



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

APPLICATION #: **V-18-102**

DATE ACCEPTED **03/30/2018**

NOTICE TO APPLICANT

Address of Property:

859 Wildwood RD NE

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

Department of City Planning
Office of Zoning & Development

Board of Zoning Adjustment (BZA) Hearing Date:

MAR 30 2018

Thursday, June 7, 2018 at 12:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

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

The contact person for NPU F is:

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,



YO, for Director, Office of Zoning and
Development



Domenick Treschitta



City of Atlanta
Office of Buildings – Zoning Division
55 Trinity Avenue, Suite 3900
Atlanta, Georgia 30303
Phone: 404-330-6175

MAR 30 2018

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-18-102

NPU F DATE FILED 03.30.18

Domenick and Betty Treschitta
Name of Applicant

BUILDING PERMIT AUTHORIZING

Addition and Garage/Carport

at 859 Wildwood Road NE 17th/51
Street Address Quadrant District & Land Lot

to be used for Residential purposes

The property is zoned R-3 District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a variance from the zoning regulation to 1). Reduce the required west side yard from 10 feet to 6.6 feet for an addition at the rear of an existing single family residence and 2) to reduce the required east side yard from 10 feet to 3 feet to construct a garage/carport at the rear of the existing parcel in place of an existing garage/carport.

Applicant seeks no other variances at this time.

Complete plan review not conducted.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 05 Section 16-05.008 Paragraph (2)

Chapter _____ Section _____ Paragraph _____

Tamaria Letang 03.30.18
Plan Reviewer Date

Domenick Treschitta 3/30/18
Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Department of City Planning
Office of Zoning & Development

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

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

MAR 30 2018

Date Filed 3-30-18 Application Number V-18-102
105 Third Ave. S.W. Ste. 8050 Atlanta, GA

Name of Applicant DOMENICK & BETTY TRESCHITTA Daytime Phone 404.992.5882

Company Name (if applicable) N/A email DTRESCHITTA@HISTORICALCONCEPTS.COM

Address 859 WILDWOOD RD. NE ATLANTA GA 30324
street city state zip code

Name of Property Owner DOMENICK & BETTY TRESCHITTA Phone 404.992.5882

Address 859 WILDWOOD RD. NE ATLANTA GA 30324
street city state zip code

Description of Property

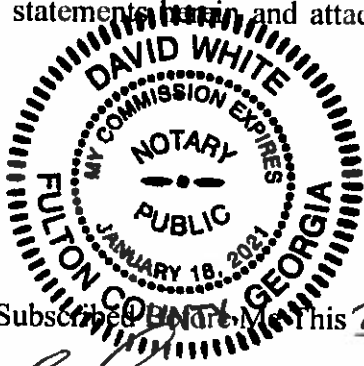
Address of Property 859 WILDWOOD RD. ATLANTA GA 30324
street city state zip code

Area: _____ Land Lot: 51 District: 17, FULTON County, GA.

Property is zoned: R3, Council District: _____, Neighborhood Planning Unit (NPU): _____

TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received a preliminary plan review from the Office of Zoning and Development prior to 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.



Betty Tuschitta
 Owner or Agent for Owner (Applicant)

DOMENICK & BETTY TRESCHITTA
 Print Name of Owner

Sworn To And Subscribed Before Me this 27th Day Of March, 20 18.

[Signature]
 NOTARY PUBLIC

V-18-104

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: N/A

Is the proposal subject to Inclusionary Zoning? YES NO

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."))

- #1 ADDITION TO EXISTING HOME WITHIN SIDE SET BACK (SEE ATTACHED)
- #2 REBUILD EXISTING GARAGE WITHIN SIDE SET BACK (SEE ATTACHED)

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.

4,494 covered square feet / 12,115 total lot square feet = 37 % proposed lot coverage

40 % maximum allowed lot coverage

Department of City Planning
Office of Zoning & Development

MAR 30 2018

Variance Criteria (see page 6 for detailed criteria):

55 Trinity Ave. S.W.
Atlanta, GA 30350

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

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

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

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. SEE SEPARATE ATTACHMENTS

V-18-102

Variance Application Information

Department of City Planning
Office of Zoning & Development

March 29th 2018

MAR 30 2018

Domenick & Betty Treschitta
859 Wildwood Road
Atlanta, GA 30324

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

Exceptional Conditions and Hardships for this Application:

The width of our property is narrower and smaller than the minimum that is required by the properties R3 zoning classification.

R3 requirements

- 10' side set backs
- 100 ft Street frontage
- 18,000 square feet (lot size)

Existing Conditions

- Existing house is currently located a non-conforming 4.8 feet from the west side property line at the front corner and 8 feet from the west side property line at the rear corner, the existing garage is currently located a non-conforming 3 feet and parallel to the east property line.
- 59' ft street frontage
- 12,115 square feet (lot size)

Variance #1 – Encroachment on West Side Setback (see attached diagrams)

The planned renovations to our home will be significant (adding 1,200 square feet of conditioned space for a new grand total of 3,900 sf). However, this new conditioned space will be tucked upstairs within the existing ridgeline and in a modest expansion toward the rear - not visible from the street and more importantly, in keeping with the historic scale and character of the original home, adjacent homes, and the greater Morningside historic neighborhood.

I feel the R3 zoning (especially the 10 foot side setbacks) on smaller lots like ours has the un-intended effect of encouraging long, tall, overly narrow drive-under "Big Box Houses" out of keeping with the neighborhood which would otherwise be necessary for us and others to achieve this permissible square footage within the allowable 10 foot side setbacks. Rather than contemplate a tear-down/big box scenario requiring extensive re-grading, tree-impact, excess land fill, and impervious/storm drainage issues on our property, our goal is to preserve the existing character and scale of our home with as little

of these impacts as possible. In order to do this, our planned expansion in the rear will extend 8 feet from the existing non-conforming rear corner of the home to a new rear corner 8 inches into the side set-back (9'4" from property line). No part of the second-floor footprint will be within the 10' side setback. Supplemental screening vegetation will be planted along the proposed encroachment.

Variance #2 – Encroachment on East Side Setback (see attached diagrams)

For similar reasons noted above, we are also proposing to re-build our existing (but dilapidated) non-conforming 1-car detached garage currently located 3' from (and parallel to) the East property line. The new garage would be re-built in the same footprint as the old, but slightly forward to avoid a state water buffer. The new garage will also have an open car port toward the interior of the lot. With the existing driveway and parking pad in front of the garage it is currently possible to back our cars straight out to the street on our narrow driveway without turning around. If the new garage were located outside of the 10' East set-back, it would be very difficult to back out into the street around the existing home which would necessitate a supplemental "impervious" paving area for turning cars around. Moving the new garage with an increased paved area toward the center of our lot would also require extensive regrading imperiling a large 53" diameter Poplar tree on the west property line— and be an unsightly intrusion at the center of our rear yard visible by both adjacent and rear neighbors. Alternatively, locating the new garage in the same footprint as the old, would take advantage of existing heavy evergreen screening on the East property line (and towards the rear) and preserve open green space currently visible to the neighbors on the West side as well as the rear. Lastly, I don't feel that omitting a garage altogether would be a secure solution given the alarming increase in car break-ins in our area.

I have attached documents from both adjacent and surrounding neighbors indicating that they have reviewed our plans and endorse these proposed variances. Furthermore, our neighbors to the East (who would be potentially impacted the most by a re-built garage 3' from their property line) have written a personal note of their support. (see attached)

We appreciate your time and attention to our project and hope the Board agrees with these proposed variances. Please don't hesitate to call or email me if you have any further questions.

Thank you,



Domenick Treschitta, AIA

Betty Treschitta

Owners

404.992.5882

dtreschitta@historicalconcepts.com

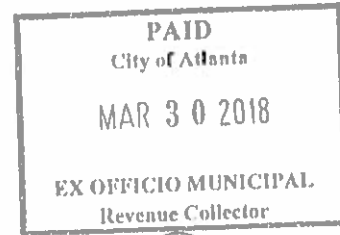


Department of City Planning
Office of Zoning & Development

MAR 30 2018

RECEIPT

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



Application: V-18-102
 Application Type: Planning/BZA/Variance/NA
 Address: 859 WILDWOOD RD NE, ATLANTA, GA 30324
 Owner Name: DRUCKER STEVEN B
 Owner Address:
 Application Name: 895 Wildwood Rd

Pjm

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
572410	2688	\$100.00	03/30/2018	PAMITCHELL		

Owner Info.: DRUCKER STEVEN B

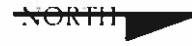
Work Description: Applicant seeks a variance from the zoning regulation to 1), Reduce the required west side yard from 10 feet to 6.6 feet for an addition at the rear of an existing single family residence and 2) to reduce the required east side yard from 10 feet to 3 feet to construct a garage/carport at the rear of the existing parcel in place of an existing garage/carport.

V-18-102

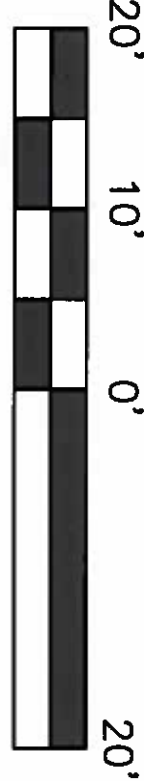
Department of City Planning
Office of Zoning & Development

MAR 30 2018

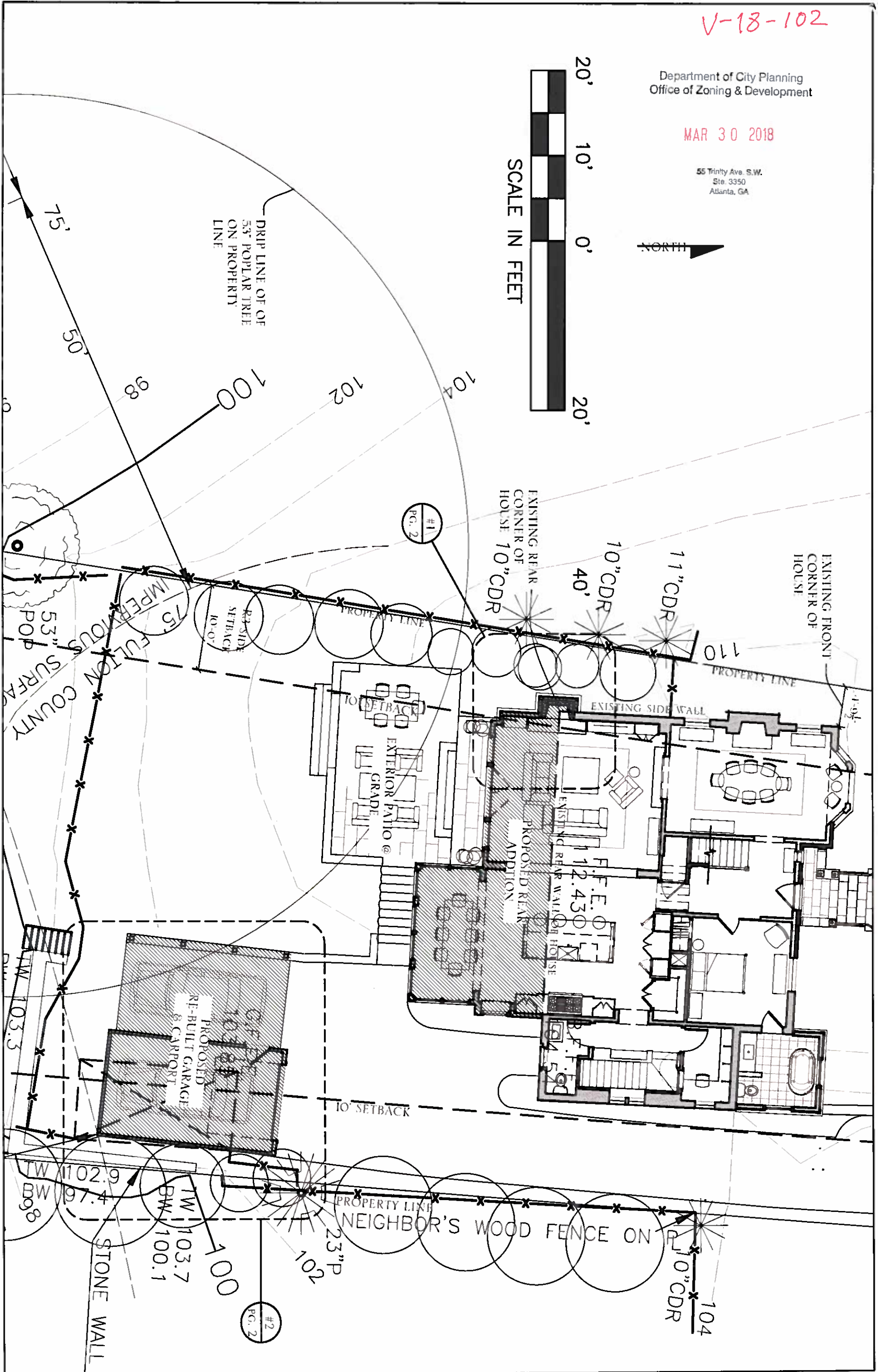
55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA



SCALE IN FEET



1 SITE PLAN WITH PROPOSED ADDITIONS

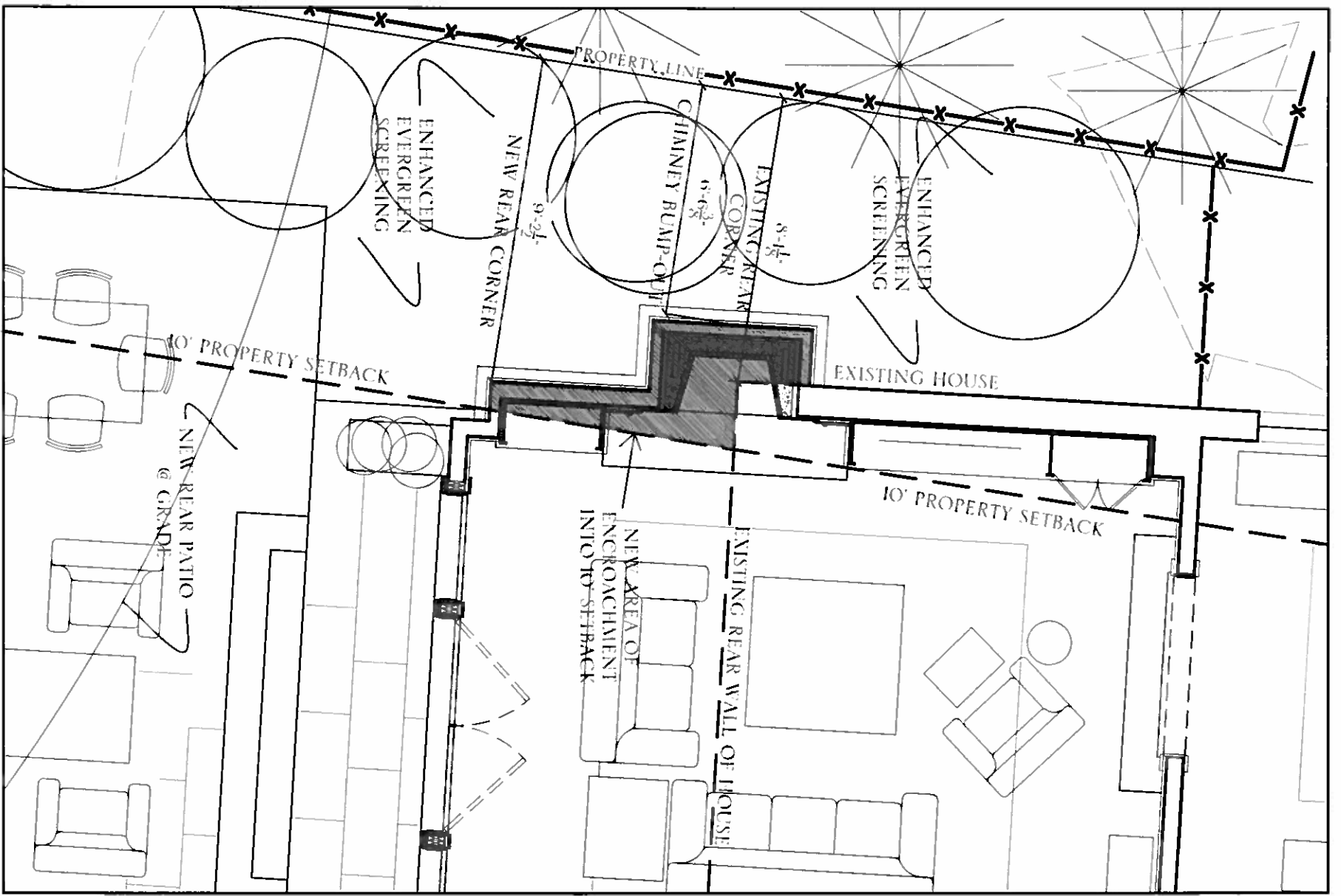


3/32" = 1'-0"

DOMENICK & BETTY TRESCHITTA
DTRESCHITTA@HISTORICALCONCEPTS.COM
PH: 404.992.5882

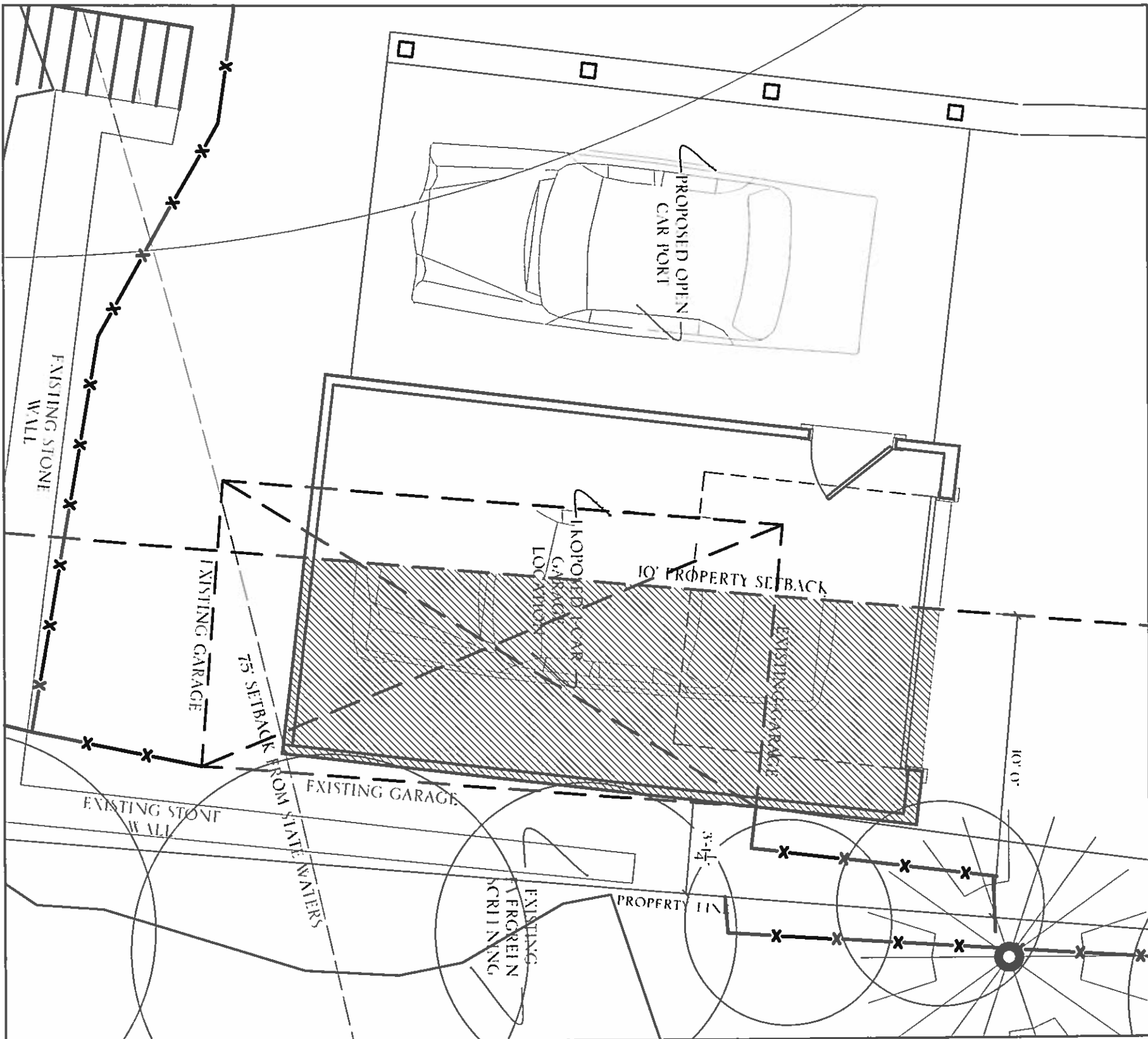
THE TRESCHITTA HOME
859 WILDWOOD ROAD, ATL GA 30324
VARIANCE DIAGRAMS - MAR. 16 2018

PAGE
1



1 PROPOSED VARIANCE @ REAR

SCALE: 1/4" = 1'-0"

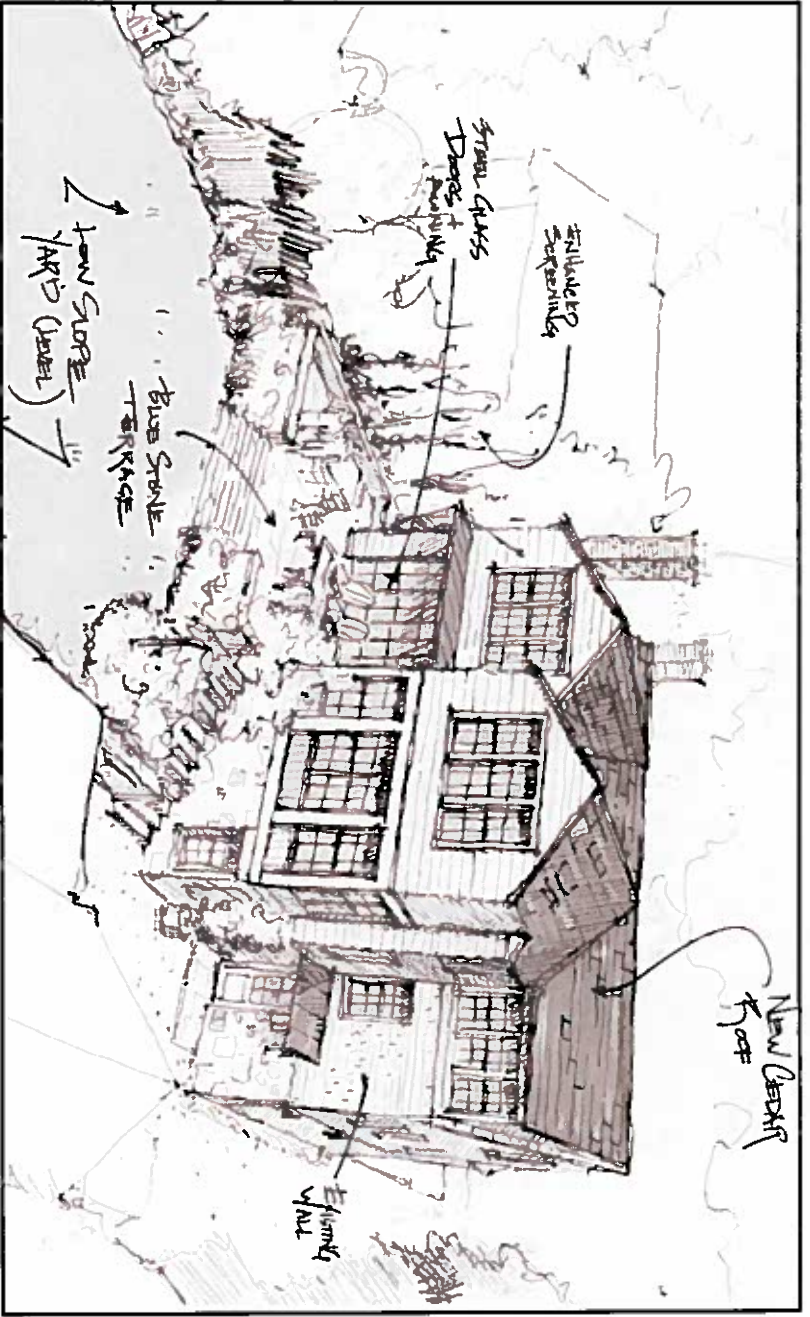


2 PROPOSED VARIANCE @ NEW GARAGE

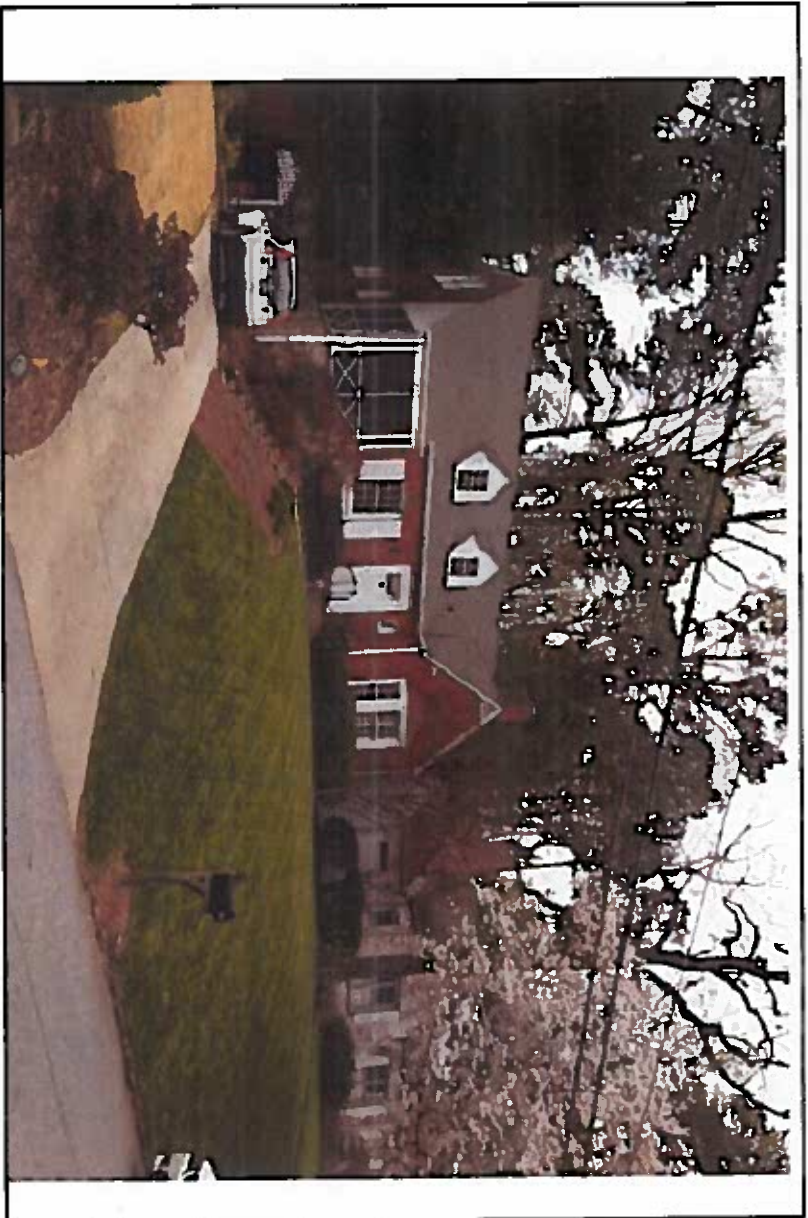
SCALE: 1/4" = 1'-0"

THE TRESCHITTA HOME
 859 WILDWOOD ROAD, ATL GA 30324
 VARIANCE DIAGRAMS - MAR. 16 2018

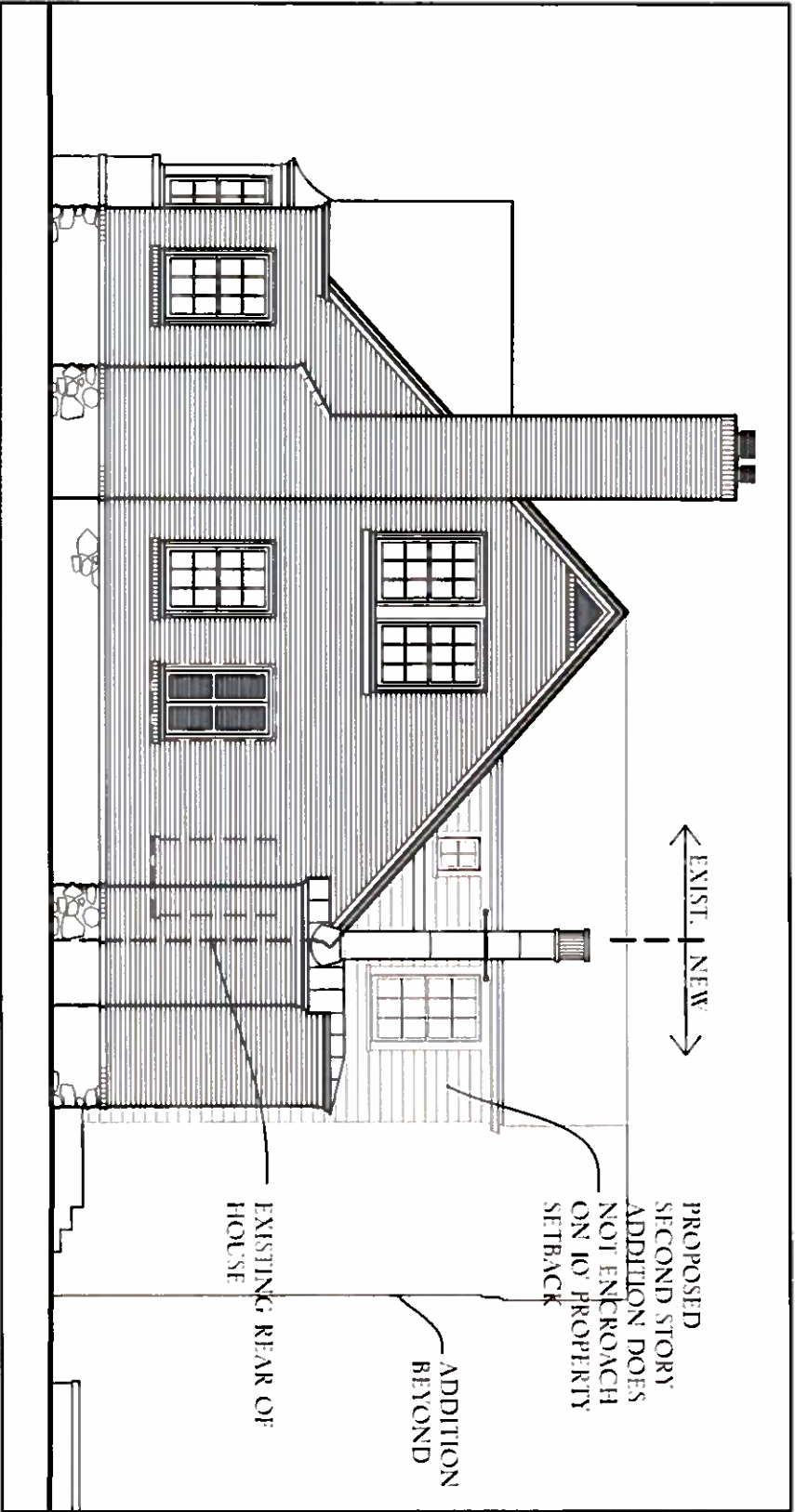
DOMENICK & BETTY TRESCHITTA
 DTR SCHITTA HISTORICALCONCEPTS.COM
 PH. 404.992.5882



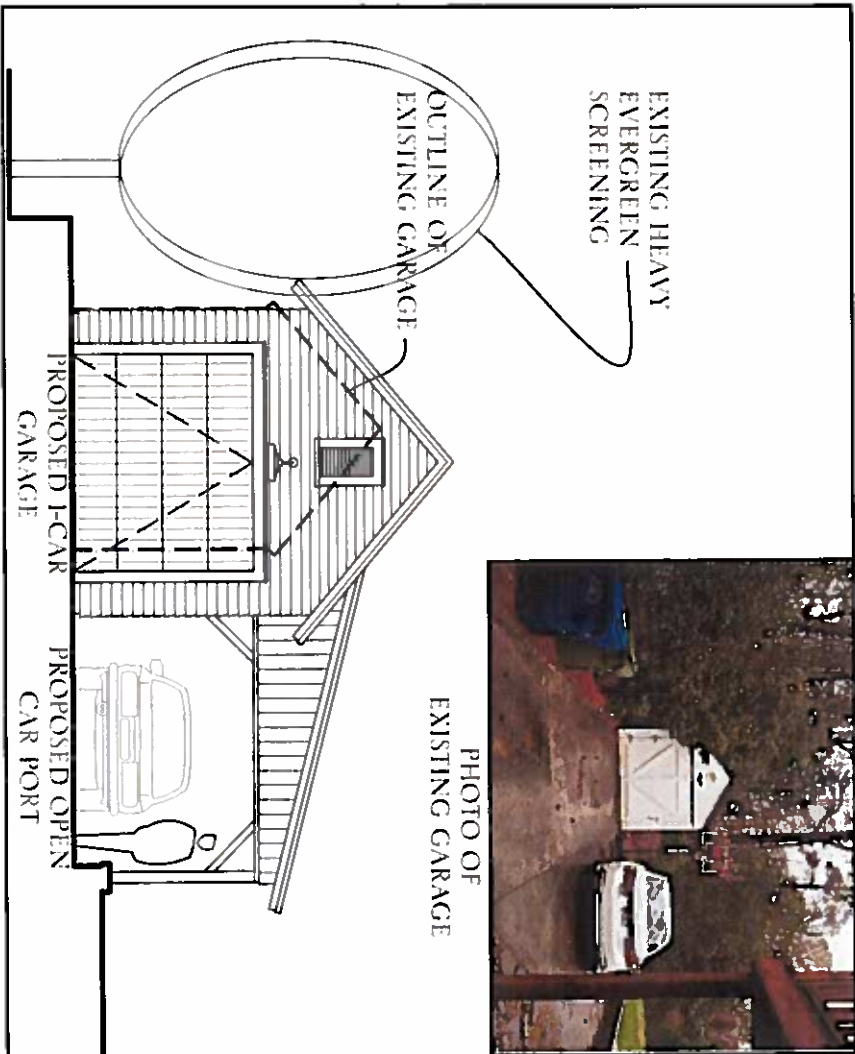
1 REAR CONCEPT SKETCH



2 EXISTING FRONT ELEVATION



3 WEST SIDE ELEVATION



4 PROPOSED NEW GARAGE

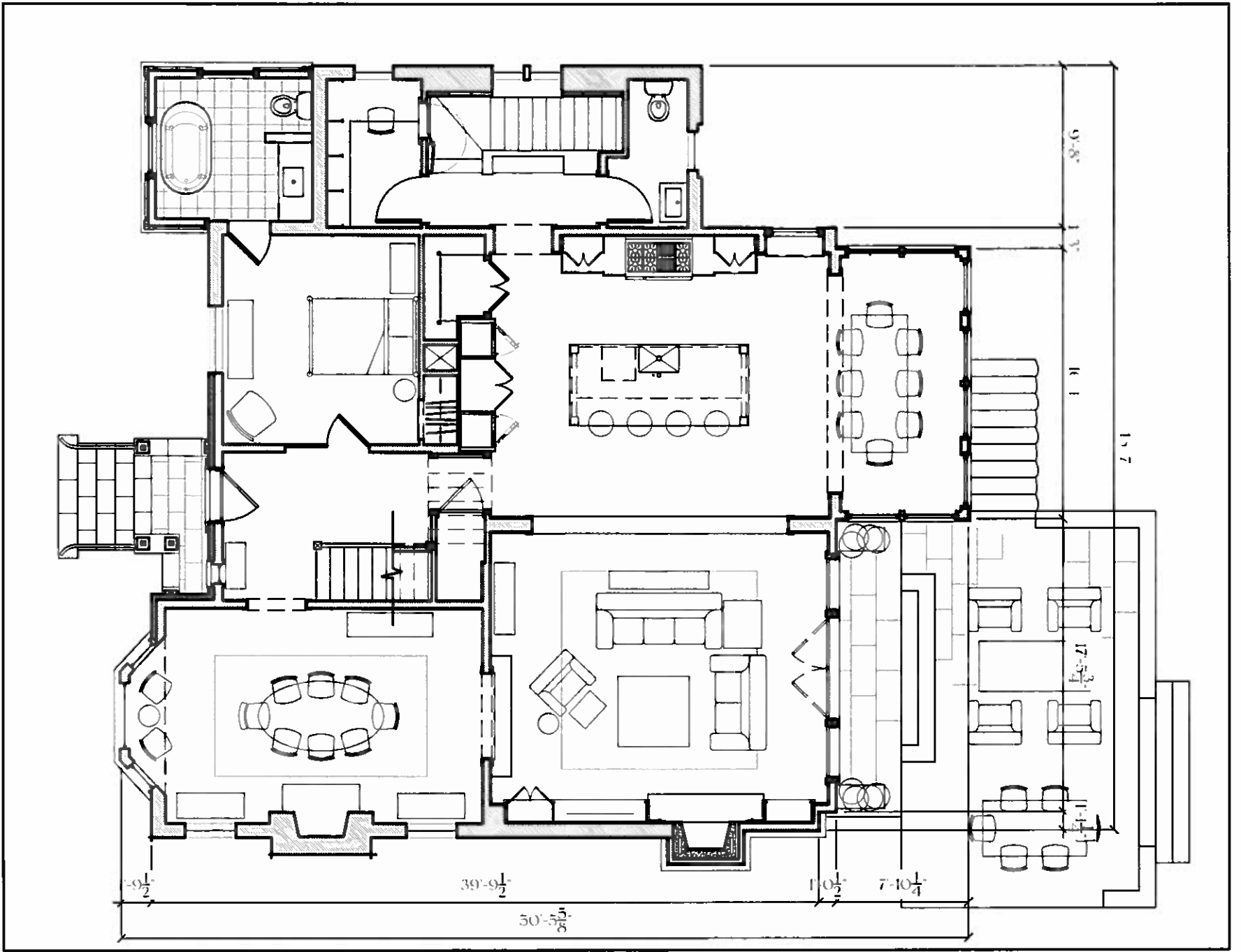
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

1

PROPOSED FIRST FLOOR PLAN

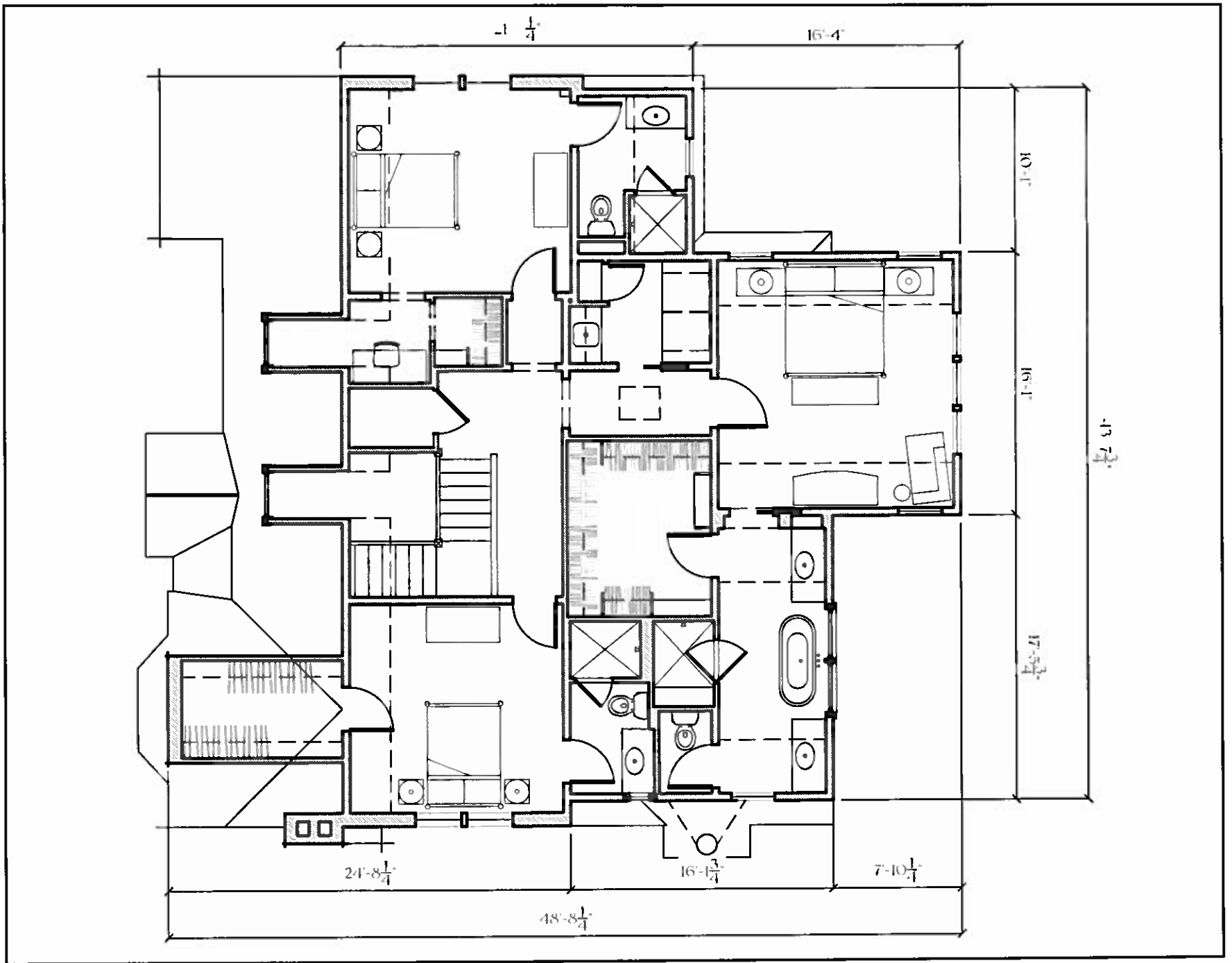
SCALE: 1/8" = 1'-0"



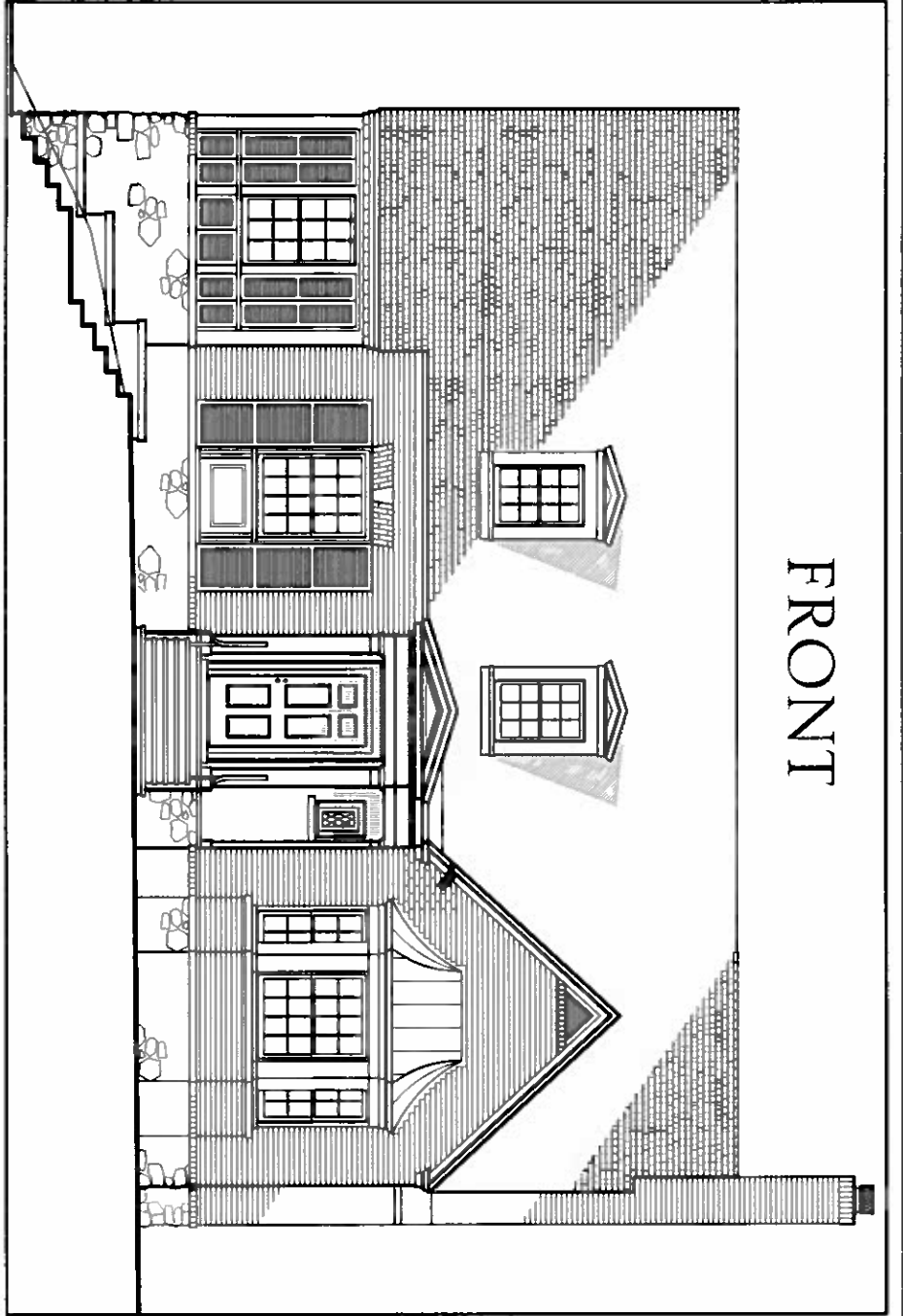
2

PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



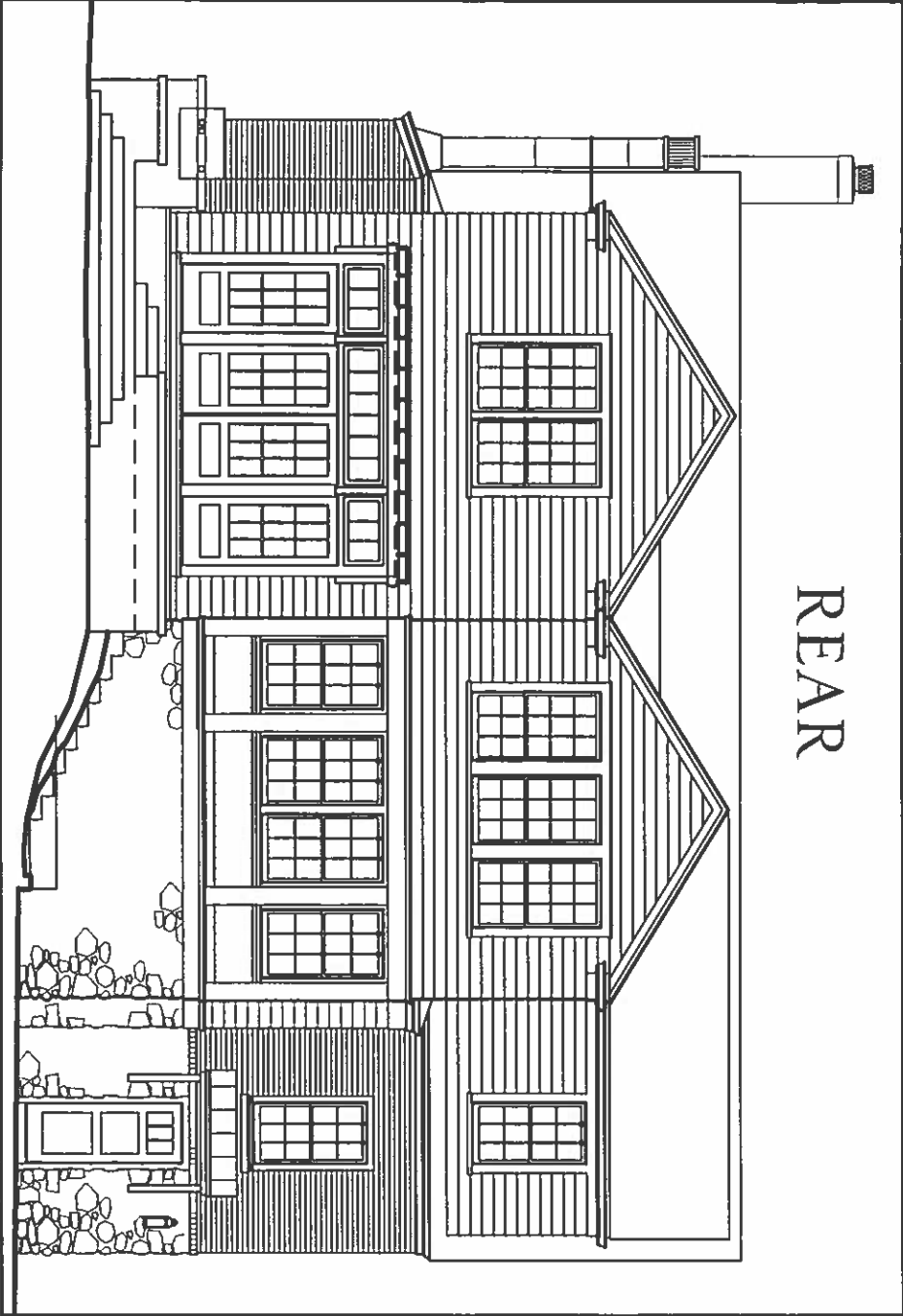
FRONT



RIGHT SIDE



REAR



LEFT SIDE

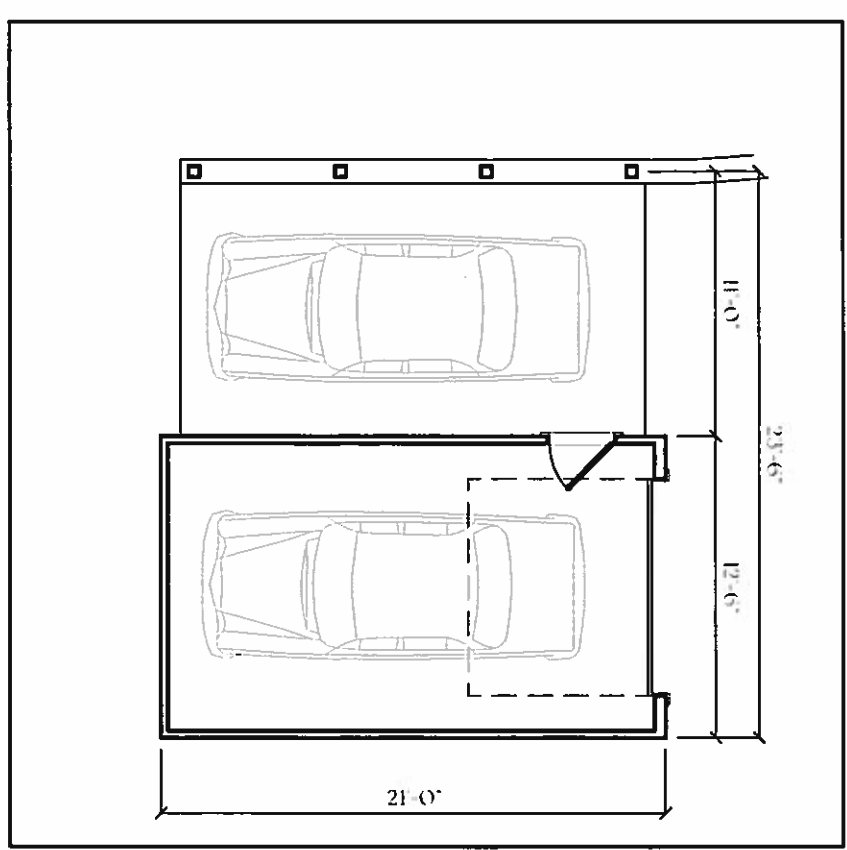


1 PROPOSED HOUSE EXTERIOR ELEVATIONS

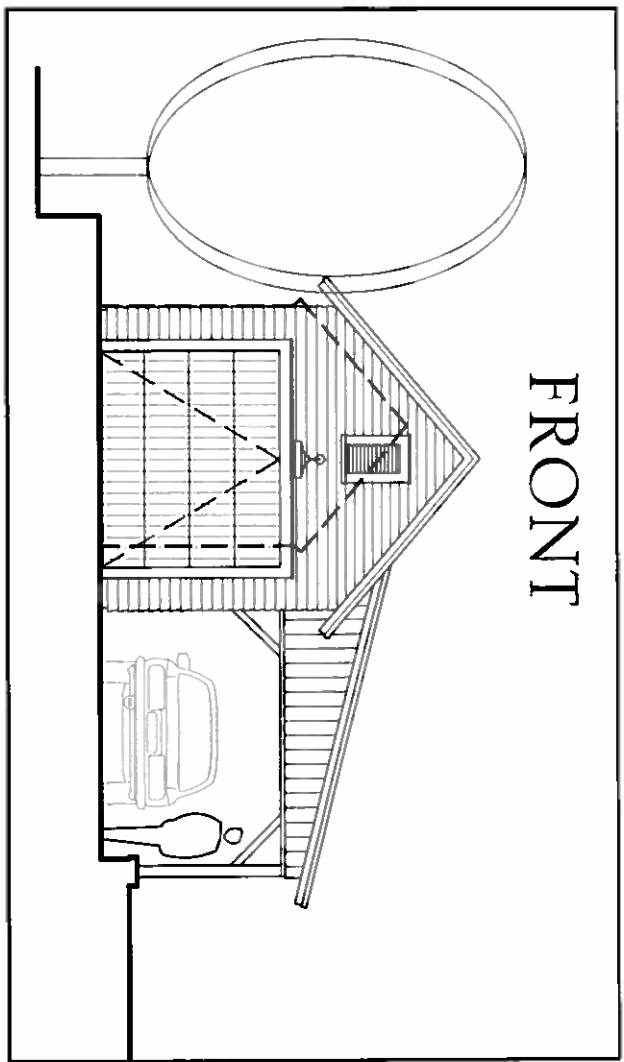
SCALE: 1/8" = 1'-0"

DOMENICK & BETTY TRESCHITTA
DRESCHITTA@HISTORICALCONCEPTS.COM
PH: 404 992 5882

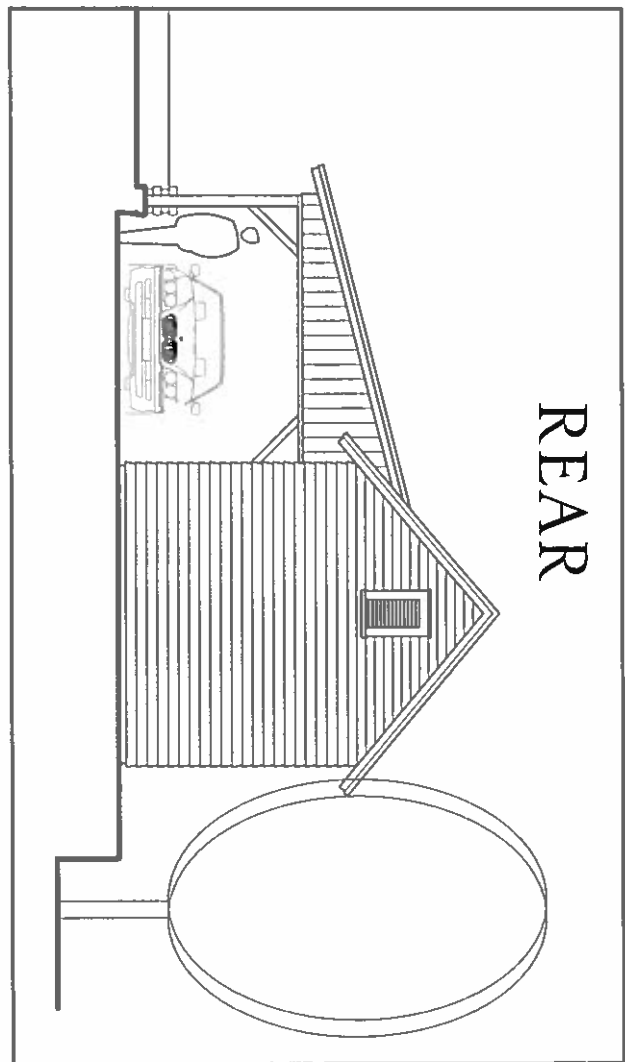
THE TRESCHITTA HOME
859 WILDWOOD ROAD, ATL GA 30324
VARIANCE DIAGRAMS - MAR. 16 2018



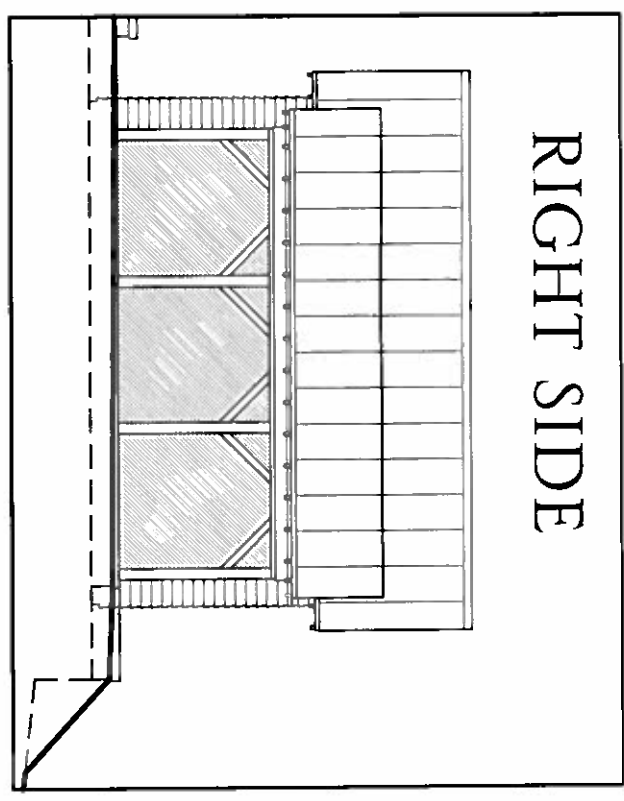
1 PROP. GARAGE PLAN
SCALE: 1/8" = 1'-0"



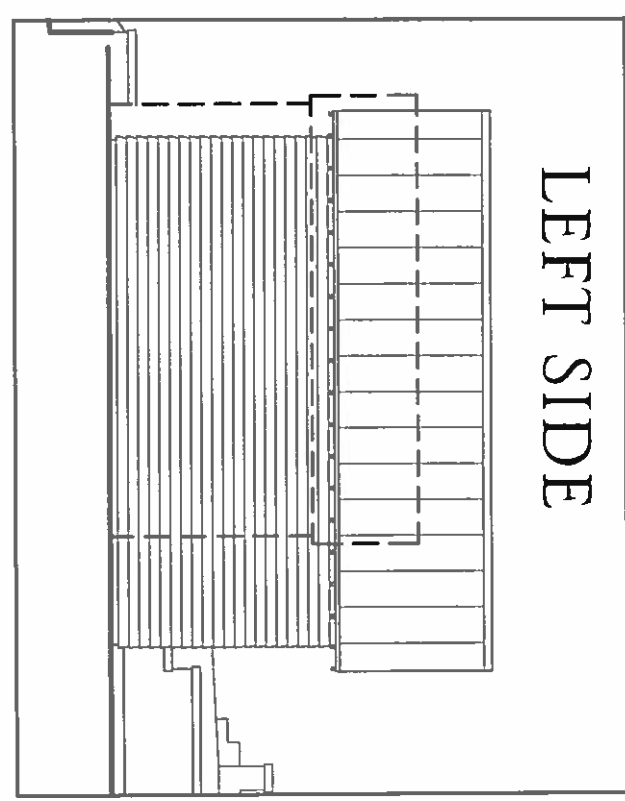
FRONT



REAR



RIGHT SIDE



LEFT SIDE

2 PROPOSED GARAGE ELEVATIONS
SCALE: 1/8" = 1'-0"