NOTICE TO APPLICANT

Address of Property:
1106 Amsterdam AVE NE

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

Board of Zoning Adjustment (BZA) Hearing Date:
Thursday, July 6, 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@npuatlanta.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,

[Signatures]

BH, for Director, Bureau of Planning

Jacquelyn Edmonds
CITY OF ATLANTA
Office of Buildings - Zoning Division
55 TRINITY AVENUE, SUITE 2900
Atlanta, Georgia 30303
404-330-6175

REFERRAL CERTIFICATE

COUNCIL DISTRICT __________ APPLICATION NUMBER __________
NPU ______________________ DATE FILED ______________

1. Jacquelynn Edmonds
   Name of Applicant

BUILDING PERMIT AUTHORIZING
Second Story Addition

at 1106 Amsterdam Avenue NE 17th/2
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 seek a variance from the required zoning regulation to reduce the required: (1) front yard setback from 35 feet to 28.6 feet; and (2) reduce the required east side yard setback from 7 feet to 3.3 feet in order to construct a second story addition to an existing single-family dwelling.

   Applicant seeks no other variances at this time.

   Complete plan review not conducted

   Pending lot acknowledgement

1982 ZONING ORDINANCE, AS AMENDED

Chapter _______ Section _______ Paragraph _______ (1) & (2)

Chapter _______ Section _______ Paragraph _______

Chapter _______ Section _______ Paragraph _______

Chapter _______ Section _______ Paragraph _______

Plan Reviewer __________ Date __________

Applicant __________ Date __________
APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

<table>
<thead>
<tr>
<th>Type</th>
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<tbody>
<tr>
<td>Variance</td>
<td>X</td>
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<tr>
<td>Special Exception</td>
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<td>Variance &amp; Special Exception</td>
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Date Filed: 4/27/2017

Application Number: 17-122

Name of Applicant: Jacqueline Edmonds
Daytime Phone: 404.944.7727

Company Name (if applicable): Animus Architecture, email: jedmonds@animusarchitecture.com

Address: 709 Reed St. SE Atlanta, GA 30315

Name of Property Owner: Delia Moloney
Phone: 404-313-4388

Address: 1106 Amsterdam Ave. NE Atlanta GA 30306

Description of Property

Address of Property: 1106 Amsterdam Ave. NE Atlanta, GA 30306

Area: 4.4, Land Lot: 2, District: 17 26.86, Fulton County, GA.

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

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.

[Signature]
Owner or Agent for Owner (Applicant)

[Signature]
Print Name of Owner

Sworn To And Subscribed Before Me This 19 Day Of April, 2007

NOTARY PUBLIC

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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: ____________.

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.”).

Add second story addition & have addition to existing one-story frame house on basement. Existing house sits over side and front setback lines.

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.

3,723 covered square feet / 9,316 total lot square feet = 39% proposed lot coverage

150% 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)? Existing house sits over front and side setbacks.

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 existing location of the house over the setbacks would make an addition impossible & unsuitable for functional layout use.

3) What conditions are peculiar to this particular piece of property? Existing house sits over setbacks - common to this neighborhood.

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. Neighboring houses on same side of street have similar conditions and have been granted variances to do additions in line with what is proposed for this home.

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Jacquelynn Edmonds, RA  
Animus Architecture, LLC  
709 Reed Street, Southeast  
Atlanta, Georgia 30315  
April 19, 2017

In Reference: 1106 Amsterdam Ave., NE Atlanta 30306

We propose to add a second story and back addition to the existing one story frame home on a basement. We are requesting a reduction of the required 7' east side setback to 3.3' and a reduction of the required 35' front setback to 28.6' to reflect the location of the existing home.

The existing home sits over the front and side setbacks as is common for this neighborhood. The east side of the house is at 3.3' at the front of the house and 3.5' from the back of the house and not the required 7'. The front of the house is 28.6' from the front property line instead of the required 35'.

The existing location of the house makes it impossible to do a functional back addition and second story addition if the variance to reduce the front and side set backs are not granted. The condition is not particular to this property as is common to the other homes on the same side of the street. Many of these other homes have already been granted a variance to do a similar addition to what we are proposing.

Relief, if granted, would allow this property to be improved to the same level of the other houses on this side of the street (and entire block). The owners have discussed their plans with the neighbors and have received their support this far.

Sincerely,

Jacquelynn Edmonds, RA  
Animus Architecture, LLC
AUTHORIZATION BY PROPERTY OWNER

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

(Please Print Clearly)


NAME OF APPLICANT:

LAST NAME _______ MALONEY ___________ FIRST NAME ________________

ADDRESS ________________ Suite _________

CITY _______ Atlanta ___________ STATE _______ GA ___________ ZIP CODE _______ 30306

OWNER’S TELEPHONE NUMBER: _______ 404-313-0385

____________________________
SIGNATURE OF OWNER

____________________________
PRINT NAME OF OWNER

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.

____________________________
NOTARY PUBLIC

DATE ____________ 4/19/2017

Notary Public

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-17-122
Application Type: Planning/BZA/Variance/NA
Address: 1106 AMSTERDAM AVE NE, ATLANTA, GA 30306
Owner Name: DURDEN CASEY G & ALYSSA SHANK
Owner Address:
Application Name:

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<td>$100.00</td>
<td>04/27/2017</td>
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Owner Info:
DURDEN CASEY G & ALYSSA SHANK

Work Description: