



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

APPLICATION #: **V-16-239**  
DATE ACCEPTED: **08/30/2016**

## NOTICE TO APPLICANT

Address of Property:  
**1079 North Highland AVE NE**

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

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, November 3, 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,

RG, for Director, Bureau of Planning

Todd Prinkey

# CITY OF ATLANTA

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

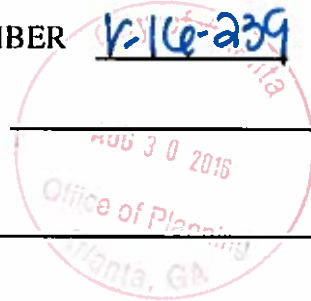
## REFERRAL CERTIFICATE

COUNCIL DISTRICT 6

APPLICATION NUMBER 1-16-239

NPU F

DATE FILED Aug 30 2016



1. Todd Prinkey  
Name of Applicant

## BUILDING PERMIT AUTHORIZING

A New Single-Family Dwelling

at 1079 North Highland Avenue NE 17<sup>th</sup> / 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 regulation to reduce the north side yard setback from 7 feet to 4 feet for the construction of a new single-family 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 8/30/16

[Signature]  
Applicant Date 8/30/16

# APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Please mark "X" next to the type of application(s) you are submitting:

Variance	X
Special Exception	
Variance & Special Exception	



Date Filed \_\_\_\_\_

Application Number V-116-239

Name of Applicant Todd Peirkey Daytime Phone 404-849-4829

Company Name (if applicable) — email REALestatetoddtp@gmail.com

Address P.O. Box 9015 Atlanta Georgia 31106  
street city state zip code

Name of Property Owner Julia Woodward Phone 404-784-2960

Address 544 Hollydale Court NW Atlanta, GA 30342  
street city state zip code

**Description of Property**

Address of Property 1079 North Highland Ave. NE Atlanta, GA 30306  
street city state zip code

Area: 7,742.36 SF 0.177 AC Land Lot: 4 District: 17th, Fulton County, GA.

Property is zoned: R-4, Council District: 6, Neighborhood Planning Unit (NPU): 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 a Variance or Special Exception.

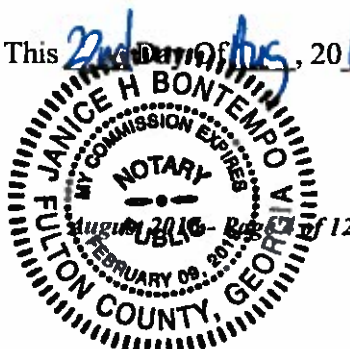
I hereby authorize the staff of the Office of Zoning and Development Review to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development Review 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.

\_\_\_\_\_  
 Owner or Agent for Owner (Applicant)

Julia Woodward  
 Print Name of Owner

Sworn To And Subscribed Before Me This 22nd Day of Aug, 2016.

Janice H Bontempo  
 NOTARY PUBLIC





## SUMMARY & JUSTIFICATION FOR VARIANCES

**Directions:** Complete responses must be provided for ALL questions. Incomplete applications will not be accepted. The space below may be utilized or responses may be submitted as a separate attachment. Specific criteria for Board approval of variances may be found on page 7. The justification must address these criteria. Please submit a typewritten or legible justification.

State whether the property described in this application is subject to a pending application or ordinance for a Rezoning or Special Use Permit.  YES  NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor.)

**Summary of proposed construction changes to buildings or site (shall not replace submittal of written criteria).** (Examples: "Convert a 100' x 200' retail space into a restaurant." "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

Construct new home in place of existing home. Provide for a driveway under garage on south side of house.

