



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

APPLICATION #: **V-15-402**
DATE ACCEPTED: **12/21/2015**

NOTICE TO APPLICANT

Address of Property:
1158 Spring Valley LN NE

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

Board of Zoning Adjustment (BZA) Hearing Date: *2-11-2016*
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,



Nathan Carson
NC, for Director, Bureau of Planning



Garrett Daniel



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



REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-15-402

NPU F DATE FILED 12-21-15

1. Garrett Daniel

Name of Applicant

BUILDING PERMIT AUTHORIZING

Construction of a second story addition

at 1158 Spring Valley Ln NE 17th/2
 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 east side yard setback from 7ft. to 5ft. to allow a second story addition to a single family house.

Applicant seeks no other variances at this time. (no plan review conducted)

1982 ZONING ORDINANCE, AS AMENDED

Chapter 06 Section 16-06.008 Paragraph (2)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

G. Johnson 12-21-15
 Plan Reviewer Date

[Signature] 12-21-15
 Applicant Date

APPLICATION FOR VARIANCE
City of Atlanta

Date Filed 12.23.15

Application Number V-15-402

Name of Applicant GARRETT DANIEL Daytime Phone 404-441-6495

Company Name GARRETT DANIEL ARCHITECTURE, LLC e-mail DANIELARCHITECTURE.COM

Address 122 E. HILL ST. DECATUR, GA 30030
street city state zip code

Name of Property Owner LAURA PODEWILS Phone 403-831-5678

Address 1158 SPRING VALLEY LANE ATLANTA, GA 30306
street city state zip code

Description of Property

Address of Property 1158 SPRING VALLEY LANE OR

the subject property fronts 60.11 feet on the NORTH side of SPRING VALLEY LANE, and begins _____ feet from the _____ corner of _____

Depth: 134.35' Area: 8006 SQ. FT. Land Lot: 2 District: 17, FULTON County, GA.

Property is zoned: R-4, Council District: 6, Neighborhood Planning Unit: F

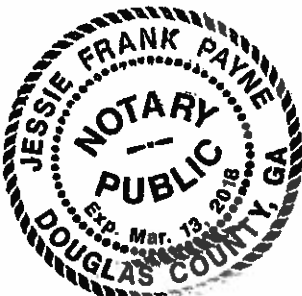
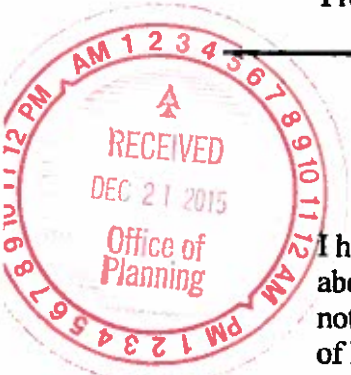
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant variance(s).

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 21st Day Of Dec, 2015.

[Signature]
Owner or Agent for Owner (Applicant)
GARRETT DANIEL
APPLICANT'S NAME IN PRINTED LETTERS

[Signature]
NOTARY PUBLIC

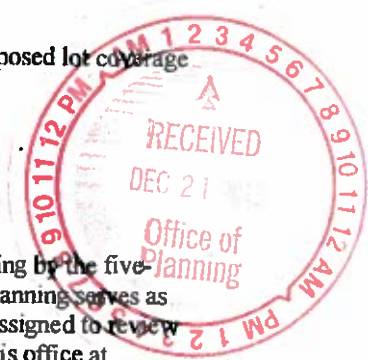


V-15-402

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:** REDUCE EASTERN SIDE YARD SETBACK FROM 7'-0" TO 5'-0" FOR A SECOND FLOOR ADDITION TO EXISTING RESIDENCE

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.

3,134 covered square feet / 8,006 total lot square feet = 12.09% 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 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 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.

