



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

OFFICE OF
ZONING AND
DEVELOPMENT

APPLICATION #: **V-18-307**

DATE ACCEPTED **09/19/2018**

NOTICE TO APPLICANT

Address of Property:

1282 Pasadena AVE NE

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

Board of Zoning Adjustment (BZA) Hearing Date: **November 8, 2018**

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,

NB, for Director, Office of Zoning and
Development

David Price

V-18-307



Department of City Planning
Office of Zoning & Development

CITY OF ATLANTA

Office of Buildings – Zoning Division
55 TRINITY AVENUE, SUITE 3900
Atlanta, Georgia 30303
404-330-6175

SEP 19 2018

55 Trinity Ave. S.W.
Ste. 3353
Atlanta, GA

REFERRAL CERTIFICATE

COUNCIL DISTRICT C6 APPLICATION NUMBER V-18-307
NPU F DATE FILED 09/19/18

1. David Price
Name of Applicant

BUILDING PERMIT AUTHORIZING

Erect detached garage

at 1282 Pasadena AVE NE 18th/56
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: (1) reduce the required rear yard setback from 15 feet to 4 feet – to erect a detached garage/workshop structure.

Applicant seeks no other Variances or special exceptions.

A Complete Plan Review Was Not Conducted.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (3)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Scott Haeblerlin 9-19-18
Plan Reviewer Date

David W. Price 9-19-18
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	X
Special Exception	
Variance & Special Exception	

SEP 19 2018

55 Trinity Ave. S.W.
Ste. 3353
Atlanta, GA

Date Filed _____ Application Number V-18-307
 Name of Applicant David Price Daytime Phone 404-245-4244
 Company Name (if applicable) _____ email dave@priceresidentialdesign.com
 Address 1450 Lanier Place Atlanta Ga 30306
street city state zip code

Name of Property Owner Greg and Julie Bowerman Phone 404-316-5545
 Address 1282 Pasadena Avenue Atlanta GA 30306
street city state zip code

Description of Property

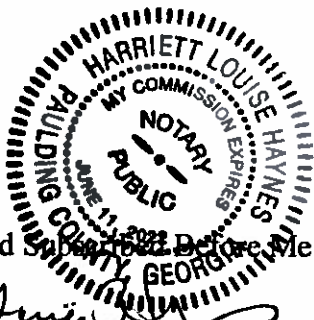
Address of Property 1282 Pasadena Avenue Atlanta GA 30306
street city state zip code

Area: 9949 sq ft Land Lot: 56 District: 18, DeKalb 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.



David W. Price
 Owner or Agent for Owner (Applicant)
DAVID W PRICE
 Print Name of Owner

Sworn To And Subscribed Before Me This 24 Day Of 19, 20 18
Sherry J. Smith
 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 X 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.").

As part of a new single-family residential construction, we propose to reduce the rear yard setback from 15' to 4' in order to expand a standard 22'x22' two-car garage by 12' to include a woodworking shop in the rear on grade. The shop is for a hobby, not a professional practice.

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.

4942 covered square feet / 9949 total lot square feet = 49.7 % proposed lot coverage
50 % 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)? see attached justification letter
- 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.

V-18-307

Justification Letter

David W. Price
1595 Nottingham Way
Atlanta, Georgia 30309

Department of City Planning
Office of Zoning & Development

September 18, 2018

SEP 19 2018

Board of Zoning Adjustment and staff of the Planning Department
City of Atlanta
Department of Planning and Community Development
Bureau of Planning
55 Trinity Avenue, Suite 3350

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

RE: 1282 Pasadena Ave (DeKalb Co) - Request for Variances from City of Atlanta zoning ordinance to reduce R-4 rear yard setback from 15' to 4' to allow the construction of new detached accessory structure (one-story garage w/ workshop) along with a new primary house construction.

Dear Board members and staff:

We meet all of the criteria that the zoning ordinance requires the BZA to base its decision upon:

(1) there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;

The lot slopes steeply up at the front and rear edges and, at 58.25' wide, is narrower than the minimum for the zoning and narrower than the average lot in the area. The frontage is 60.42' but the front lot line is at a substantial angle from the side lot lines and is on a curved part of the street.

(2) the application of the zoning ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship;

The lot is narrower than many in the area and, at 9949 sq. ft., is barely over the zoning minimum lot size. The owners are moving from another part of the Morningside neighborhood to build a new house on this lot and part of the enjoyment of the new house is the woodworking shop which is currently housed in their small basement. They wish to expand the workshop to 12'x22' and the logical place (since the heavy machines need to be on slab) would be to expand the proposed 22'x22' one-story garage to 22'x34' (748 sq. ft.).

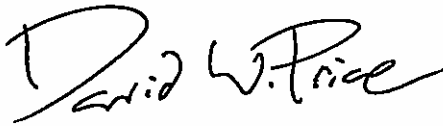
(3) such conditions are peculiar to the particular piece of property involved;

The lot is narrower and smaller than many in the area and, while the new house, garage, and driveway would normally be within the zoning requirements, the full enjoyment of the new house is dependent on the expansion of the garage to include the workshop. There will be a sink in the new workshop but no toilet. The garage structure does not encroach the side setback in order to preserve the existing 10" tree on the northwest corner of the lot. Two other large existing trees in the rear yard and the specimen tree within the right-of-way in the front will also be saved by having the driveway on this side of the lot. The trees being removed include a 28" tree which is currently just a tall stump since a large branch severely damaged the existing house, other DDH trees (those three have already been permitted for removal) and two live trees next to the existing driveway which are currently growing through a chain link fence and would be dangerously impacted by the construction of the new house.