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

\_\_\_\_\_ covered square feet / \_\_\_\_\_ total lot square feet = \_\_\_\_\_ % proposed lot coverage

50 % maximum allowed lot coverage

SEE Attachment 1

**Variance Criteria (see page 6 for detailed criteria):**

- 1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)? \_\_\_\_\_  
\_\_\_\_\_
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? \_\_\_\_\_  
\_\_\_\_\_
- 3) What conditions are peculiar to this particular piece of property? \_\_\_\_\_  
\_\_\_\_\_
- 4) Submit facts to show that 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. \_\_\_\_\_  
\_\_\_\_\_

V-16-239

1079 North Highland Avenue NE, Atlanta, GA 30306

**Justification for Application**  
**Variance Submittal**



The homeowner submits this application for variance under the following justification:

1. ***Extraordinary and Exceptional Conditions:*** The property has extraordinary conditions, in that it is narrower than the minimum lot requirements under the R-4 zoning classification.
2. ***Unnecessary Hardship:*** The current R-4 classification does not appear to contemplate lots of sizes smaller than the required minimum. Possibly, such considerations would allow for reduced setbacks in order to effect such new construction – specifically construction which allows drive-under garages, thus not replicating a suburban-type street-facing driveway. Without the requested variance, the garage will be a front-entry garage facing the street, which is atypical for the neighborhood.
3. ***Conditions are Peculiar to this Property:*** Because of the reduced size of the lot, the addition of a free-standing garage would excessively reduce green space and any rear-yard area. There are also mature trees that would need to be removed in order to construct such a garage.
4. ***Granting of Relief Would Not Cause Detriment:*** The requested variances would not detract from people’s use of adjoining or surrounding properties, since the existing housing stock already includes new homes with drive-under garages. This variance application does not request any exception that is not already evident in numerous homes throughout the immediate area. The requested variance would be consistent with the intent of the zoning ordinance in that it promotes a desirable living condition, assists in sustaining the stability of a vibrant intown neighborhood, matches architecturally the continuing evolution of other examples of new construction in the immediate area, and helps protect against blight and depreciation by assuring that the neighborhood remains attractive to new homeowners and investors.

# AUTHORIZATION BY PROPERTY OWNER

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

(Please Print Clearly)

I, Julia Woodward (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1079 North Highlands Ave. (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 FILE THIS APPLICATION AS MY AGENT.

NAME OF APPLICANT:

LAST NAME Pinkey FIRST NAME Todd  
ADDRESS P.O. Box 9015 SUITE —  
CITY Atlanta STATE GA ZIP CODE 31106

OWNER'S TELEPHONE NUMBER: 404-784-2960

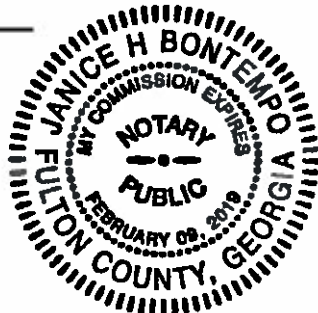
Julia Woodward  
SIGNATURE OF OWNER

JULIA WOODWARD  
PRINT NAME OF OWNER

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMES, WHO SWEARS THAT THE INFORMATION CONTAINED IN THIS AUTHORIZATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Janice H Bontempo  
NOTARY PUBLIC

8/23/16  
DATE



## RECEIPT

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

Application: V-16-239

Application Type: Planning/BZA/Variance/NA

Address: 1079 NORTH HIGHLAND AVE NE, ATLANTA, GA 30306

Owner Name: MC CARTHY ALICE M

Owner Address:

Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
484011	2215	\$100.00	08/30/2016	RPLEWIS		

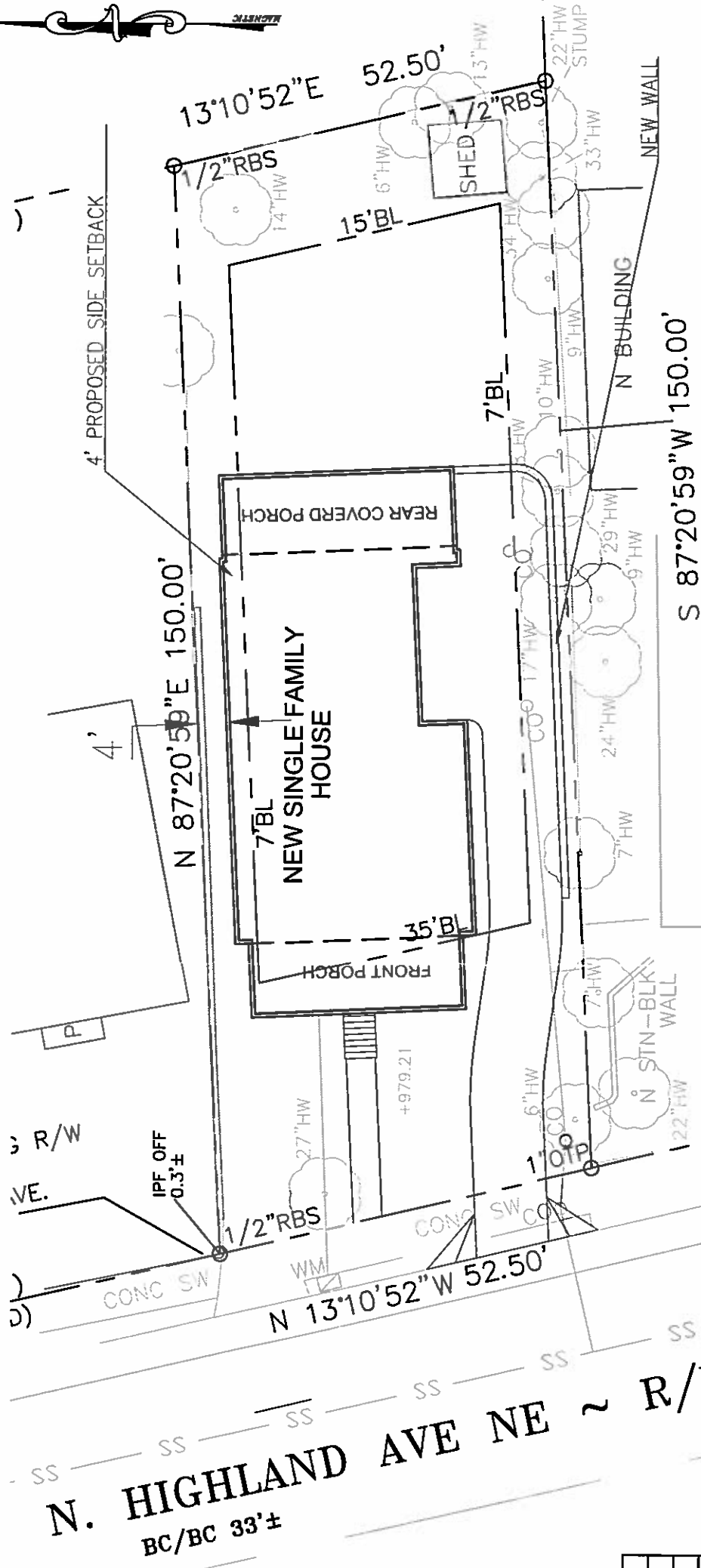
Owner Info.: MC CARTHY ALICE M

Work Description: Variance from the zoning regulation to reduce the north side yard setback from 7 feet to 4 feet for the construction of a new single-family dwelling.

PAID  
 CITY OF ATLANTA  
 AUG 30 2016  
*R.L.*  
 EX OFFICIO MUNICIPAL  
 REVENUE COLLECTOR



# SITE PLAN FOR 1079 N. HIGHLAND AVE



## Lot Coverage:

Proposed Impervious Area	SF
Proposed Driveway	1191
Proposed Home	2310
Proposed Wall	70
Proposed Walkway	115
Existing Wall	84
<b>Proposed Impervious Area - TOTAL</b>	<b>3770</b>
<b>Lot Coverage</b>	<b>48.69%</b>

