NOTICE TO APPLICANT

Address of Property:
1692 North Pelham RD NE

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

Board of Zoning Adjustment (BZA) Hearing Date:
Thursday, January 5, 2017 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@npuatatlanta.org

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

Please contact the person(s) listed above within two 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,

[Signature]
RG, for Director, Bureau of Planning

[Signature]
Adam Stillman
CITY OF ATLANTA
Office of Buildings – Zoning Division
55 TRINITY AVENUE, SUITE 3900
Atlanta, Georgia 30303
404-330-6175

REFERRAL CERTIFICATE

COUNCIL DISTRICT _______ APPLICATION NUMBER V-16-308

NPU ___________ DATE FILED ___________

1. ____________________________ Mr. Adam Stillman
   Name of Applicant

BUILDING PERMIT AUTHORIZING

Dwelling 2nd Story Addition

at 1692 North Pelham RD NE 17th/51
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 to reduce the required front yard
   setback from 35 feet to 30 feet for a second story addition to the dwelling

  __________________________________________________________
   Applicant seeks no other variances 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 Haeberlin 11-8-16
Plan Reviewer

_________________________ _____________
Applicant Date

_________________________ _____________
Office of Planning
City of Atlanta
May 9, 2016
Atlanta, GA
APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

<table>
<thead>
<tr>
<th>Variance</th>
<th>X</th>
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<tbody>
<tr>
<td>Special Exception</td>
<td></td>
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<tr>
<td>Variance &amp; Special Exception</td>
<td></td>
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</tbody>
</table>

Date Filed ____________________  Application Number ____________________

Name of Applicant  Adam Stillman  Daytime Phone 770-330-3309

Company Name (if applicable)  Adam Stillman Res. Design  email apstillman@gmail.com

Address  350 Sinclair Ave NE  Atlanta GA 30307

Name of Property Owner  JAY BAILEY  Phone 678-557-6971

Address  3290 Northside Pkwy NW Suite 200  Atlanta GA 30327

Description of Property

Address of Property  1692 North Pecham Rd NE  Atlanta GA 30324

Area: 11694 ft²  Land Lot: 51  District: 17, Fulton County, GA.

Property is zoned: 2-4, Council District: 6, Neighborhood Planning Unit (NPU): F

TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in 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)  

Print Name of Owner  

Sworn To And Subscribed Before Me This 08 Day Of August, 2016.

[Signature]  
NOTARY PUBLIC

August 2016 - Page 4 of 12
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.)

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.”).

Reframe Roof For Construction Of New Second Floor Addition And Rear Addition

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.

$37,700 covered square feet / $16,914 total lot square feet = 31.6% proposed lot coverage

50% maximum allowed lot coverage

Variance Criteria (see page 6 for detailed criteria): See Next Page

1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)?

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

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

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.

August 2016 - Page 5 of 12
Property Address: 1692 North Pelham Road NE

Variances requested:
1. Variance from 16-16.008.1 to reduce the front yard setback from 35' (required) to 30. 1' (existing and proposed) for construction of a new roof and second floor addition to an existing single family residence (Note: roof over existing front porch and front door entry to remain)

Variance Criteria:
1. What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question? The lot has width of 59.87', more than ten feet less than the 70' minimum width, and slopes steeply downhill to a drainage swale (Note: Elizabeth Nicholson in the Site Development Department has confirmed that this swale is not considered waters of the state.) The existing house, constructed in 1930, predates the current Zoning Ordinance of the City of Atlanta.

2. How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? Because of the narrow width of the lot and steep topography, the buildable area of the lot is significantly constrained. Reframing the primary roof to allow for Construction of a new second floor would not be possible because the existing house sits within the 35' front yard setback.

3. What conditions are peculiar to this particular piece of property? The lot is significantly narrower than required by current R-4 zoning. Although the lot is similar in width to many surrounding properties in the neighborhood, the steep slope downhill to the drainage swales is an atypical condition, shared by only a few nearby lots.

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. Relief from the requested variances would not create a detriment to the public good, but rather would encourage the sustainability of the neighborhood by allowing the property owner to renovate and expand the home in a manner that maintains the historic developmental pattern of the neighborhood and is consistent with the development of the adjacent single family homes. Constructing a new second floor, as compared to constructing a rear addition of similar size, minimizes the amount of additional impervious surface, thereby reducing stormwater runoff. These factors combined serve to promote desirable living conditions and allow for the orderly evolution of the property, and as an extension the neighborhood.
NOTARIZED AUTHORIZATION BY PROPERTY OWNER

(Required only if applicant is not the owner of the property subject to this application.)

TYPE OF APPLICATION ____________________________

I, ____________________________, manager 1692 N Peelman LLC (OWNER’S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT ______

1692 N. Peelman LLC ____________________________ (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 ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT Adam Stillman

ADDRESS OF APPLICANT 350 Sinclair Ave NE

Atlanta GA 30307

TELEPHONE NUMBER 770-330-3389

Signature of Owner

______________________________

Personally Appeared Before Me

Joseph P. Bailey

Who Swears That The Information Contained In This Authorization Is True and Correct To The Best of His or Her Knowledge and Belief

______________________________

Notary Public

11/12/16

BRITANY EVERSOLUTION

PUBLIC NOTARY

COBB COUNTY, GEORGIA

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RECEIPT

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

Application: V-16-305
Application Type: Planning/BZA/Variance/NA
Address: 1692 NORTH PELHAM RD NE, ATLANTA, GA 30324
Owner Name: BACH CHRISTOPHER S & ALEXANDRA J
Owner Address:

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Owner Info.: BACH CHRISTOPHER S & ALEXANDRA J

Work Description: Applicant seeks a variance from the zoning regulations to reduce the required front yard setback from 35 feet to 30 feet for a second story addition to the dwelling.