(4) relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance of the City of Atlanta.

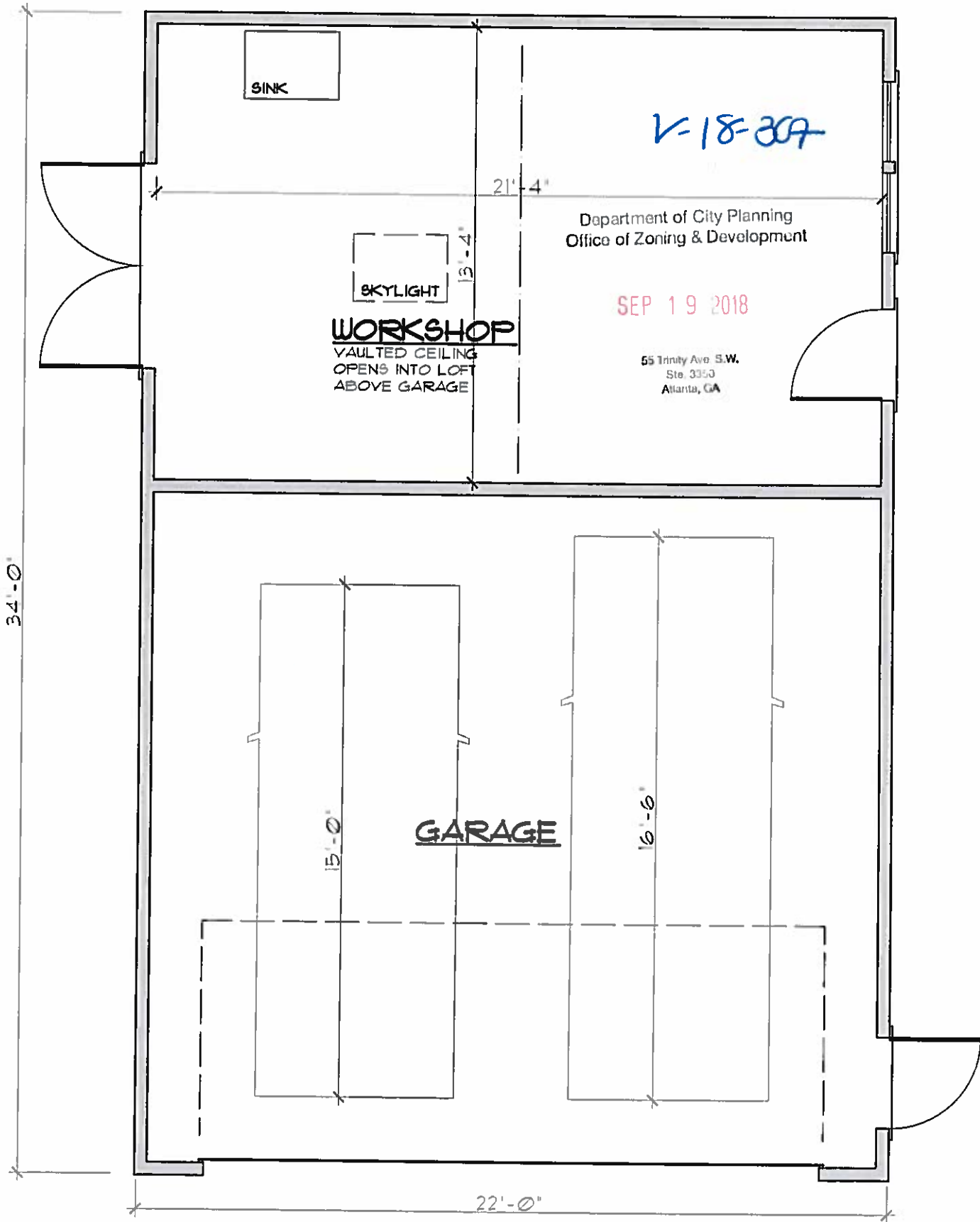
The owners are long-term residents of the Morningside area and this new house is a result of their desire to stay within the neighborhood while their needs have changed. This contribution to neighborhood stability is consistent with the intent of the zoning ordinance.

Thank you for your consideration,

A handwritten signature in black ink that reads "David W. Price". The signature is written in a cursive style with a horizontal line underneath the name.

David W. Price, Applicant

V-18-30A



GARAGE FLOOR PLAN

SCALE: 1/4" = 1'-0" 748 SQ FEET
100 AMP ELECTRICAL SERVICE
PLUMBING & SEWER FOR SINK

BOWERMAN RES.
1282 PASADENA AVE.
GARAGE PLAN
SHEET A-1 9-18-18

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, GREGORY BOWERMAN (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1282 Pasadena Avenue (PROPERTY ADDRESS), AS SHOWN IN THE RECORDS OF Fulton 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.

V-18-307

NAME OF APPLICANT:

LAST NAME Price FIRST NAME David

ADDRESS 1450 Lanier Place SUITE _____

CITY Atlanta STATE Georgia ZIP CODE 30306

OWNER'S TELEPHONE NUMBER: 404-316-5545

[Signature]

SIGNATURE OF OWNER

GREGORY BOWERMAN

PRINT NAME OF OWNER

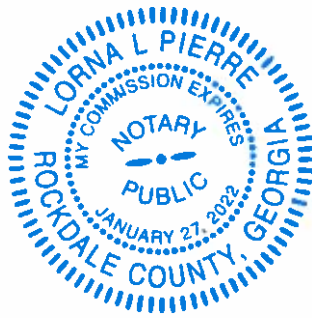
PERSONALLY APPEARED BEFORE ME THE ABOVE NAMES, WHO SWEARS THAT THE INFORMATION CONTAINED IN THIS AUTHORIZATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]

NOTARY PUBLIC

9/5/2018

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, GREGORY BOWERMAN (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1282 Pasadena Avenue (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 Price FIRST NAME David

ADDRESS 1450 Lanier Place SUITE _____

CITY Atlanta STATE Georgia ZIP CODE 30306

OWNER'S TELEPHONE NUMBER: 404 316 5545

[Signature]
SIGNATURE OF OWNER

GREGORY BOWERMAN
PRINT NAME OF OWNER

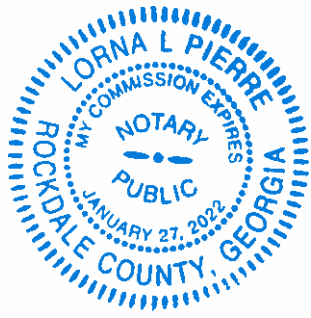
V-18-307
Department of City Planning
Office of Zoning & Development

SEP 19 2018

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

9/15/2018
DATE



55 Trinity Ave. S.W.
Atlanta, GA

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

09/19/2018 13:17:45

CREDIT CARD

MC SALE

Card # XXXXXXXXXXXX8508
Chip Card MasterCard
AID: A0000000011010
ATC: 000B
TC: CA161FFD78CB3567
SEQ #: 14
Batch #: +18
INVOICE 14
Approval Code: 68161Z
Entry Method: Chip Read
Mode: Issuer

ING AND COMMUNITY DEVELOPMENT
ANTA GA 30303

Application: V-18-307
Application Type: Planning/BZA/Variance/NA
Address: 1282 PASADENA AVE NE, ATLANTA, GA 30306
Owner Name: MCDEVITT HARRY F
Owner Address:
Location Name: 1282 Pasadena Avenue

PAID *mc*
CITY OF ATLANTA
SEP 19 2018
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR *OR*

SALE AMOUNT \$100.00

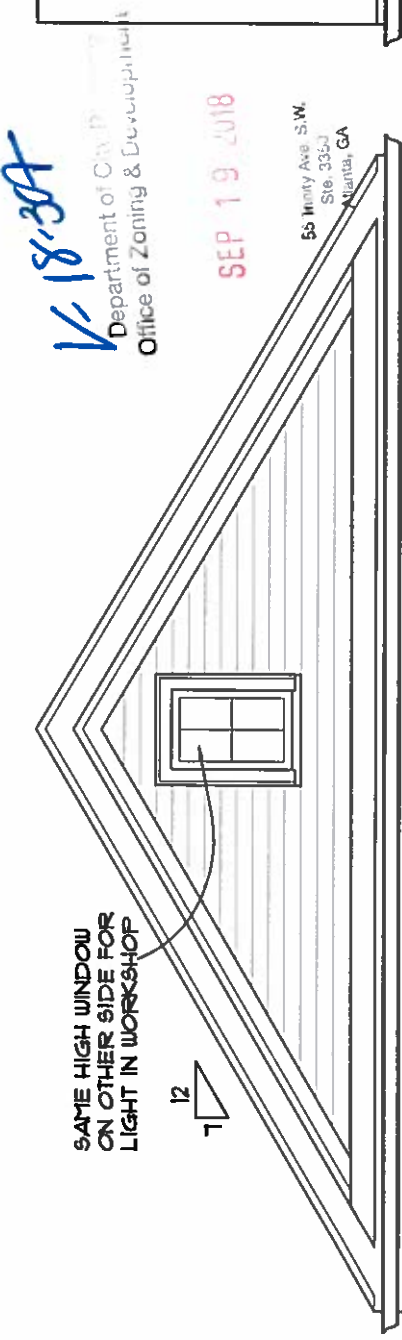
Amount Paid	Payment Date	Cashier ID	Received	Comments
\$100.00	09/19/2018	BSIMMONS		

