



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

APPLICATION #: **V-18-084**

DATE ACCEPTED **03/21/2018**

NOTICE TO APPLICANT

Address of Property:

709 Cumberland CIR NE

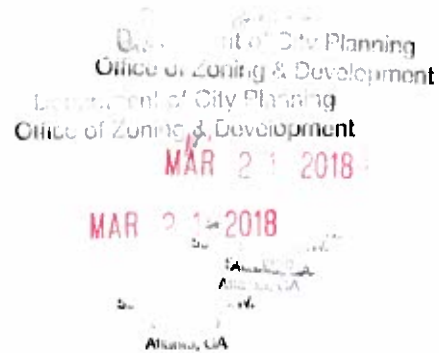
City Council District: **6** Neighborhood Planning Unit (NPU): **F**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, May 10, 2018 at 12:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU F is:



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,

YO, for Director, Office of Zoning and
Development

Allison Suazo



55 Trinity Ave., S.W.
Atlanta, GA 30330

MAR 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

Department of City Planning
Office of Zoning & Development

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER V-18-084

NPU _____ DATE FILED _____

Allison Hoffman Suazo
Name of Applicant

BUILDING PERMIT AUTHORIZING
Porch addition to a single-family dwelling

at 709 Cumberland Circle NE 17th-51
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 regulations to (1) Reduce the required West side yard setback from 7 feet to 4.5 feet. (2) To increase maximum lot coverage allowed from 50 percent to 51.1 percent.

Applicant seeks no other variances at this time.

A Complete Plan Review Was Not Conducted

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-08.008 Paragraph (2)

Chapter 6 Section 16-08.008 Paragraph (6)

Thomas Otoo 3/21/18
Plan Reviewer Date

[Signature]
Applicant Date

V-18-084

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:

Table with 2 columns and 3 rows: Variance, Special Exception, Variance & Special Exception. An 'X' is marked in the Variance cell.

MAR 21 2018

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

Date Filed 3-20-18

Application Number

Name of Applicant ALLISON HOFFMAN Daytime Phone 404-538-3403

Company Name (if applicable) SUKZO, P.A. ALLISON H. SUKZO ARCHITECT, LLC. Email: ALLISON@ARCHITECT@GMAIL.COM

Address 1315 NORTHVIEW AVE., NE ATLANTA, GA 30306

Name of Property Owner JEFFREY BAKER Phone 678-525-2946

Address 709 CUMBERLAND CIRCLE, ATLANTA, GA 30306

Description of Property

Address of Property 709 CUMBERLAND CIRCLE, ATLANTA, GA 30306

Area: MORNINGSIDE and Lot: 51 District: 17, FULTON County, GA.

Property is zoned: P-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.

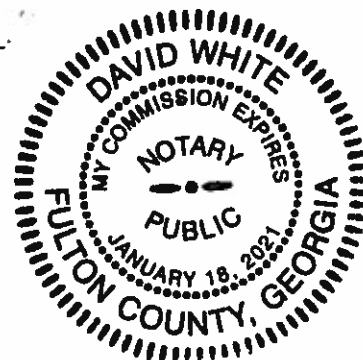
I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Jeffrey Baker, Owner or Agent for Owner (Applicant)

Jeffrey Baker Print Name of Owner

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

Signature of Notary Public and text NOTARY PUBLIC



MAR 21 2018

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.)

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

I, Jeffrey Baker (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 701 Cumberland Circle (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: 770.596.7447

[Signature]
SIGNATURE OF OWNER

Jeffrey Baker
PRINT NAME OF OWNER

NAME OF APPLICANT:

LAST NAME SUNTO FIRST NAME ALLISON

ADDRESS 1315 NORTHVIEW AVE, NE SUITE _____

CITY ATLANTA STATE GA ZIP CODE 30306

APPLICANT'S TELEPHONE NUMBER: 404.538.3403

APPLICANT'S EMAIL ADDRESS: ALLISON@ARCHITECT@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

01-18-2021
DATE



V-18-084

March 20, 2018

Department of City Planning
Office of Zoning & Development

Allison Hoffman Suazo, R.A.
1315 Northview Avenue, NE
Atlanta, GA 30306

MAR 21 2018

Office of Zoning and Development
Ms. Charletta Wilson Jacks
55 Trinity Avenue, SW
Suite 3350
Atlanta, GA 30303

