



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

APPLICATION #: **V-16-305**  
DATE ACCEPTED: **11/08/2016**

## 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@npufatlanta.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,

  
\_\_\_\_\_  
RG, for Director, Bureau of Planning

  
\_\_\_\_\_  
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-16-305

NPU \_\_\_\_\_ DATE FILED \_\_\_\_\_

1. \_\_\_\_\_ Mr. Adam Stillman  
Name of Applicant

**BUILDING PERMIT AUTHORIZING**

Dwelling 2<sup>nd</sup> Story Addition

at 1692 North Pelham RD NE 17<sup>th</sup>/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)

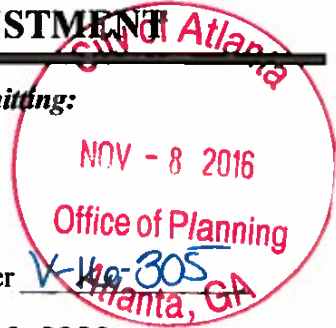
Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Scott Haeberlin 11-8-16  
Plan Reviewer Date

[Signature] 11-8-16  
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 \_\_\_\_\_ Application Number V-140-305  
 Name of Applicant Adam Stillman Daytime Phone 770-330-3389  
 Company Name (if applicable) Adam Stillman Res. Design email apstillman@gmail.com  
 Address 350 Sinclair Ave NE Atlanta GA 30307  

street
city
state
zip code

Name of Property Owner JAY BAILEY Phone 678-557-6971  
 Address 3290 NORTHSIDE PKWY NW SUITE 200 ATLANTA GA 30327  

street
city
state
zip code

**Description of Property**

Address of Property 1692 NORTH PELHAM RD NE ATLANTA GA 30324  

street
city
state
zip code

Area: 11694sf <sup>Raw</sup> Land Lot: 51 District: 17, 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 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)  
ADAM STILLMAN  
 Print Name of Owner

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

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  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.

3700 covered square feet / 11694 total lot square feet = 31.6 % proposed lot coverage

50 % maximum allowed lot coverage

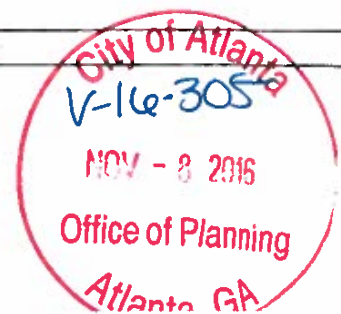
**Variance Criteria (see page 6 for detailed criteria):** SEE NEXT PAGE

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. \_\_\_\_\_



**Property Address:** 1692 North Pelham Road NE

**Variations 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 swale 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.





V-14e-305

City of Asheville  
NOV - 8 - 2018  
CITY OF ASHEVILLE  
PLANNING DEPARTMENT



V-16-305



**NOTARIZED AUTHORIZATION BY PROPERTY OWNER**

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

TYPE OF APPLICATION \_\_\_\_\_

I, Jay Bailey, manager 1692 N Pelham 11C (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 1692 N. Pelham 11C (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 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

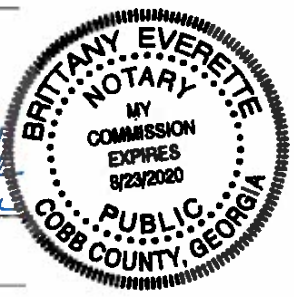
Jay Bailey manager  
Signature of Owner  
1692 N. Pelham 11C

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  
Brittany Everette

Notary Public

Date 11/2/16



RECEIPT

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

PAID  
NOV 8 2016  
*me*

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:  
Application Name:

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Receipt No.	494035					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Credit Card		\$100.00	11/08/2016	BSIMMONS		

