



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

APPLICATION #: **V-19-157**

DATE ACCEPTED: **07/01/2019**

NOTICE TO APPLICANT

Address of Property:

1797 Charline AVE NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, September 5, 2019 at 12:00 p.m.

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

The contact person for NPU F is:

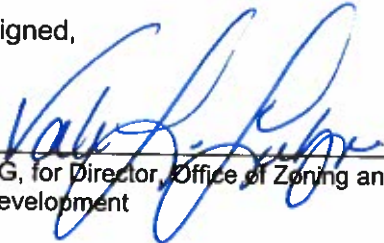
Debbi Skopczynski
404-874-7483
zoning@npufatlanta.org

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

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,



RG, for Director, Office of Zoning and
Development



Jennifer Wolfe



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

JUL 1 - 1 2019

Department of City Planning
 Office of Zoning & Development

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER V-19-157

NPU _____ DATE FILED _____

1. Jennifer Wolfe
 Name of Applicant

BUILDING PERMIT AUTHORIZING

Construct a new single family home

at 1797 Charline 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: (1) to eliminate the front porch requirement (2) to allow the front door to face a side lot line ; (3) to reduce the required front yard setback from 35 feet to 22 feet for the construction of a single-family dwelling.

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 7 Section 16-07.011 Paragraph (1)b.i.

Chapter 06 Section 16-06.008 Paragraph (1)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Julie Paquin 7/1/19
 Plan Reviewer Date

[Signature] 7/1/19
 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	
Special Exception	
Variance & Special Exception	

JUL - 1 2019
V-19-157
66 Trinity Ave. S.W.
Ste 3350
Atlanta, GA

Date Filed _____ Application Number _____

Name of Applicant JENNIFER WOLFE Daytime Phone 770-568-8867

Company Name (if applicable) IT'S PERMITTABLE, LLC email JW@ITSPERMITTABLE.COM

Address 1085 N. MAIN STREET NW, CONYERS, GA 30012
street city state zip code

Name of Property Owner ELIZABETH MILLER WALSH Phone 770-598-2217

Address 1797 CHARLINE AVENUE, ATLANTA, GA 30306
street city state zip code

Description of Property

Address of Property 1797 CHARLINE AVENUE, ATLANTA, GA 30306
street city state zip code

Area: 352 Land Lot: 100 District: 61, DEKALB County, GA.

Property is zoned: R-4, Council District: _____, Neighborhood Planning Unit (NPU): 0910

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.


JENNIFER WOLFE- AGENT FOR OWNER


Owner or Agent for Owner (Applicant)

ELIZABETH MILLER WALSH

Print Name of Owner

Sworn To And Subscribed Before Me This 1st Day Of July, 2019.


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 the criteria. Please submit a typewritten or legible justification.

Is the property described in this application 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 application number associated with the subject property: NOT APPLICABLE.

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.").

DEMO EXISTING HOME, CONSTRUCT NEW HOME 4' WIDER AND MOVE HOME
FORWARD ON THE LOT. HOME SITS IN FLOODPLAIN

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.

3,681 covered square feet / 15,343 total lot square feet = 24% % 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 LETTER OF INTENT FOR DETAILED EXPLANATION
- 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 ATTACHED LETTER OF INTENT FOR DETAILED EXPLANATION
- 3) What conditions are peculiar to this particular piece of property? SEE ATTACHED LETTER OF INTENT FOR DETAILED EXPLANATION
- 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 ATTACHED LETTER OF INTENT FOR DETAILED EXPLANATION, SEE ATTACHED LETTER OF SUPPORT FROM NEIGHBORS



Department of City Planning
Office of Zoning & Development
1-19-157
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65 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

LETTER OF INTENT

June 13, 2019

City of Atlanta
Department of Planning and Community Development
Office of Planning
55 Trinity Avenue, Suite 3350
Atlanta, GA
404-330-6145

Re: Miller Residence- 1797 Charline Ave, Atlanta, GA 30306
Parcel ID- 18-056-04-110
Zoned R-4 Residential
Subdivision- Johnson Estates (Block 8)

A. Variance Hardships

1. The existing residential home of Beth Miller Walsh is on a floodplain which was not created by the owner or applicant therefore the owner cannot enjoy her property as the others in the same zoning district. The zoning relief being sought is to move the house forward and to build the residence to adapt to the floodplain that is present and increase the width by 4'.

