



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

APPLICATION #: **V-15-135**
DATE ACCEPTED: **05/20/2015**

NOTICE TO APPLICANT

Address of Property:
1116 North Highland AVE NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, July 16, 2015 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 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.

Signed,

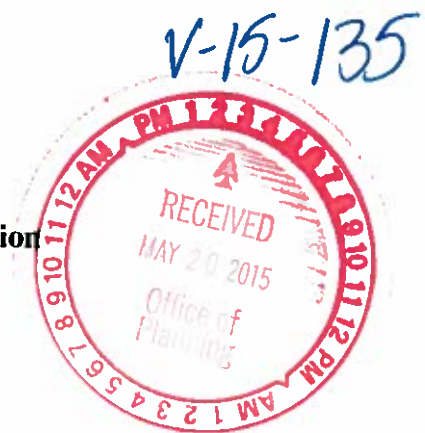


RM, for Director, Bureau of Planning

Mark F. Arnold



City of Atlanta
 Office of Buildings – Zoning Division
 55 Trinity Avenue, Suite 3900
 Atlanta, Georgia 30303
 Phone: 404-330-6175



REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER V-15-135

NPU _____ DATE FILED 5/20/15

1. Mark F. Arnold

Name of Applicant

BUILDING PERMIT AUTHORIZING

Addition to a single family house

at 1116 North Highland Ave NE 17th/1
 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 ordinance to reduce the required north side yard setback from 7ft to 4.3ft. to allow an addition to a single family house.

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 06 Section 16-06.008 Paragraph (2)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

S. Johnson 5-19-15
 Plan Reviewer Date

[Signature] 5/19/15
 Applicant Date

APPLICATION FOR VARIANCE

City of Atlanta

V-15-135



Date Filed: 05/20/15

Application Number V-15-135

Name of Applicant: Mark F. Arnold

Daytime Phone: 404-939-3690

Company Name: Mark Arnold, Architect

e-mail: intownarchitect@gmail.com

Address: 1126 N. Highland Avenue, NE
street

Atlanta
city

GA
state

30306
zip code

Name of Property Owners: Ben & Jennifer Johnson

Phone: (404) 607-7910

Address: 1116 N. Highland Avenue, NE

Atlanta

GA

30306

street

city

state

zip code

Description of Property

Address of Property: 1116 N. Highland Avenue, NE Atlanta, GA 30306

OR

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

Depth: Area: Land Lot: District:

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.

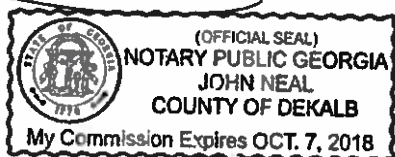
Sworn To And Subscribed Before Me This 18th Day Of May, 2015.


Owner or Agent for Owner (Applicant)

Mark F. Arnold

APPLICANT'S NAME IN PRINTED LETTERS

NOTARY PUBLIC



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 project will include renovations and additions to the existing 1930 house. The first floor will be expanded by 190sf. Modifications will be made to the existing roof in order build-out a 1,484sf three bedroom/two bath second floor addition. A new 228sf screened porch and 120 sf deck will be added at the back of the house.*

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.

3,415 covered square feet / 7,368 total lot square feet = 46.4% 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:

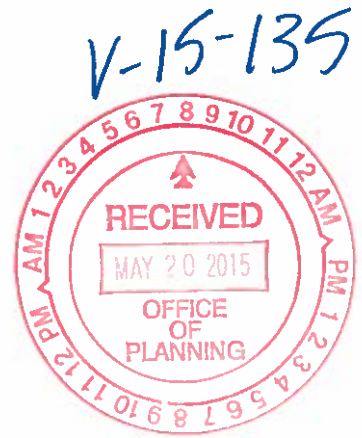
- by sending written notice of your application to all property owners whose property is within 300 feet of the subject property, and
- by causing public notice to be placed in the newspaper.

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.

