



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

APPLICATION #: **V-18-274**

DATE ACCEPTED **08/31/2018**

NOTICE TO APPLICANT

Address of Property:

1006 Rosedale RD NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, November 1, 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,



LM, for Director, Office of Zoning and
Development



KALA RAZ

Office of Planning
V-18-274
AUG 31 2018

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



CITY OF ATLANTA

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

Office of Planning

V-18-274
AUG 31 2018

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6

APPLICATION NUMBER V-18-274

NPU F

DATE FILED 31 Aug 2018

1. Kala Raz
Name of Applicant

BUILDING PERMIT AUTHORIZING
Single-family addition

at 1006 Rosedale RD NE 18th/1
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 regulation: (1) to reduce the required southern side yard setback from 7 feet to 3 feet for a single-family 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 (2)

Chapter Section Paragraph

Chapter Section Paragraph

Scott Haerberlin 8-31-18
Plan Reviewer Date

Valery 8/31/18
Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Please mark "X" next to the type of application(s) you are submitting:

Variance	X
Special Exception	
Variance & Special Exception	

Date Filed 31 Aug 2018 Application Number V-18-074

Name of Applicant Kala Raz Daytime Phone (678) 938-9428

Company Name (if applicable) _____ email kmarks09@gmail.com

Address 1006 Rosedale Road Atlanta GA 30306
street city state zip code

Name of Property Owner Kala and Guly Raz Phone (678) 938-9428

Address 1006 Rosedale Road Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 1006 Rosedale Road Atlanta GA 30306
street city state zip code

Area: 9,555 Land Lot: 1 District: 18, DeKalb County, GA.

Property is zoned: R-4, Council District: 06, Neighborhood Planning Unit (NPU): F

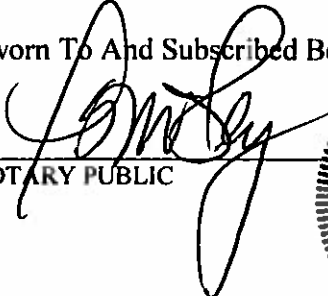
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received a preliminary plan review from the Office of Zoning and Development prior to seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

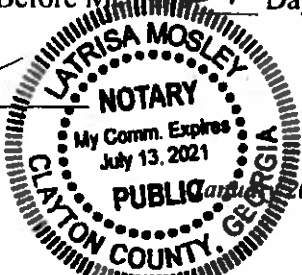
I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing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

Kala Raz
 Owner or Agent for Owner (Applicant)

Kala Raz
 Print Name of Owner

Sworn To And Subscribed Before Me This 31st Day Of Aug 2018.


 NOTARY PUBLIC



Office of Planning
V-18-074
 AUG 31 2018

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

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 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.").

Construction of 450 square foot addition to the rear of the existing house for creation of a master suite with a bathroom and walk in closet with laundry.
The addition will be single story.

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.

3,855 covered square feet / 9,555 total lot square feet = 40.3 % 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)? see attached justification

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? see attached justification

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

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. see attached justification

Office of Planning

V-18-074

AUG 31 2018

Kala and Guy Raz
1006 Rosedale Road
Atlanta, GA 30306

August 29, 2018

City of Atlanta
Office of Zoning and Development
55 Trinity Avenue, Suite 3350
Atlanta, GA 30303

Office of Planning
V-18-044
AUG 31 2018

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

Re: Variance application for 1006 Rosedale Road, 30306

Dear Members of the Board of Zoning Adjustment:

We wish to construct a single-story addition to the rear of the house for a master bedroom expansion, which includes a master bathroom and a walk-in closet with laundry. The addition will be an extension of the existing structure, which currently encroaches 4 feet into the 7 foot required side yard setback. Thus, we are seeking a variance to reduce the required south side yard setback from 7 feet to 3.1 feet. We offer the following items in support of our variance request:

- Variance application
- Referral certificate
- Survey/site plans
- Existing and proposed floor plans

We realize that a tree would have to be removed to construct the proposed addition, so we have also included the permit we received from the City of Atlanta for Dead, Dying, and Hazardous Tree Removal.

