



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

APPLICATION #: **V-19-064**

DATE ACCEPTED **03/20/2019**

NOTICE TO APPLICANT

Address of Property:

1650 Homestead AVE NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, May 9, 2019 at 12:00 p.m.

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

The contact person for NPU F is:

Debbi Skopczynski
404-874-7483
zoning@npufatlanta.org

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

Department of City Planning
Office of Zoning & Development

MAR 20 2019

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

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,

JF, for Director, Office of Zoning and
Development

KRISTEN RAJAGOPAL



MAR 20 2019

City of Atlanta
Department of City Planning
Office of Zoning and Development
55 Trinity Avenue, Suite 3350
Atlanta, Georgia 30303
Phone: 404-330-6145

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER V-19-0664

NPU _____ DATE FILED _____

Kristen Rajagopal
Name of Applicant

BUILDING PERMIT AUTHORIZING
Proposed Accessory Structure

at 1650 Homestead Avenue NE 18th/56
Street Address Quadrant District & Land Lot

to be used for Single family 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 north side yard setback from 7 feet to 3 feet; (2) to reduce the required rear yard setback from 15 feet to 3 feet; (3) to increase the maximum allowed square footage of an accessory structure from 30 percent to 38 percent of the main dwelling for the construction of an accessory structure.

A complete plan review was not conducted
Applicant seeks no other variances at this time.
1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2) (3)

Chapter 28 Section 16-28.004 Paragraph (3)

Chapter _____ Section _____ Paragraph _____

Julie Paquin 3/20/19
Plan Reviewer Date

[Signature] 3/20/19
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 20 2019

Date Filed _____

Application Number V-19-004
55 Trinity Ave. S.W.
Atlanta, GA

Name of Applicant Kristen Rajagopal Daytime Phone 404-801-7990

Company Name (if applicable) _____ email Kristen.rajagopal@gmail.com

Address 1650 Homestead Ave. NE Atlanta, GA 30306
street city state zip code

Name of Property Owner Kristen Rajagopal Phone 404-801-7990

Address 1650 Homestead Ave. NE Atlanta, GA 30306
street city state zip code

Description of Property

Address of Property 1650 Homestead Ave. Atlanta GA 30306
street city state zip code

Area: 11,154 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 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.

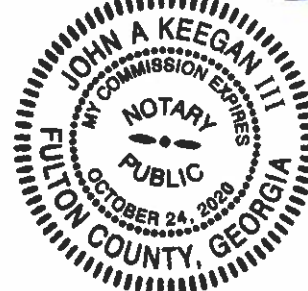
I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing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

Kristen Rajagopal
Owner or Agent for Owner (Applicant)

Kristen Rajagopal
Print Name of Owner

Sworn To And Subscribed Before Me This 18 Day Of March 2019.

John A. Keegan III
NOTARY PUBLIC



V. MULLY

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: _____

Department of Planning
Office of Zoning & Development

Is the proposal subject to Inclusionary Zoning? YES NO

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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.")

65 Trinity Ave. S.W.
Atlanta, GA

REMOVE AN EXIST. 504 sq ft TWO CAR GARAGE, BUILT WITHIN INCHES OF THE PROPERTY SIDE LINE & REPLACE WITH A NEW 22x22 GARAGE WITH GUEST UNIT ABOVE. AN EXTERIOR STAIR TO THE UPSTAIRS WILL BE BUILT. TOTAL GARAGE AREA WITH MAINTENANCES = 1198 sq ft.

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.

4854 covered square feet / 11,154 total lot square feet = 43.5 % proposed lot coverage

50 % maximum allowed lot coverage

Variance Criteria (see page 6 for detailed criteria): SEE ATTACHED.

- 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. _____

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Variance Criteria
1650 Homestead Avenue
Atlanta, Georgia 30306

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

- 1) The property meets the minimum requirements for R4 and is rectangular in shape.
- 2) **Setback hardship:** The existing garage is located within inches of the north property line. The proposed garage would sit 3' from the property line. Accessing it from the existing driveway would be too tight if located at the 7' setback. To allow enough clearance to enter the garage, the proposed garage would be located 3' from the rear property line.
Maximum Square Footage Hardship: The existing home is a relatively modest 3147 SF of heated area, which only allows an accessory building of 944 SF. When a conventionally designed garage of 22'x22' is deducted from the allowable, the remaining area is inadequate to achieve the space planning goals desired for a functioning guest house.
- 3) The location of the existing house, garage and drive dictate the location for a garage. Locating it within the buildable area of the lot would require additional paving and excavation that would exceed lot coverage and eliminate any usable backyard space.
- 4) Relief would not be detrimental to the public good nor impair the intent of the zoning ordinance. The new garage would actually increase fire safety by locating the accessory building further from the property line than the existing garage and rating the walls for one hour fire resistance. The new garage would not impair light and air quality for themselves or adjacent neighbors. Drain flow would be the same as the existing. The new accessory building would be consistent with other properties in the neighborhood, adding value to the property and helping to sustain neighborhood stability.

RECEIPT

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

mea
PAID
CITY OF ATLANTA
MAR 20 2019
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Application: V-19-064
Application Type: Planning/BZA/Variance/NA
Address: 1650 HOMESTEAD AVE NE, ATLANTA, GA 30306
Owner Name: RAJAGOPAL KRISTEN
Owner Address: ATLANTA, GA
Application Name: 1650 HOMESTEAD AVE

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
635204		\$100.00	03/20/2019	BSIMMONS		

Owner Info.: RAJAGOPAL KRISTEN
ATLANTA, GA

Work Description: APPLICANT SEEKS A VARIANCE