HARRY F

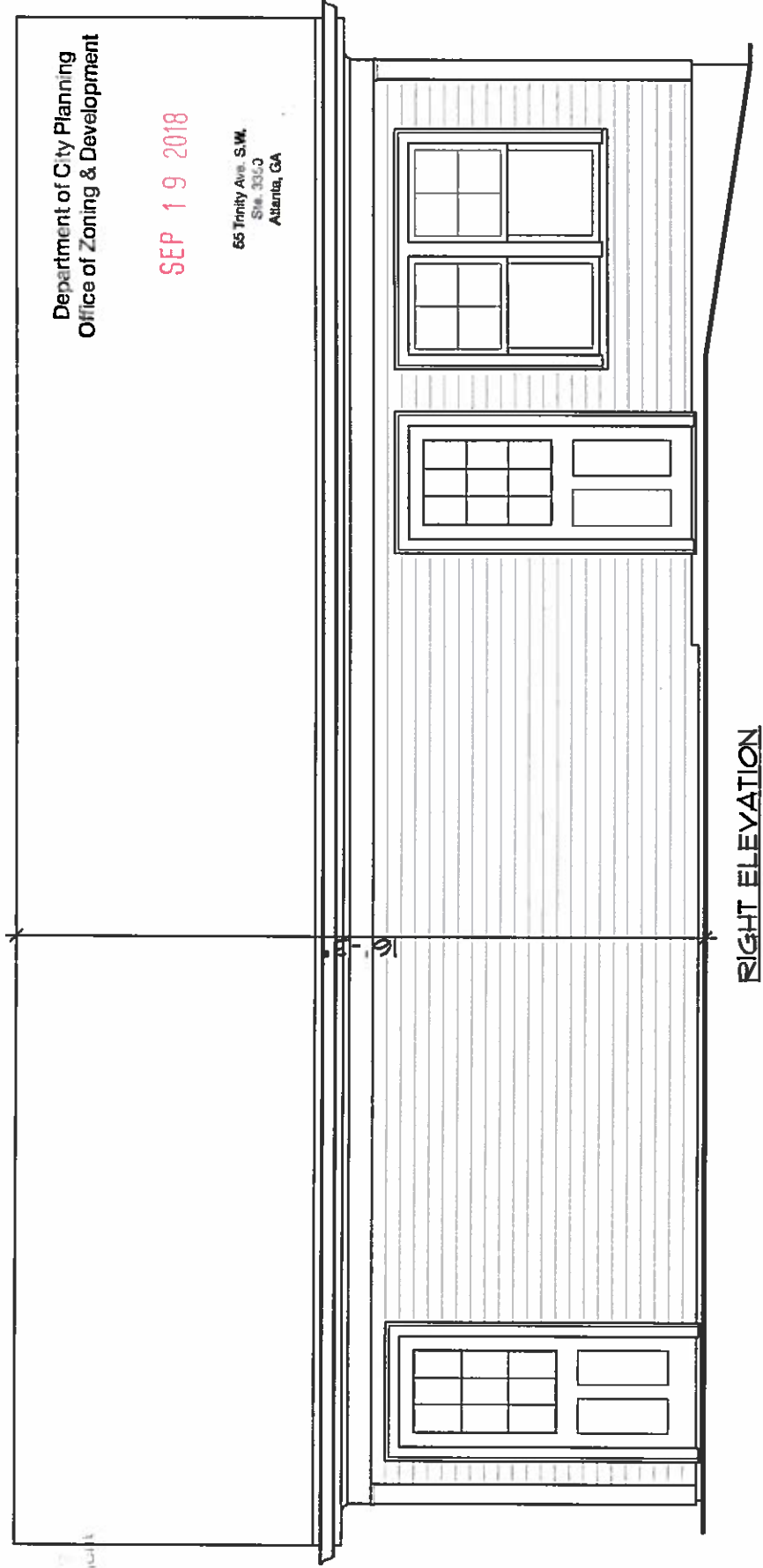
CUSTOMER COPY

reduce the rear yard setback from the required 15' to 4' to erect a
necessary structure