3,770 COVERED SQUARE FEET / 7,742 TOTAL LOT SQUARE FEET = 48.69% PROPOSED LOT COVERAGE

50% MAXIMUM ALLOWED LOT COVERAGE

EXISTING LOT IMPERVIOUS AREA = 4,137 SF = 0.09 ACRES

## Floor Area Ratio:

SITE AREA = 7,742 SF  
 STRUCTURE GROSS HEATED SQUARE FOOTAGE:(PER ARCHITECT)  
 FIRST / SECOND FLOOR = 3796 SF  
 BASEMENT (BELOW GRADE) = 1612 SF (NOT COUNTED)  
 TOTAL HEATED SF = 3796 SF  
 FLOOR AREA RATIO = 49.03%

## Zoning Conformance:

SITE ZONING: R-4 (SINGLE FAMILY DETACHED)  
 MINIMUM LOT SIZE: 9,000 SF  
 FRONT SETBACK: 35 FEET  
 SIDE SETBACK: THERE SHALL BE TWO SIDE YARDS, ONE ON EACH SIDE OF THE MAIN BUILDING, EACH HAVING A WIDTH OF NOT LESS THAN 7 FEET  
 REAR SETBACK: 15 FEET  
 LOT FRONTAGE: 70 FEET  
 LOT COVERAGE: SHALL NOT EXCEED 50%  
 MINIMUM PARKING: 1 SPACES PER DWELLING  
 BUILDING HEIGHT: NO MORE THAN 35 FEET  
 FLOOR AREA: SHALL NO EXCEED 0.50

## Variations Requested

1. A REDUCTION IN THE LEFT SIDE SETBACK FROM 10 FEET TO 4 FEET.

## Site Notes:

1. THE SITE CONTAINS: 0.177 ACRES = 7742.36 SQUARE FEET  
TOTAL DISTURBED ACREAGE: 0.13 ACRES
2. ADDRESS: 1079 NORTH HIGHLAND AVE, ATLANTA, GA 30306, TAX PARCEL ID NUMBER: 17 0001000040751
3. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY SURVEY LAND EXPRESS, INC 8-12-16

V-100-239

City of Atlanta

AUG 30 2016

Office of Planning

Atlanta, GA

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

Prepared By:  
CRESCENT VIEW  
ENGINEERING, LLC  
1003 KENNETH DRIVE  
MARIETTA, GEORGIA 30060  
678-324-8410  
WWW.CRESCENTVIEWENGINEERING.COM