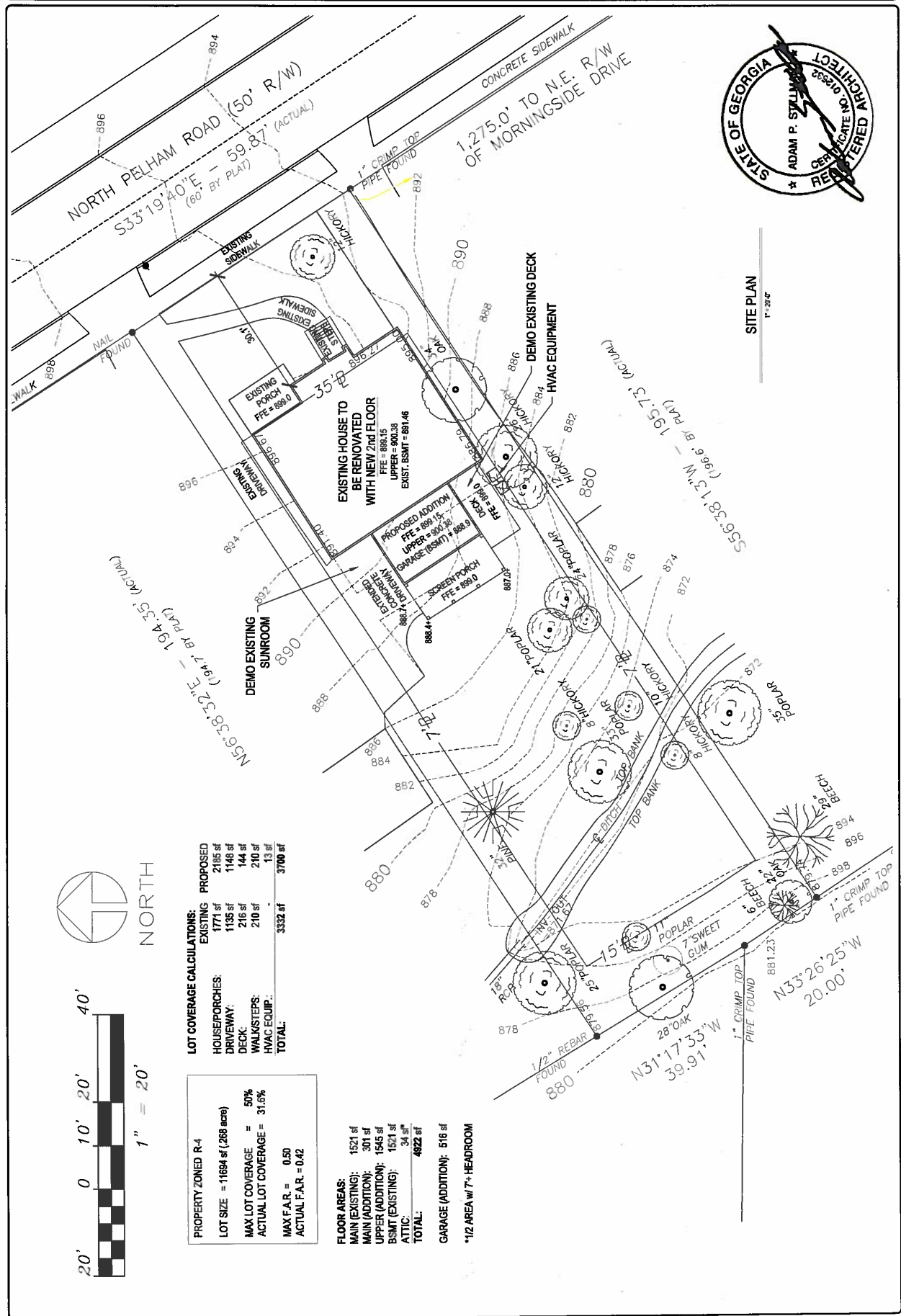
Owner Info.: BACH CHRISTOPHER S & ALEXANDRA J

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.

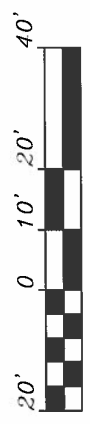


1692 North Pelham Road NE  
 Atlanta, Georgia

DATE: 11/11/11	SCALE: 1" = 20'-0"
DRAWN BY: [Signature]	CHECKED BY: [Signature]
PROJECT NO.: 1692NP/01	CLIENT NO.: S-1



SITE PLAN  
 1" = 20'



**LOT COVERAGE CALCULATIONS:**

EXISTING	PROPOSED
HOUSE/PORCHES: 1771 sf	2185 sf
DRIVEWAY: 1135 sf	1148 sf
DECK: 216 sf	144 sf
WALKSTEPS: 210 sf	210 sf
HVAC EQUIP.: 13 sf	-
<b>TOTAL:</b> 3322 sf	<b>3700 sf</b>

**PROPERTY ZONED R-4**

LOT SIZE = 11694 sf (268 acs)	
MAX LOT COVERAGE = 50%	
ACTUAL LOT COVERAGE = 31.6%	
MAX F.A.R. = 0.50	
ACTUAL F.A.R. = 0.42	