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

Re: Renovation and Addition to the Baker Residence

Dear Ms. Jacks,

Our project is located at 709 Cumberland Circle in the Morningside area. The scope of work is as follows:

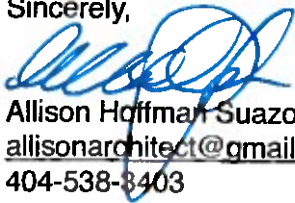
- Renovate and enlarge the current kitchen
- Create a family room and mud room entry from the rear yard garage
- Renovate the upper floor master suite and add a bedroom for my client's infant son
- Demolish the existing deck and replace with a smaller deck and covered porch

We are requesting a variance to allow a reduction in the side yard setback from 7' (required) to 4.5' (proposed) and to allow the proposed lot coverage area to remain at 51.2% consistent with the current existing lot coverage area (as the maximum allowable impermeable area is 50% in our zoning district.)

The reduction we are requesting to the side yard setback is simply an extension of the existing wall plane towards the rear yard (as the current house footprint is already 4.5' within the setback.) The house is currently a legal non-conforming structure. Please see the attached proposed floor plan for more detail. Regarding the impermeable area, the existing impermeable area is 51.2% as indicated on the survey, attached. Although we added 216 square feet to the impermeable area for the new addition to the house and deck, we were able to subtract 222 square feet from this total by adding a median in the middle of the driveway for a slightly reduced area from the existing area.

Thank you for your consideration of our request. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,



Allison Hoffman Suazo, R.A.
allisonarchitect@gmail.com
404-538-8403

SUMMARY & JUSTIFICATION FOR VARIANCES

21 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: _____.

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).")

RENOVATE OR ENLARGE EXISTING KITCHEN. ADD A FAMILY ROOM OR HUD ROOM. ADD A CHILD'S BEDROOM OR RENOVATE MASTER SUITE. DEMOLISH EXISTING DECK OR CREATE NEW DECK WITH COVERED AREA.

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.

4,602 covered square feet / 9,000 total lot square feet = 51.1 % 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 EXISTING HOUSE CURRENTLY SITS WITHIN THE 7 FOOT SETBACK AS A LEGAL NON-COMFORMING USE. THE CURRENT SETBACK LIMITS DEVELOPMENT IN ITS USE.
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? WE WOULD NOT BE ABLE TO INCREASE THE AREA OR RENOVATE THE AREA THAT ALREADY EXISTS WITHIN THE SETBACK. THE OWNER WISHES TO RENOVATE AND ADD TO THE CURRENT FOOTPRINT TO ADAPT TO THEIR GROWING FAMILY.
- 3) What conditions are peculiar to this particular piece of property? THE CURRENT HOUSE FOOTPRINT IS SMALL RELATIVE TO OTHER HOUSES IN THE NEIGHBORHOOD.
- 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 ADDITION OF THE REAR YARD IS KEEPING WITH THE CHARACTER OF THE HOUSE AS WELL AS THE NEIGHBORHOOD AND WOULD IN NO WAY DETRACT FROM PEOPLE'S USE AND ENJOYMENT OF SURROUNDING PROPERTIES.

RECEIPT

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

Rosalie P. Lewis
Rosalie P. Lewis

PAID
CITY OF ATLANTA
MAR 21 2018
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Application: V-18-084
Application Type: Planning/BZA/Variance/NA
Address: 709 CUMBERLAND CIR NE, ATLANTA, GA 30306
Owner Name: JACKSON SARA & JASON
Owner Address:
Application Name: 709 Cumberland Circle

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
571077	2646	\$100.00	03/21/2018	RPLEWIS		

Owner Info.: JACKSON SARA & JASON

Work Description: Applicant seeks a variance from the zoning regulations to reduce the required West side yard setback from 7 feet to 4.5 feet. To increase maximum lot coverage allowed from 50 percent to 51.1 percent.