V-15-402

Garrett Daniel Architecture, LLC

122 E. HILL STREET DECATUR, GA 30030 | 404 441 6495 | GARRETT@GARRETTDANIELARCHITECTURE.COM

Criteria for Variance for 1158 Spring Valley Lane

December 16, 2015

City of Atlanta
Department of Planning and Community Development
Office of Planning
55 Trinity Avenue, Suite 3350
Atlanta, GA 30303

To whom it may concern,

Per the City of Atlanta Office of Planning Variance Application Checklist, I am providing the Criteria for Variance, per Sec. 16-26.003.

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

The lot is exceptional in size as it is smaller in area and street frontage required by the R-4 zoning. The lot has 8,006 square feet which is less than the required minimum area of 9,000 square feet. The lot is 60.11' wide which is less than the minimum of 70' for street frontage. If the lot were 9'-0" wider thus meeting the required 70', a variance would not be required

(2) The application of the zoning ordinance of the City of Atlanta to this Particular piece of property would create an unnecessary hardship;

As the lot size is smaller than required for an R-4 zoning lot the existing house is located within the side yard setback. The owner's options for adding to or updating the living space are limited without a variance. If the lot were conforming to all R-4 zoning requirements, a variance would not be required for a renovation. Therefore, *the application of the zoning ordinance of the City of Atlanta to this Particular piece of property would create an unnecessary hardship* from the non-conforming lot characteristics.

(3) Such conditions are peculiar to the particular piece of property involved;



V-15-402

The smaller lot area and narrow street frontage create a limited buildable envelop. While not uncommon in this neighborhood, the smaller lot size creates a peculiar condition.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning ordinance of the City of Atlanta.

The reduction of the eastern side yard setback from 7'-0" to 5'-0" is requested to allow the addition of a second floor on the existing footprint.

The variance, if granted, will not hinder *securing safety from fire, panic or other dangers* nor will it detract from *providing adequate light and air* because:

- The reduction of the eastern side yard setback from 7'-0" to 5'-0" will maintain the same distance to the nearest neighboring structure.
- The proposed design does not expand the structure towards the side property line. The proposed design maintains the same non-conforming wall plane, extending the wall up to the new second floor.

The variance will *further the purposes and intent of the zoning ordinance* by reducing the side yard setback and allowing the existing footprint to remain with minimal addition to allow for a usable second floor which will *be consistent with the purposes and intent of the zoning ordinance.*

The ability for the existing footprint to remain and adding a second floor will also minimally increase lot coverage, impervious area and impact to the site which will cause minimal impact and further the purposes and intent of *The City of Atlanta Department of Watershed Management as well as the State of Georgia Environmental Protection Division.*

The variance will allow for the owner to develop the property for it highest and best use which will *protect against blight and depreciation of the surrounding neighborhood and sustain stability of the neighborhood.*

The proposed design will increase the impervious coverage from 42.22% to 42.89%, but will remain well below the allowable of 50%. The lot will maintain sensitive to the *pervious area and increasing porous surfaces to allow rainwater to absorb into the ground and reducing runoff and flooding.* The new structure will follow current *water quality and runoff management thus facilitating drainage and other public requirements.*

If granted, the variance will allow the owner to enhance the living conditions and neighborhood value which will *provide for the orderly evolution of the neighborhood, and promote desirable living conditions.*



V-15-402

NOTARIZED AUTHORIZATION BY PROPERTY OWNER

(Required only if applicant is not the owner of the property subject to the application.)

TYPE OF APPLICATION _____

I, Laura Jean Podewils (OWNER'S NAME)

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

1158 Spring Valley Ln NE Atlanta (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 DANIEL

ADDRESS OF APPLICANT 122 E. HILL ST.

