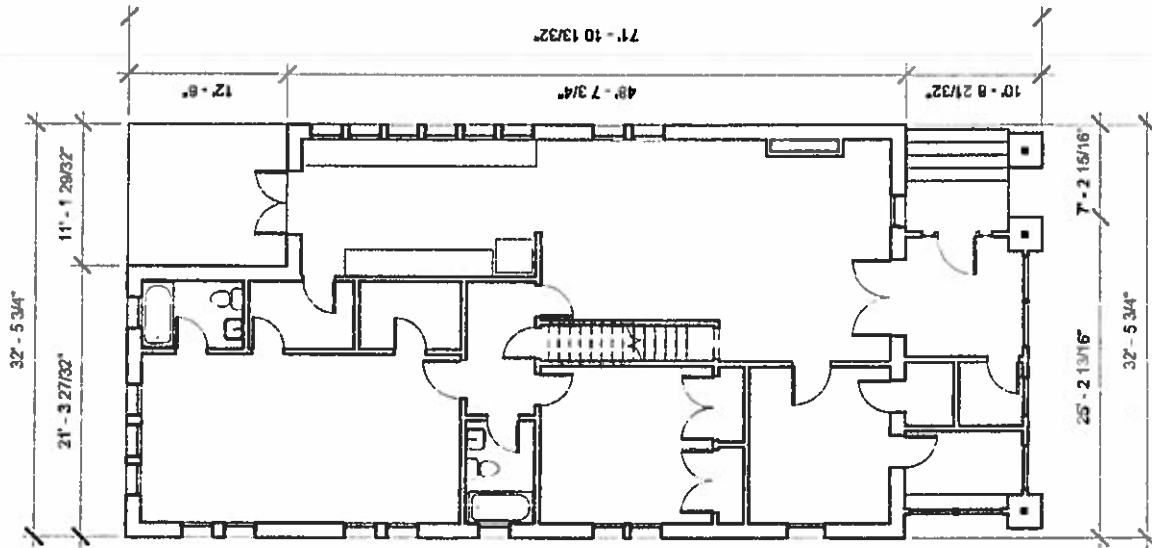
V-18-050

FEB 21 2018

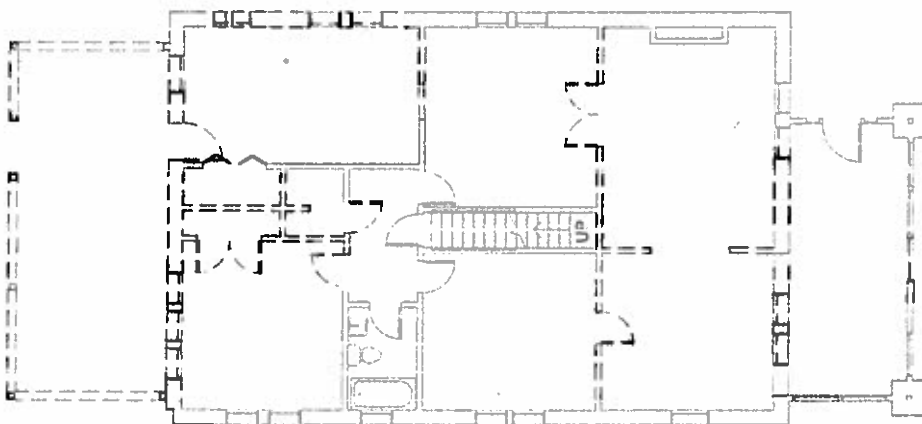
55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA



3 Level 2.0
1" = 10'-0"



2 Level 1.0
1" = 10'-0"



1 Existing Conditions
1" = 10'-0"

AUTHORIZATION BY PROPERTY OWNER

FEB 21 2018

(Required only if the applicant 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.)

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

I, Sanjeev Juneja (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1416 Monroe Drive (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 JUNEJA FIRST NAME SANJEEV

ADDRESS 762 CLEMONT DR. NE SUITE _____

CITY ATLANTA STATE GA ZIP CODE 30306

OWNER'S TELEPHONE NUMBER: 925-864-8339

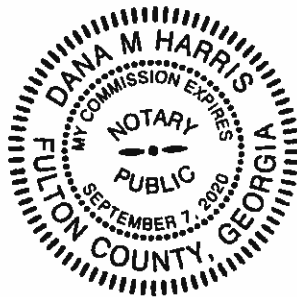
[Signature]
SIGNATURE OF OWNER

SANJEEV JUNEJA
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

1/25/18
DATE



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

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Application: V-18-050
Application Type: Planning/BZA/Variance/NA
Address: 1416 MONROE DR NE, ATLANTA, GA 30324
Owner Name: Sanjeev Juneja
Owner Address: 762 Clemont Drive Atlanta,GA 30306
Application Name: Sean Cash - Variance



Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
565885		\$100.00	02/21/2018	PAMITCHELL		

Owner Info.: Sanjeev Juneja
762 Clemont Drive
Atlanta, GA 30306

Work Description: variance to reduce side yard from 7 feet to 3 feet, front yard setback 35 feet to 32 feet.

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

02/21 2018 11:16:50
CREDIT CARD
AMEX SALE

Card # XXXXXXXXXXXX9001
SEQ #: 5
Batch #: 188
INVOICE 5
Approval Code: 266625
Entry Method: Manual
Mode: Online
Card Code: M

SALE AMOUNT \$100.00

CUSTOMER COPY