The subject property is zoned R-4. We believe the property meets the variance criteria laid out in Section 16-26.003 in the Zoning Guidelines in the following ways:

Extraordinary and exceptional conditions pertaining to the property because of its size/shape.

The street frontage of our lot is 50 feet versus the required minimum width of 70 feet, and the existing house encroaches 4 feet into the 7-foot required side yard setback. To the best of our knowledge, these features have been in place since the house was originally constructed in 1928.

The application of the Zoning Ordinance of the City of Atlanta to this property would create unnecessary hardship.

The proposed placement of the master bedroom expansion is the only viable location for the addition, as the master bedroom is located in the rear of the house on the left side. We cannot extend the house on the right side because of the existing deck.

Such conditions are peculiar to the particular piece of property involved.

Like many of the homes in Virginia Highlands, this house was constructed prior to the implementation of the current zoning codes and has features that are in conflict with the current zoning ordinance. The specific deficiency of this lot is the street frontage of 50 feet versus the required 70 feet, meaning the house sits within the 7-foot required side yard setback.

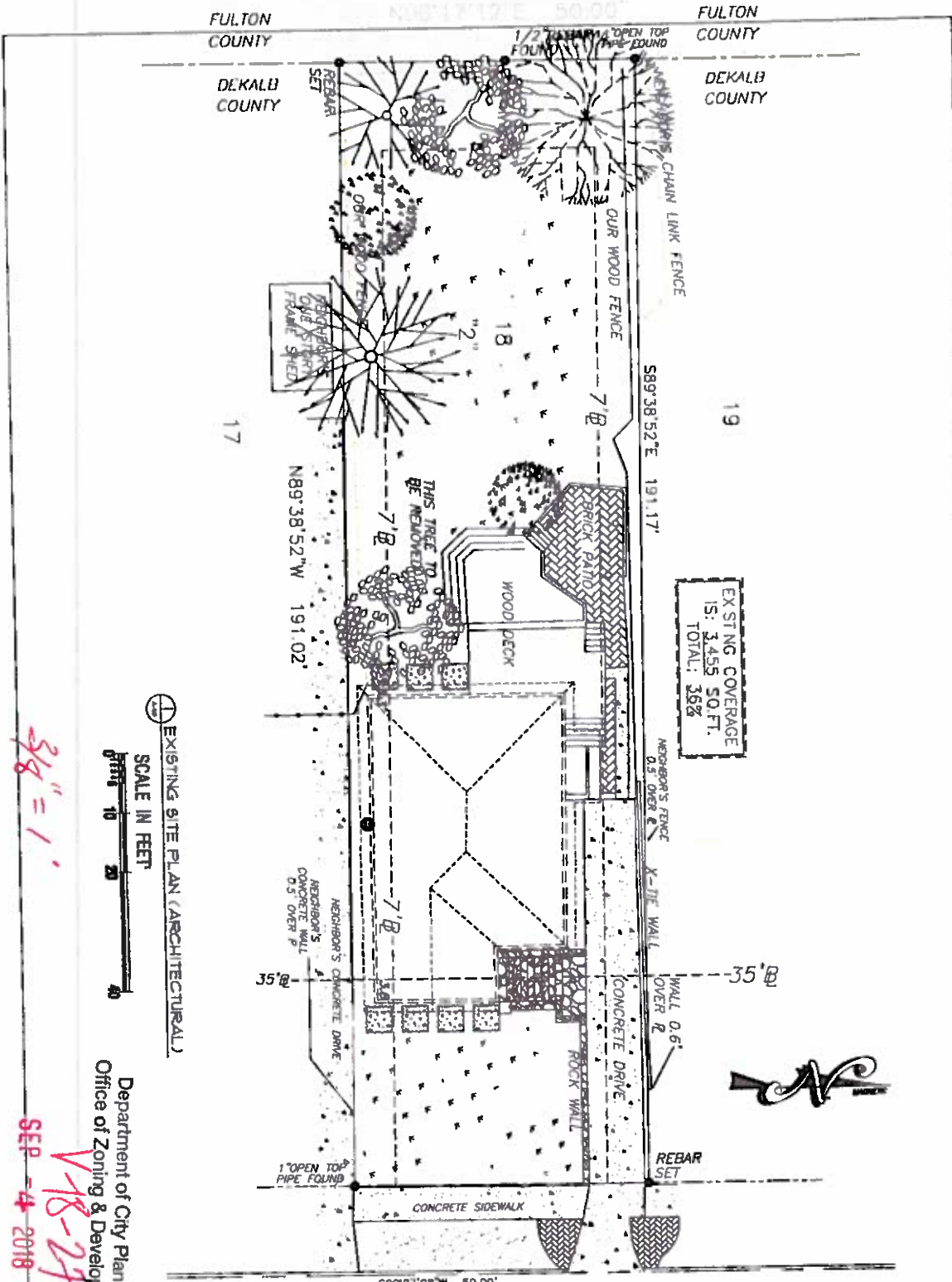
The variance would not cause substantial detriment to the public good or impair the purpose and intent of the Zoning Ordinance of Atlanta.

