



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

APPLICATION #: **V-15-378**

DATE ACCEPTED: **11/18/2015**

NOTICE TO APPLICANT

Address of Property:

1118 East Rock Springs RD NE

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

Board of Zoning Adjustment (BZA) Hearing Date: January 7, 2016

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

JONAS GOODMAN





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-15-378

NPU F DATE FILED 11-18-15

1. Jonas Goodman
Name of Applicant

BUILDING PERMIT AUTHORIZING

A Variance to Construct a Covered Screen Porch

at 1118 East Rock Springs Road NE 17th / 3
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 3.5 feet to construct an additon to a single-family dwelling. Applicant seeks no other variance 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

Plan Reviewer [Signature] Date 11-18-15

Applicant [Signature] Date 11/17/15

APPLICATION FOR VARIANCE
City of Atlanta



Date Filed 11-18-15 Application Number V15-208
Name of Applicant Jonas Goodman Daytime Phone 7706052086
Company Name _____ e-mail jonasgood@gmail.com
Address 1118 E Rock Springs Rd. Atlanta GA 30306
street city state zip code

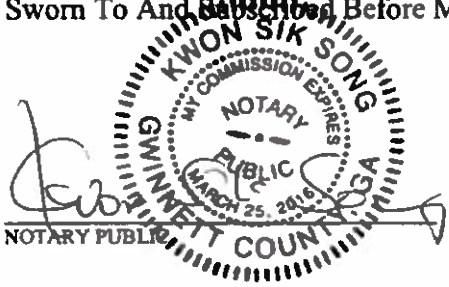
Name of Property Owner Jonas Goodman Phone 7706052086
Address 1118 E Rock Springs Rd Atlanta GA 30306
street city state zip code

Description of Property
Address of Property 1118 E Rock Springs Rd. 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: _____, _____ County, GA.
Property is zoned: _____, Council District: _____, Neighborhood Planning Unit: _____

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).

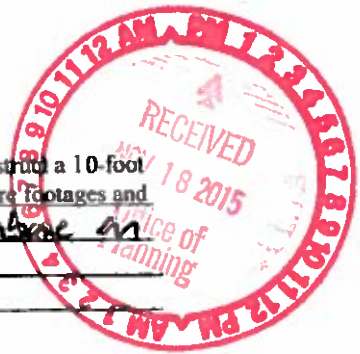
I hereby authorize the staff of the Office of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Planning upon filing this application. I swear 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 30 Day Of October 2015.



Jonas Goodman
Owner or Agent for Owner (Applicant)
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 15' x 27.5" Screen Porch above an existing deck 397.1 SF



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.

49012 SF covered square feet / 108364 total lot square feet = 452% proposed lot coverage
_____ % 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 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), 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.



Dear Board of Zoning Adjustments,

We are applying for a variance for our house located at 1118 E Rock Springs Road NE, Atlanta, GA 30306.

Our home was built in 1931 in the classic Morningside neighborhood. We have an existing deck in the rear of the house that we wish to build a covered screened porch on. Our setback currently is less than 3 feet. We are asking for a 3.5 feet setback to build the covered screened porch.

Thank you for your consideration of this request.

Cecilie and Jonas Goodman

770-605-2086

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, Jonas Goodman (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT _____

1118 E Rock Springs Rd NE (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 Garrett Coley

ADDRESS OF APPLICANT PO Box 957421

Duluth GA. 30095

TELEPHONE NUMBER 678-860-6678

Signature of Owner

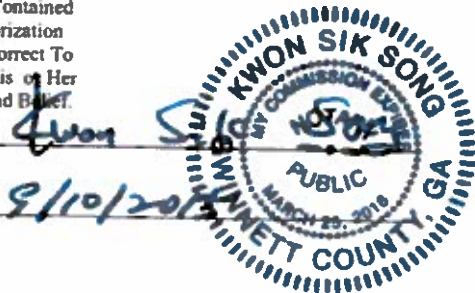
Personally Appeared Before Me

Jonas Goodman

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

Date



CITY OF ATL BLDG PERM1
55 TRINITY AVE STE 1350
ATLANTA, GA 30303

11/18/2015 14:08:11 NITY DEVELOPMENT
Merchant ID: 000000004009798
Terminal ID: 06347552
4107574675

PAID
CITY OF ATLANTA
NOV 18 2015
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

CREDIT CARD
AMEX SALE

3
I/BZA/Variance/NA
ST ROCK SPRINGS RD NE, ATLANTA, GA 30306
AN JONAS
Rock Springs Rd Atlanta,GA 30306

CARD # XXXXXXXXXXXX2009
INVOICE 0016
Batch #: 000275
Approval Code: 567632
Entry Method: Swiped
Mode: Online

SALE AMOUNT

\$100.00

Payment Date	Cashier ID	Received	Comments
11/18/2015	PLUKE		

CUSTOMER COPY

Work Description:

Applicant seeks a variance from the zoning regulations to reduce the east side yard setback from 7ft to 3.5ft to construct an addition to a single-family dwelling.

C O N S T R U C T I O N D R A W I N G S

PROJECT SCOPE: REBUILD DECK & ADD A SCREENED PORCH.
ON REAR OF EXISTING HOUSE.

JONAS & CECILIE GOODMAN

1118 EAST ROCK SPRINGS ROAD NE ATLANTA, GA. 30306

ARCHITECT CHIP MURRAH GA. LIC # 75999 404-273-2555
7540 BRIDGEGATE COURT ATLANTA, GEORGIA 30350

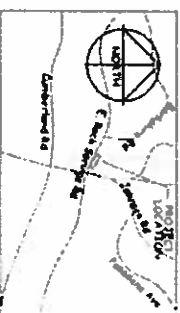
CONTRACTOR TILTON BUILDERS INC. LUKE TILTON 404-328-5679

INDEX OF DRAWINGS

- S-1 SITE PLAN
- EX-1 EXISTING 1ST FLOOR PLAN
- EX-2 EXISTING BASEMENT PLAN
- A-1 RENOVATED FLOOR PLAN
- A-2 NEW REAR & SIDE ELEVATIONS
- A-3 FLOOR FRAMING PLAN
- A-4 CEILING / ROOF FRAMING PLAN
- A-5 NEW FOUNDATION PLAN
- A-6 WALL SECTION

APPLICABLE BUILDING CODES

- International building code 2012 edition w/ Ga. amendments 2015
- International residential code 2012 edition w/ Ga. amendments 2015
- International fire code 2012 edition w/ Ga. amendments 2014
- International electrical code 2014 edition w/ no Ga. amendments
- International mechanical code 2012 edition w/ Ga. amendments 2015
- International plumbing code 2012 edition w/ Ga. amendments 2015
- International fire gas code 2012 edition w/ Ga. amendments 2015
- International energy conservation code 2009 edition w/ Ga. supplements & amendments 2011 2012



LOT COVERAGE CALCULATIONS	
LOT AREA	13978 SQ FT
HOUSE FOOTPRINT	4185 SQ FT
DRIVEWAY	13978 SQ FT
TOTAL	13978 SQ FT (100%)

AVERAGE HEIGHT CALCULATIONS	
PROPOSED ELEVATION	20'-0"
EXISTING ELEVATION	20'-0"
SIDE ELEVATION	22'-0"
AVERAGE HEIGHT	24'-0"



8/19/15

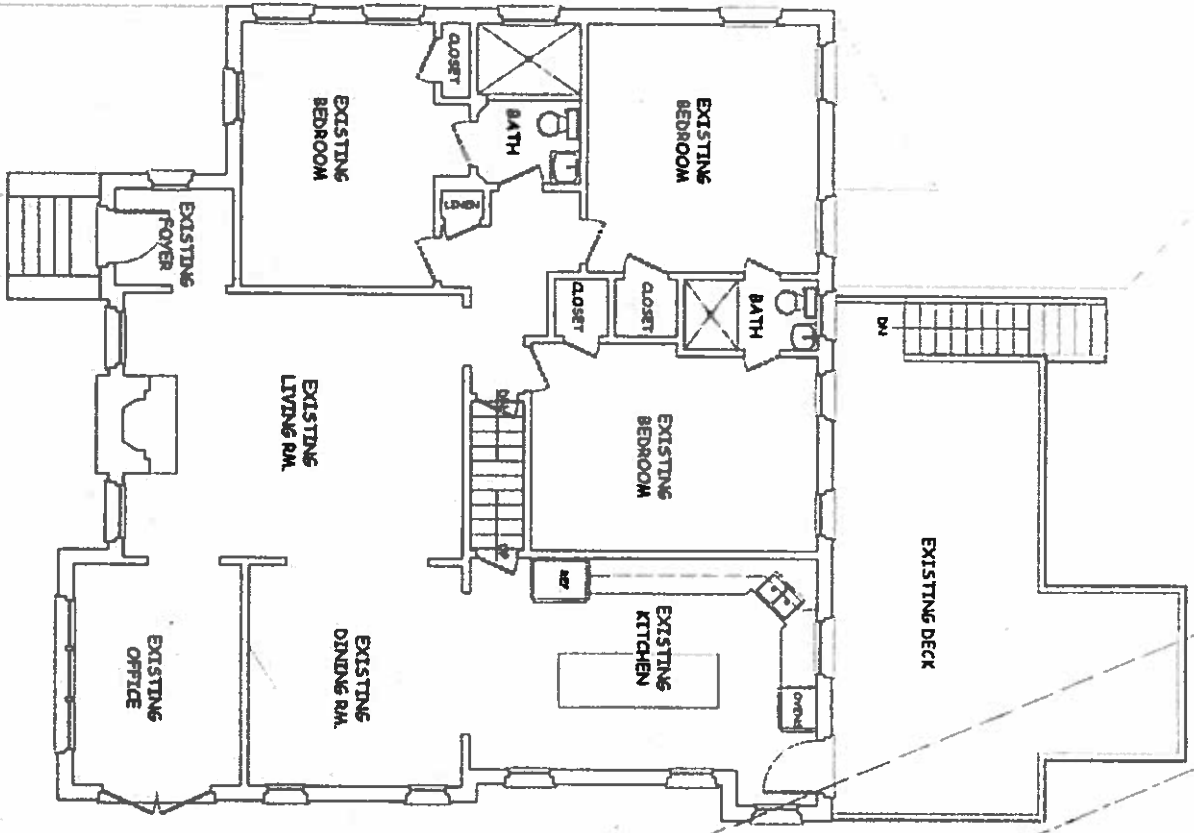
808-S1-A



EXISTING 1st FLOOR PLAN

SCALE: 1/4" = 1'-0"

