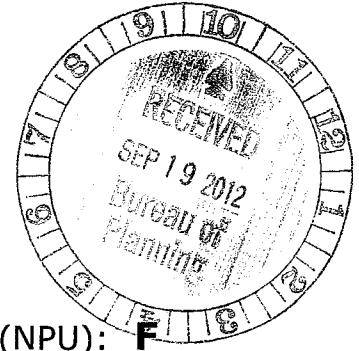


**Notice To Applicant**  
City of Atlanta - Bureau of Planning



APPLICATION NUMBER: **V-12-163**

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

Address of Property: **1041 Greencove Avenue**

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, November 8, 2012 at 12:00 p.m.**

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

The contact person for NPU F is:

**Debra Skopczynski**  
**404-874-7483**  
**dskopczynski@yahoo.com**

Contact info for adjacent NPUs is provided below if necessary:

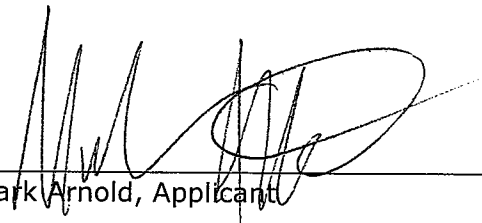
The contact person for NPU is:

Please contact the person(s) listed above within two 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.

**Sign Posting** - The property owner is required to post a sign or signs in a conspicuous place on the property at least 15 days before the hearing date shown above. One sign shall be placed every 600 feet along each street the property abuts. A sign posting affidavit must be returned to the Bureau of Planning to confirm posting.

Signed,

\_\_\_\_\_  
BOP, for Director, Bureau of Planning

  
\_\_\_\_\_  
Mark Arnold, Applicant



# CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
55 TRINITY AVENUE, S.W. SUITE 3900 - ATLANTA, GEORGIA 30335  
404-330-6175 - FAX: 404-658-6979  
Internet Home Page: www.atlantaga.gov

KASIM REED  
MAYOR

James E. Shelby  
Commissioner  
Dept. of Planning &  
Community Development

Don Rosenthal  
Director  
Office of Buildings

## REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-12-163

Zoning Enforcement Division

NPU F DATE FILED 9/19/2012

1. Mark F. Arnold

Name of Applicant

## BUILDING PERMIT AUTHORIZING

Second story addition

at 1041 Greencove Ave., N.E. 17<sup>th</sup> / 53  
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 zoning regulations to reduce the north side yard setback from 7ft.(required) to 3.5ft. to allow for a second story addition to an existing single-family house. Applicant seeks no other variances at this time.

### 1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2)

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Department of Planning and Development  
Office of Buildings  
Don Rosenthal, Director

Applicant:

Zoning Plan Reviewer:

# APPLICATION FOR VARIANCE

City of Atlanta

Date Filed: 09/19/12

Application Number V-12-163

Name of Applicant: *Mark F. Arnold*

Daytime Phone: 404-939-3690

Company Name: *Mark Arnold, Architect*

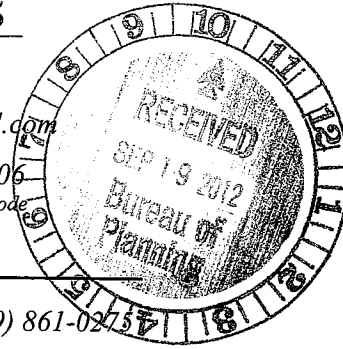
e-mail: *markarnoldarchitect@gmail.com*

Address: *1126 N. Highland Avenue, NE*  
*street*

*Atlanta*  
*city*

*GA*  
*state*

*30306*  
*zip code*



Name of Property Owners: *Jeffrey Glover & Carrie Furman*

Phone: (949) 861-0257

Address: *890 Virginia Circle*  
*street*

*Atlanta*  
*city*

*GA*  
*state*

*30306*  
*zip code*

## Description of Property

Address of Property: *1041 Greencove Avenue, Atlanta, GA 30306*

OR

the subject property fronts \_\_\_\_\_ feet on the \_\_\_\_\_ side of \_\_\_\_\_  
\_\_\_\_\_, and begins \_\_\_\_\_ feet from the  
\_\_\_\_\_ corner of \_\_\_\_\_.

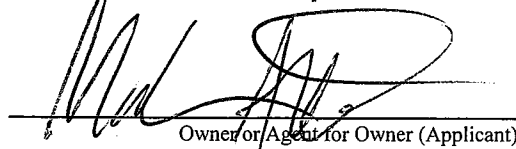
Depth: *208.41'* Area: *0.259 Acres* Land Lot: *53* District: *17* *Fulton County, GA*

Property is zoned: *R4* Council District: *06* Neighborhood Planning Unit: *'F'*

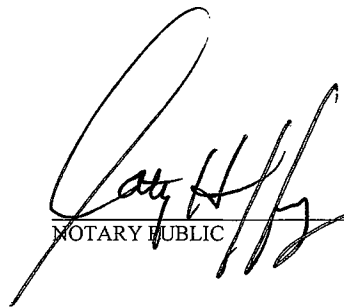
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant variance(s).