DECATUR, GA 30030

TELEPHONE NUMBER 404.441.6495

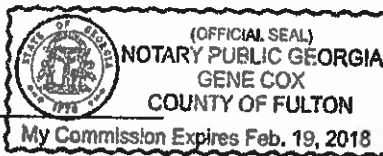
Laura Jean Podewils
Signature of Owner

Personally Appeared
Before Me
Laura J. Podewils

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

[Signature]
Notary Public

Sept. 14, 2015
Date



RECEIPT

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

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

12/21/2015 12:09:51
Merchant ID: 00000000400979
Terminal ID: 06383351
184191133992

Application: V-15-402
Application Type: Planning/BZA/Variance/NA
Address: 1158 SPRING VALLEY LN NE, ATLANTA, GA 3
Owner Name: PODEWILS LAURA J
Owner Address:
Application Name:

CREDIT CARD
MC SALE

CARD # XXXXXXXXXXXXX144
INVOICE 000
Batch #: 00029
Approval Code: 16069
Entry Method: Swipe
Mode: Onlin
Tax Amount: \$0.0

Receipt No.	446947				
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Receiver
Credit Card		\$100.00	12/21/2015	PAMITCHELL	

SALE AMOUNT \$100.0

Owner Info.: PODEWILS LAURA J

CUSTOMER COPY

Work Description: Applicant Seeks Variance from zoning ordinance to reduce the require setback from 7ft. to 5ft. to allow a second stroy addition to single family

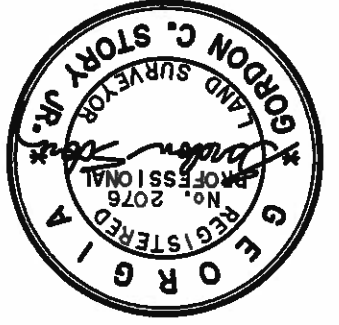
PAID
CITY OF ATLANTA

DEC 21 2015

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

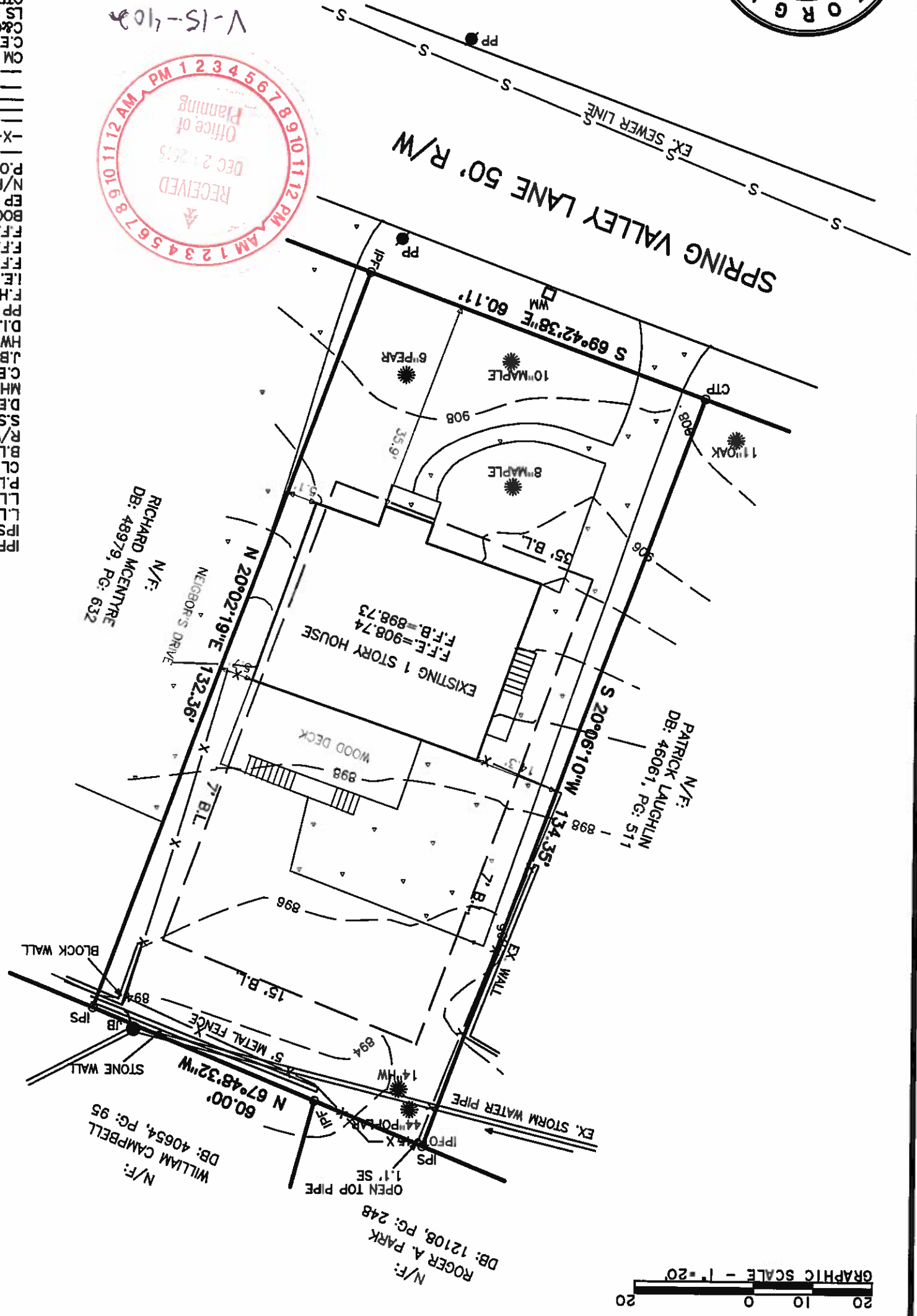


THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67



SURVEY FOR: 1158 SPRING VALLEY LANE TAX PARCEL #1700020050437		ALPHA LAND SERVICES 1005 ECHO VALLEY COURT LOGANVILLE, GA. 30052 OFF: 770.696.4054 FAX: 770.696.4054	
LOT: 13 BLOCK: A	LAND LOT: 2	REVISION:	
SUB: ROCK SPRINGS ESTATES	DISTRICT: 17TH COUNTY	REF. PLAT: PB. 14 P. 150	
AREA = 0.184 ACRES	PLAT DATE: 06/30/15	FIELD DATE: 06/23/15	
JOB No. 15-06-211			

- LEGEND**
- IPF = 1/2" REBAR FOUND
 - IPS = 1/2" REBAR PIN SET
 - L.L. = LAND LOT
 - L.L.L. = LAND LOT LINE
 - P.L. = PROPERTY LINE
 - CL = CENTERLINE
 - B.L. = BUILDING LINE
 - R/W = RIGHT-OF-WAY
 - S.S.E. = SANITARY SEWER EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - M.H. = MANHOLE
 - C.B. = CATCH BASIN
 - J.B. = JUNCTION BOX
 - HW = HEADWALL
 - D.I. = DROP INLET
 - PP = POWER/UTILITY POLE
 - F.H. = FIRE HYDRANT
 - I.E. = INVERT ELEVATION
 - F.F.E. = FINISHED FLOOR ELEVATION
 - F.F.B. = FINISHED FLOOR BASEMENT
 - F.F.G. = FINISHED FLOOR GARAGE
 - BOC = BACK OF CURB
 - EP = EDGE OF PAVEMENT
 - N/F = NOW OR FORMERLY
 - P.O.B. = POINT OF BEGINNING
 - SS = SANITARY SEWER LINE/PIPE
 - X-X-X- = FENCE LINE
 - O = FLOOD HAZARD ZONE LINE
 - ST = STORM SEWER LINE/PIPE
 - W = WATER LINE
 - G = GAS LINE
 - CM = CONCRETE MONUMENT
 - C.E. = CONSTRUCTION EASEMENT
 - C&G = CURB AND GUTTER
 - LS = LIGHT STANDARD
 - OTF = OPEN TOP PIPE FOUND
 - CTP = CRIMP TOP PIPE FOUND



GRAPHIC SCALE - 1" = 20'

The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

In my opinion this property is not in a flood hazard area as per F.L.R.M Flood Hazard Map of Fulton County, Georgia. Community Panel Number 13121C 0261 G Effective Date 09/18/13 Revision Date

Equipment used: Topcon GTS-213 Total Station.



