



Variance Application

Type	Type of Request: <input checked="" type="checkbox"/> Zoning/Special Exception <input type="checkbox"/> Sign <input type="checkbox"/> Stream Buffer <input type="checkbox"/> Other <input checked="" type="checkbox"/> Administrative (Zoning/Special Exception or Stream Buffer) VAZIANLE			
	Applicable Zoning/Sign Code Section:			
	Nature of Request:	Required:	Proposed:	Minimum Setback Requirements
	<input type="checkbox"/> Setback	(See Chart to the Right)		Front
	<input type="checkbox"/> Sign			Side
<input type="checkbox"/> # Parking Spaces			Rear	
<input checked="" type="checkbox"/> Other LOT COVERAGE			Other 35%	
Project	Name of Project/Subdivision:			Present Zoning:
	Property Address/Location: 1200 PINE GROVE AVE, BROOKHAVEN GA 30319			
	District: 18TH	Land Lot: 200	Block:	Property ID:
	Is this development and/or request seeking any incentives or tax abatement through the City of Brookhaven or any entity that can grant such waivers, incentives, and/or abatements? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Owner Information	Name: CHARLES ADDISON			
	Address: 1200 PINE GROVE AVE, BROOKHAVEN GA 30319			
	Phone: (770) 331-5897	Fax:		
	Cell: (770) 331-5897	Email: caddison60@yahoo.com		
Applicant	Name: SAME AS ABOVE			
	Address:			
	Phone:	Fax:		
	Cell:	Email:		
Affidavit	To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Brookhaven Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Brookhaven Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included			
	Applicant's Name: CHARLES ADDISON			
	Applicant's Signature: <i>[Signature]</i>	Date: 8.29.19		
Notary	Sworn to and subscribed before me this 29th Day of August 20 19			
	Notary Public: TONYA RENEE NEAL	Tonya Renee Neal Fulton County Notary Commission Expires 6/23/23		
	Signature: <i>[Signature]</i>			
	Date: August 29, 2019			
Office Use	Application Received By:		Project Title:	Project Number:
	<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee (\$135 per 500 feet per frontage) <input type="checkbox"/> Legal Fee (\$20)			
	Fee: \$	Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC		Date:
	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			Date:



Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this variance application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for variance(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner	Signature: <i>[Handwritten Signature]</i>		Date: 8-29-19
	Address: 1200 PINE GROVE AVE		City, State: BROOKHAVEN, GA Zip: 30319
	Phone: (770) 331-5897		
	Sworn to and subscribed before me this 29 th day of August, 2019		
	Notary Public: Tonya Renee Neal Fulton County Notary Commission Expires 6/23/23		<i>[Handwritten Signature: Tonya Renee Neal]</i>
Property Owner (If Applicable)	Signature:		Date:
	Address:		City, State: Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20_____		
Notary Public:			
Property Owner (If Applicable)	Signature:		Date:
	Address:		City, State: Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20_____		
Notary Public:			

Letter of Intent

Applicant has the desire to install a retaining wall in the backyard of his primary home in order to change a hill to a flat yard. The setbacks for the front, back, and sides will all be met. The only variance that is being requested is due to the lot coverage. The answers to the 5 Letter of Intent questions are below:

1. The current city lot coverage allowance for impervious structures is 35%, and the city approved an increase to the lot coverage to 42.2% in 2015 (see attachment) to allow for a pool to be installed. This current request to put a retaining wall in the backyard to change a hill to a flat yard will increase the lot coverage from 42.2% to 43.1% (less than 1%).
2. The variance request is unique to this property due to the desire of changing a hill into a flat yard. As you can see on the attached drawings, the retaining wall will have a French Drain behind it for proper drainage, as well as the flat yard will have to circle drains for proper drainage of the flat yard. All drainage runs to two gravel pits that were installed when the pool was constructed.
3. Granting the variance will not cause any detriment to the public welfare and will not be injurious to the property. It will actually enhance the property.
4. Since the house and pool takes up the entire approved lot coverage of 42.2%, the hardship is that a retaining wall could not be installed without getting a variance approval. Basically, nothing can be done with the property without asking for a variance.
5. I believe the requested variance will be consistent with the spirit and purpose of the City of Brookhaven's Comprehensive Plan.

Thank you for your consideration of this variance request.

Charles Addison
1200 Pine Grove Ave
Brookhaven, Ga. 30319
(770) 331-5897

**ZONING BOARD OF APPEALS ACTION FORM**

CASE NUMBER: ZBA15-53

PROPERTY LOCATION: 1200 Pine Cone Avenue
Tax Parcel # 18 200 09 013

CURRENT ZONING: R-75 (Single-family Residential)

PETITIONER: Charles & Amy Addison

HEARING DATE: 11/18/2015

VARIANCE REQUEST: Increase maximum lot coverage from 35% to 47% for construction of a pool

ZBA ACTIONS: **Approved with Conditions** to allow increase in maximum lot coverage to 42.2% for construction of a pool.

CONDITIONS:

1. Development of the proposed swimming pool shall occur in accordance with the site plan dated stamped on November 3, 2015 by the Community Development Department, and shall not exceed 42.2% impervious lot coverage.
2. The owner/developer shall submit a revised site plan, showing installation of water quality and stormwater mitigation measures, prior to issuance of a building permit, for the proposed 7.2% impervious lot coverage (727 square feet) that exceeds the allowed maximum.

A handwritten signature in black ink, appearing to read "Ben Song", is written over a horizontal line.

Ben Song
Community Development Director

Community Development

4362 Peachtree Rd NE, Brookhaven, Georgia 30319

Tel: 404.637.0500 Fax: 404.673.0501

LEGAL DESCRIPTION1200 PINE GROVE AVE

All that tract or parcel of land lying and being in Land Lot 200 of the 18th District, DeKalb County, Georgia, being shown on plat of survey for LTD Investments, Inc. by Wallace Long Hambrick, Georgia Registered Land Surveyor and being more particularly described as follows:

To find the true point of beginning, begin at the point where the northerly right of way of Pine Grove Avenue (50 foot r/w) intersects the easterly right of way of Mathews Street (50 foot r/w); proceed thence easterly along the northerly right of way of Pine Grove Avenue, 133.3 feet to a point and the true point of beginning; thence north 01 degree 55 minutes 19 seconds west 180.38 feet to a point thence south 78 degrees 30 minutes 22 seconds east 57.8 feet to a point; thence south 02 degrees 05 minutes 11 seconds east 180.36 feet to a point; thence north 78 degrees 38 minutes 36 seconds west 58.3 feet to a point and the true point of beginning.

Subject Property Address: 1200 PINE GROVE AVE NE, Atlanta, GA 30319

Parcel ID: 18 200 09 013

1200 Pine Grove Avenue NE, Atlanta, GA 30319