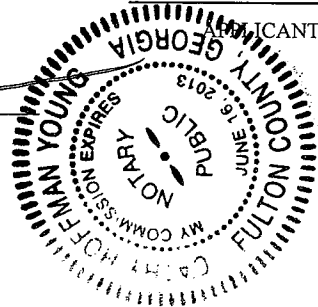
I hereby authorize the staff of the Bureau of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Bureau of Planning upon filing this application. I swear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

Sworn To And Subscribed Before Me This 19 Day Of Sept, 20 12

  
Owner or Agent for Owner (Applicant)

Mark F. Arnold

  
NOTARY PUBLIC



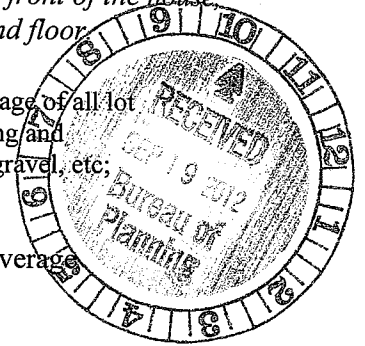
APPLICANT'S NAME IN PRINTED LETTERS

V-12-163

**Summary of proposed changes to buildings or site** (example: “Construct a 10-foot by 10-foot, one-story room addition on the first floor of the house.”) Include square footages and stories: *The proposed project includes the construction of a new porch at the front of the house, a first floor addition at the back of the house, and construction of a new second floor.*

**Proposed Lot Coverage (After Construction):** Calculate total square footage of all lot coverage on the entire property after construction would be finished, including existing and proposed buildings and other structures, sidewalks, driveways, parking pads, patios, gravel, etc; everything except natural planted or undisturbed areas.

5,508 covered square feet / 11,273 total lot square feet = 48% proposed lot coverage  
50% maximum allowed lot coverage



**Variance Procedures**

Variance applications are heard and decided at a regularly-scheduled public hearing by the five member City of Atlanta Board of Zoning Adjustment (“BZA”). The Bureau of Planning serves as staff to the BZA. Approximately one week after each closing date, a planner is assigned to review your application. All inquires regarding your application should be directed to this office at (404) 330-6145. The rules of the BZA prevent BZA members from discussing the merits of any case except during the public hearing for that case.

**Schedule.** There are two closing dates and two public hearings per month. The schedule allows time for neighborhood and NPU meetings to occur throughout the City prior to each public hearing. The schedule of closing and public hearing dates is attached (Page 9).

**Neighborhood and NPU Recommendations.** The City is divided into 24 Neighborhood Planning Units (NPU's), each of which has a volunteer citizen advisory committee that makes a recommendation to the BZA on variances. When you file your application, you will be notified of the NPU contact person and that you must schedule a meeting with that NPU in order to explain what you wish to do. You may be requested to attend additional neighborhood meetings; inquire about the time and place of those meetings. The applicant is expected to contact the NPU as soon as possible after the application is filed. The Bureau of Planning will send a copy of your application to the appropriate NPU during the week after the closing date for your application.

**Public Notice.** When you file your application, it will be scheduled for a public hearing. The Bureau of Planning will initiate posting of public notice (“an advertisement”, “a legal ad”) for this public hearing so that the public is informed at least 15 days before the date of the public hearing:

- by sending written notice of your application to all property owners whose property is within 300 feet of the subject property, and
- by causing public notice to be placed in the newspaper.

*You are responsible for obtaining a public notice sign when you file your application with the Bureau of Planning, and for posting it in a visible location on your property, at least 15 days prior to your public hearing. Failure to properly post the sign will make it necessary for the BZA to defer your case to another public hearing. The BZA may defer the case to a hearing that has been scheduled 30 or more days after the original hearing.*

**Refunds on Withdrawn Cases.** Requests for withdrawal received 18 days prior to the public hearing will enable a refund of the application fee.

**NOTARIZED AUTHORIZATION BY PROPERTY OWNER**  
(Required only if applicant is not the owner of the property subject to the application)



TYPE OF APPLICATION \_\_\_\_\_ Variance \_\_\_\_\_

I, Jeffrey B. Glover and Carrie A. Furman (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 1041 Greencove Ave. NE Atlanta, GA 30306 (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT Jeffrey B. Glover and Carrie A. Furman

ADDRESS OF APPLICANT 890 Virginia Cir NE Atlanta, GA 30306

TELEPHONE NUMBER 949-861-0275

*Carrie A. Furman* \_\_\_\_\_  
Signature of Owner

Personally Appeared Before Me

CARRIE FURMAN AND JEFFREY GLOVER

Who Swears That The Information Contained In This Authorization Is True and Correct To The Best of His or Her Knowledge and Belief.

*[Handwritten Signature]*

Notary Public, Fulton County, GA.  
My Comm. Expires Aug. 15, 2016

Notary Public

9/18/12

Date

Carrie Furman & Jeffrey Glover

V-12-163

890 Virginia Circle  
Atlanta, Georgia 30306  
telephone 949-861-0275  
jglover@gsu.edu

September 18, 2012

City of Atlanta  
Department of Planning and Community Development  
Bureau of Planning, Current Planning Division  
55 Trinity Avenue, Suite 3350  
Atlanta, GA 30335



*re: 1041 Greencove Avenue, NE 30306*

Planning Staff:

My wife and I recently purchased the house at 1041 Greencove Avenue. We wish to renovate and expand the house to add a large family room, a front porch, and a full second floor. It is our understanding that because a portion of the house is currently located within the required (north) side-yard setback, we are required to get a variance for the portion of the second floor that will also be located within the required (north) side-yard setback. In light of this, please find attached the following items in support of our variance request:

- Variance Application
- Survey
- Proposed Site Plan
- Referral Certificate
- Proposed Floor Plans & Elevations
- Photographs of the existing site

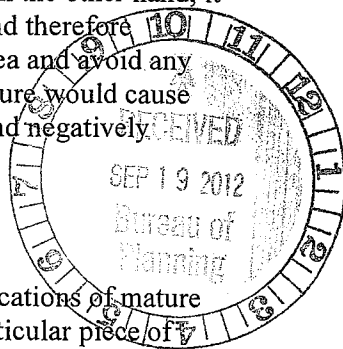
The subject property is zoned R-4. We believe the property meets the variance criteria laid out in Section 16-26.003 in the Zoning Guidelines in the following ways:

**Extraordinary/Exceptional Conditions Pertaining to the Property because of its Size/Shape**

Our lot is rectangular in shape and its area is fairly large for the neighborhood, however the width of the lot (including the frontage at the street) is just under 55 feet. The required lot frontage in R4 zoning is 70 feet and we feel that the extraordinary narrowness of our lot contributes to the fact that the existing structure encroaches 3.4 feet into the north side-yard setback. The side-yard on the south side of our house is 7.8 feet, the house itself is 43.21 feet wide, and the north side-yard is 3.4 feet wide. As you can see from the numbers, our lot is exceptionally narrow relative to the width of our house. Our intention is to add a full second floor that is stylistically compatible with the existing historic homes in the neighborhood. In order to do this we feel that is important for the second floor to be in line with the first floor walls of the house (as opposed to stepping in the second floor walls) and we are requesting an reduction of the north side-yard setback from the required 7 feet to 3.6 feet due to the exceptionally narrow width of our lot and the fact that the existing structure already encroaches into the required side-yard setback.