**FLOOR AREAS:**

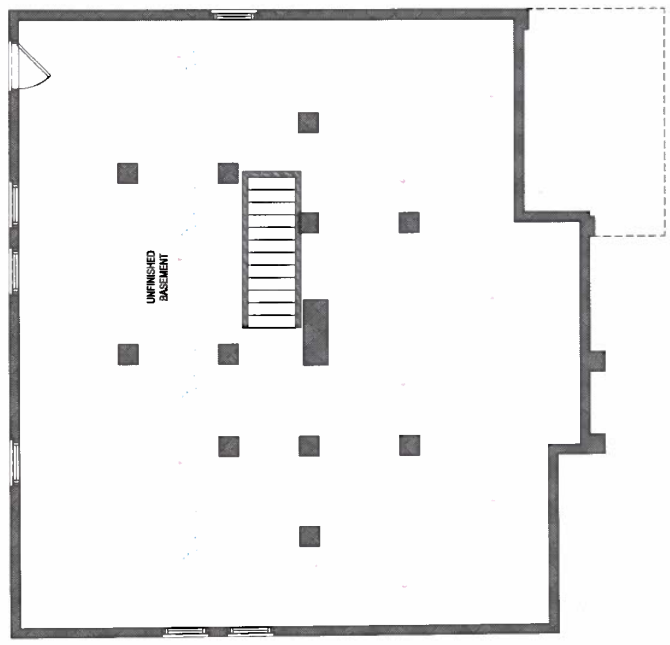
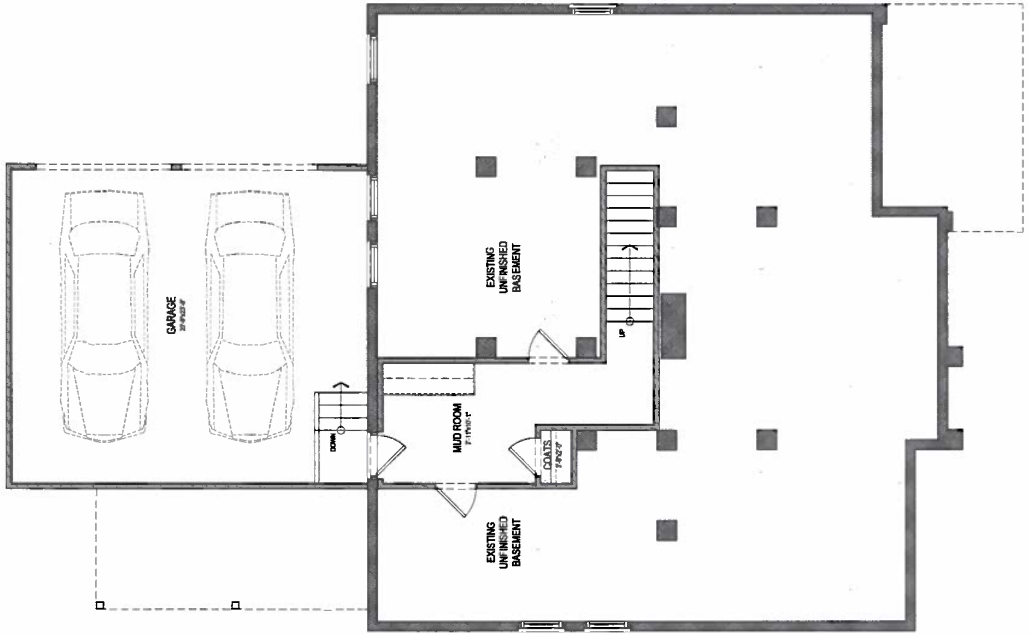
MAIN (EXISTING): 1521 sf
MAIN (ADDITION): 301 sf
UPPER (ADDITION): 1545 sf
BSMT (EXISTING): 1521 sf
ATTIC: 34 sf
<b>TOTAL: 4922 sf</b>

**GARAGE (ADDITION): 516 sf**  
 \*1/2 AREA w/ 7+ HEADROOM



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BASINMENT FLOOR PLANS	
DATE	10/17/14
SCALE	1/8" = 1'-0"
PROJECT NO.	1692NP61
SHEET NO.	A-2





1692 North Pelham Road NE  
 Atlanta, Georgia

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