1787 SQUARE FEET



RELEASED FOR CONSTRUCTION

AUGUST 19, 2015



A RENOVATION & ADDITION FOR
JONAS & CECILIE GOODMAN
1118 EAST ROCK SPRINGS NE ATLANTA, GA. 30306

CLIP MURKALI
ARCHITECT
404.527.2228

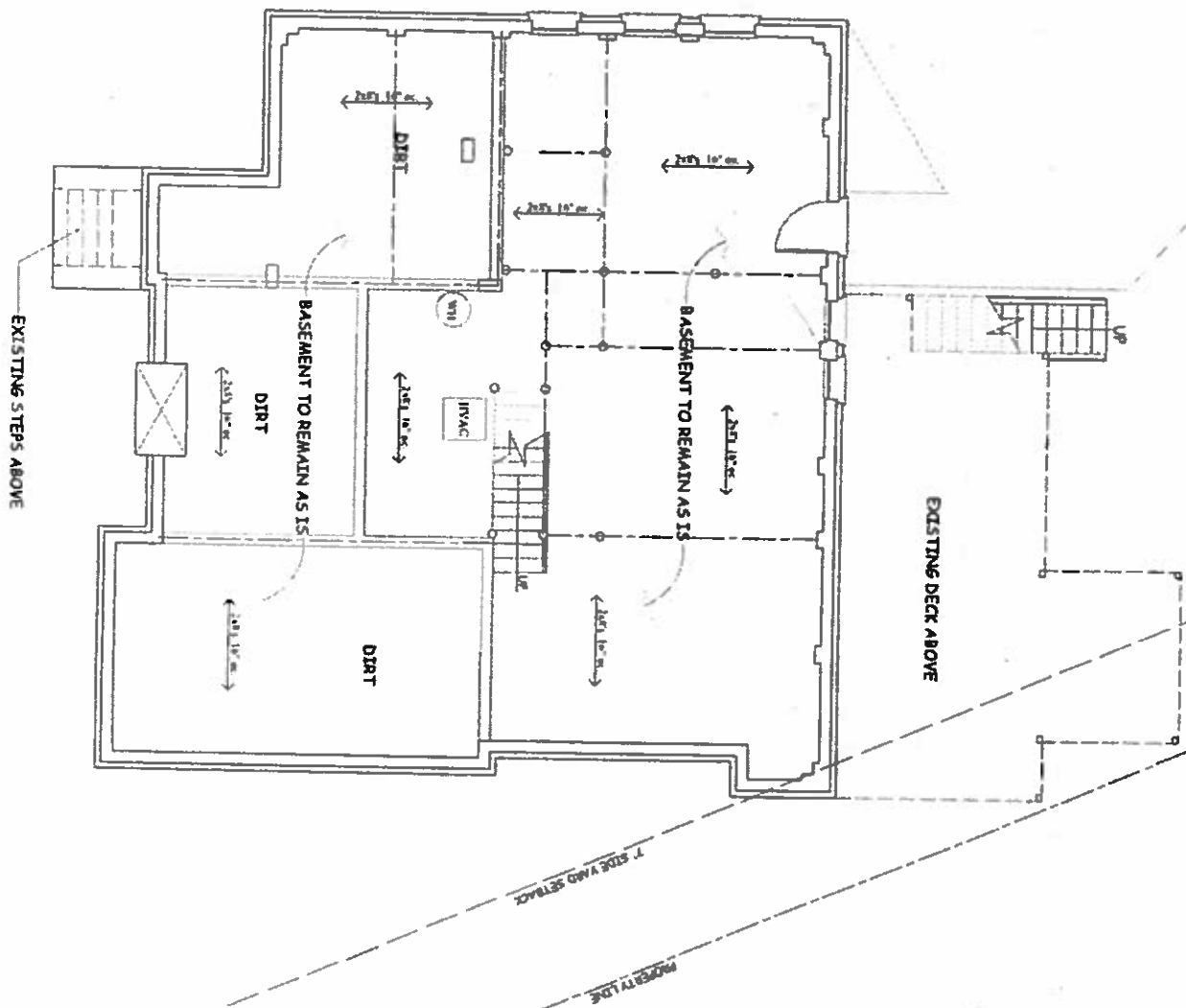
NO.	REVISIONS

DATE	JOB #
8/19/15	
DRAWN	SHEET
CM	EX-1

This plan is the property of the Architect and is not to be reproduced without the prior written consent of the Architect. The Architect assumes no responsibility for the construction of the project or for the accuracy of the information provided on this plan. The Architect is not responsible for the construction of the project or for the accuracy of the information provided on this plan. The Architect is not responsible for the construction of the project or for the accuracy of the information provided on this plan.