**The Application of the Zoning Ordinance to this Property would create an Unnecessary Hardship**

Our decision to build-out the proposed second floor the same width as the existing first floor has been thoughtful and deliberate. To a large extent it is an aesthetic decision that has to do with our desire to create a house that draws upon other historic two-story houses in the neighborhood. On the other hand, it also allows us to minimize the size of the proposed addition at the back of the house and therefore maintain a smaller overall footprint. This allows us to maintain more permeable lot area and avoid any impact to the existing trees. The inability to realize the full width of the existing structure would cause unnecessary hardship in that it would result in an overall larger impervious footprint and negatively impact the existing hardwood trees



**Such conditions are peculiar to the particular piece of property involved**

While not entirely uncommon, the width of this home, the topography of the lot, the locations of mature trees, the existing building footprint, and the width of the lot are all peculiar to this particular piece of property. The driveway takes up the full extent of the required south side-yard, the existing structure is built at the top of the lot that otherwise slopes down at the front and rear, the encroachment into the north side-yard setback is unique to the original construction of the house, and the narrow width of the lot stems from the original platting of the neighborhood.

**The Variance would not cause substantial detriment to the public good or impair the purpose and intent of the Zoning Ordinance of Atlanta**

Relief, if granted, will not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. Relief, if granted, will not distract from people's use and enjoyment of adjoining and surrounding properties. The proposed construction is in harmony with construction on neighboring lots, and allows for adequate light and air. We believe the proposed construction is in keeping with the orderly evolution of this neighborhood and will promote desirable living conditions for us as well as the neighborhood. Finally, if relief is granted, the proposed design will facilitate landscape changes that will allow us greater use of our backyard.

Thank you for your consideration in this request.

Sincerely,

Jeffrey B. Glover and Carrie A. Furman

RECEIPT

CITY OF ATLANTA  
ATLANTATEST  
55 TRINITY AVE SW

Application: V-12-163  
Application Type: Planning/BZA/Variance/NA  
Address: 1041 GREENCOVE AVE NE, ATLANTA, GA 30306  
Owner Name: LENNON TIM  
Owner Address:  
Application Name: Mark Arnold

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
303675		\$100.00	09/19/2012	OFELIX		

Owner Info.: LENNON TIM

Work Description: Applicant seeks variance from zoning regulations to reduce the north side yard setback from 7 feet to 3.5 fet to allow for a second story addition to an existing single family home.

PAID  
CITY OF ATLANTA  
SEP 19 2012 *me*  
EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR

CITY OF ATLANTA  
55 TRINITY AVE SW STE 1350  
ATLANTA, GA. 30303-3534  
404-330-6270

Merchant ID: 550138523  
Term ID: 0010540000550138523003

Sale

XXXXXXXXXXXX0240  
MASTERCARD Entry Method: Swiped  
Total: \$ 100.00  
09/19/12 10:38:39  
Inv #: 000008 Appr Code: R1166B  
Apprvd: Online

Customer Copy  
THANK YOU!



**LEGEND**

- RBF REBAR FOUND
- CRS CAPPED REBAR SET
- X- FENCE
- R/W RIGHT OF WAY
- B.L. BUILDING LINE
- CB CATCH BASIN
- S/P SCREEN PORCH
- WM WATER METER
- LP LIGHT POLE
- TRANSFORMER
- CATV CABLE TV
- T-PED PHONE

**GENERAL NOTES**

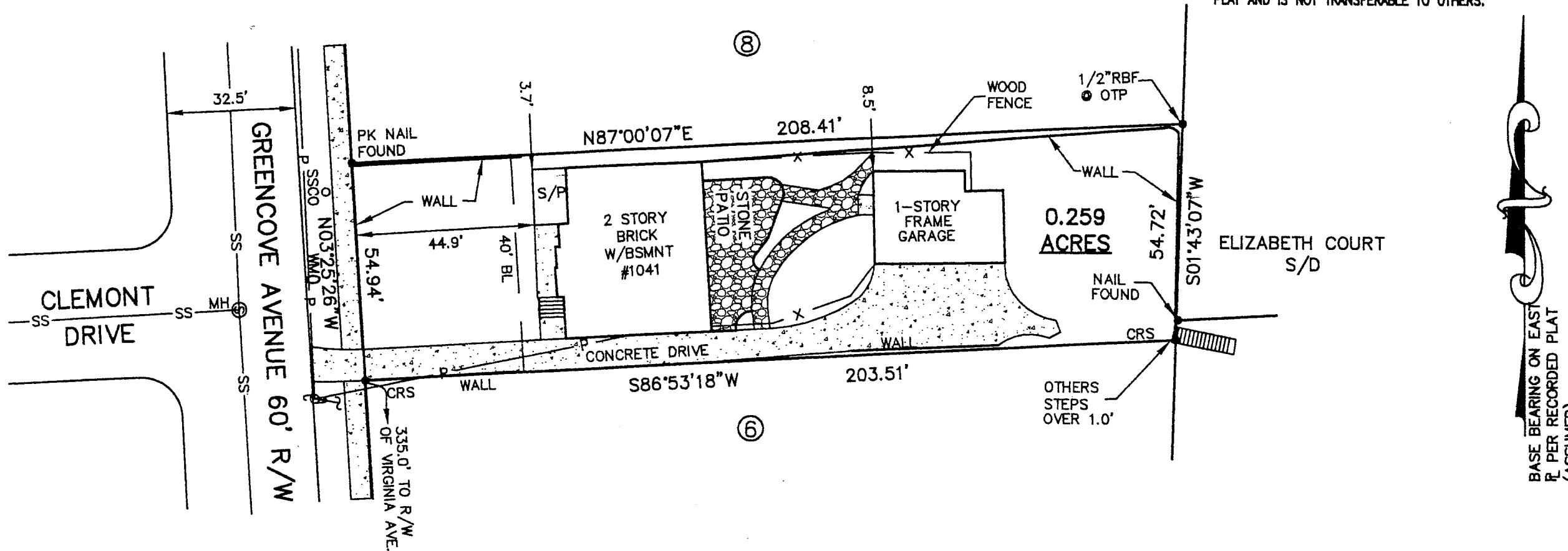
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 49,882 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000± FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

