



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-18-125**

DATE ACCEPTED **04/24/2018**

NOTICE TO APPLICANT

Address of Property:

763 Adair AVE NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, June 14, 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
641 East Pelham Rd, NE (404) 376-3230
Atlanta, GA 30324 *zoning@npufatlanta.com*

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

NYM, for Director, Office of Zoning and Development

Michelle Krabe



Department of City Planning
Office of Zoning & Development

CITY OF ATLANTA

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

V-18-125
APR 24 2018

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT U APPLICATION NUMBER V-18-125

NPU F DATE FILED _____

1. _____
Michelle Krahe
Name of Applicant

BUILDING PERMIT AUTHORIZING

Single-family addition

at 763 Adair AVE NE 17th/53
Street Address Quadrant District & Land Lot

to be used for _____ 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 to: (1) reduce the required front yard setback from 35 feet to 26 feet for an addition.

Applicant seeks no other variances or exceptions at this time.

A Complete Plan Review Was Not Conducted.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (1)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Scott Haebelin 4-24-18
Plan Reviewer Date

[Signature] 4-24-18
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	X
Special Exception	
Variance & Special Exception	

V-18-125

APR 24 2018

Date Filed _____ Application Number 55 Trinity Ave. S.W.
Sta. 3350
Atlanta, GA

Name of Applicant Michelle Krahe Daytime Phone 404-664-3431

Company Name (if applicable) tk architects, LLC email mt.krahe@yahoo.com

Address 416 E Pharr Rd Decatur GA 30030
street city state zip code

Name of Property Owner Jenny Phillips Phone _____

Address 763 Adair Ave Atlanta GA
street city state zip code

Description of Property

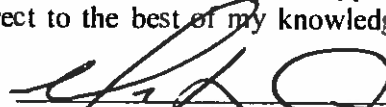
Address of Property 763 Adair Ave Atlanta GA
street city state zip code

Area: .32 ac Land Lot: 53 District: 17, Fulton County, GA.

Property is zoned: R4, 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)

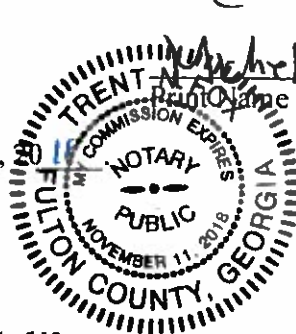
Michelle Krahe

Agent of Owner

Sworn To And Subscribed Before Me This 23 Day Of April, 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.

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: _____

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Office of Zoning & Development

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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.>").

85 Trinity Ave. S.W.
Atlanta, GA

Add front foyer addition under existing second story

Requested variance is to reduce front yard from 35' to 26'

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.

3496 covered square feet / 14221 total lot square feet = 24.5% 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 existing house is over the setback. The current entrance is recessed under the second floor and behind a 9'6" deep wall, which is very unusual and feels unsafe.
- 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 entrance is odd and feels unsafe. Pulling the entrance out to align to the existing second floor would create a typical architecture and safer entrance. There is no way to correct the entrance without the variance.
- 3) What conditions are peculiar to this particular piece of property? Houses over setbacks is a common condition in this neighborhood and variances are frequently granted
- 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 second floor is already over the setback. Filling in the first floor space will have no impact on light, air or fire safety. It will create an architecture that is more contiguous to the neighborhood.

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, Jennifer Phillips ^{Hall} (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 763 Adair Ave (PROPERTY ADDRESS). AS SHOWN IN THE RECORDS OF _____ 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: 404-862-4654

JL Hall Phillips
SIGNATURE OF OWNER

Jennifer Hall Phillips
PRINT NAME OF OWNER

NAME OF APPLICANT:

LAST NAME Krahe FIRST NAME Michelle

ADDRESS 416 E Pharr Rd SUITE _____

CITY Decatur STATE GA ZIP CODE 30030

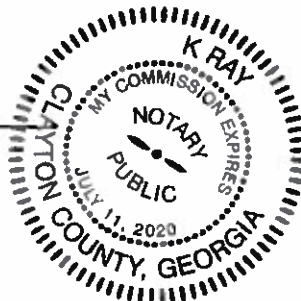
APPLICANT'S TELEPHONE NUMBER: 404-664-3431

APPLICANT'S EMAIL ADDRESS: mt.krahe@yahoo.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

4.23.2018
DATE



Department of City Planning
Office of Zoning & Development

V-18-125
APR 24 2018

55 Trinity Ave. S.W.
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

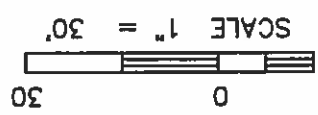
Roselle P. Lewis
CITY OF ATLANTA
Roselle P. Lewis

Application: V-18-125
Application Type: Planning/BZA/Variance/NA
Address: 763 ADAIR AVE NE, ATLANTA, GA 30306
Owner Name: HALL JENNIFER A
Owner Address:
Application Name: 763 Adair Ave

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
576530		\$100.00	04/24/2018	RPLEWIS		

Owner Info.: HALL JENNIFER A

Work Description: Applicant seeks a variance from the zoning regulation to: (1) reduce the required front yard setback from 35 feet to 26 feet for an addition.



PROPERTY ADDRESS:
763 ADAIR AVENUE
ATLANTA, GA

LAND AREA:
0.32 AC

JOB NUMBER 2-31966

ATLANTA GA. 31106-0688
P.O. BOX 8688

FAX (404)760-0011
PHONE (404)760-0010

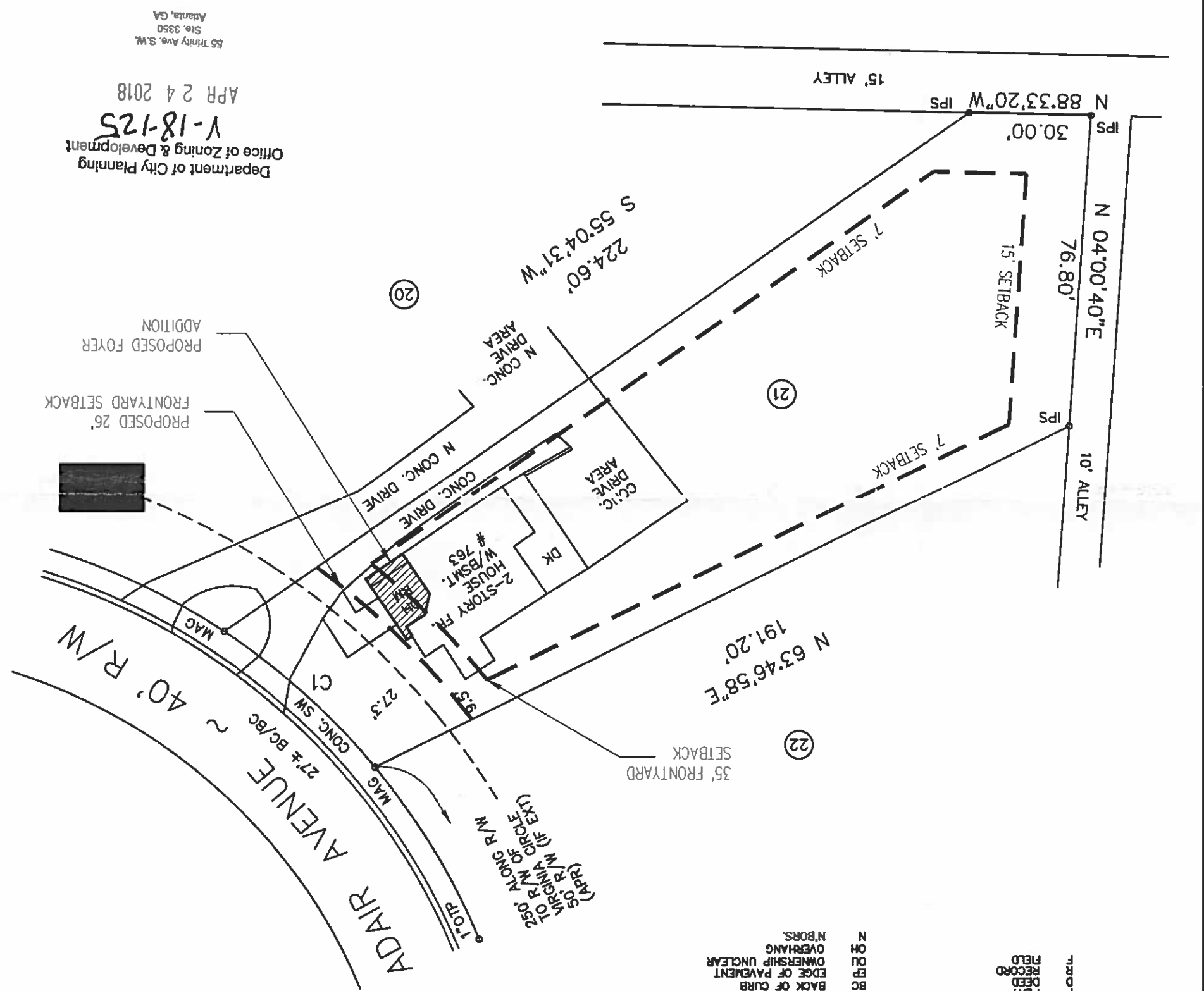
SURVEY SYSTEMS & ASSOC., INC.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

PLAT BOOK 11, PAGE 16
DEED BOOK 16865, PAGE 319
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

FULTON COUNTY, GEORGIA
DATE JUNE 22, 2005
SECTION
SUBDIVISION VIRGINIA HILLS VIRGINIA AVENUE
LOT 21
BLOCK 11
UNIT

JENNIFER A. HALL
PLAT PREPARED FOR:



CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	167.96'	50.11'	49.92'	S 48°14'13"E

SYMBOL	DESCRIPTION
IPF	IRON PIN FOUND
IFP	IRON PIN FOUND
OTF	OPEN TOP PIPE FOUND
CTP	CRIMP TOP PIPE FOUND
RBF	REINFORCING BAR FOUND
A	ANGLE IRON FOUND
CP	CALCULATED POINT
-X-	FENCE
CLF	CHAIN LINK FENCE
WDF	WOOD FENCE
WRF	WIRE FENCE
FC	FENCE CORNER
BL	BUILDING LINE
R/W	RIGHT-OF-WAY
PL	PROPERTY CORNER
PC	PROPERTY CORNER
CL	CENTER LINE
CPT	CARPENT
BR	BRICK
FR	FRAME
WD	WOOD
PL	PLAT
DEED	DEED
EP	EDGE OF PAVEMENT
OU	OVERHANG
N	N.BORS.
POB	POINT OF BEGINNING
LL	LAND LOT LINE
MH	MAN HOLE
MSL	SANITARY SEWER LINE
CS	CATCH BASIN
JB	JUNCTION BOX
DI	DRAINAGE INLET
YI	YARD INLET
HW	HEAD WALL
PP	POWER POLE
PW	POWER LINE
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
AE	ACCESS EASEMENT
TB	TOP OF BANK
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONC. PIPE
APP	AS PER PLAT
APD	AS PER DEED
APR	AS PER RECORD
APF	AS PER FIELD
BC	BACK OF CURB
EP	EDGE OF PAVEMENT
OU	OVERHANG
N	N.BORS.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDED. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS PUBLIC OR PRIVATE.

*** L E G E N D ***

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	167.96'	50.11'	49.92'	S 48°14'13"E

MAP ID: _____
EFFECTIVE DATE: _____
I HAVE THIS DATE, EXAMINED THE "FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (S) IS (NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL.

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V-18-125
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55 Trinity Ave., S.W.
Atlanta, GA 30350