EXISTING BASEMENT PLAN

SCALE: 1/4" = 1'-0"



RELEASED FOR CONSTRUCTION

AUGUST 19, 2015



A RENOVATION & ADDITION FOR
JONAS & CECILIE GOODMAN
 1118 EAST ROCK SPRINGS NE ATLANTA, GA. 30306

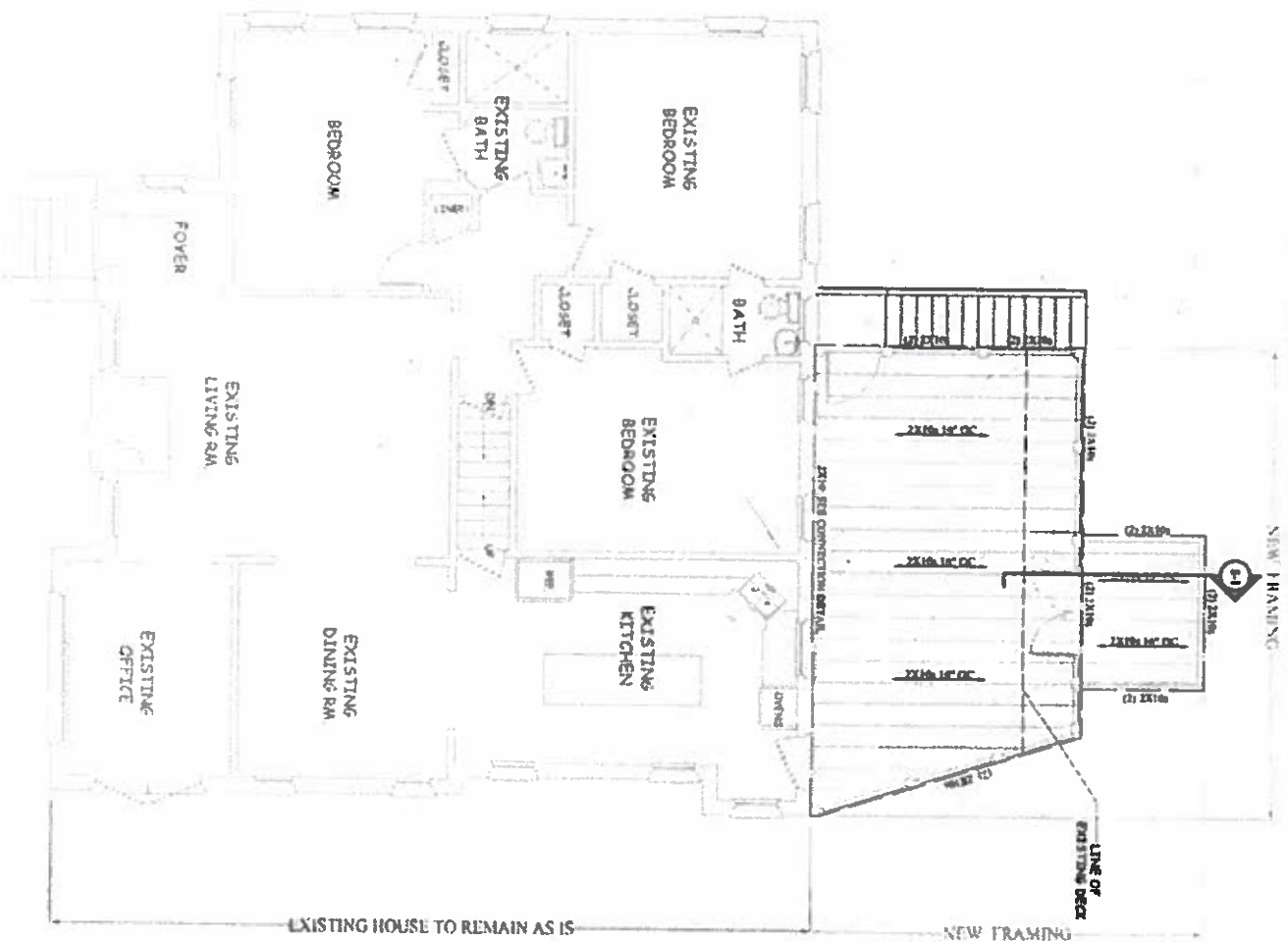
CHAD MURRELL
 ARCHITECT
 4007332935

REVISIONS

DATE	JOB #
8/19/15	105
DRAWN	SHEET
CM	EX-2



V-15-308



NEW SCREENED PORCH & DECK FRAMING PLAN

SCALE: 1/4" = 1'-0"

434 SQUARE FEET

RELEASED FOR CONSTRUCTION

AUGUST 19, 2015



REVISIONS

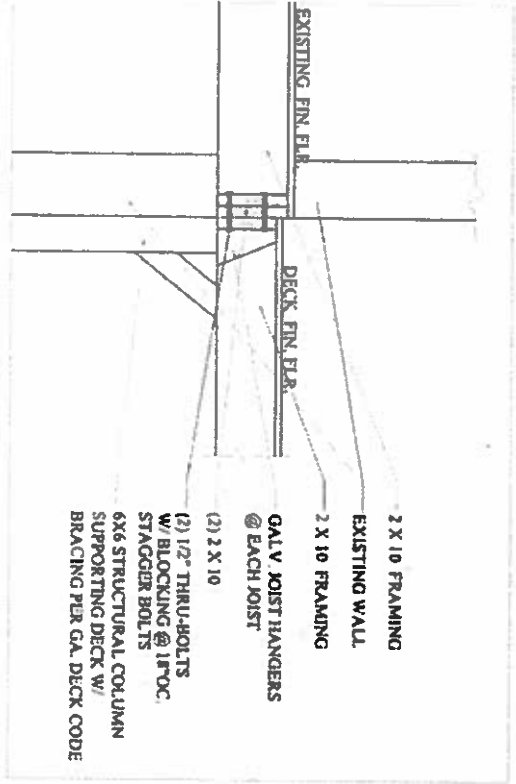
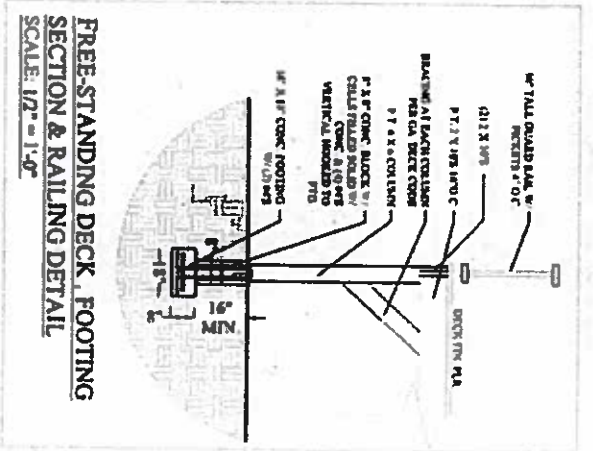
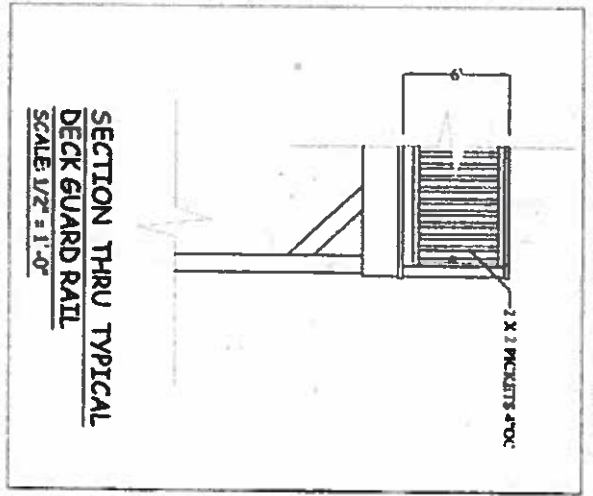
CHIEF ARCHITECT
484.211.5533