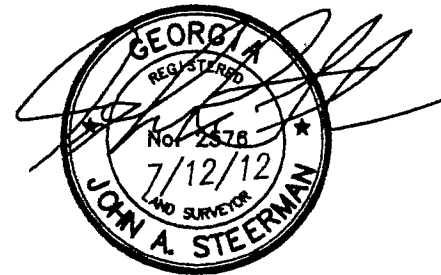
A TOPCON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.



BASE BEARING ON EAST R PER RECORDED PLAT (ASSUMED)



NOTE: THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

NOTE: FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

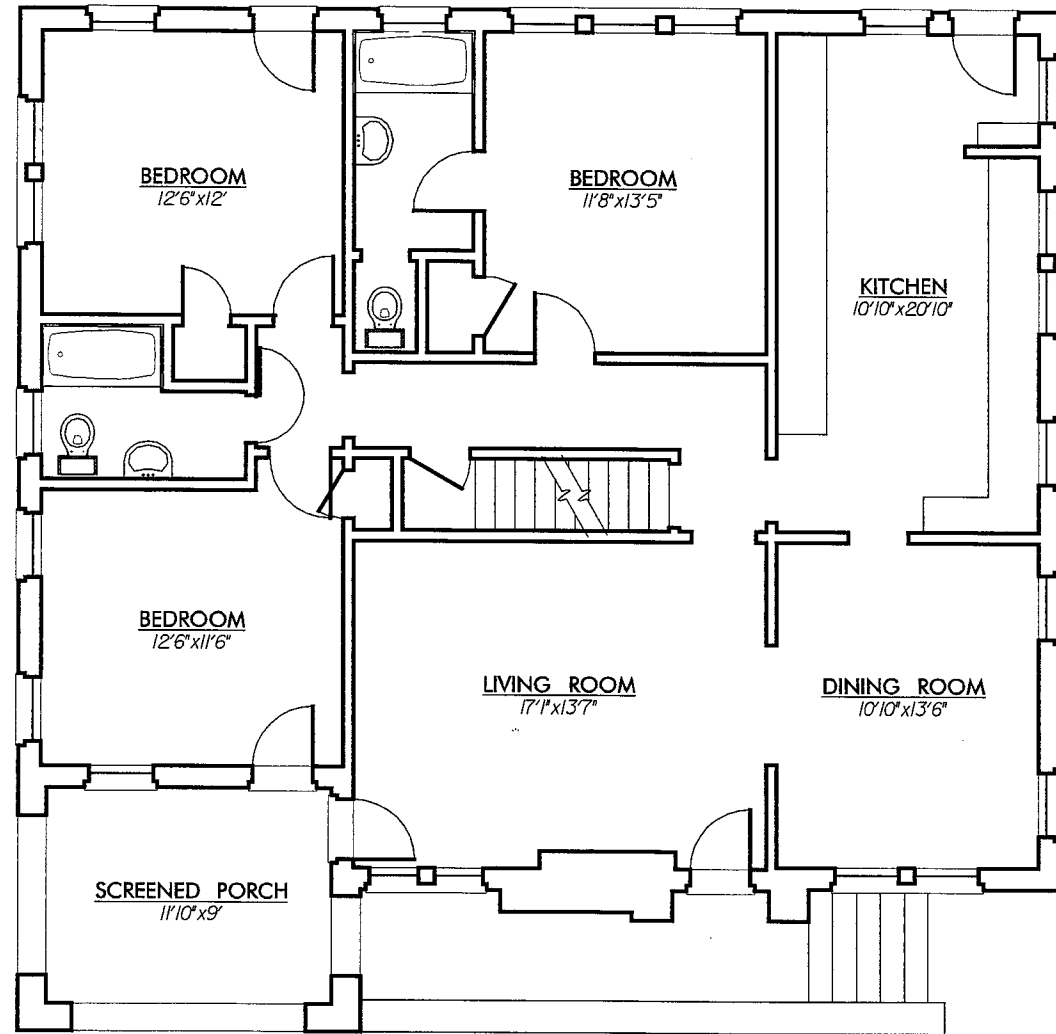
**SCI Development Services**

ENGINEERS - SURVEYORS - LAND PLANNERS

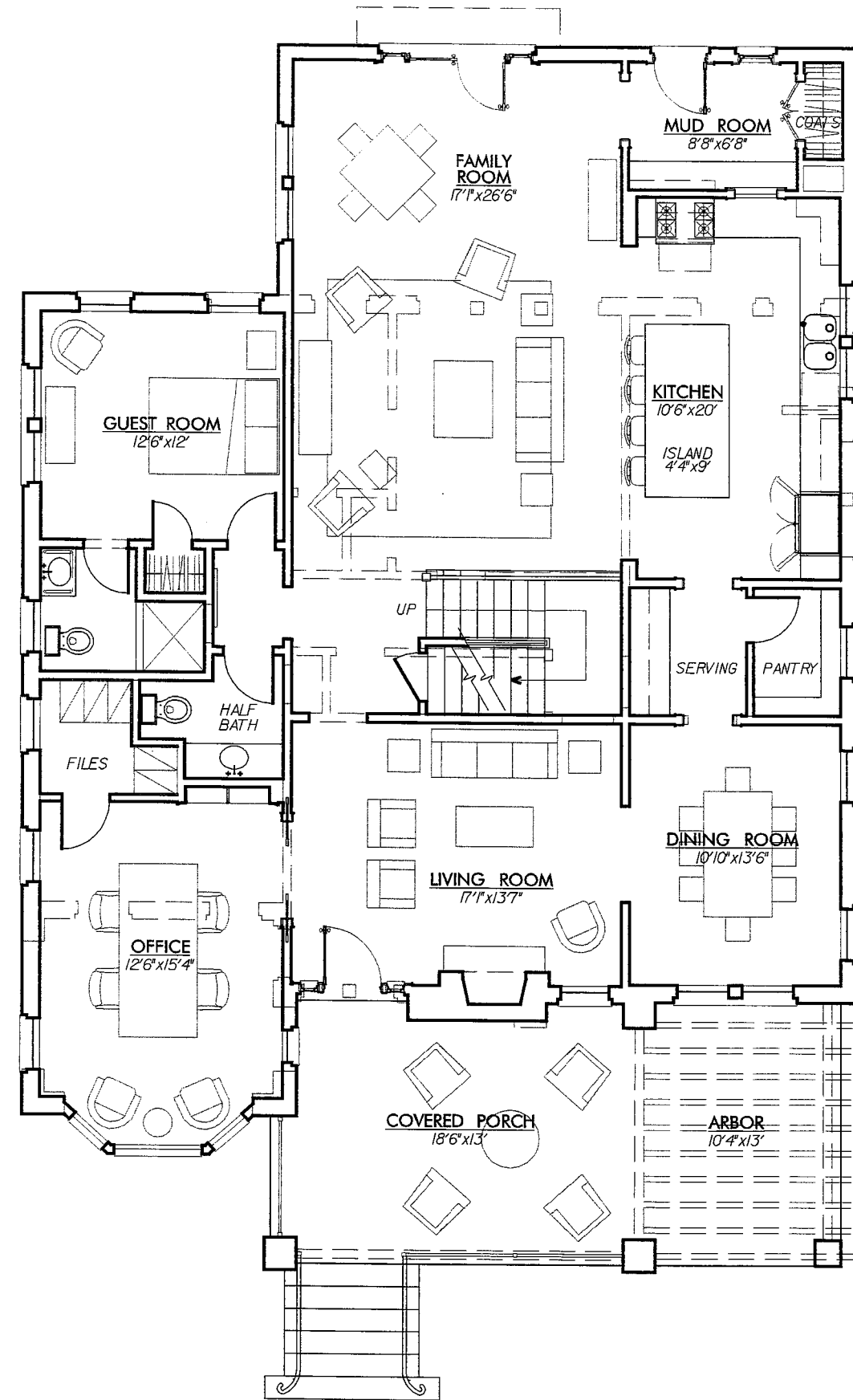
3655 HEWITT COURT-SITE E-SNELLVILLE GEORGIA 30039  
(770) 736-7686 FAX (770) 736-4623  
MAIL@SURVEYCONCEPTS.NET

PROJECT: 50773  
DWG BY: DCP  
CHKD BY: JAS  
DATE: 7/12/12  
SCALE: 1"=30'

SURVEY FOR:  
**JEFFREY B. GLOVER**  
LOT 7 BLOCK 5  
SUBDIVISION: VIRGINIA HILLS, VIRGINIA AVENUE  
LAND LOT 53 17th DIST.  
FULTON COUNTY, GEORGIA  
REC. IN PLAT BOOK 9, PG. 44