Relief, if granted, will not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. The design of the proposed addition will be keeping with the character of the neighborhood and will be constructed in the rear of the house, so it will not distract from people's use and enjoyment of adjoining and surrounding properties.

Thank you,
Kala and Guy Raz

Office of Planning
V. B. Smith
AUG 31 2018

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



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

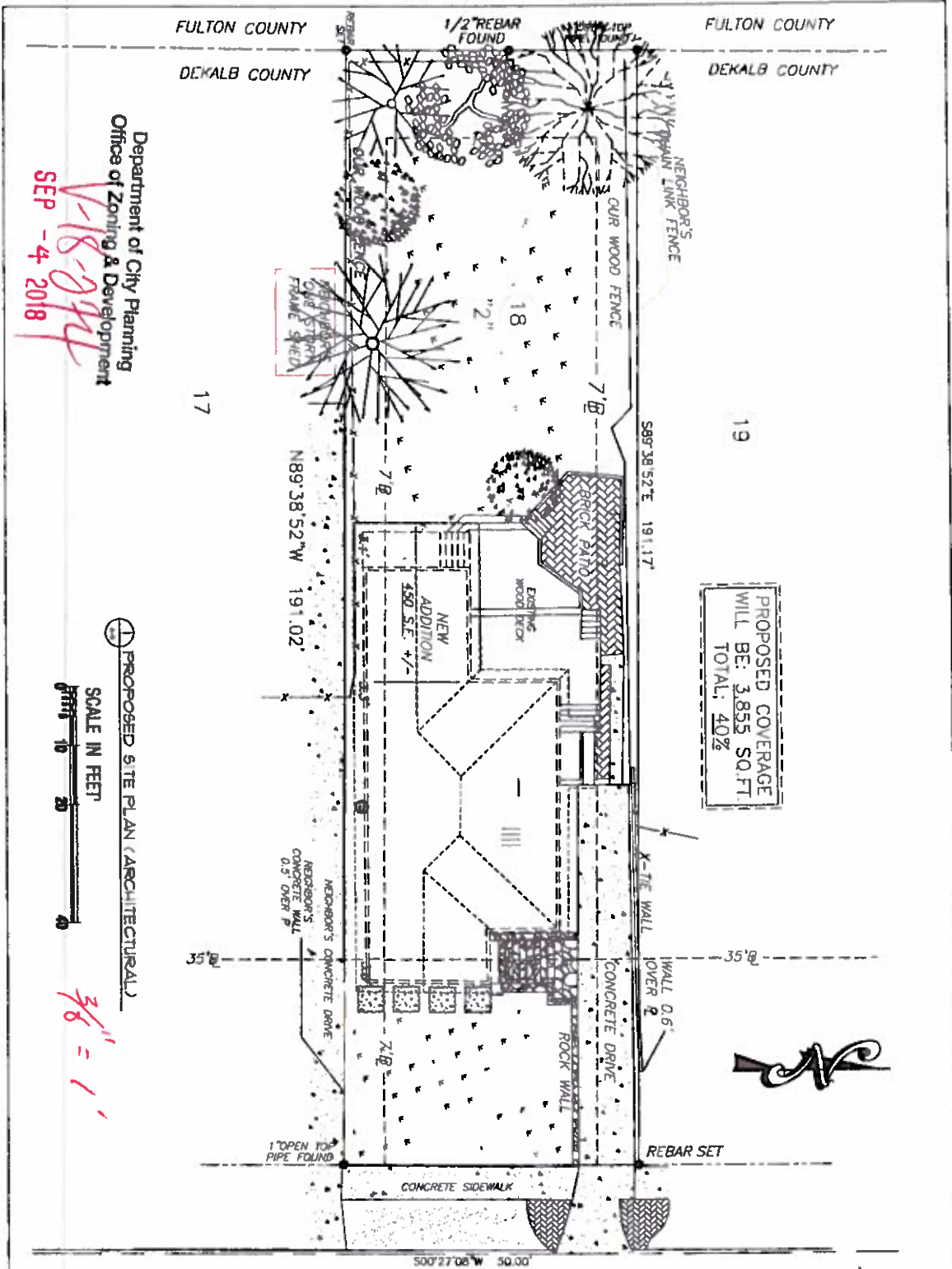
ROSDALE ROAD (60' R/W)

