



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

APPLICATION #: **V-18-105**

DATE ACCEPTED **04/04/2018**

NOTICE TO APPLICANT

Address of Property:

659 Cooledge AVE NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, June 7, 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

rburratlanta@earthlink.net

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

Stephen Lynott



V-18-105

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

APR 4 2018

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-18-105
NPU F DATE FILED April 4, 2018

Stephen Lynott
Name of Applicant

BUILDING PERMIT AUTHORIZING
Addition to a single-family dwelling

at 659 Cooleedge AVE 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 west side yard setback from 7 feet to 3.7 feet.

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 _____ Section _____ Paragraph _____

Thomas Otoo 04/04/2018
Plan Reviewer Date

[Signature] 4/4/18
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"/>

APR 4 2018

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

Date Filed 4/4/18 Application Number V-18-105
 Name of Applicant Stephen Lynn Daytime Phone 301 801 4706
 Company Name (if applicable) _____ email _____
 Address 659 Coledge Ave NE Atlanta GA 30306
street city state zip code

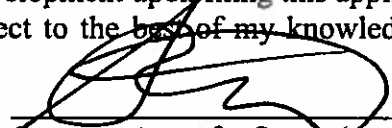
Name of Property Owner Stephen & Colleen Lynn Phone 301 801 4706
 Address 659 Coledge Ave NE Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 659 COLEDGE AVE ATLANTA GA 30306
street city state zip code
 Area: 7484 Land Lot: 53 District: 17, FUJDN County, GA.
 Property is zoned: R4 (Bellline overlay), Council District: _____, Neighborhood Planning Unit (NPU): F

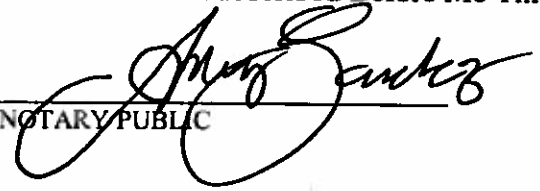
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received a preliminary plan review from the Office of Zoning and Development prior to seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

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)
Stephen Lynn
 Print Name of Owner

Sworn To And Subscribed Before Me This 4 Day Of April 20 18.



 NOTARY PUBLIC

ARLEY SANCHEZ
 NOTARY PUBLIC
 Fulton County
 State of Georgia
 My Comm. Expires Oct. 19, 2021

V-18-105

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.").

REMOVE EXIST 45 SF STAIR & STAIR AT FRONT DOOR. REPLACE WITH NEW 105 SF COVERED PORCH & STAIR. ADD 151 SF SUN PORCH TO FRONT OF HOUSE. ENCLOSE EXIST. 108 SF SIDE PATIO TO EXPAND FAMILY ROOM. ADD SPIRAL STAIR TO ACCESS NEW DECK BUILT OVER EXIST. OFFICE & PATIO. REMOVE 362 SF OF EXIST. PAVERS C POOL

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.

4623 covered square feet / 7484 total lot square feet = 61.8% proposed lot coverage
50 % maximum allowed lot coverage

(THIS IS 2%
REDUCTION
OVER
EXISTING
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 REQUIRES MINIMUM 70' WIDTH & 9000 SF AREA. THIS LOT IS 49.83' WIDE & 7484 SF. IN AREA. FRONT YARD IS STEEP.
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? EXISTING HOUSE VIOLATES BOTH SIDE YARD SETBACKS. ADDING A USABLE FRONT PORCH TO ACCESS FRONT DOOR PUTS NEW PORCH OUTSIDE BUILDABLE AREA. ENCLOSING THE EXIST PATIO, LOCATED BETWEEN TWO EXIST AREAS, REQUIRES A VARIANCE. SPIRAL STAIR IS NECESSARY TO ACCESS DECK TOP EXIST HOUSE
- 3) What conditions are peculiar to this particular piece of property? THE EXISTING DRIVE IS SHARED WITH ADJACENT HOUSE TO THE WEST. MOST OF THE DRIVE IS ON NEIGHBORING PROPERTY SO HOUSE ON SUBJECT PROPERTY IS EXTREMELY LOCATED TO THE WEST.
- 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 AREAS WOULD NOT IMPACT LIGHT, AIRFLOW OR SAFETY OF OTHER PROPERTIES. NEW PATIO ADDITION WOULD HAVE ONE HOUR RATED WALL. ADDITIONS WOULD INCREASE PROPERTY VALUE. LOT COVERAGE WOULD BE REDUCED TO AID WITH DRAINAGE.

RECEIPT

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

PAID
CITY OF ATLANTA
APR 04 2018

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Rossie P. Lewis

Application: V-18-105
Application Type: Planning/BZA/Variance/NA
Address: 659 COOLEGE AVE NE, ATLANTA, GA 30306
Owner Name: BROOKWELL CRAIG R & ABRAHAMSEN TIMOTHY
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
573122	3755	\$100.00	04/04/2018	RPLEWIS		

Owner Info.: BROOKWELL CRAIG R & ABRAHAMSEN TIMOTHY

Work Description: Variance to reduce the required west side yard setback from 7 feet to 3.7 feet.