**01** EXISTING FIRST FLOOR PLAN  
 A-1.01 SCALE: 1/8" = 1'-0" HEATED AREA: 1,385 SF



**02** PROPOSED FIRST FLOOR PLAN  
 A-1.01 SCALE: 1/8" = 1'-0" HEATED AREA: 1,915 SF

SCHEMATIC DESIGN

MARK ARNOLD, ARCHITECT  
 404-939-3690  
 info@markarnold.com

RENOVATIONS AND ADDITIONS FOR

**JEFFREY GLOVER & CARRIE FURMAN**

1041 GREENCOVE ATLANTA, GEORGIA 30306

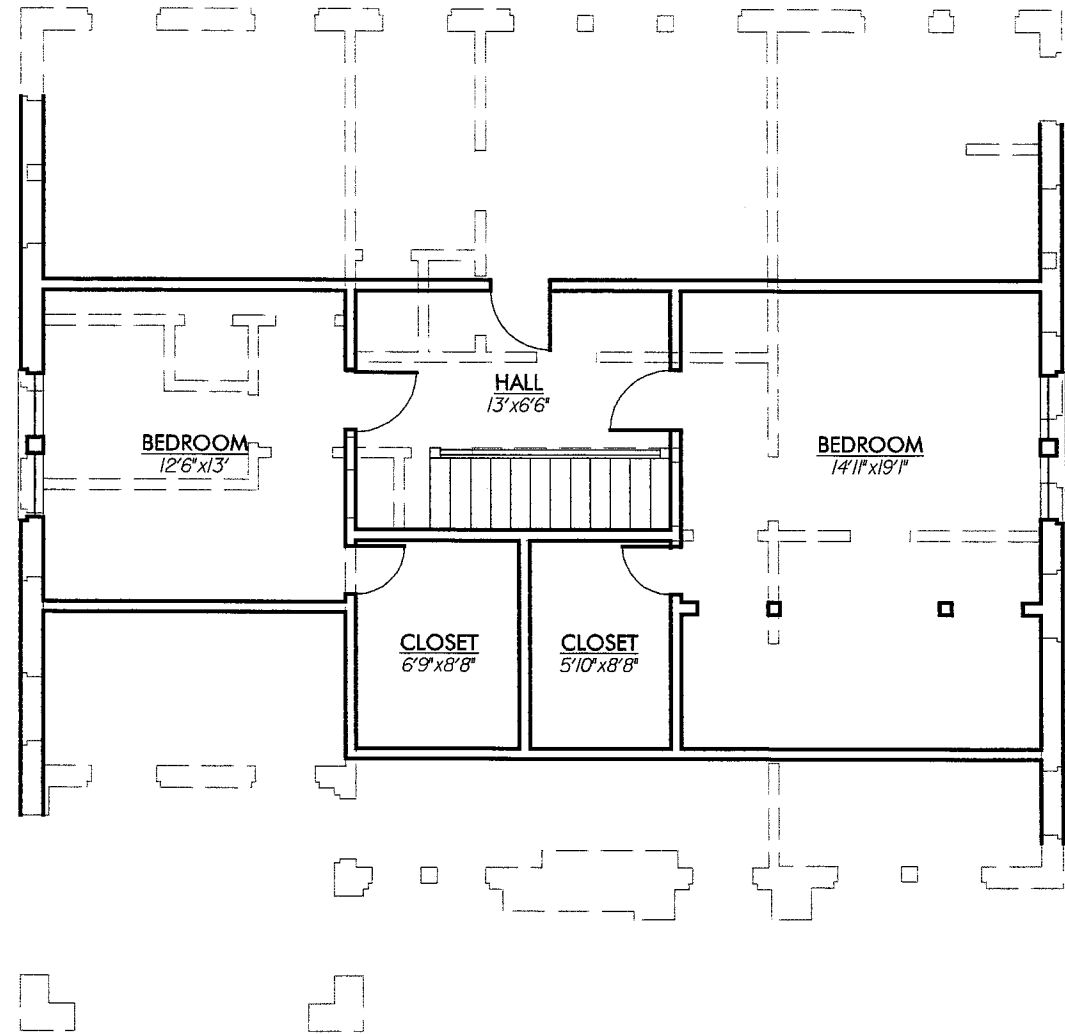
DATE	09/19/12
REVISIONS	



