



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

APPLICATION #: **V-15-331**
DATE ACCEPTED: **09/29/2015**

NOTICE TO APPLICANT

Address of Property:
1227 Spring Valley LN NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

December 3, 2015 12pm

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

The contact person for NPU F is:
Charles Nalbone
404-376-3230
atlanta.npuf.zoning@gmail.com

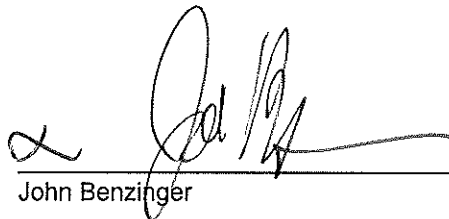
Additional Contacts:

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.

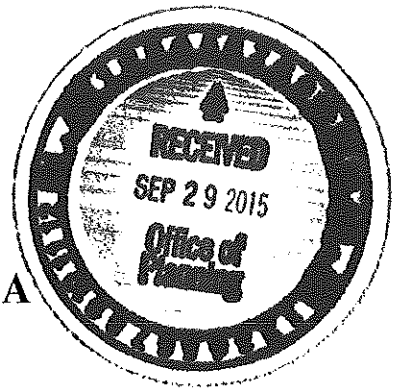
Signed,



RM, for Director, Bureau of Planning



John Benzinger



CITY OF ATLANTA

Office of Buildings - Zoning Division
55 TRINITY AVENUE, SUITE 3900
Atlanta, Georgia 30303
404-330-6175

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-15-331

NPU F DATE FILED 9/29/15

1. John Benzinger
Name of Applicant

BUILDING PERMIT AUTHORIZING

A Carport Addition to a Single-Family Dwelling.

at 1227 Spring Valley Lane NE 18th / 55
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 regulations to reduce the east side yard setback from 7 feet to 5 feet in order to allow for a carport addition to a single-family residential dwelling. Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2)

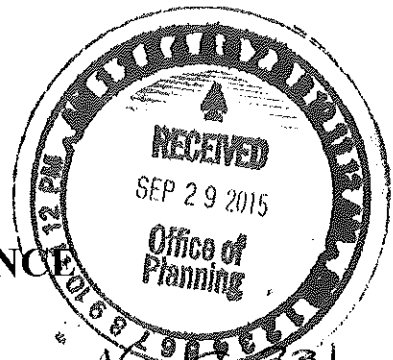
Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

[Signature]
Plan Reviewer Date 9/29/15

[Signature]
Applicant Date 9/29/15



APPLICATION FOR VARIANCE
City of Atlanta

Date Filed 9/29/15 Application Number V-15-331

Name of Applicant John Benzinger Daytime Phone 404-786-4191

Company Name N/A e-mail john.benzinger@avnet.com

Address 1227 Spring Valley Lane NE, Atlanta, GA 30306
street city state zip code

Name of Property Owner John Benzinger Phone 404-786-4191

Address 1227 Spring Valley Lane NE, Atlanta, GA 30306
street city state zip code

Description of Property

Address of Property 1227 Spring Valley Lane NE, Atlanta, GA 30306 OR

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

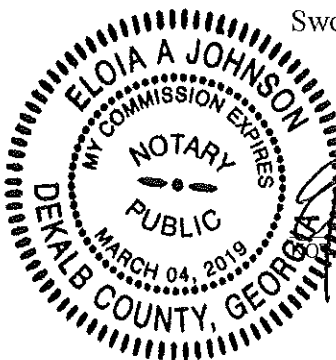
Depth: _____ Area: _____ Land Lot: 55 District: 19, Dekalb County, GA.

Property is zoned: R-4, Council District: 6th, 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 Office 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 Office 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 29 Day Of Sept, 20015.



[Handwritten signature]
NOTARY PUBLIC

[Handwritten signature]
Owner or Agent for Owner (Applicant)
JOHN K BENZINGER
APPLICANT'S NAME IN PRINTED LETTERS

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: Construct a new 11'-2" w x 17'-10" d carport at front of house. Carport will be open on three sides.

Rear addition to house is already permitted and does not require variance.

New footprint for carport is 200 sf and is single story.

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.

3,095 covered square feet / 13,119 total lot square feet = 23.6 % 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 Office of Planning serves as staff to the BZA. Approximately one week after each closing date, a planner is assigned to review your application. All inquiries 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), 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 Office 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 Office 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 Office 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.

Staff Recommendation. Office of Planning staff reviews and makes written recommendations to the BZA on each variance application. You may contact your assigned planner at (404) 330-6145 on the day of the public hearing if you wish to know staff's recommendation.

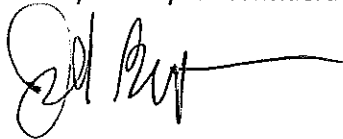
Justification for Variance

John Benzinger
1227 Spring Valley Lane NE
Atlanta, GA 30306

john.benzinger@avnet.com
404-786-4191

- 1) Property is narrow. Existing house already sits closer than 7" from the property line on both sides. Existing driveway is also closer than 7" of side property line. Top of driveway provides the most practical location for carport. Property is too narrow to allow access to the backyard for parking. Carport will not encroach on the side yard any more than the existing house.
- 2) Due to the location of the existing house/driveway, already sitting within 7" of side property line, zoning regulations will not allow a carport in the most practical location. Shifting the proposed location of the carport to meet zoning regulations would sacrifice the aesthetic integrity of the house as well as require the removal of a tree and significant landscaping do to topography.
- 3) In comparison to the neighboring properties; 1221 Spring Valley has enough room to allow access to the backyard for parking. 1215 Spring Valley and 1209 Spring Valley have existing carports. Pictures attached.
- 4) Carport will promote desirable living conditions, remains consistent with the neighborhood architecture, and, as previously stated, will not encroach on side yard any more than existing house already does.

Thank you for your consideration,



John Benzinger

Justification for Variance; photographs

John Benzinger
1227 Spring Valley Lane NE
Atlanta, GA 30306

john.benzinger@avnet.com
404-786-4191



Proposed location for carport @ 1227 Spring Valley Lane NE



Carport @ 1209 Spring Valley Lane. 3 houses down from 1227.



Carport @ 1215 Spring Valley Lane. 2 houses down from 1227.

RECEIPT

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

Application: V-15-331
Application Type: Planning/BZA/Variance/NA
Address: 1227 SPRING VALLEY LN NE, ATLANTA, GA 30306
Owner Name:
Owner Address:
Application Name:

Receipt No. 435821

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received Comments
Credit Card		\$100.00	09/29/2015	PAMITCHELL	

Work Description: Applicant seeks variance to reduce the east side yard setback from 7ft to 5ft to allow carport addition to sf

PAID
CITY OF ATLANTA

SEP 29 2015

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