Proposed Room Addition for The RAZ Family At: 1006 Rosdale Rd, Atlanta, Ga. 30306	
EXISTING ARCHITECTURAL SITE PLAN A-1.0	Professional Description: This architectural site plan shows the proposed location and layout of the proposed room addition for the RAZ family. The site plan includes the existing site plan, the proposed room addition, and the proposed driveway. The site plan also shows the existing site plan, the proposed room addition, and the proposed driveway.
Scale: 3/8" = 1' Date: SEP - 4 2018	Author: [Signature] Checked by: [Signature] Date: [Date]

LIFESTYLES
 Architectural & Residential Design

2267 Ridgeley Court
 Macon, GA 31216
 Ph: (478) 719-6020

Making Lifestyles a Reality



Department of City Planning
Office of Zoning & Development
SEP - 4 2018

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

PROPOSED SITE PLAN (ARCHITECTURAL)
SCALE IN FEET
0 10 20 40

3/8" = 1'

PROPOSED COVERAGE
WILL BE: 3,855 SQ. FT.
TOTAL: 40%

ROSEDALE ROAD (60' R/W)

<p>Proposed Room Addition for: The RAZ Family</p>		<p>At: 1008 Rosedale Rd Atlanta, Ga. 30306</p>	
Date: 09/11/17	Version: 01/02/17	<p>PROPOSED ARCHITECTURAL SITE PLAN</p>	
<p>Sheet No: A-1.1</p>		<p>Scale: 3/8" = 1'</p>	