2. The interpretation and strict application of the applicable requirements would cause undue and necessary hardship for the owner as she will have to endure the consequences of repeat flooding which could cause or provide opportunity for liability issues due to structural damage, health of owner and others that visit the property and would impact the property value of Ms. Millers residence. The requested variance does not go beyond the minimum necessary to provide relief and the granted approval will not be inconsistent with the other properties in the same zoning district.

3. Each property within the Johnson Estates is different from the other. Each parcel bears their own reasoning/ justification of hardships if applicable from the other therefore each site should be treated differently than each other as no two sites are alike.



V-19-157

4. The granting/approval of the variance will not be materially detrimental as the placement of new residence does not cause harm or visibility obstacles to the public or community. Neighbors are in support of this variance. The requested variance is consistent with the spirit and purpose of the Comprehensive Plan. The proposed home is harmonious and aesthetically pleasing to the Johnson Estates Subdivision as well as the City of Atlanta Community. The intent of the ordinance is to provide all property owners the opportunity to enjoy their residence while keeping parameters in place to keep consistency within the community.

Kindly,


Jennifer Wolfe
CEO/Permit Expeditor
C: 770-568-8867

Department of City Planning
Office of Zoning & Development

JUL - 1 2019

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

Planning & Development

JUL - 1 2019

MILLER WALSH RESIDENCE

1797 CHARLINE AVENUE
ATLANTA, GEORGIA 30306
FULTON COUNTY

V-19-15

- SCOPE OF WORK**
1. REMOVE EXISTING EXTERIOR FINISHES
 2. REPAIR EXISTING EXTERIOR FINISHES
 3. REPAIR EXISTING EXTERIOR FINISHES
 4. REPAIR EXISTING EXTERIOR FINISHES
 5. REPAIR EXISTING EXTERIOR FINISHES

- APPLICABLE CODES**
1. INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION
 2. INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION
 3. INTERNATIONAL MECHANICAL AND ELECTRICAL CODE, 2012 EDITION
 4. INTERNATIONAL PLUMBING AND MECHANICAL CODE, 2012 EDITION
 5. INTERNATIONAL FIRE AND MARINE CODE, 2012 EDITION
 6. INTERNATIONAL BUILDING CODE, 2012 EDITION
 7. INTERNATIONAL MECHANICAL AND ELECTRICAL CODE, 2012 EDITION
 8. INTERNATIONAL PLUMBING AND MECHANICAL CODE, 2012 EDITION
 9. INTERNATIONAL FIRE AND MARINE CODE, 2012 EDITION
 10. INTERNATIONAL BUILDING CODE, 2012 EDITION

- REQUIRED SHOP DRAWINGS**
1. DOORS & WINDOWS
 2. ROOFING
 3. FLOORING
 4. INTERIOR
 5. EXTERIOR
 6. PAINT
 7. FINISHES
 8. MECHANICAL
 9. ELECTRICAL
 10. PLUMBING

DIMENSIONAL DISCREPANCIES

IN THE EVENT THAT THE DIMENSIONAL DISCREPANCIES ARE IDENTIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

- REVISIONS**
1. CORRECTED WORK
 2. CORRECTED WORK
 3. CORRECTED WORK
 4. CORRECTED WORK
 5. CORRECTED WORK

ESTIMATED MATERIALS

ITEM	QUANTITY	UNIT
1. CONCRETE	1,072 SF	SF
2. BRICK	71,000	BRICK
3. LUMBER	400 SF	SF
4. ROOFING	177 SF	SF
5. PAINT	777 GALLONS	GALLONS
6. FINISHES	15,342 SF	SF
7. MECHANICAL	2.7	LINE
8. ELECTRICAL	2.7	LINE

ZONING

PROPERTY	PERMITS	STATUS
1. ZONING	1797 CHARLINE AVENUE	RESIDENTIAL
2. PERMITS	1797 CHARLINE AVENUE	RESIDENTIAL
3. STATUS	1797 CHARLINE AVENUE	RESIDENTIAL
4. COMMENTS	1797 CHARLINE AVENUE	RESIDENTIAL

CLIENT INFORMATION

BETH MILLER & JACK WALSH/SCOTT BRADY
1797 CHARLINE AVENUE
ATLANTA, GEORGIA 30306
CONTACT: 770.986.2277
770.986.2277

ARCHITECTURAL AND STRUCTURAL TEAM

250 COTTMAN, BETH MILLER AND SCOTT BRADY
1797 CHARLINE AVENUE
ATLANTA, GEORGIA 30307
(404) 866-0550

LISTED CONTRACTORS

250 COTTMAN, BETH MILLER AND SCOTT BRADY
1797 CHARLINE AVENUE
ATLANTA, GEORGIA 30307
(404) 866-0550



MECHANICAL & INSULATION ASSUMPTIONS

ITEM	ASSUMPTIONS
1. ROOFING	REMOVE EXISTING ROOFING & INSTALL NEW ROOFING
2. INTERIOR	REMOVE EXISTING INTERIOR FINISHES & INSTALL NEW INTERIOR FINISHES
3. EXTERIOR	REMOVE EXISTING EXTERIOR FINISHES & INSTALL NEW EXTERIOR FINISHES
4. MECHANICAL	REMOVE EXISTING MECHANICAL SYSTEMS & INSTALL NEW MECHANICAL SYSTEMS
5. ELECTRICAL	REMOVE EXISTING ELECTRICAL SYSTEMS & INSTALL NEW ELECTRICAL SYSTEMS
6. PLUMBING	REMOVE EXISTING PLUMBING SYSTEMS & INSTALL NEW PLUMBING SYSTEMS
7. PAINT	REMOVE EXISTING PAINT & INSTALL NEW PAINT
8. FINISHES	REMOVE EXISTING FINISHES & INSTALL NEW FINISHES