Benjamin & Jennifer Johnson

1116 North Highland Avenue, NE
Atlanta, Georgia 30306
(404) 607-7910
jenniferLwjohnson@gmail.com



May 18, 2015

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

re: 1116 N. Highland Avenue, NE 30306

Planning Staff:

We wish to remodel and expand our existing home to include additional living space in the currently unfinished attic. The front and north side of the house encroach into the required setback, but we will not be changing the footprint at the front and sides of the house. We will, however, be extending the existing stair to the attic and part of the existing stair is located within the north side-yard setback. It is our understanding that this portion of the work necessitates a variance and we offer the following items in support of my variance request:

- Variance Application
- Survey
- Proposed Site Plan
- Referral Certificate
- Proposed Floor Plans & Elevations with existing photographs

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

The street frontage of our lot is only 45.98 feet versus the required minimum width of 70 feet and the area of our lot is only 8,863 sf versus the required minimum area of 9,000 sf. To the best of our knowledge, these features have been in place since the house was built in 1924.

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

The decision to expand the existing attic has been thoughtful and deliberate. By utilizing the existing attic, we can maximize the living area under the existing roof. The most efficient way to gain access to the attic is by "stacking" a new 2nd floor stair over the existing 1st floor stair. As stated above, the existing stair encroaches into the required side yard setback. The application of the required 7 foot side yard setback would create an unnecessary hardship in that it would prevent us from adding a stair to the attic in an efficient and pragmatic manner.

Such conditions are peculiar to the particular piece of property involved

Many of the lots in Virginia-Highland have features that are in conflict with the current zoning ordinance. The fact that the existing north side-yard setback is 4.3 feet is peculiar to this particular piece of property.

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 the homeowner as well as the neighborhood.

Thank you for your consideration in this request.

Sincerely,

Ben & Jennifer Johnson

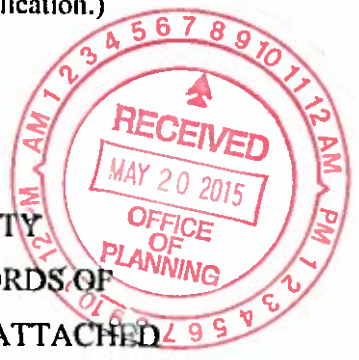


V-15-135

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

V-15-135

TYPE OF APPLICATION: Variance



I, Jennifer Johnson, SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT, 1116 N. Highland Avenue, NE, 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: Mark F. Arnold, Architect
ADDRESS OF APPLICANT: 1126 N. Highland Avenue, NE
Atlanta, GA 30306
TELEPHONE NUMBER 404-939-3690

Mark F. Arnold
Signature of Owner

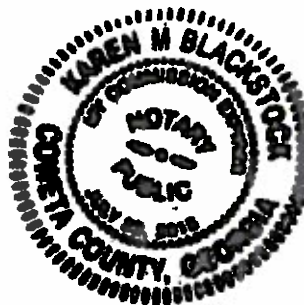
Personally Appeared Before Me

Jennifer Johnson

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

Karen M. Blackstock
Notary Public

3/17/15
Date



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

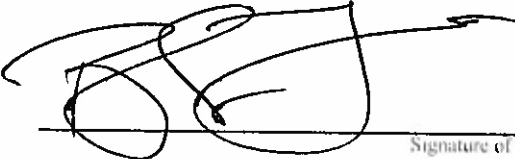


TYPE OF APPLICATION: Variance

I, Ben Johnson, SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT, 1116 N. Highland Avenue, NE, 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: Mark F. Arnold, Architect
ADDRESS OF APPLICANT: 1126 N. Highland Avenue, NE
Atlanta, GA 30306
TELEPHONE NUMBER 404-939-3690



Signature of Owner

Personally Appeared Before Me

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



Notary Public

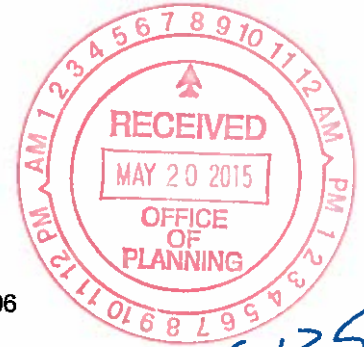
5/19/15

Date



RECEIPT

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



V-15-135

Application: V-15-135
Application Type: Planning/BZA/Variance/NA
Address: 1116 NORTH HIGHLAND AVE NE, ATLANTA, GA 30306
Owner Name: JOHNSON BENJAMIN F IV & JENNIFER W
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received Comments
417277		\$100.00	05/20/2015	RPLEWIS	

Owner Info.: JOHNSON BENJAMIN F IV & JENNIFER W

Work Description: Renovations and additions to existing house; first floor expanded 190sf; roof build-out 1,484sf; 228sf screened porch.

PAID
CITY OF ATLANTA
MAY 20 2015
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR