



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

APPLICATION #: **V-17-200**

DATE ACCEPTED **07/17/2017**

NOTICE TO APPLICANT

Address of Property:

1831 Homestead AVE NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, September 14th 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,

BH, for Director, Office of Zoning and
Development

Gail Mooney



Office of Planning

JUL 17 2017

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-17-200

NPU F DATE FILED 7/17/2017

1. Gail Mooney
Name of Applicant

BUILDING PERMIT AUTHORIZING

Addition to S/F Dwelling

at 1831 Homestead AVE NE 18th/107
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 half depth front yard from 17.5 feet to 12.5 feet for an addition.

Applicant seeks no other variances or exceptions at this time.

A Complete Plan Review Was Not Conducted.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 28 Section 16-28.007 Paragraph (5) (b)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Scott Haeberlin 7-13-17
Plan Reviewer Date

[Signature] 7-14-17
Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

V-17-200

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

Office of Planning

Variance	<input checked="" type="checkbox"/>
Special Exception	<input type="checkbox"/>
Variance & Special Exception	<input type="checkbox"/>

JUL 17 2017

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

Date Filed _____

Application Number _____

Name of Applicant GAIL MOODAY Daytime Phone 770.558.7895

Company Name (if applicable) SURVEY SYSTEMS email gail@surveysatlanta.com

Address 657 LAKE DR SWELLVILLE, GA 30039
street city state zip code

Name of Property Owner John R. Phillips LINDA R. HARRIS Phone 678.462.6932 404.805.7865

Address 1831 Homestead Ave NE ATLANTA, GA 30306
street city state zip code

Description of Property

Address of Property 1831 Homestead Ave NE ATLANTA, GA 30306
street city state zip code

Area: .249 AC Land Lot: 107 District: 18, DEKALB County, GA.

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

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.

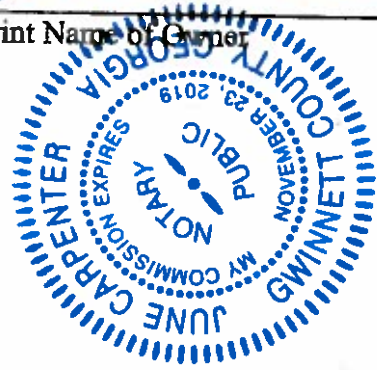
I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing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

GAIL MOODAY
 Owner or Agent for Owner (Applicant)

 Print Name of Owner

Sworn To And Subscribed Before Me This 12th Day Of July, 20 17.

June Carpenter
 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.").

CONSTRUCT WOOD DECK

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.

3877 covered square feet / 10845 total lot square feet = 35.7 % proposed lot coverage V-17-200
50 % maximum allowed lot coverage
Office of Planning

Variance Criteria (see page 6 for detailed criteria):

JUL 17 2017

1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)? IT IS A CORNER LOT
55 Trinity Ave S.W.
Atlanta, GA

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? EXISTING HOUSE LAYOUT LIMITS THE OPTIONS FOR THE DECK'S ACCESS

3) What conditions are peculiar to this particular piece of property? IT IS A CORNER LOT

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. THE DECK ONLY EXTENDS OUT A DISTANCE OF 5 FEET AND IS ONLY 20 FEET LONG, WITH THE MAJORITY OF IT INSIDE AN EXISTING SIDEWALK, SO NO RESTRICTIONS TO ACCESSING HOUSE BY FIRE OR POLICE.

Letter of justification - 1831 Homestead Avenue
Reduce half-front yard setback from 17.5 to 12.5 feet.

Client wishes to construct a deck off their kitchen, which faces Charlene Avenue. The subject property is on the corner of Homestead and Charlene. The kitchen door faces Charlene avenue, and there is no other option for constructing a deck that will allow access from the kitchen. Strict application of the Zoning Ordinance would place an undue hardship on the property owner as they would not be allowed to enjoy their home as they wish.

We are requesting only the distance that will be required for the deck, which is 5 feet. No other variances are being requested at this time. The deck will not impact access to the property by fire or emergency vehicles, nor would the deck create any hardship or negative impact to the public good. This request is specific to this property only, and as such granting the variance would not impair the purpose or intent of the Zoning Ordinance.

Regards,


Gail Mooney
Applicant

Survey Systems Atlanta
657 Lake Dr
Snellville, GA 30039

770-558-7895

V-17-200
Office of Planning

JUL 17 2017

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

July 12, 2017

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Gail Mooney
Applicant

Survey Systems Atlanta
657 Lake Dr
Snellville, GA 30039

770-558-7895

V-17-200
Office of Planning

JUL 17 2017

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

AUTHORIZATION BY PROPERTY OWNER

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

(Please Print Clearly)

I, John R. Phillips (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1831 Homestead Avenue (PROPERTY ADDRESS). AS SHOWN IN THE RECORDS OF ATLANTA, GA 30306 COUNTY, DEKALB GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

NAME OF APPLICANT:

LAST NAME MOONEY FIRST NAME GAIL
ADDRESS 657 LAKE Dr SUITE _____
CITY Sueville STATE GA ZIP CODE 30059

OWNER'S TELEPHONE NUMBER: 678-662-6932

[Signature]
SIGNATURE OF OWNER

John R. Phillips
PRINT NAME OF OWNER

V-17-200
Office of Planning

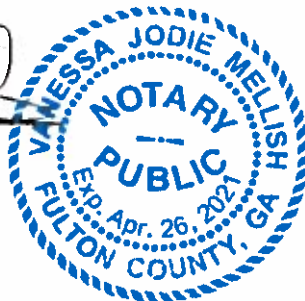
JUL 17 2017

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

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

7/6/2017
DATE



AUTHORIZATION BY PROPERTY OWNER

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

(Please Print Clearly)

I, Linda R. Harris (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1831 Homestead Ave NE (PROPERTY ADDRESS). AS SHOWN IN THE RECORDS OF ATLANTA, GA 30306 COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

NAME OF APPLICANT:

LAST NAME MOONEY FIRST NAME GAIL
ADDRESS 657 LAKE DR SUITE _____
CITY SNEEKVILLE STATE GA ZIP CODE 30059

OWNER'S TELEPHONE NUMBER: 404-805-7865

V-17-2.0
Office of Planning

Linda R. Harris
SIGNATURE OF OWNER

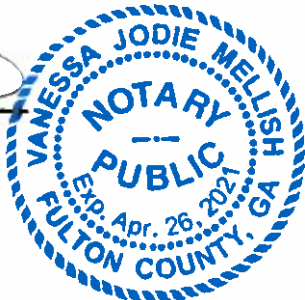
Linda R. Harris
PRINT NAME OF OWNER

JUL 17 2017

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

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.

Vanessa Jodie Mellish
NOTARY PUBLIC



7/6/2017
DATE

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

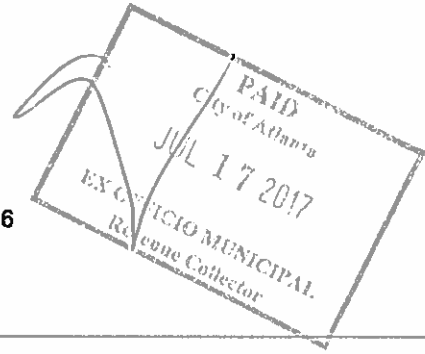
07/17/2017

14:51:06

CREDIT CARD

AMEX SALE

COMMUNITY DEVELOPMENT
30303



Card # XXXXXXXXXXXX4007
Chip Card: AMERICAN EXPRESS
AID: A000000025010801
ATC: 000B
TC: 03F42677EC521E2D
SEQ #: 8
Batch #: 73
INVOICE 9
Approval Code: 820928
Entry Method: Chip Read
Mode: Issuer

on: V-17-200
pe: Planning/BZA/Variance/NA
ss: 1831 HOMESTEAD AVE NE, ATLANTA, GA 30306
ne: John R. Phillips
ss: 1831 Homestead Ave NE Atlanta, GA 30306
me:

Amount Paid	Payment Date	Cashier ID	Received	Comments
0.00	07/17/2017	MSIMMONS		

SALE AMOUNT

\$100.00

Ave NE

CUSTOMER COPY

Asks a variance from the zoning regulation to (1) reduce the required half
from 17.5 feet to 12.5 feet for an addition,

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13088C0061J

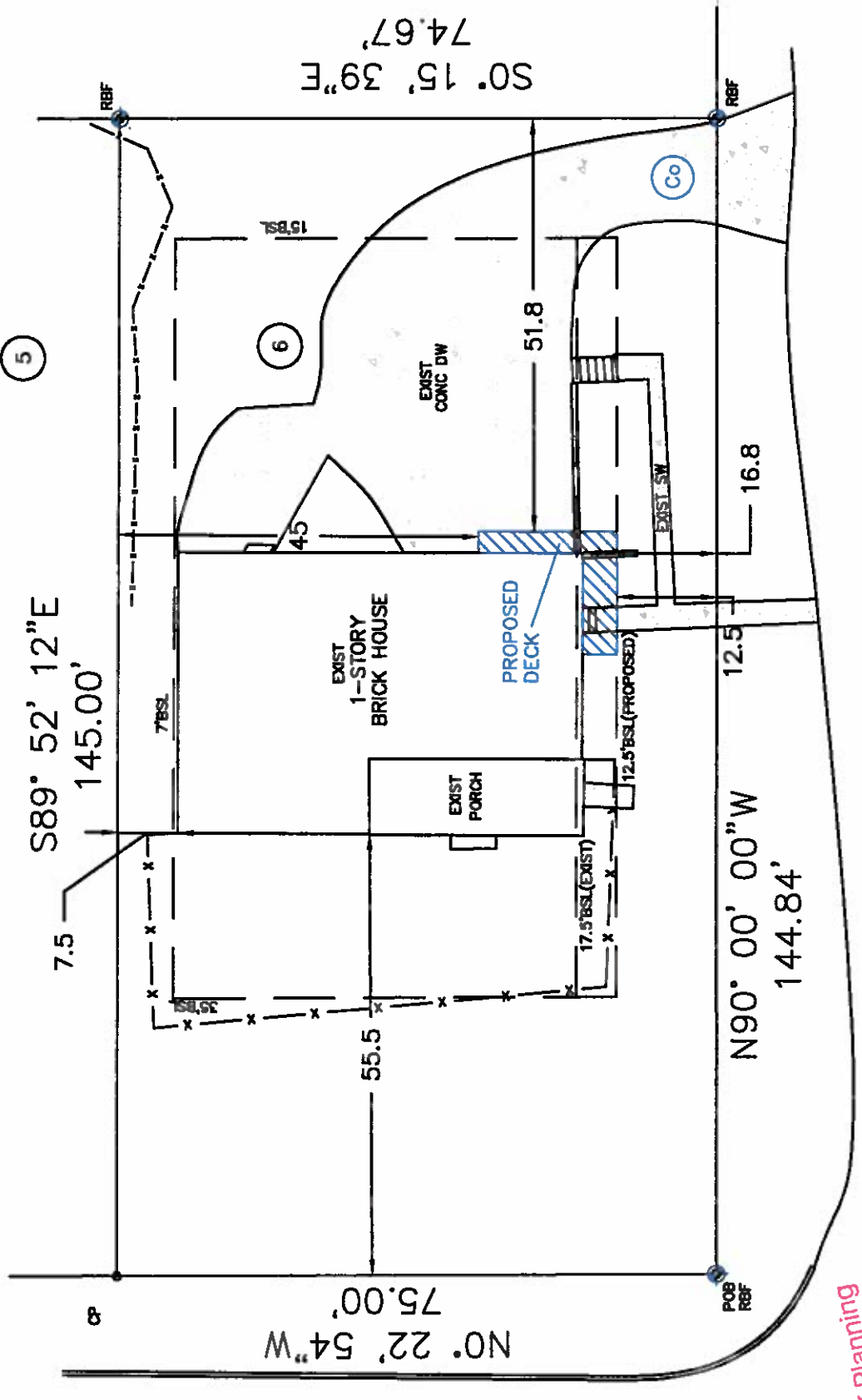
EFFECTIVE DATE: 05/16/2013

ZONE "X"

HOMESTEAD AVENUE ~ 50' R/W

CHARLENE AVENUE ~ 50' R/W

19'± EP/BC



7

SO° 15' 39" E
74.67'

USE EXIST DW AS CONSTRUCTION OUTLET

LL 107

ROXIMATE LLL

NO UTILITY WORK PROPOSED

NO GRADING
NO CUT, NO FILL

NO TREES REMOVED
PROTECT ALL TREES

- * LEGEND ***
NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
AKA ALSO KNOWN AS
APP AS PER DEED
APP AS PER PLAT
BSL BUILDING (SETBACK) LINE
CP COMPUTED POINT
CTP CRIMP TOP PIPE FOUND
D DEED (BOOK/PAGE)
DW DRIVEWAY
EP EDGE OF PAVEMENT
FFE FINISH FLOOR ELEVATION
FKA FORMERLY KNOWN AS
IPF IRON PIN FOUND
L ARC LENGTH
LL LAND LOT
LLL LAND LOT LINE
- N NEIGHBOR'S
N/F NOW OR FORMERLY
NAIL NAIL FOUND
P PLAT (BOOK/PAGE)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R RADIUS LENGTH
R/W RIGHT-OF-WAY
RBF REINFORCING BAR FOUND
RBF (1/2" UNO)
RBS 1/2" REINFORCING BAR SET
SW SIDEWALK
SSE SANITARY SEWER EASEMENT
SSCO SANITARY SEWER CLEANOUT
-X- FENCE LINE

PROPERTY ADDRESS:
1831 Homestead Ave NE
Atlanta, GA 30306

LAND AREA:
10845 SF
0.249 AC

IMPERVIOUS AREA:
EXIST= 3777 SF=34.8%
PROPOSED=100 SF=35.7%
MAX=50%

ZONING: R-4



SITE PLAN PREPARED FOR:
Linda Harris &
John Phillips

LOT 6	SUBDIVISION W. KUNIANSKY PROPERTY	BY:
LAND LOT 107	18th DISTRICT	TH
DeKALB COUNTY, GEORGIA	FIELD DATE: 1-15-2017	TH
LOCATED IN ATLANTA	DRAWN DATE: 7-10-17	☐
REFERENCE: PLAT BOOK 26, PAGE 125	ALL MATTERS OF TITLE ARE	
REFERENCE: DEED BOOK 8252, PAGE 500	EXCEPTED ~ NOT FOR RECORDING	

SURVEY SYSTEMS & ASSOC., INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEMO OR SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. (FROM ANYONE EXCEPT THE CLIENT) SHALL BE DEEMED AS BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.



SURVEY SYSTEMS & ASSOC., INC.
657 Lake Drive, Snellville, GA 30039 ~ COA # LSF000867 ~ INFO@SURVEYSYSTEMSATLANTA.COM
CELL 770-558-7895 ~ OFFICE 404-760-0010

24 HR CONTACT:
Linda Harris & John Phillips
404.805.7865
exempta@bellsouth.net

Office of Planning
JUL 17 2017

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Ste. 3350
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