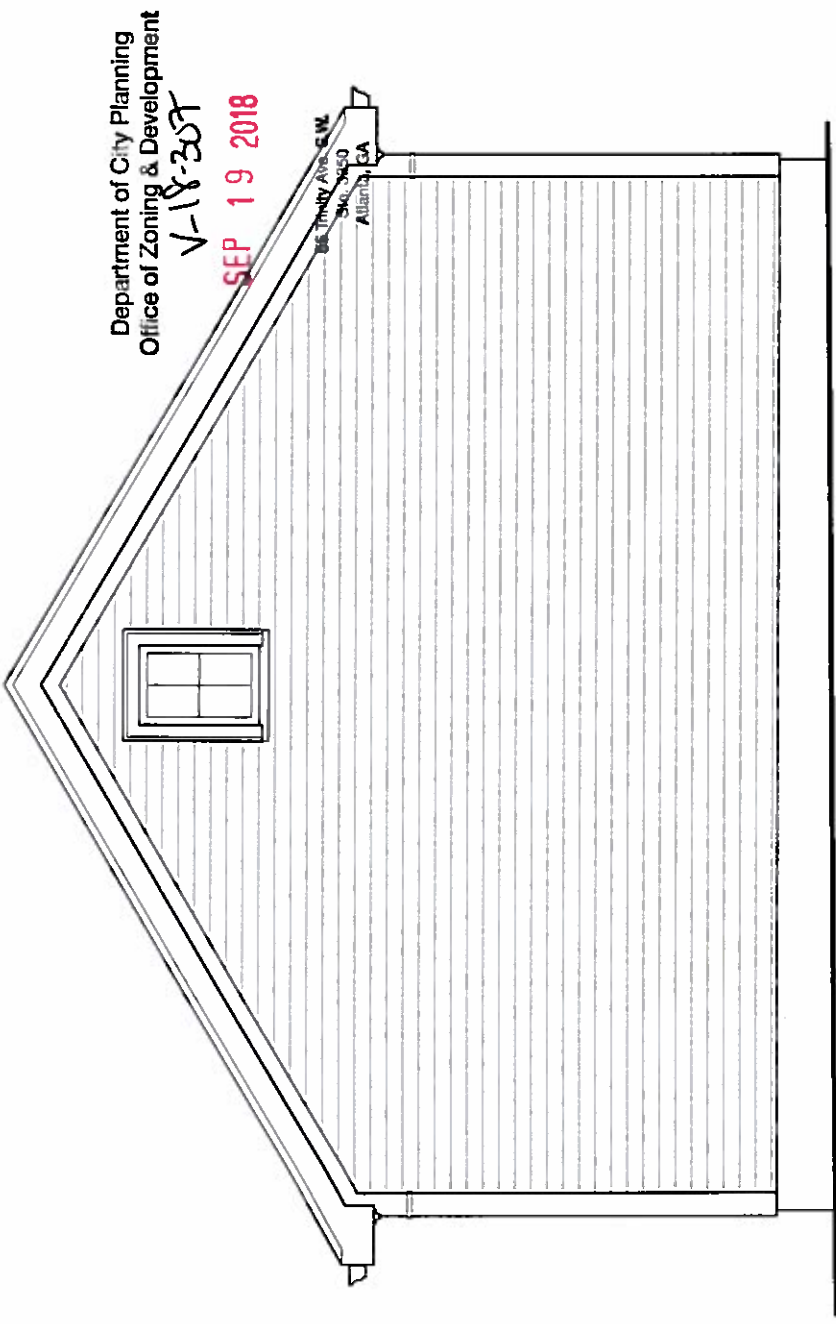
V-18-307



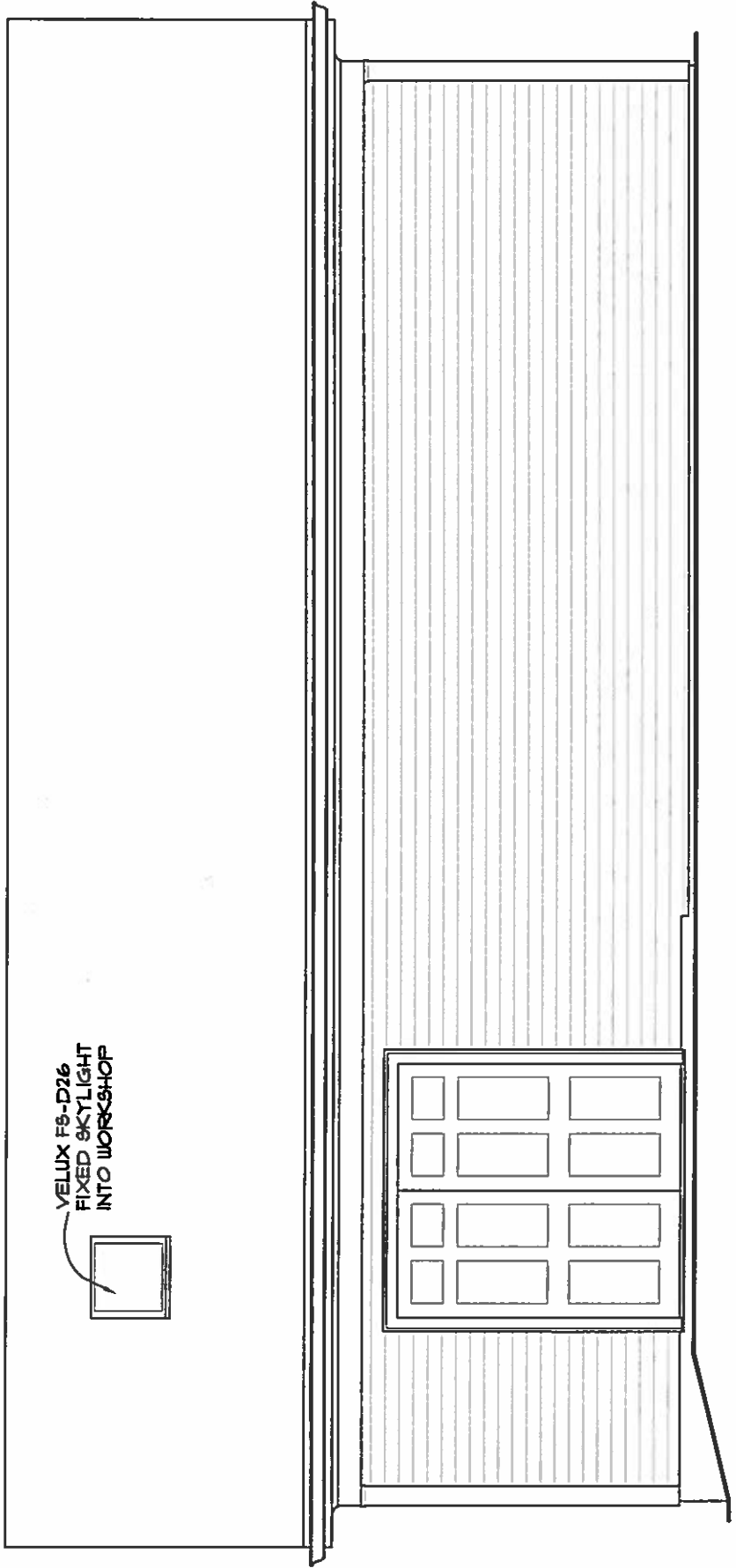
18'X7' WOOD GARAGE DOOR
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



