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@nputatlanta.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,

[Signature]

BH, for Director, Office of Zoning and Development

Gail Mooney
CITY OF ATLANTA
Office of Buildings – Zoning Division
85 TRINITY AVENUE, SUITE 3980
Atlanta, Georgia 30303
404-330-6175

REFERRAL CERTIFICATE

COUNCIL DISTRICT 12 APPLICATION NUMBER V-17-205
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

Date Filed __________________ Application Number __________________

Name of Applicant: GAЛМ MОO00р Daytime Phone: 770. 558. 7895

Company Name (if applicable): Survey Systems Email: gail@surveyatlanta.com

Address: 657 Lake Dr Snellville, GA 30039

Name of Property Owner: LINDA R. HARRIS Phone: 404. 805. 7865

Address: 1831 Homestead Ave NE Atlanta, GA 30306

Description of Property

Address of Property: 1831 Homestead Ave NE Atlanta, GA 30306

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.

Owner or Agent for Owner (Applicant)

Print Name of Owner

Sworn To And Subscribed Before Me This 24th Day Of July, 2017.

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.”).

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.

\[
\text{3877 covered square feet} / \text{10845 total lot square feet} = \frac{35.7}{\%} \text{ proposed lot coverage}
\]

\[\text{50}\% \text{ maximum allowed lot coverage}\]

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)? [IT IS A CORNER LOT]

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.]

Office of Planning

JUL 17 2017

Atlanta, GA
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
July 12, 2017

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

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Regards

Gail Mooney
Applicant

Survey Systems Atlanta
657 Lake Dr
Snellville, GA 30039

770-558-7895
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, Atlanta, GA 30326 (PROPERTY ADDRESS), AS SHOWN IN THE RECORDS OF DeKalb 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

CITY Suwanee STATE GA ZIP CODE 30029

OWNER’S TELEPHONE NUMBER: 678-662-6932

SIGNATURE OF OWNER: John R. Phillips

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 7/17/2017

Office of Planning

JUL 17 2017

55 Trinity Ave, S.W.
Bldg 2000
Atlanta, GA 30303

August 2016 - Page 9 of 12
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 Moorey FIRST NAME GAIL
ADDRESS 657 Lake Dr SUITE
CITY Snellville STATE GA ZIP CODE 30079

OWNER’S TELEPHONE NUMBER: 404-805-7065

Linda R. Harris
SIGNATURE OF OWNER

Linda R. Harris
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.

Vanessa Jodie Mellow
NOTARY PUBLIC
7/6/2017

Office of Planning
JUL 17, 2017
55 Trinity Ave, S.W.
Ste. 3050
Atlanta, GA
COMMUNITY DEVELOPMENT
1831 HOME STEAD AVE NE, ATLANTA, GA 30303

V-17-200
Planning/BZA/Variance/NA
1831 HOME STEAD AVE NE, ATLANTA, GA 30306
John R. Phillips
1831 Homestead Ave NE Atlanta, GA 30306

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