- ALLOWANCES**
1. ROOFING
 2. INTERIOR
 3. EXTERIOR
 4. MECHANICAL
 5. ELECTRICAL
 6. PLUMBING
 7. PAINT
 8. FINISHES

NOT RELEASED FOR CONSTRUCTION

ROTHMAN

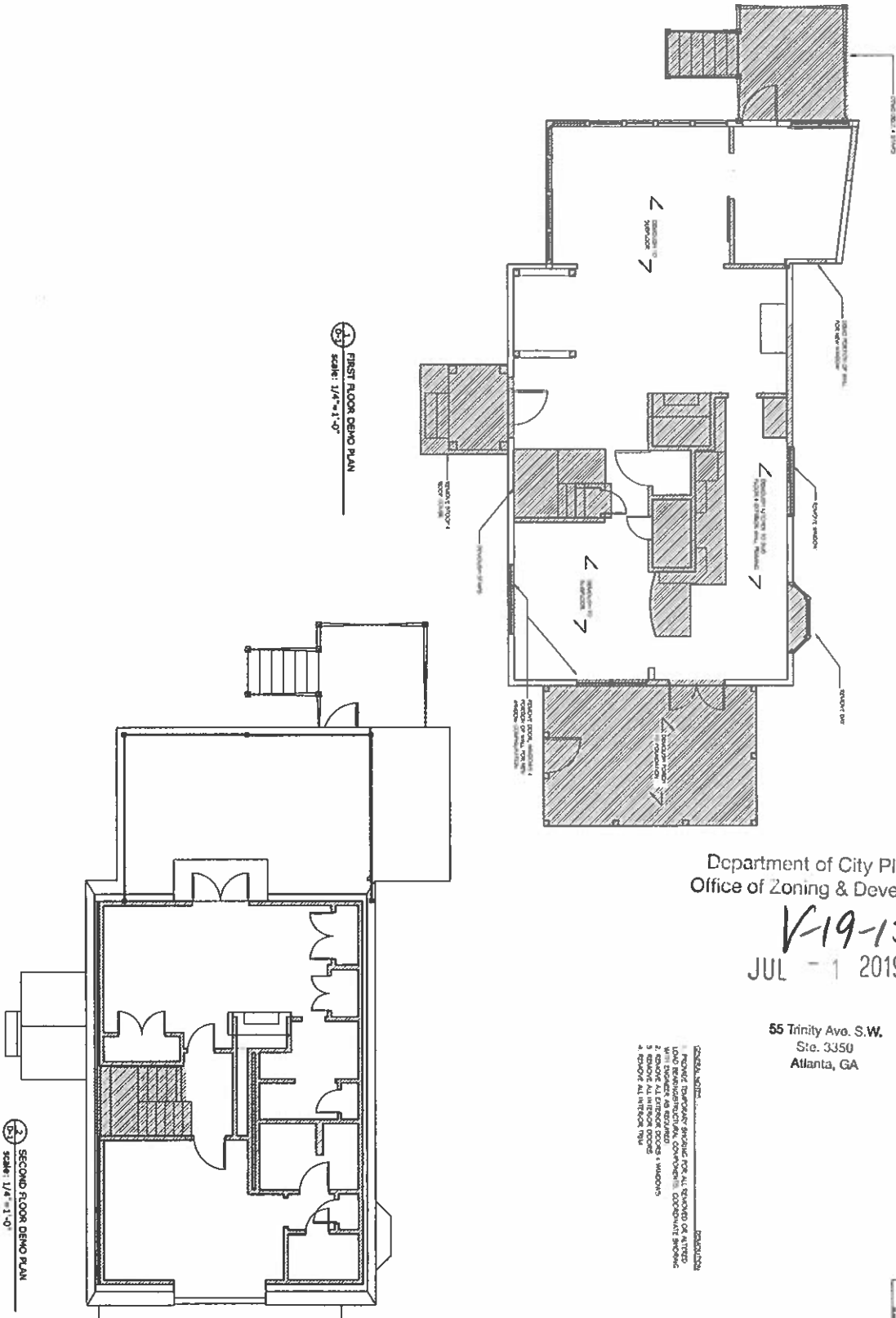
ROTHMAN + ROTHMAN

404.886.1850

www.rothmandrothman.com

MILLER-WALSH RESIDENCE

NOT RELEASED FOR CONSTRUCTION



1 FIRST FLOOR DEMO PLAN
Scale: 1/4" = 1'-0"

2 SECOND FLOOR DEMO PLAN
Scale: 1/4" = 1'-0"

Department of City Planning
Office of Zoning & Development

V-19-157
JUL - 1 2019

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

- LEGEND:
- 1 REMOVE EXISTING WALLS, CEILING, FLOORING, PARTITION WALLS, AND DOORS
 - 2 REMOVE ALL EXISTING DOORS & WINDOWS
 - 3 REMOVE ALL EXISTING PARTITION WALLS
 - 4 REMOVE ALL EXISTING FLOOR



ROTHMAN
ROTHMAN

REVISION DATE
9/11/18 JES

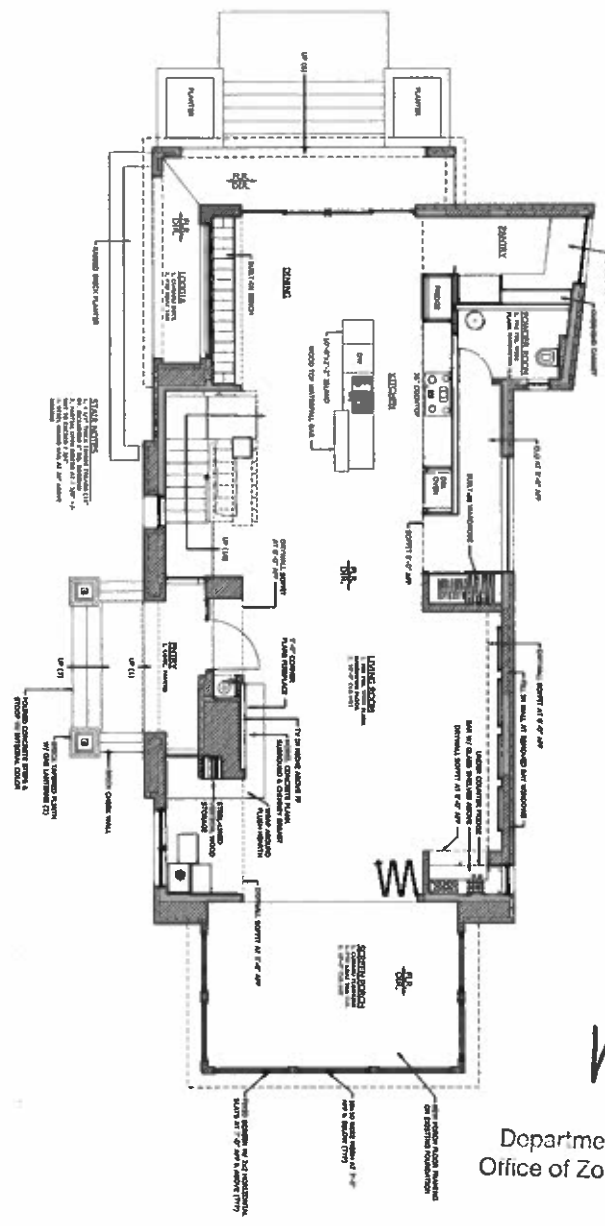
ISSUE DATE
9/11/18 ER

ROTHMAN ARCHITECTURE SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION DOCUMENTS AND SHALL RETAIN AND PROVIDE ALL ORIGINAL AND PROJECT ARCHIVES. THESE ARCHIVES SHALL BE THE EXCLUSIVE PROPERTY OF ROTHMAN ARCHITECTURE. ANY USE, COPY, AND/OR REPRODUCTION OF THESE ARCHIVES TO ANY OTHER PARTY SHALL BE CONSIDERED A VIOLATION OF THE ARCHITECT'S PROFESSIONAL ETHICS.

WALSH RESIDENCE
1797 CHARLINE AVE.
ATLANTA, GA 30306

1ST & 2ND FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

D
1



FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

V-19-157

Department of City Planning
Office of Zoning & Development

JUL - 1 2019

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

NOT RELEASED FOR CONSTRUCTION



ROTHMAN	
	ROTHMAN
REVISION DATE	9/11/18
ISSUE DATE	9/11/18

ROTHMAN ARCHITECTURE, INC. IS THE ARCHITECT OF RECORD FOR THIS PROJECT. ALL REVISIONS AND COMMENTS ARE TO BE MADE IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE ARCHITECTURAL BOARD OF GEORGIA. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED HEREON.

WALSH RESIDENCE
1797 CHARLINE AVE.
ATLANTA, GA 30306

1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

A
1

RECEIPT

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

PAID
CITY OF ATLANTA
JUL 01 2019

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Application: V-19-157
Application Type: Planning/BZA/Variance/NA
Address: 1797 CHARLINE AVE NE, ATLANTA, GA 30306
Owner Name: HYMAN JASON B
Owner Address:
Application Name: 1797 Charline Ave

Receipt No.	655106					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	1019	\$100.00	07/01/2019	PAMITCHELL		



Owner Info.: HYMAN JASON B

Work Description: variance: to elimiate the front porch requirement to allow the front door to face a side lot line. To reduce the required front yard setback from 35 feet to 22 feet for the construction of a single family dwelling