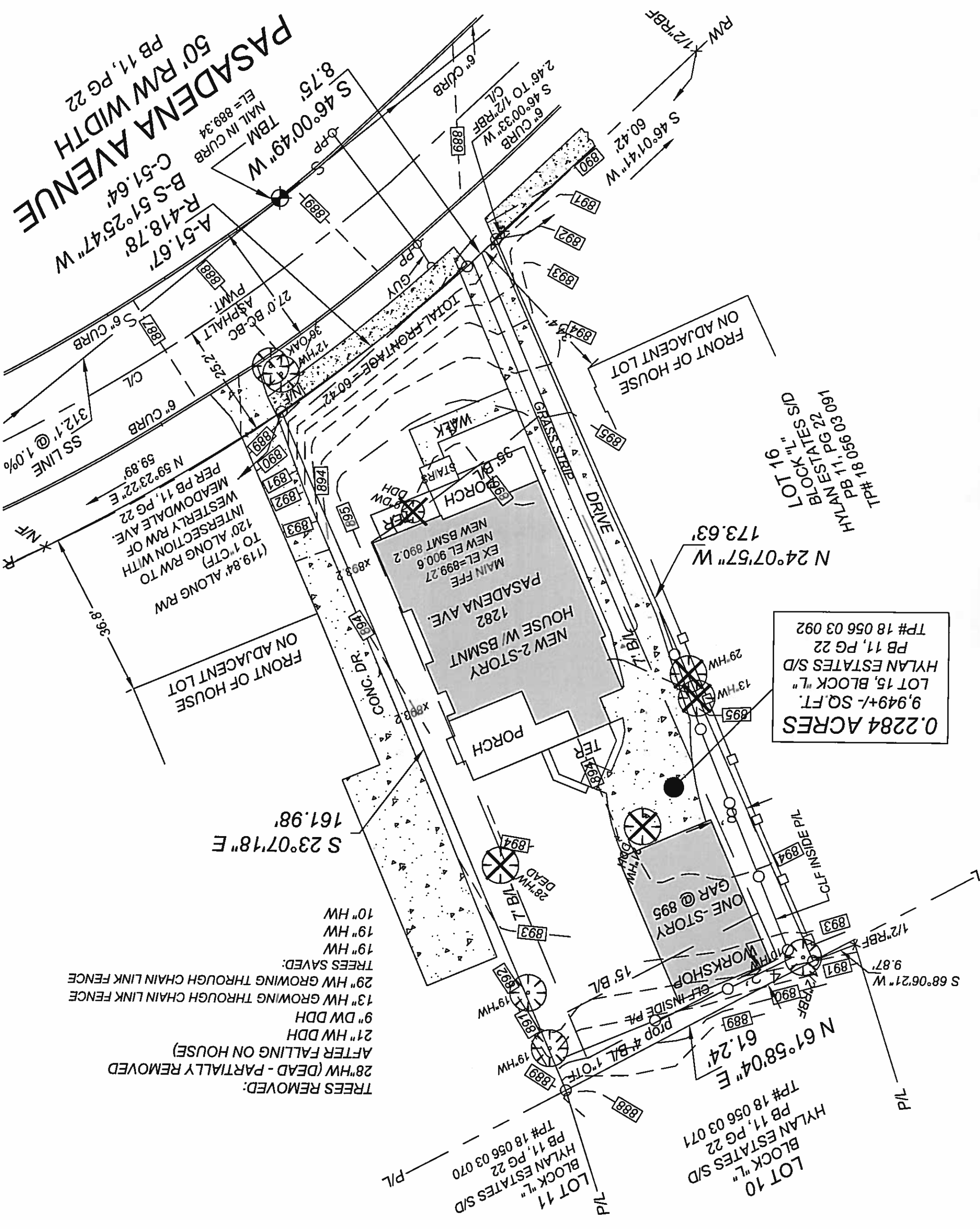
LEFT ELEVATION
SCALE: 1/4" = 1'-0"

BOWERMAN RES.
1282 PASADENA AVE.
GARAGE ELEVATIONS
SHEET A-2 9-18-18

1282 PASADENA AVE
 PROPOSED SITE PLAN
 SKETCH BY PRICE
 9-18-18 1"=20'
 RESIDENTIAL DESIGN

LOT COVERAGE TOTAL: 4942 SQ FT
 OR 49.7% OF 9949 SQ FT LOT
 ACCESSORY: 748 SQ FT
 DRIVEWAY / WALKS: 1630 SQ FT
 PORCHES / STAIRS: 746 SQ FT
 HOUSE: 1818 SQ FT

PRIMARY HOUSE FLOOR AREA IS 4915
 SQ FT (INCLUDING FULL BSMT)
 1. F.A.R. IS 0.49 (MAX. 0.5)
 2. 748 SQ FT ACCESSORY STRUCTURE IS
 15.2% OF PRIMARY HOUSE AREA.



0.2284 ACRES
 9,949+/- SQ.FT.
 LOT 15, BLOCK "L"
 HYLAN ESTATES S/D
 PB 11, PG 22
 TP# 18 056 03 092

LOT 10
 BLOCK "L"
 HYLAN ESTATES S/D
 PB 11, PG 22
 TP# 18 056 03 071

LOT 11
 BLOCK "L"
 HYLAN ESTATES S/D
 PB 11, PG 22
 TP# 18 056 03 070

LOT 16
 BLOCK "L"
 HYLAN ESTATES S/D
 PB 11, PG 22
 TP# 18 056 03 091

TREES REMOVED:
 28" HW (DEAD - PARTIALLY REMOVED)
 AFTER FALLING ON HOUSE)
 21" HW DDH
 9" DW DDH
 13" HW GROWING THROUGH CHAIN LINK FENCE
 29" HW GROWING THROUGH CHAIN LINK FENCE
 TREES SAVED:
 19" HW
 19" HW
 10" HW

