



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

APPLICATION #: **V-18-129**

DATE ACCEPTED **04/24/2018**

NOTICE TO APPLICANT

Address of Property:
572 Park DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date: **June 14, 2018**

at **12:00 p.m.**

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

The contact person for NPU is:

Debbie Skopczynski
949 Rupley Dr NE
Atlanta, GA 30306
(404) 874-7483
chair@npufatlanta.org

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,

NB, for Director, Office of Zoning and
Development

Jean Vallee



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

Office of Planning

APR 24 2018

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 0 APPLICATION NUMBER V-18-109

NPU F DATE FILED _____

Jean Vallee

 Name of Applicant

BUILDING PERMIT AUTHORIZING

Single family addition

at 572 Park Drive NE 17th/53 & 54
 Street Address Quadrant District & Land Lot

to be used for Single family 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 regulation: (1) to reduce the required east side yard setback from 7 feet to 3 feet. (2) to reduce the required front yard setback from 35 feet to 30 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 4/24/18
 Plan Reviewer Date

Jean Vallee 4/24/18
 Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT Office of Planning

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 24 2018

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

Date Filed _____ Application Number V-18-129

Name of Applicant JEAN VALLEE Daytime Phone 404-247-0652

Company Name (if applicable) _____ email perm@jgyp.comcaot.net

Address 910 ATHENS HWY DEXTER LOGANVILLE GA 30052
street city state zip code

Name of Property Owner TROY & MELISSA STONE Phone 770-314-7251

Address 572 PARK DR ATLANTA GA 30306
street city state zip code

Description of Property

Address of Property 572 PARK DR ATLANTA GA 30306
street city state zip code

Area: 12507# Land Lot: 5345A District: 17, FULTON County, GA.

Property is zoned: RA, Council District: 6, Neighborhood Planning Unit (NPU): NPUE

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.

Jean Vallee, agent
Owner or Agent for Owner (Applicant)

Jean Vallee, agent
Print Name of Owner

Sworn To, And Subscribed Before Me This 23 Day Of April, 20 18.

Valerie L. Lineberger
NOTARY PUBLIC



SUMMARY & JUSTIFICATION FOR VARIANCES Office of Planning

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.

018

55 1st Ave S.W.
5th Fl.
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.").

*ENCLOSE AN EXISTING COVERED CONCRETE PATIO
NO CHANGE IN LOT COVERAGE*

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.

~~6095~~ covered square feet / 12567 total lot square feet = ~~48~~ % proposed lot coverage

50 % maximum allowed lot coverage

*reduction of side yard
set back from 7' to 3' or front yard
set back from 5'*

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)?

This property has 50.05' actual width & is 256.55 deep. It is unusually long & narrow for

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 covered porch already existed before zoning took effect making it non-compliant. The owners want to remodel it, not enclose the porch

3) What conditions are peculiar to this particular piece of property?

This property is unusually deep. The house was built in 1927 before zoning took effect & so the side porch was built with the set back

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.

Enclosing the side porch would not cause detriment to this neighborhood nor would it impair the zoning ordinance purposes or intent.

Justification for Variance at 572 Park Drive

Office of Planning

APR 24 2018

V-18-129

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

This is a variance request for a reduction in the east side yard and the front yard setback at 572 Park Drive, Atlanta, GA 30306. The owners request a reduction from 7 feet to 3 feet on the east side and reduce the front yard setback from 35 feet to 30 feet in order to enclose an existing covered porch.

The property is zoned R-4, and is in NPU F, Council District 6. Lot coverage is allowed up to 50% and the current lot coverage is 6095 square feet, which is 48% of the property. There will be no increase in the lot coverage with this proposed enclosure. Currently the floor area ratio is 28% of the total area, well below the 50% allowed.

The lot is unusually long and relatively narrow. Frontage is 50.05 feet and the depth is 258.55 feet. The house was built in 1922, well before the current zoning ordinances and is non-conforming on the side where the porch sits. The owners wish to enclose it to make full use of the structure.

This house was built in 1922 and the porch was part of the original structure. Not allowing the owners to enclose it would create a hardship because it is part of the original design and could not be replicated elsewhere on the property. It is a good use of the existing footprint and follows the functional layout of the existing design. This is unique to this particular house.

Granting relief would not detract from the neighborhood, nor would it impair the intent and purpose of the zoning ordinance.