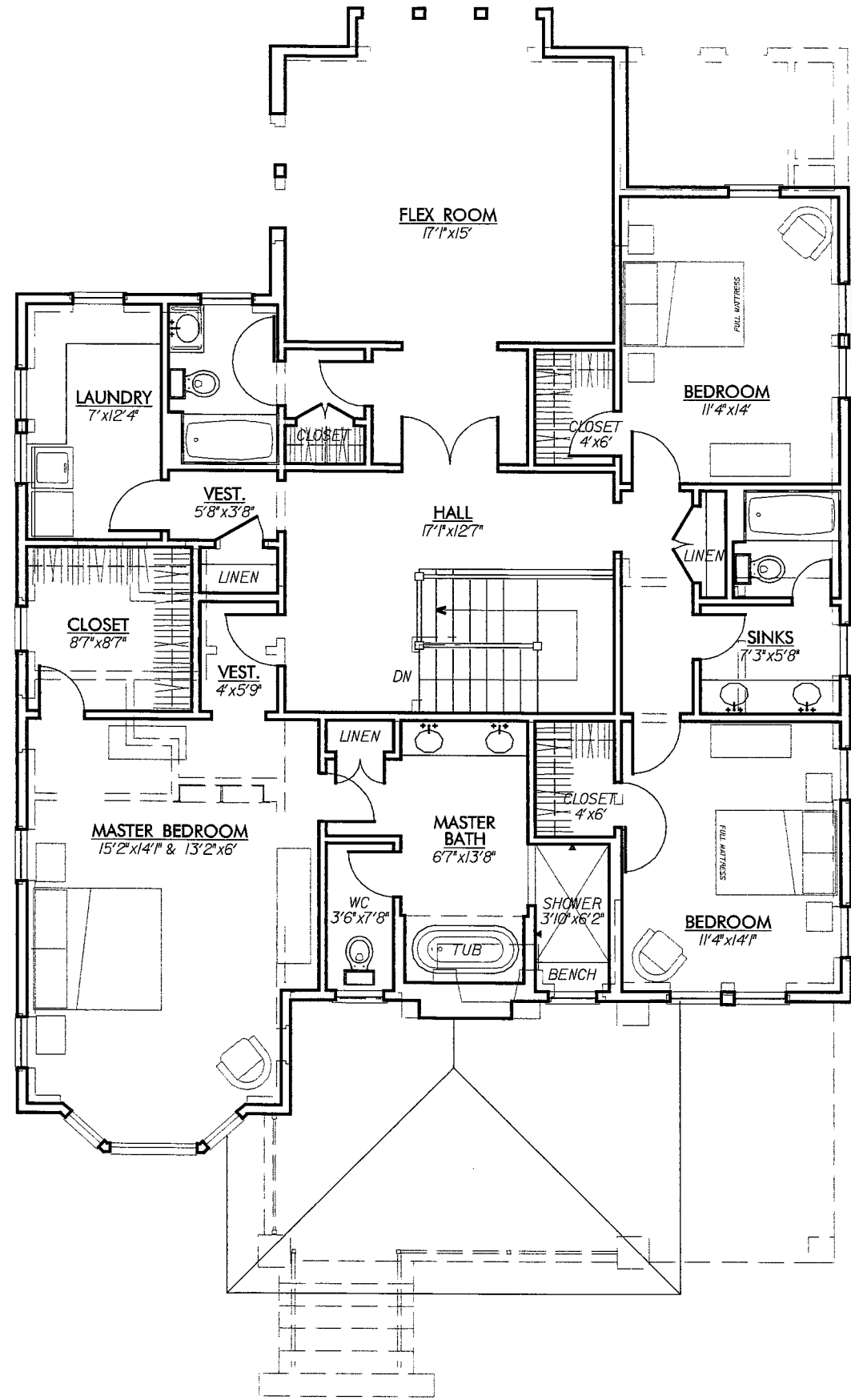
SHEET

**A1.01**

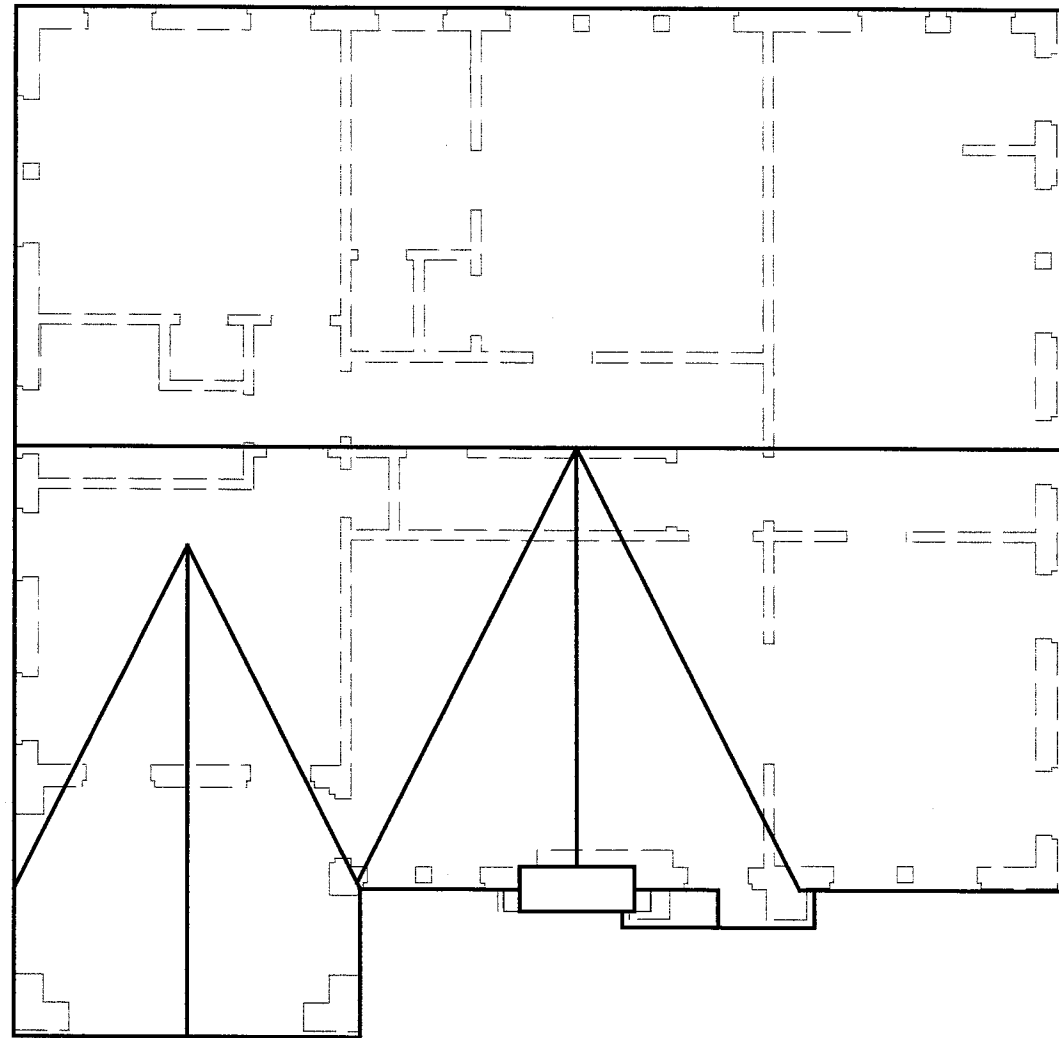
PHASE



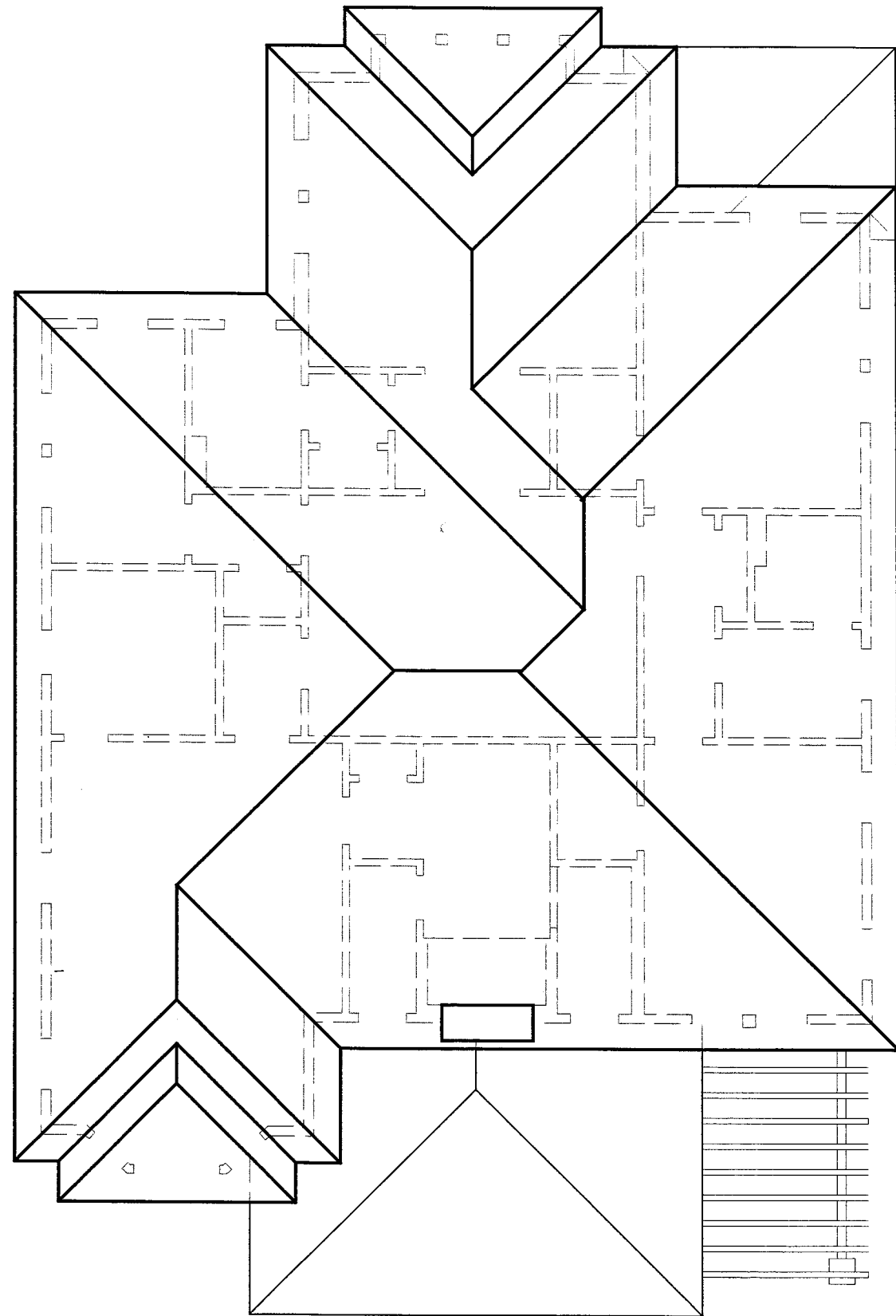
**01** EXISTING SECOND FLOOR PLAN  
 A-1.02 SCALE: 1/8" = 1'-0" HEATED AREA: 711 SF



