



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

APPLICATION #: **V-18-318**

DATE ACCEPTED **10/10/2018**

NOTICE TO APPLICANT

Address of Property:

1072 Monroe DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, December 6, 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

HENRY RODRIGUEZ

Department of City Planning
Office of Zoning & Development

V-18-318
OCT 10 2018

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



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

OCT 10 2018

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-18-318

NPU F DATE FILED 10 Oct 2018

1. Henry D Rodriguez
Name of Applicant

BUILDING PERMIT AUTHORIZING
Construct an Accessory structure

at 1072 Monroe Dr NE 17th / 54
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) seeks variance to reduce rear yard setback from 15 feet to 9 feet (taking in account 5 feet of the abutting alley). Where 15 feet required. (2) seeks a variance to exceed the max 25% rear yard coverage for accessory structure to 33%. #3) seeks a variance to exceed maximum lot coverage of 50% to 51%, for a garden house.

A complete review was not conducted

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (3)

Chapter 28 Section 16-28.004 Paragraph (3)

Chapter _____ Section _____ Paragraph _____

[Signature]
Plan Reviewer Date 10/10/18

[Signature] 10-10-18
Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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"/> |

Date Filed 10 Oct 2018
~~9-17-18~~

Application Number V-18-318

Name of Applicant HENRY D. RODRIGUEZ Daytime Phone 404-642 6322

Company Name (if applicable) _____ email henrydohfmanagement.com

Address _____
street city state zip code

Name of Property Owner HENRY D. RODRIGUEZ Phone 404-642 6322

Address 1072 MONROE DR NE ATLANTA GA 30306
street city state zip code

Description of Property

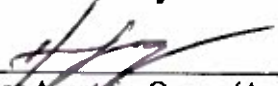
Address of Property 1072 MONROE DR NE A GA 30306
street city state zip code

Area: 7676 Land Lot: 53-54 District: 17th, FULTON County, GA.

Property is zoned: R-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.


Owner or Agent for Owner (Applicant)

HENRY D. RODRIGUEZ
Print Name of Owner

Department of City Planning
Office of Zoning & Development

Sworn To And Subscribed Before Me This 17th Day Of Sept 20 18.

Henry Rodriguez

~~NOTARY PUBLIC~~

NOTARY PUBLIC

Fulton County, GEORGIA

My Comm. Expires 5-27-19
January 2018 - Page 4 of 12

V-18-318
OCT 10 2018
65 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).")

We are replacing existing green house - built in 1997 with 57 sq. feet less

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.

3817 covered square feet / 7676 total lot square feet = 50.5 % 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)? near of our house there is a 10' alley. Our green house does not bother any of our neighbors

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? No unnecessary hardship

3) What conditions are peculiar to this particular piece of property? no peculiarly

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. We have 3817 sq. ft. above the 50%; after 20 years of having the green house it has not bothered anyone

Department of City Planning
Office of Zoning & Development

V-18-38
OCT 10 2018

SUMMARY & JUSTIFICATION FOR SPECIAL EXCEPTIONS

Directions: Complete responses must be provided. Incomplete applications will not be accepted. The space below may only be utilized for the summary of proposal or responses may be submitted as a separate attachment. Specific criteria for Board approval of special exceptions may be found on page 9. **The justification must address these criteria. Please submit a separate justification for responses to the applicable special exception criteria.**

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.)

Is the proposal subject to Inclusionary Zoning? ___ YES ___ NO

Summary of proposed special exception request (shall not replace submittal of written criteria). (Examples: "Installation of a swimming pool adjacent to the public right of way ("active recreation"), "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

Parking & Loading: List the maximum number of employees who will park on the site at any given time: _____ AND list the maximum estimated number of customers, clients, visitors, or similar persons who will require automobile parking in connection with the facility on the site at any given time: _____. If you propose to provide off-site parking, see the attached Standards for off-site Parking Agreements (page 10) _____

Walls and Fences: Any request for walls or fences should include a site plan and elevations showing the full extent of the wall or fence and a drawing showing a typical portion of the wall or fence including gates or ornamental fences. Fences have been on site since 1997

Active Recreation: _____

Non-Conforming Uses & Structures (i.e. duplex): _____

All other Special Exception Requests: _____

Department of City Planning
Office of Zoning & Development

V-18-318
OCT 10 2018

3

EXHIBIT "A"

Land Lots 53 and 54 of the 17th District, Fulton County, Georgia, being Lot 6, Block G, North Boulevard Park, as per plat recorded in Plat Book 7, page 150, Fulton County Records; and being more particularly described as follows:

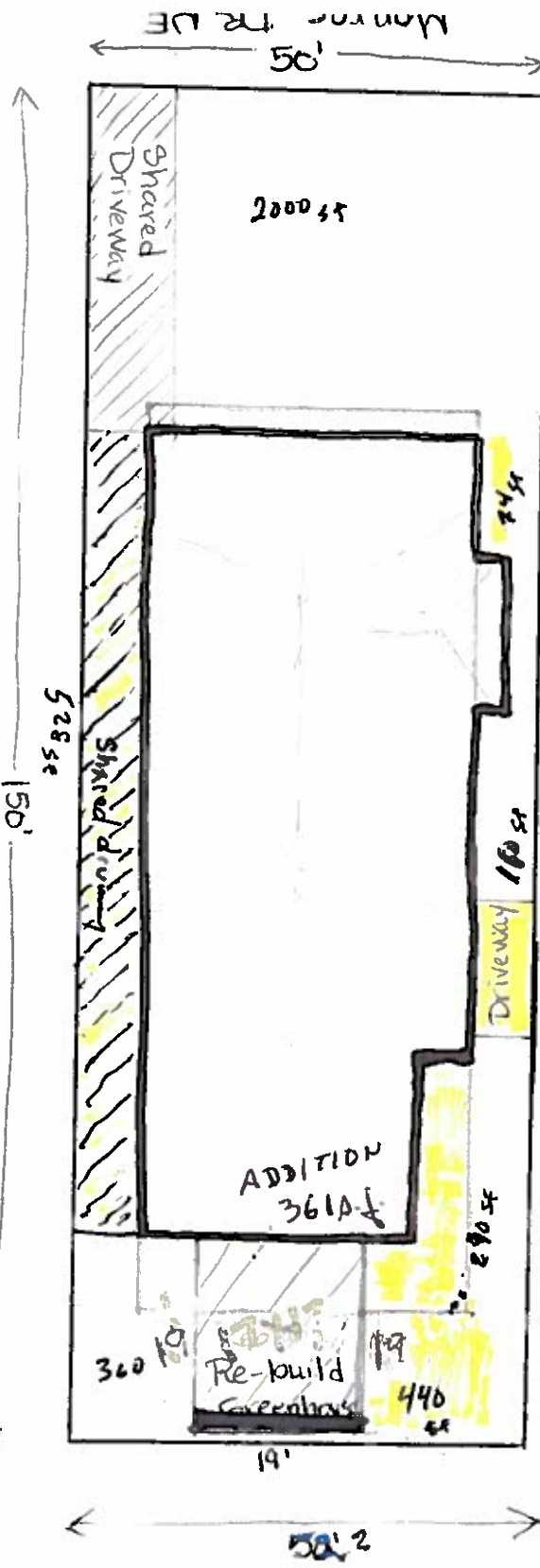
BEGINNING at the point of intersection formed by the Northwesterly side of Monroe Drive (formerly North Boulevard) with the Northwesterly side of Cresthill Avenue; running thence Northwesterly along the Northwesterly side of Monroe Drive, 50 feet to Lot 5, said block and subdivision; running thence Northwesterly along the Southwesterly side of Lot 5, a distance of 150 feet to the Southwesterly side of a 10-foot Alley; running thence Southwesterly side of of Cresthill Alley, a distance of 52.2 feet to the Southeastern side of Cresthill Avenue; running thence Southeastern along the Northwesterly side of Cresthill Avenue, a distance of 150 feet to the Northwesterly side of Monroe Drive and the point of beginning; being improved property having a house thereon known as No. 1072 Monroe Drive, N. E., according to the present system of numbering houses in the City of Atlanta, Georgia.