PASADENA AVENUE
 50' RW WIDTH
 PB 11, PG 22



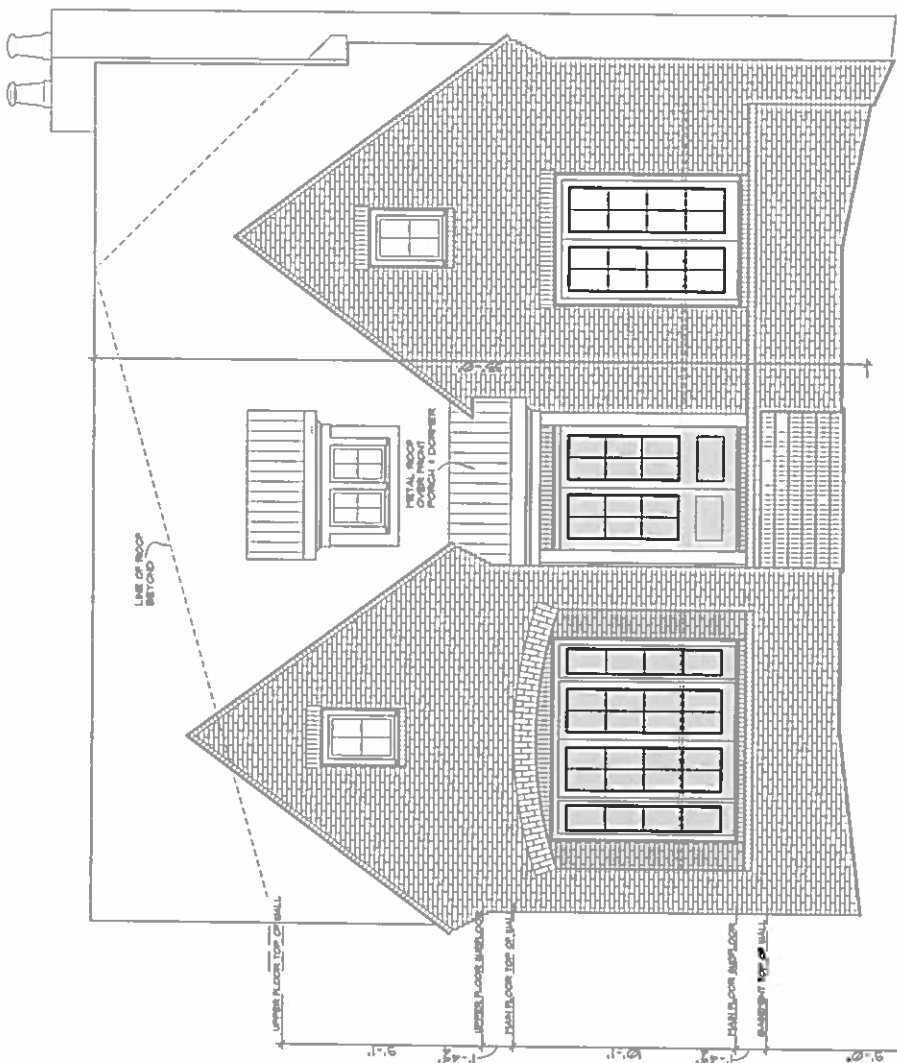
PRICE RESIDENTIAL DESIGN
 1595 NOTTINGHAM WAY
 ATLANTA, GEORGIA
 30309
 daveprice@att.net
 404-245-4244