571 Park Dr NE



Image capture: Mar 2016 © 2016 Google

Atlanta, Georgia



Street View - Mar 2016



V-18-129

Office of Planning

APR 27 2018

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

MAGNETIC
N

V-18-129
Office of Planning

APR 24 2018

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

REFERENCE MATERIAL

- LIMITED WARRANTY DEED IN FAVOR OF RANDALL T. SUFFOLK AND SUSAN W. SUFFOLK DEED BOOK 38014 PAGE 378 FULTON COUNTY, GEORGIA RECORDS

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ENCUMBRANCES OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AND OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 204,078+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPOGN TOTAL STATION.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- THIS PLAT IS NOT INTENDED FOR RECORDING.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
- CONTOUR INTERVAL= 2 FEET
- ELEVATION DATUM= NAVD 1988



SURVEY NOTES

TOTAL AREA= 12,567± SQ. FT.
 IMPERVIOUS SURFACE AREA= 4,032± SQ. FT.
 PERCENT OF IMPERVIOUS SURFACE AREA= 32 PERCENT

THIS PROPERTY SUBJECT TO THE FOLLOWING

- CURRENT ZONING PER CITY OF ATLANTA, GEORGIA R-4
 - MINIMUM FRONT SETBACK= 35 FEET
 - MINIMUM SIDE SETBACK= 7 FEET
 - MINIMUM REAR SETBACK= 15 FEET
 - MINIMUM LOT AREA= 9,000 SQ. FT.
 - MINIMUM STREET FRONTAGE= 70 FEET
 - MAXIMUM LOT COVERAGE= 50%
 - MAXIMUM FLOOR AREA RATIO= 0.50
- MUST BE VERIFIED BY CITY OF ATLANTA BEFORE CONSTRUCTION

TOTAL AREA= 0.289± ACRES
OR 12,567± SQ. FT.

572 PARK DRIVE
ATLANTA, GEORGIA

TOPOGRAPHIC MAP FOR
SUSAN SUFFOLK
RAND SUFFOLK

LOT 10, BLOCK "I"
NORTH BOULEVARD PARK

LAND LOTS 53 AND 54
DISTRICT 17TH
FULTON COUNTY
GEORGIA

PLAT PREPARED: 3-21-17
FILED: 3-17-17 SCALE: 1"=20'

PG 7
PC 6-7

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 1312100201 0 EFFECTIVE DATE: SEPTEMBER 18, 2013. FULTON COUNTY, GEORGIA

DAMAGED STRUCTURE TO BE REMOVED

360' TO S.E. R/W OF ORME CIRCLE (50' R/W)

LEGEND

B	DENOTES BUILDING LINE
R/W	DENOTES PROPERTY LINE
C	DENOTES RIGHT-OF-WAY
BC	DENOTES CENTERLINE
C	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
X	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
P	DENOTES POWER LINE
PM	DENOTES POWER METER
PS	DENOTES POWER BOX
A/C	DENOTES AIR CONDITION
TS	DENOTES TELEPHONE BOX
CS	DENOTES GAS METER
CLM	DENOTES GAS VALVE
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FW	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
S	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT

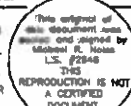


No.	Revision	Date
1.	QUEST HOUSE TO BE REMOVED	1-11-18

McLUNG SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200
 Smyrna, Georgia 30080 (770) 434-3383
 Certificate of Authorization #13200792

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-18, 43-15-22.



Michael R. Nolas
Georgia RLS #22646
Member SALSOC
#244440

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, RAND SUFFOLK DAD
SUSAN SUFFOLK (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM
THE OWNER OF THE PROPERTY AT 572 Park Dr NE (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.

Office of Planning

OWNER'S TELEPHONE NUMBER: 918-520-5899

APR 20 2018

Suffolk
SIGNATURE OF OWNER

Suffolk

55 Thirty Ave. S.W.
Ste 311
Atlanta, GA

SUSAN W SUFFOLK
PRINT NAME OF OWNER

RANDALL SUFFOLK

NAME OF APPLICANT:

LAST NAME VALEE FIRST NAME JEAN

ADDRESS 910 Athens Hwy, Ste K-105 SUITE _____

CITY LOGANVILLE STATE GA ZIP CODE 30052

APPLICANT'S TELEPHONE NUMBER: 404-247-0152

APPLICANT'S EMAIL ADDRESS: permgtgypa@comcast.net

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

04-19-2018
DATE

My Commission Expires
February 16, 2020

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 24 2018

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR



Application: V-18-129
Application Type: Planning/BZA/Variance/NA
Address: 572 PARK DR NE, ATLANTA, GA 30306
Owner Name: GRISSETT TIMOTHY L
Owner Address:
Application Name: 572 Park Drive

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
576624		\$100.00	04/24/2018	PAMITCHELL		

Owner Info.: GRISSETT TIMOTHY L

Work Description: To reduce the eastern side yard setback from 7' to 3'; to reduce the front yard setback from 35' to 30' for the construction of an addition to an existing SF home