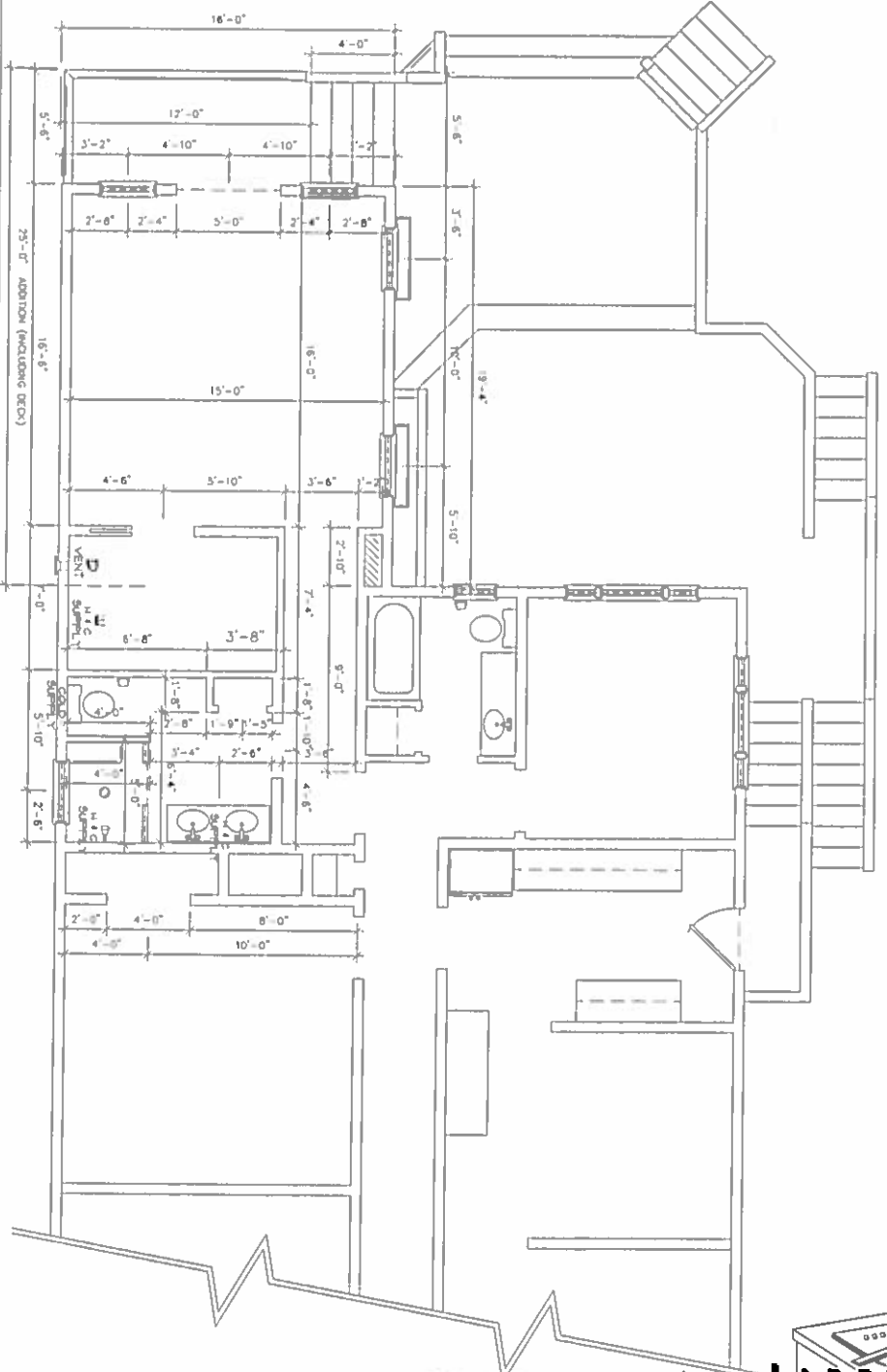
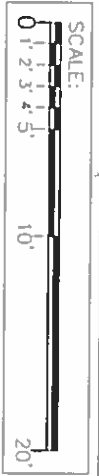
LIFESTYLES
Architecture
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Macon, GA 31216
Ph: (478) 719-6020

Making LifeStyle Changes
... EVERYDAY!

Office of Planning
 V-18-274
 AUG 31 2018

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



⊕ DIMENSIONS PLAN
 1/4" = 3/8" = 1'-0"



LIFESTYLE
 Architecture
 & Residential Design
 2267 Ridgeley Court
 Macon, GA 31216
 Ph: (+78) 719-6020
 Making Lifetime Changes
 ... EVERYDAY!