Department of City Planning
Office of Zoning & Development

V-18-318
OCT 10 2018

V-18-218
OCT 10 2018

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



Setback line

Cresthill Ave NE

Scope of work
Re-build green house at rear yard

Scale: 1" = 20'

19x19

(2)

Dmax
Lot coverage = 3838 @ 50%
Proposed
Lot coverage = 3859 = 51%

Rear yard = 1100 sq ft
25% = 275 sq ft
Proposed structure = 361 sq ft
Proposed rear yard coverage = 33%

Zoning: R-4
Beltline

$$\frac{7676}{2} = 3838$$

7676 → Lot area
3817 dwelling
3859

1072 Monroe DR NE
170054000 2019

Owner: Henry D. Rodriguez

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, HENRY D. RODRIGUEZ (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1072 Monroe St. N.E. (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: 404-624-3870

[Signature]
SIGNATURE OF OWNER

HENRY D. RODRIGUEZ
PRINT NAME OF OWNER

NAME OF APPLICANT:

LAST NAME _____ FIRST NAME _____

ADDRESS _____ SUITE _____

CITY _____ STATE _____ ZIP CODE _____

APPLICANT'S TELEPHONE NUMBER: _____

APPLICANT'S EMAIL ADDRESS: _____

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
9-18-19
DATE

Henry Rodriguez
NOTARY PUBLIC

Fulton County, GEORGIA
My Comm. Expires 5-27-19

Department of City Planning
Office of Zoning & Development

V-18-318
OCT 10 2018

RECEIPT

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

PAID
CITY OF ATLANTA
OCT 10 2018

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Application: V-18-318
Application Type: Planning/BZA/Variance/NA
Address: 1072 MONROE DR NE, ATLANTA, GA 30306
Owner Name: RODRIGUEZ HENRY F & MARIA D
Owner Address:
Application Name: 1072 MONROE DR

| Receipt No. | Ref Number | Amount Paid | Payment Date | Cashier ID | Received | Comments |
|-------------|------------|-------------|--------------|------------|----------|----------|
| 607411 | | \$100.00 | 10/10/2018 | PAMITCHELL | | |

Owner Info.: RODRIGUEZ HENRY F & MARIA D

Work Description: APPLICANT SEEKS A VARIANCE FROM THE ZONING REGULATION: (1) SEEKS VARIANCE TO REDUCE REAR YARD SETBACK FROM 15 FEET TO 9 FEET (TAKING IN ACCOUNT 5 FEET OF THE ABUTTING ALLEY). WHERE 15 FEET REQUIRED. (2) SEEKS A VARIANCE TO EXCEED THE MAX 25% REAR YARD COVERAGE FOR ACCESSORY STRUCTURE TO 33% (3) SEEKS A VARIANCE TO EXCEED MAXIMUM LOT COVERAGE OF 50% FOR A GARDEN HOUSE.

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

10 10 2018 12:34:33

DEBIT CARD
DEBIT SALE

Department of City Planning
Office of Zoning & Development

V-18-318
OCT 10 2018

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

Card #: XXXXXXXXXXXX3517
Network: VISA
Chip Card: US DEBIT
AID: A000000980840
ATC: 003B
ARQC: 59DCBE8757C92E90
SEQ #: 9
Batch #: 107
INVOICE 9
Approval Code: 581550
Entry Method: Chip Read
Mode: Issuer - PIN Bypassed
Tax Amount: \$0.00

SALE AMOUNT \$100.00

CUSTOMER COPY