NOTICE TO APPLICANT
Address of Property:
1292 Monroe DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:
Thursday, December 13, 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,

[Signature]

LM, for Director, Office of Zoning and Development

[Signature]

JOHN WATERS

[Stamp] 10/23/2018

Office of Planning

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA
City of Atlanta
Department of City Planning
Office of Zoning and Development
55 Trinity Avenue, Suite 3350
Atlanta, Georgia 30303
Phone: 404-330-6145

REFERRAL CERTIFICATE

COUNCIL DISTRICT  6      APPLICATION NUMBER
NPU F                DATE FILED

John Waters
Name of Applicant

BUILDING PERMIT AUTHORIZING
Addition to a single-family residence

at 1292 Monroe DR      NE.         52nd/17
Street Address        Quadrant    District & Land Lot

to be used for        Residential purposes

The property is zoned  R-4

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

Applicant seeks a variance from the zoning regulations to (1) Reduce the required south side yard setback from 7 feet to 2.7 feet to add two floors to existing one floor single family residence.

Applicant seeks no other variances at this time.

A Complete Plan Review Was Not Conducted

1982 ZONING ORDINANCE, AS AMENDED

Chapter  6    Section 16-06.008    Paragraph (2)
Chapter    Section    Paragraph

Thomas Otoo 10/22/2018
Plan Reviewer Date

Applicant

Office of Planning

55 Trinity Ave., S.W.,
Srn. 2300
Atlanta, GA
APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

<table>
<thead>
<tr>
<th>Variance</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Exception</td>
<td></td>
</tr>
<tr>
<td>Variance &amp; Special Exception</td>
<td></td>
</tr>
</tbody>
</table>

Date Filed: 10/22/18

Name of Applicant: JOHN R. WATTS Jr.
Daytime Phone: 404-545-1101

Company Name (if applicable): WATTERS ARCHITECTURE
Email: jty@wattersarchitecture.com

Address: 3816 VALLEY BLUFF DR ATLANTA GA 30340

Name of Property Owner: SHAUNA & CUNTJ ERVIN
Phone: 952-473-2398

Address: 1292 MONROE DR NE ATLANTA GA 30306

Description of Property

Address of Property: 1292 MONROE DR NE ATLANTA GA 30306

Area: 1.096  Land Lot: 17  District: 52  Fulton  County, GA.

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

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.

Owner or Agent for Owner (Applicant)

Print Name of Owner

Sworn To And Subscribed Before Me This 10th Day Of October 2018.

NOTARY PUBLIC

January 2018 - 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). Please provide the relevant zoning number associated with the subject property: ____________________________

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.”).

Looking to add a 2-story addition to an existing 1 story residence

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.

\[
\frac{3645 \text{ covered square feet}}{7646 \text{ total lot square feet}} = 49.9\% \text{ proposed lot coverage}
\]

\[
\frac{500}{\%} \text{ maximum allowed lot coverage}
\]

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)?

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

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.

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

January 2018 - Page 5 of 12
JUSTIFICATION FOR VARIANCE REQUEST

Irvin Residence
1292 Monroe Drive NE
Atlanta, Georgia

Variance Request

This variance application serves as a request to construct a new two story addition over and existing homes' one story footprint. Our existing home is a non-conforming lot and does not meet three regulational items of the R-4 criteria, they are as follows:

1. R-4 zoning frontage requirement is 70'-0" (current site frontage width 49'-0")
2. R-4 zoning minimum lot area is 9,000 sq.ft. (currently site area is 7,696 sq.ft.)
3. Zoning building south side yard setback is not met due to the existing homes' footprint rests over the south side yard setback (2'-7" off property line at rear corner of the home and 4-7" off property line at front corner of the home).

With this information above, we are seeking to develop a new two story addition (over the existing one story home) therefore asking for the south side setback to be reduced to align only with the existing homes' footprint (2'-7" off property line at rear corner of the home and 4-7" off property line at front corner of the home). We are not seeking to add any additional impervious square footage to the home.

Extraordinary/Exceptional (Hardship) Property Conditions

Due to the property being non-conforming to the zoning regulations we are already facing a hardship for any adjustments to the property. If allowed to provide this addition over the existing homes' footprint we would not be providing any more impervious are to the current homes' footprint.

Uniqueness of Property Compared to Surrounding Properties

As mentioned above our home is a non-conforming lot and the existing homes' footprint already rests over the South side yard setback (see architectural site plan). Other existing homes/ lots surrounding our property are not as unique as ours due to their properties are a bit larger and fit well within the required zoning regulations.

No Cause of Impairment to Surrounding Properties

As outlined in the architectural site plan, and in looking at placement of the new story addition in conjunction to surrounding properties, the renovation/new addition will not detract from the use & enjoyment of such properties. In fact, we believe the surrounding properties will benefit from the project. All things considered, the project will transform our property into one of desirability for years to come. And while this is our "forever home", should there even be a need to sell in
the future, the project will significantly enhance the market addition, which will benefit the neighborhood as a whole.
AUTHORIZATION BY PROPERTY OWNER

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

(Owner’s name) Swear and Affirm that I am the owner of the property at (property address). As shown in the records of ___________ county, Georgia, which is the subject matter of the attached application. I authorize the person named below to file this application as my agent.

Owner’s telephone number: 952.473.2398

Signature of owner: __________________________

Print name of owner: SHANDA IRVIN

Name of applicant:

Last name: WATERS First name: John (Jay)

Address: 3816 Valley Bluff Dr. Suite

City: Atlanta State: GA Zip Code: 30340

Applicant’s telephone number: 404.545.1601

Applicant’s email address: jay@watersarchitecture.com

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: October 19, 2018

Notary Public, DeKalb County, Georgia
My Commission Expires February 24, 2019

Office of Planning
55 Trinity Ave S.W.
B-2350
Atlanta, GA

January 2018 - Page 9 of 12
APPLICATION SEeks A VARIANCE FROM THE ZONING REGULATIONS TO (1) REDUCE THE REQUIRED SOUTH SIDE YARD SETBACK FROM 7 FEET TO 2.7 FEET TO ADD TWO EXISTING ONE FLOOR SINGLE FAMILY RESIDENCE. APPLICANT SEeks NO OTHER VARIANCES AT THIS TIME. A COMPLETE PLAN REVIEW WAS NOT CONDUCTED.