These contract documents are prepared by the Architect and are intended to be used in conjunction with the applicable building codes and local laws and regulations. The Architect is not responsible for the accuracy of the information provided by the client. The client is responsible for providing accurate information. The Architect is not responsible for the accuracy of the information provided by the client. The client is responsible for providing accurate information. The Architect is not responsible for the accuracy of the information provided by the client. The client is responsible for providing accurate information.

REVISIONS:

No.	Date	Description

Proposed
 Room
 Addition
 for:
 The RAZ
 Family
 At:
 1006 Rosedale Rd
 Atlanta, Ga. 30306

Scale: 1/4" = 3/8" = 1'-0"
 Drawn By: 0/27/18
 Job Number: 018207
 FLOOR PLAN

Scale: 1/4" = 3/8" = 1'-0"
A-3.1



Date Issued: 9-Aug-2018

Issued By: Peter Stovall

CITY OF ATLANTA - OFFICE OF BUILDINGS
DEAD, DYING AND HAZARDOUS TREE REMOVAL

AR-DDH
Dead, Dying Or
Hazardous

Individual / Company Name	Address / City, State Zip	State License
(APPLICANT) Guy Raz	1006 Rosedale Road, NE ATLANTA, GA 30306 954 609-5007	

Zoning	NPU	Council District	PCN
R-4	F	6	18 001 13 017

City	General Information	Comments
1	CHARACTERISTICS AND/OR MARKINGS: DECISION (CODE SEC 158-26): SPECIES: TREE LOCATION: TREE SIZE:	Cavity on main stem. Canopy death/decline in excess of 30%. Decay on multiple scaffold limbs. Approved Cherry Rear left. 18

Comments

Inspector: Peter Stovall

NOT TRANSFERABLE

Except as otherwise stated, a permit for which no work is commenced within six months after issuance, or where the work commenced is suspended or abandoned for six months, shall expire, and fees paid shall be forfeited.

Permit Posting

Permits to remove, destroy, or injure trees shall be posted for public inspection on site [Sec. 158-101(c)].

Appeal Rights

A denial of a tree removal permit may be appealed to the Tree Conservation Commission. You may also apply to remove trees under the Landscape / Silviculture provisions of the Tree Protection ordinance. Call Kathy Evans at 404.330.6235 for instructions or forms.

1006 ROSEDALE RD NE - - BA-201806196

Office of Planning
V-18-074
AUG 31 2018

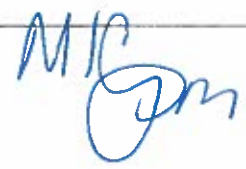
55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

RECEIPT

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

Application: V-18-274
Application Type: Planning/BZA/Variance/NA
Address: 1006 ROSEDALE RD NE, ATLANTA, GA 30306
Owner Name: BRIGGS JAMES CHRISTIAN
Owner Address:
Application Name: 1006 ROSEDALE ROAD

PAID
CITY OF ATLANTA
AUG 31 2018
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR



Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
600017		\$100.00	08/31/2018	PAMITCHELL		

Owner Info.: BRIGGS JAMES CHRISTIAN

Work Description: APPLICANT SEEKS A VARIANCE FROM THE ZONING REGULATION: (1) TO REDUCE THE REQUIRED SOUTHERN SIDE YARD SETBACK FROM 7 FEET TO 3 FEET FOR A SINGLE FAMILY ADDITION.

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

08/31/2018 09:11:03

CREDIT CARD
MC SALE

Card #: XXXXXXXXXXXX985
Chip Card: MasterCard
AID: A0000000041010
ATC: 0005
ARQC: 84BAF288B4DA2A76
SEQ #: 2
Batch #: 80
INVOICE: 2
Approval Code: 49684Z
Entry Method: Chip Read
Mode: Issuer

SALE AMOUNT \$100.00

CUSTOMER COPY

Office of Planning
V-18-274
AUG 31 2018

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Ste 3350
Atlanta, GA