**A SCREENED PORCH OVER AN EXISTING DECK FOR
JONAS & CECILIE GOODMAN**
1118 EAST ROCK SPRINGS NE ATLANTA, GA. 30306

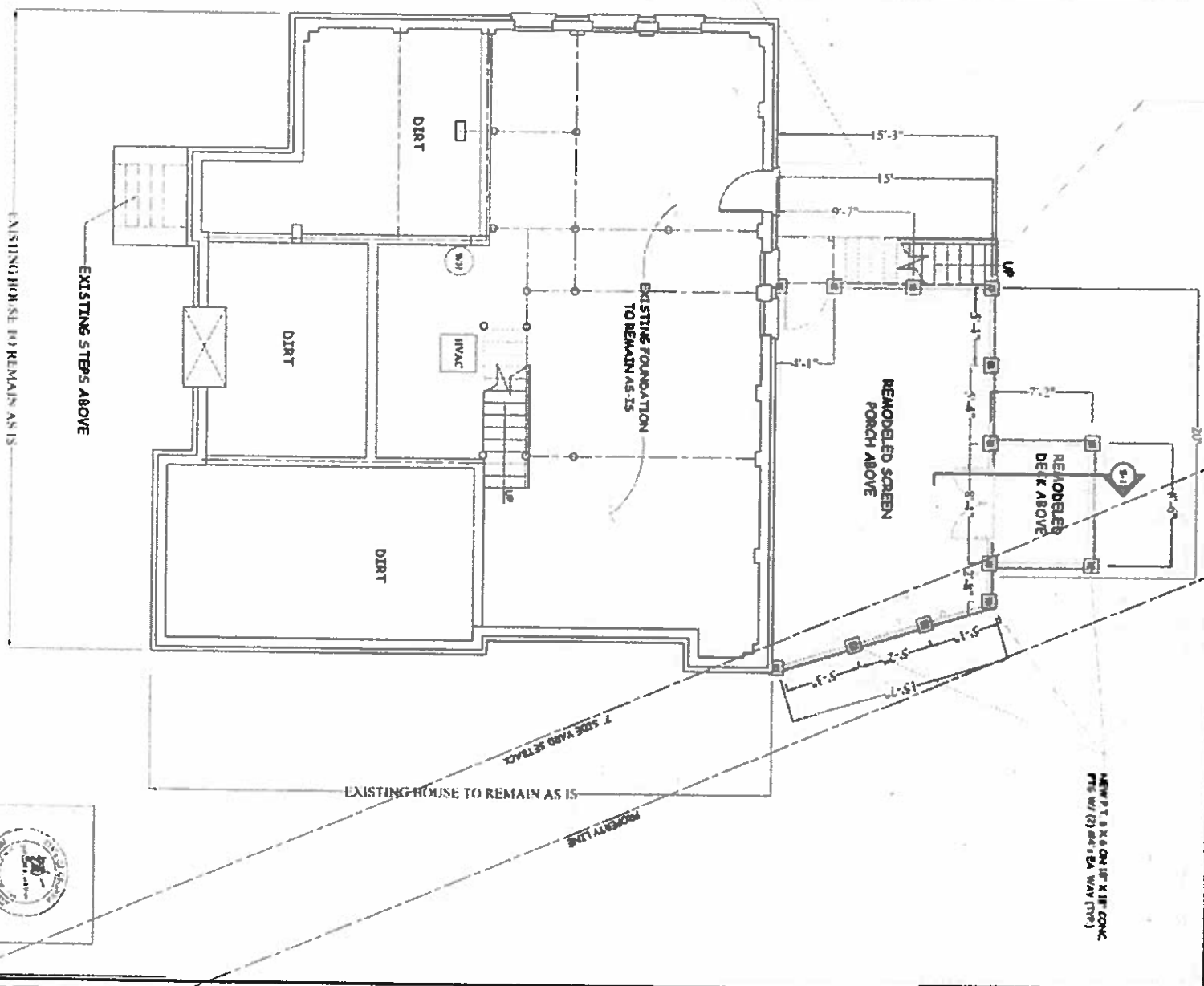
DATE	JOB #
8/19/15	
DRAWN	SHEET
CM	A-3



V-15-2015



NEW FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



RELEASED FOR CONSTRUCTION

AUGUST 19, 2015



**A RENOVATION & ADDITION FOR
JONAS & CECILIE GOODMAN**
1118 EAST ROCK SPRINGS NE ATLANTA, GA. 30306

REVISIONS	

CHIP MURRELL
ARCHITECT
400.333.2315

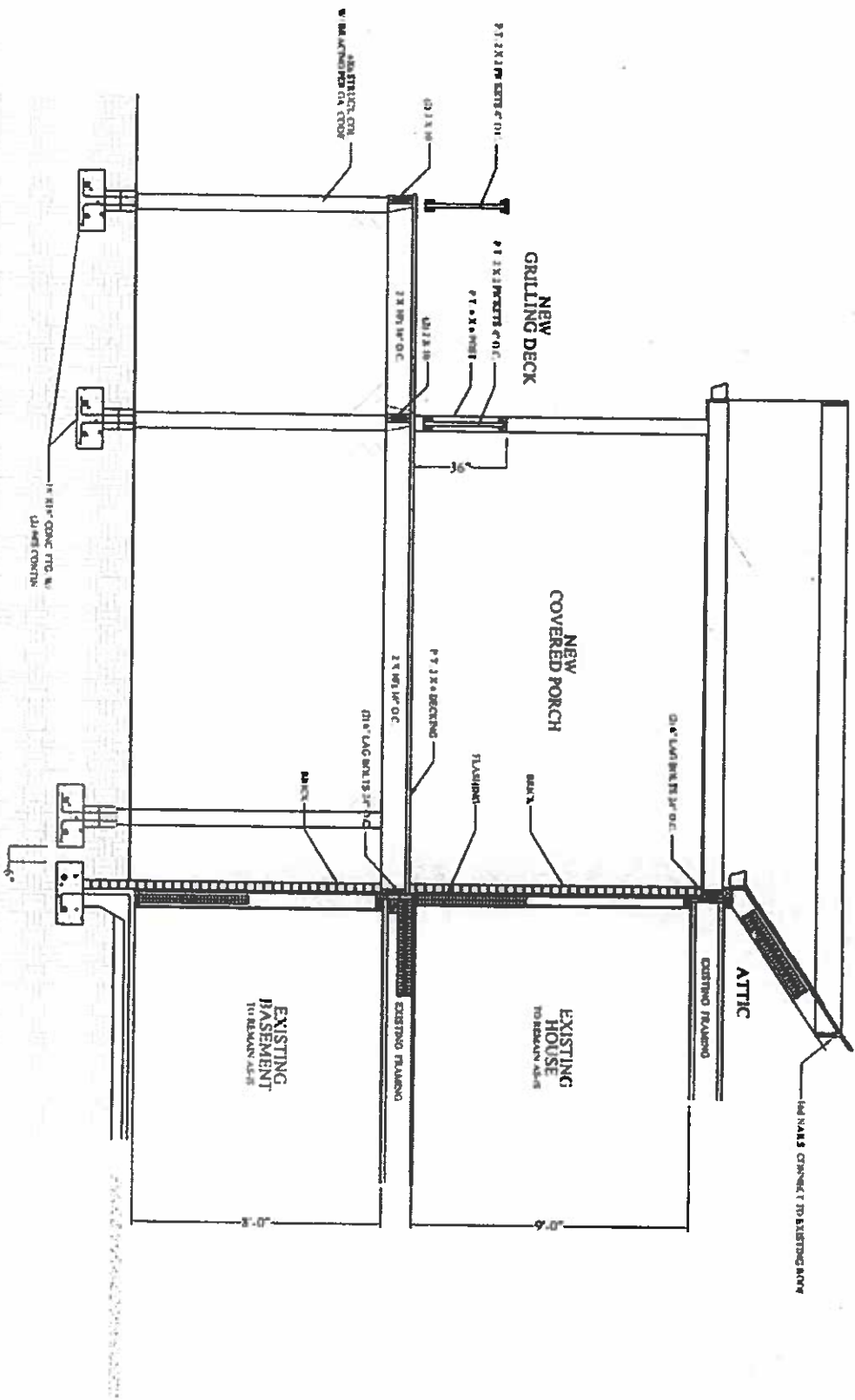
DATE	8/19/15
DRAWN	CM
SHEET	A-1



V-15-211

SECTION S-1 PORCH / DECK

SCALE: 1/2" = 1'-0"



RELEASED FOR CONSTRUCTION

AUGUST 19, 2015



**A RENOVATION & ADDITION FOR
JONAS & CECILIE GOODMAN**
1118 EAST ROCK SPRINGS NE ATLANTA, GA. 30306

CLIP MURRAY
ARCHITECT
404.753.2555

REVISIONS

DATE	8/19/15	JOB	1118 EAST ROCK SPRINGS NE
DRAWN	AS	SHEET	AS
CM	AS		



V-15-392

Jonas & Cecilie Goodman and Lucas Tilton Residential SURVEY AND SITE PLAN FOR:

Lot 7 Block 6	REVISIONS	9-08-15
Lenox Park Subdivision		
Plot Book 29 Page 28		
LAND LOT: 3		
DISTRICT: 17th		
COUNTY: Fulton		
STATE: Georgia	SCALE: 1"=30'	SURVEY/
FIELD DATE: 5-29-15	PLAT DATE: 6-02-15	JOB: 150040

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235
 CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN", Deed 27-17
 E-Mail: Lneese2235@aol.com
 (770) 428-2122
 194 Cadence Trail
 Canton, Georgia 30115
Larry D. Neese, PLS

24 HR. CONTACT: Luke Tilton 404-328-5679

GRAPHIC SCALE
 30' 15' 0' 15' 30'

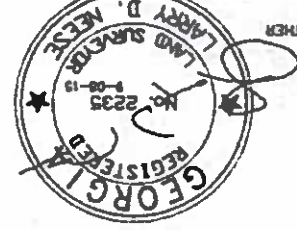
ALL MATTERS PERTAINING TO THIS PLAN ARE TO BE EXCEPTED UNLESS OTHERWISE SHOWN HEREON. NO LIABILITY FOR CONSEQUENT DAMAGES SHALL BE ASSUMED BY THE SURVEYOR UNLESS OTHERWISE SHOWN HEREON. THE SURVEYOR'S LIABILITY IS LIMITED TO THE EXCLUSIVE USE OF THE PERSONS OR ENTITIES NAMED HEREON. NO LIABILITY FOR DAMAGES SHALL BE ASSUMED BY THE SURVEYOR UNLESS OTHERWISE SHOWN HEREON. THE SURVEYOR'S LIABILITY IS LIMITED TO THE EXCLUSIVE USE OF THE PERSONS OR ENTITIES NAMED HEREON. NO LIABILITY FOR DAMAGES SHALL BE ASSUMED BY THE SURVEYOR UNLESS OTHERWISE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITIES NAMED HEREON. NO LIABILITY FOR DAMAGES SHALL BE ASSUMED BY THE SURVEYOR UNLESS OTHERWISE SHOWN HEREON. THE SURVEYOR'S LIABILITY IS LIMITED TO THE EXCLUSIVE USE OF THE PERSONS OR ENTITIES NAMED HEREON. NO LIABILITY FOR DAMAGES SHALL BE ASSUMED BY THE SURVEYOR UNLESS OTHERWISE SHOWN HEREON.

Georgia Plat Act O.C.G.A. § 44-10-07. The Georgia Board of Professional Engineers and Land Surveyors and as set forth in the on set forth in Chapter 180-7 of the Board Rules of Technical Standards for Property Surveys in Georgia. This survey was prepared in conformity with the Georgia Plat Act O.C.G.A. § 44-10-07.

One Story House with Porch Basement
 2530.0 Sq. Ft. (2345)
0.249 Acres
 10,856.4 Sq. Ft.
 Disturbed Area
 0.0 Sq. Ft.
 0.0 Acres

CSWCC
 Land Use Consultants, Inc.
 127123914
 137678117



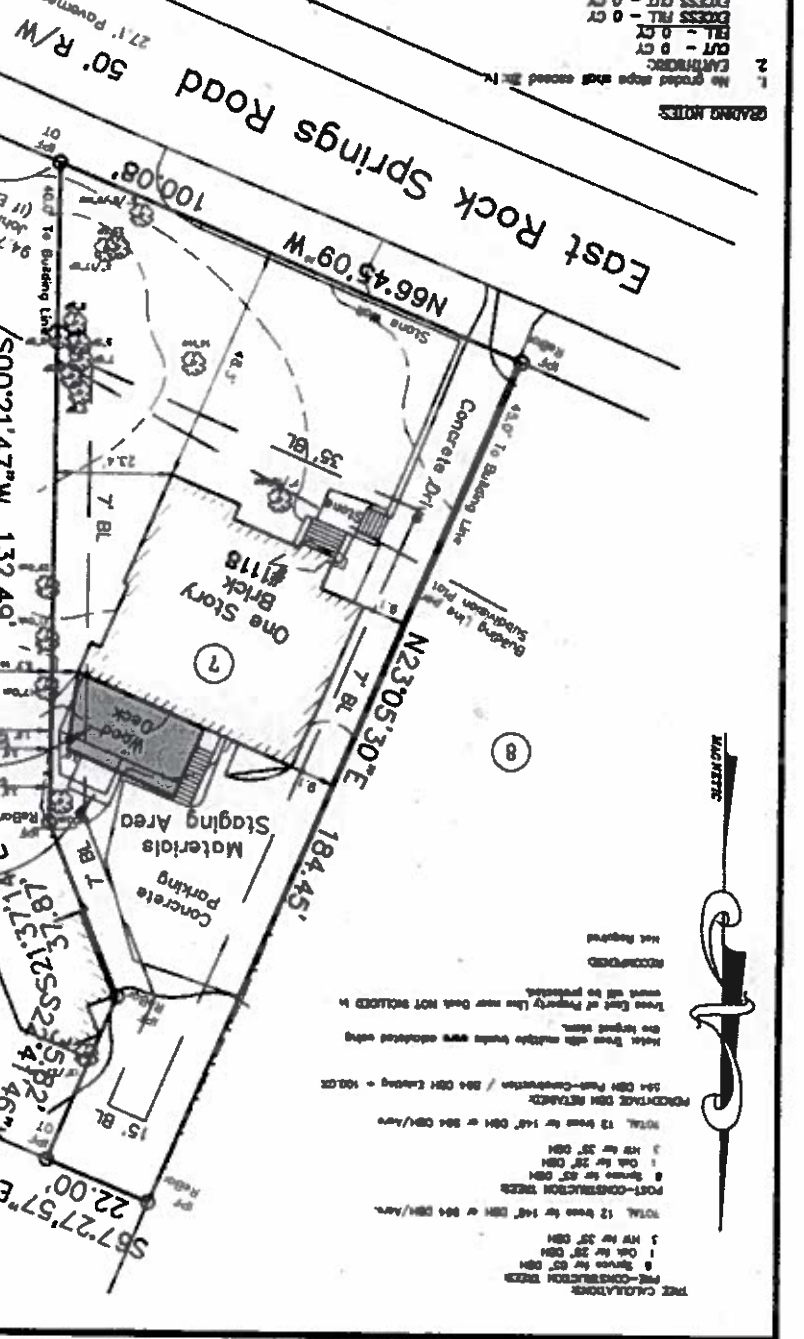
GENERAL NOTES:

- No grades shown shall exceed 8%.
- CUT - 0.0 CY
 FILL - 0.0 CY
 EXCESS CUT - 0.0 CY
- Method of lot coverage.

METHODS LOT COVERAGE:

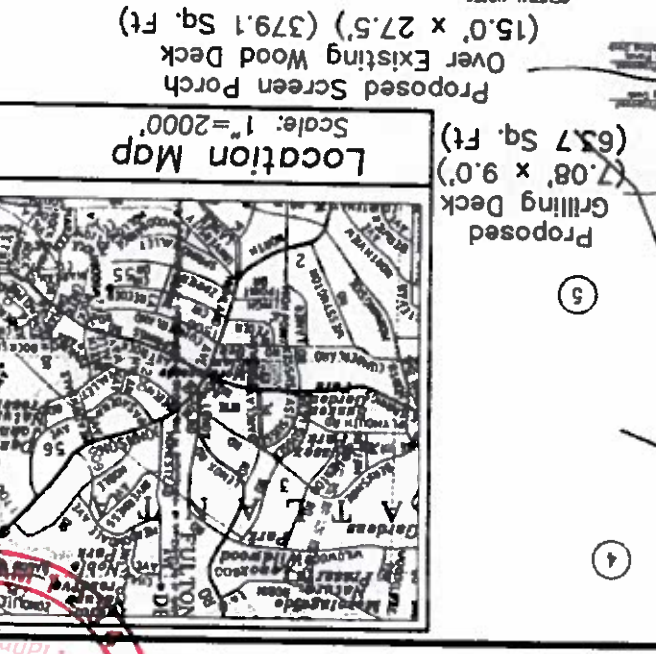
House	1550.0 Sq. Ft.
Front Deck & Steps	473.9 Sq. Ft.
Back Deck & Steps	143.8 Sq. Ft.
Stone Wall	1230.0 Sq. Ft.
Concrete Drive & Walk	2280.4 Sq. Ft.
TOTAL	4801.2 Sq. Ft. (44.2% of Site Area)

Total Area
 10,856.4 Sq. Ft.
0.249 Acres



GENERAL NOTES:

- Boundary and Topographic information from survey by Larry D. Neese, PLS dated June 02, 2015.
- Property in Zone B-6. Sublots are:
 Front - 55'
 Side - 7'
 Rear - 15'
- Area - 10,856.4 Sq. Ft. or 0.249 acres
- THE ESCAPE OR SEEDING FROM THE SITE SHALL BE PRESENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- The Erosion & Sediment Control Measures shown on the plan shall meet the requirements of Section 171-Temporary sit forces of the Georgia Standard Specifications, 1983 Edition and be reinforced.
- As Erosion & Sediment Control Devices shall conform at least to the standards required by the Regulations and Standards of the City of Atlanta.
- The Erosion & Sediment Control Measures shall be maintained in accordance with the Regulations and Standards of the City of Atlanta. It is the Contractor's responsibility to maintain the Erosion & Sediment Control Measures and to provide the erosion & sediment control, additional control measures will be implemented by the Contractor.
- Additional Devices shall be inspected weekly and after every rain and repaired or replaced as necessary.
- All Erosion & Sediment Control Measures shall be maintained until permanent grading is established and a Certificate of Occupancy is obtained.
- Disturbed areas left shall be stabilized with temporary vegetation or other approved methods.
- After 30 days permanent vegetation shall be established.
- The Protection Fence shall be installed in a manner of least meeting the Requirements of the City of Atlanta prior to any land disturbing activities.
- No waters of the State exist within 200' of the project site.
- Vertical Datum based on Mean Sea Level. Contour interval is two feet.
- No Pond or Trench Court is planned for this site.
- No utilities located on this plan and no new utility connections required for this location.



RECEIVED
 NOV 18 2015
 Office of
 Planning
 PM 1 23 45 AM
 567 8910 11 12 AM
 PM 21 11 01 6 8 7 9 5 5
 V-15-592