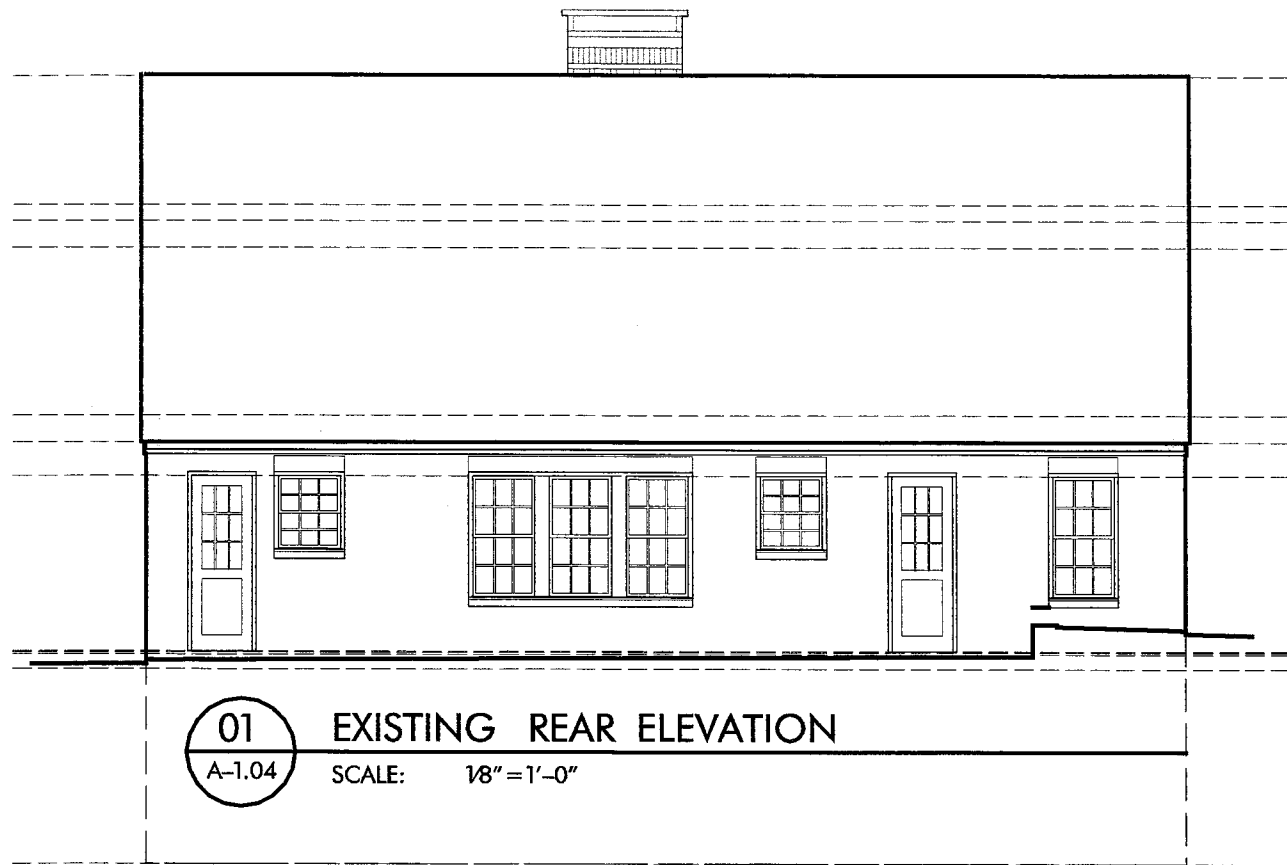
**02** PROPOSED SECOND FLOOR PLAN  
 A-1.02 SCALE: 1/8" = 1'-0" HEATED AREA: 1911 SF



01 EXISTING ROOF PLAN  
 A-1.03 SCALE: 1/8" = 1'-0"



02 PROPOSED ROOF PLAN  
 A-1.03 SCALE: 1/8" = 1'-0"



01 EXISTING REAR ELEVATION  
A-1.04 SCALE: 1/8" = 1'-0"



02 SCHEMATIC REAR ELEVATION  
A-1.04 SCALE: 1/8" = 1'-0"



03 EXISTING FRONT ELEVATION  
A-1.04 SCALE: 1/8" = 1'-0"



04 SCHEMATIC FRONT ELEVATION  
A-1.04 SCALE: 1/8" = 1'-0"