BOUVERMAN RESIDENCE
 1282 PASADENA AVENUE

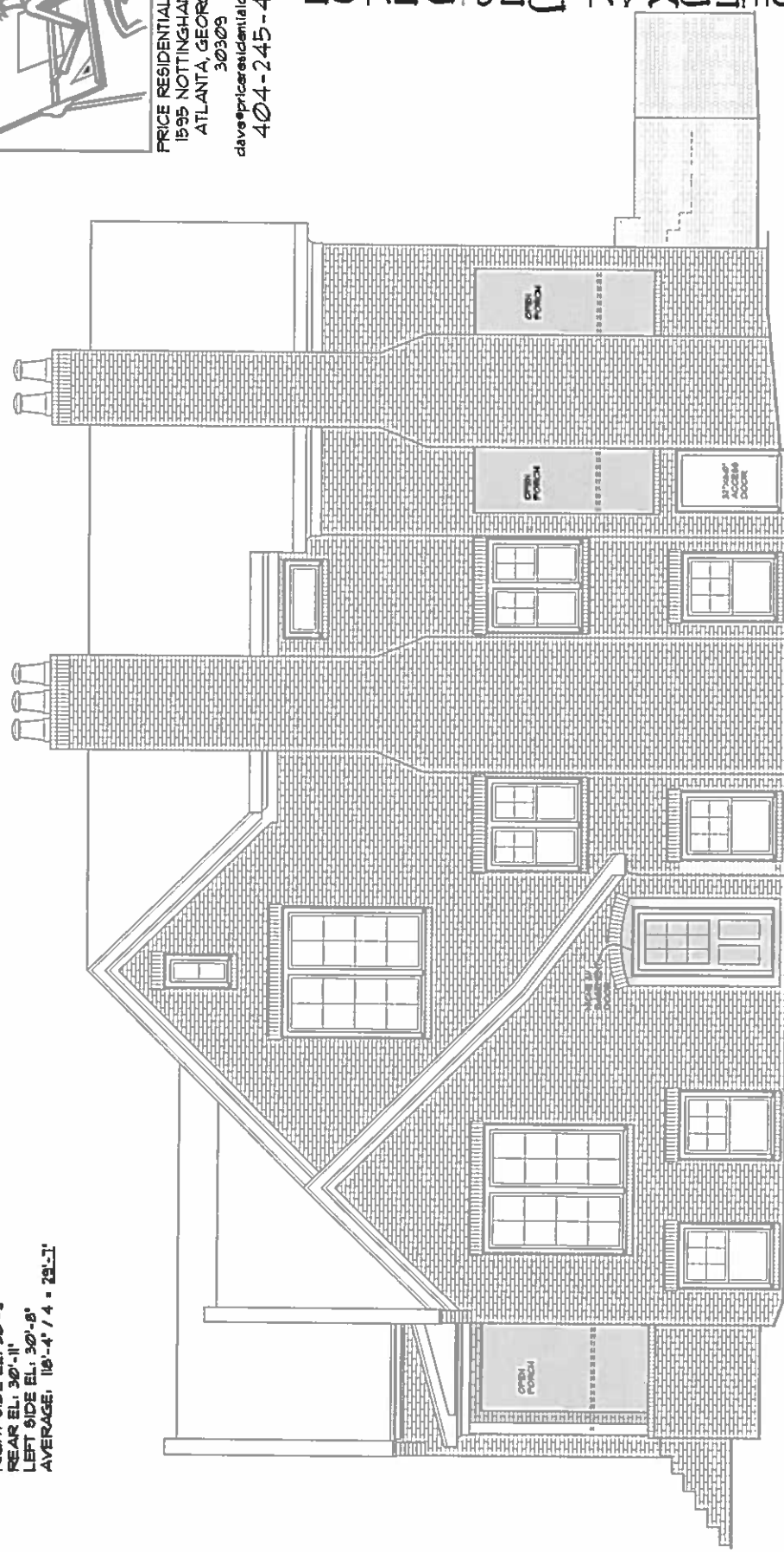
PRICE RESIDENTIAL DESIGN
 NOT TO SCALE

BOUVERMAN RES.
 1282 PASADENA AVE.
 ATLANTA, GA.
 PROPOSED EXTERIOR
 ELEVATIONS
 SHEET A-4
 SEPTEMBER 18, 2018

BUILDING HEIGHT CALCULATION
 FRONT EL. 26'-0"
 RIGHT SIDE EL. 30'-9"
 REAR EL. 30'-11"
 LEFT SIDE EL. 30'-8"
 AVERAGE: 119'-4" / 4 = 29'-1"



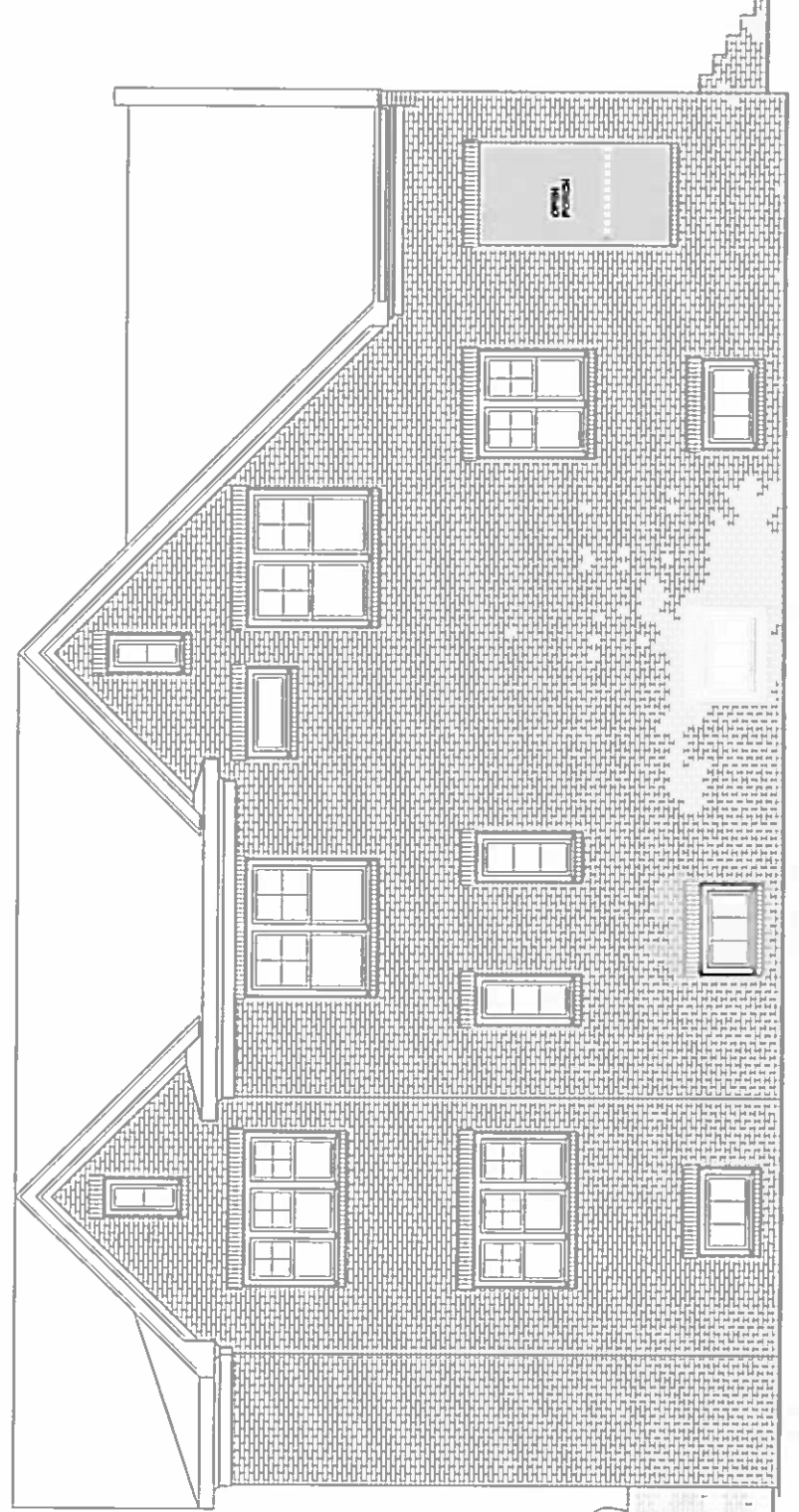
FRONT ELEVATION
 SCALE 1/4" = 1'-0"



RIGHT ELEVATION
 SCALE 1/4" = 1'-0"



REAR ELEVATION
 SCALE 1/4" = 1'-0"



LEFT ELEVATION
 SCALE 1/4" = 1'-0"