Prepared For  
Intown Construction Company  
Atlanta, GA 30333  
P O Box 15487

DATE	SCALE	AS SHOWN	DATE	DATE
8-28-16				



1079 North Highland Ave  
Land Lot 99, 17th District  
City of Atlanta, Fulton County, Georgia

Sheet No.  
**C-1**



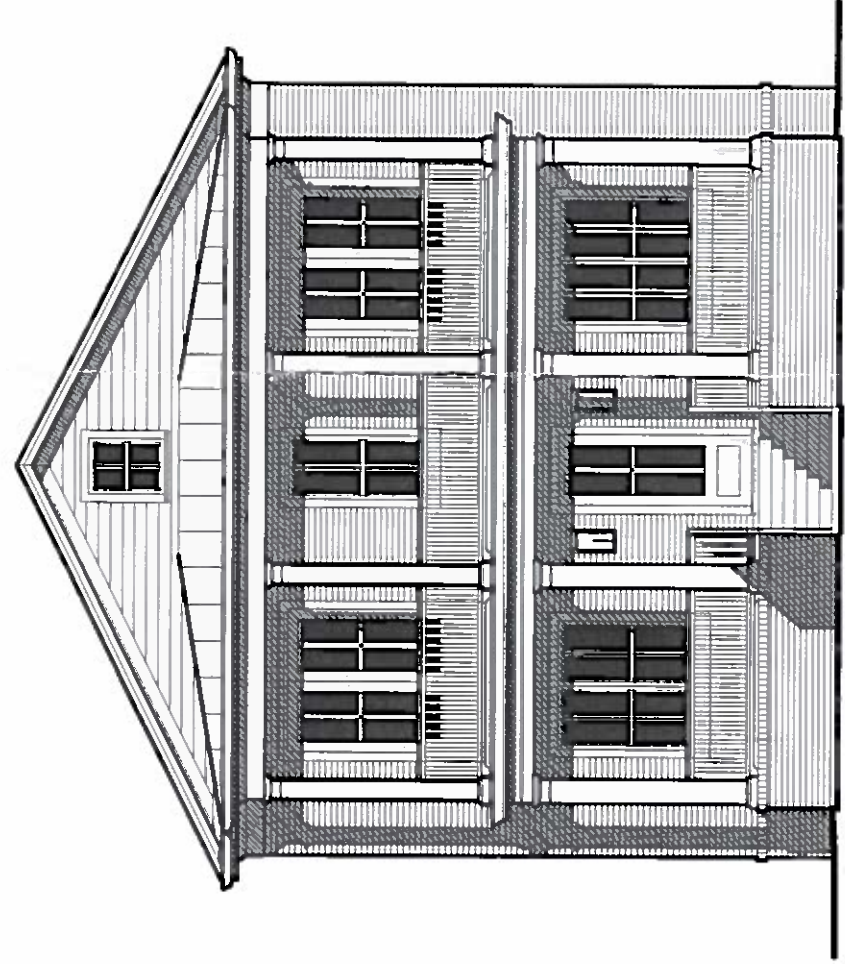
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**APPLICABLE BUILDING CODES**

- International Residential Code, 2012 edition with (2014, 2015) GA Amendments
- International Fire Code 2012 edition with 2014 GA Amendments
- International Plumbing Code 2012 edition with (2014, 2015) GA Amendments
- International Mechanical Code 2012 edition with (2014, 2015) GA Amendments
- International Electrical Code 2014 edition
- International Energy Conservation Code 2009 edition with Georgia Supplements and Amendments (2011, 2012)

V-16-239



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**1079 NORTH HIGHLAND - FRONT ELEVATION**

1/8" = 1'-0"

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 INTOWN CONSTRUCTION COMPANY  
 BUTCH HOLLAND  
 P.O. BOX 15497  
 ATLANTA, GA 30333  
 404-456-1282

PLAN NAME:  
 NEW CONSTRUCTION  
 for  
 1079 NORTH HIGHLAND  
 ATLANTA, GA 30306  
 SHEET:

DESIGNED BY: T.CALL  
 DRAWN BY: T.CALL  
 CHECKED: T.CALL  
 DATE: 07/08/16  
 REVISED: 06/00/16

PREPARED BY:  
 RYD 08/15/16

FRONT & REAR  
 ELEVATIONS  
 SHEET NO.  
**A-1.1**

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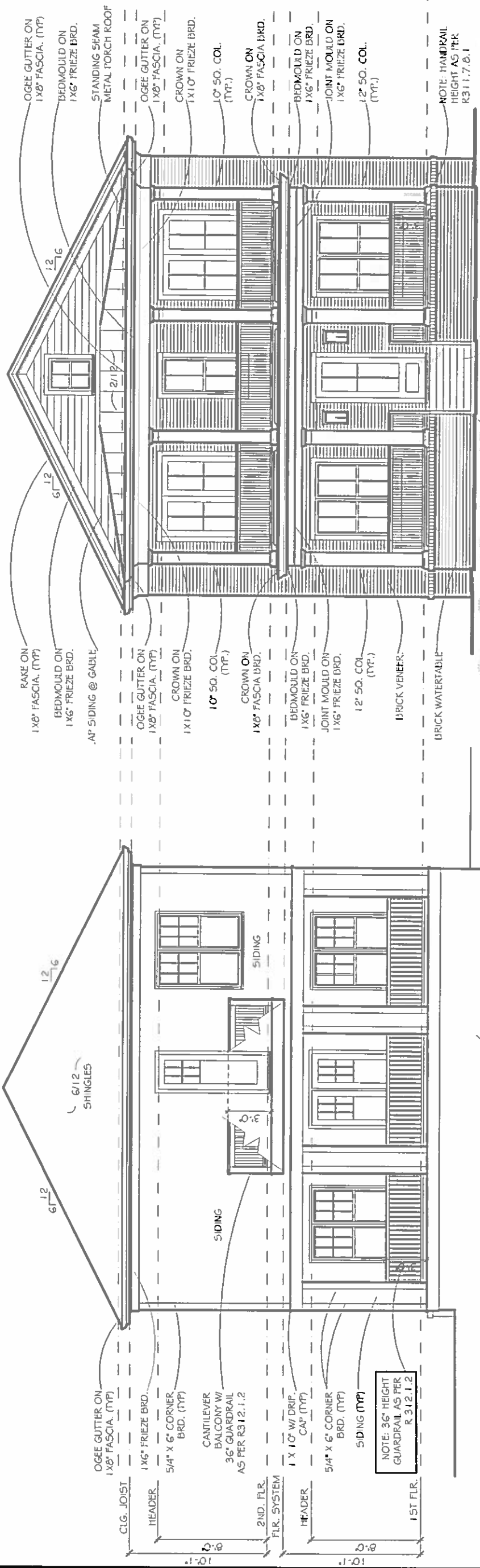
NEW CONSTRUCTION  
for  
1079 NORTH HIGHLAND  
ATLANTA, GA 30306

DESIGNED BY T.CALL  
DRAWN BY T.CALL  
CHECKED T.CALL  
DATE 07/08/16  
REVISED 00/00/16

PREPARED BY:  
RHYD 08/15/16

FRONT & REAR  
ELEVATIONS  
SHEET NO.  
A-1.1

RELEASED FOR CONSTRUCTION  
1079 NORTH HIGHLAND



OGEE GUTTER ON 1X8" FASCIA. (TYP)  
BEDMOULD ON 1X6" FRIEZE BRD.  
STANDING SEAM METAL PORCH ROOF  
OGEE GUTTER ON 1X8" FASCIA. (TYP)  
CROWN ON 1X10" FRIEZE BRD.  
10" SQ. COL. (TYP.)  
CROWN ON 1X8" FASCIA BRD.  
BEDMOULD ON 1X6" FRIEZE BRD.  
JOINT MOULD ON 1X6" FRIEZE BRD.  
12" SQ. COL. (TYP.)  
NOTE: HANDRAIL HEIGHT AS PER R311.7.8.1

RAKE ON 1X8" FASCIA. (TYP)  
BEDMOULD ON 1X6" FRIEZE BRD.  
.48" SIDING @ GABLE  
OGEE GUTTER ON 1X8" FASCIA. (TYP)  
CROWN ON 1X10" FRIEZE BRD.  
10" SQ. COL. (TYP.)  
CROWN ON 1X8" FASCIA BRD.  
BEDMOULD ON 1X6" FRIEZE BRD.  
JOINT MOULD ON 1X6" FRIEZE BRD.  
12" SQ. COL. (TYP.)  
BRICK VENEER  
BRICK WATERTABLE

NOTE: HANDRAIL HEIGHT AS PER R311.7.8.1  
NOTE: BRICK TREADS AND RISERS IN ACCORDANCE WITH R311.7.5.2

6/12 SHINGLES  
SIDING  
OGEE GUTTER ON 1X8" FASCIA. (TYP)  
1X6" FRIEZE BRD.  
5/4" X 6" CORNER BRD. (TYP)  
CANTILEVER BALCONY W/ 36" GUARDRAIL AS PER R312.1.2  
1 X 10" W/ DRIF. CAP (TYP)  
5/4" X 6" CORNER BRD. (TYP)  
SIDING (TYP)  
NOTE: 36" HEIGHT GUARDRAIL AS PER R 312.1.2

CLG. JOIST  
HEADER  
2ND. FLR. FLR. SYSTEM  
HEADER  
1ST FLR.

REAR ELEVATION  
1/8" = 1'-0"

FRONT ELEVATION  
1/8" = 1'-0"

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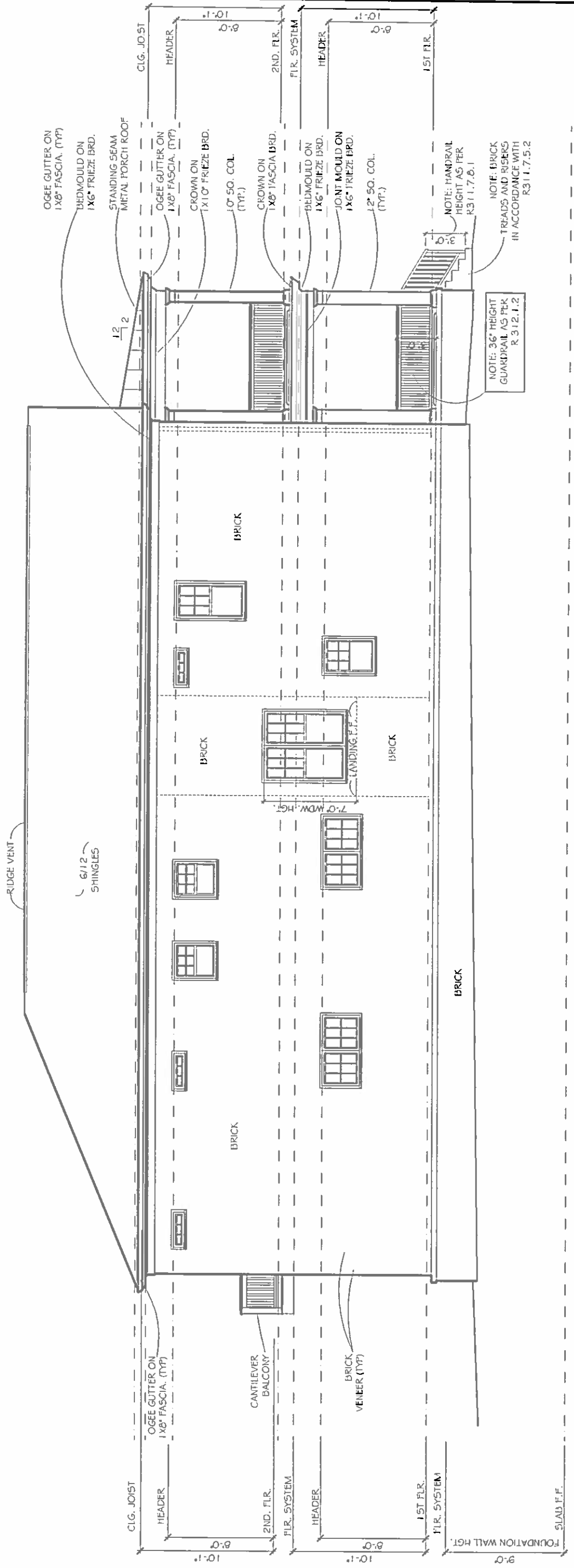
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 BUTCH HOLLAND  
 P.O. BOX 15497  
 ATLANTA, GA 30333  
 404-456-1222

PLAN NAME:  
 NEW CONSTRUCTION  
 for  
 1079 NORTH HIGHLAND  
 ATLANTA, GA 30306  
 Date/Rev:

DESIGNED BY: T.CALL  
 DRAWN BY: T.CALL  
 CHECKED: T.CALL  
 DATE: 07/08/16  
 REVISED: 00/00/16

PREPARED BY:  
 REV'D 08/15/16

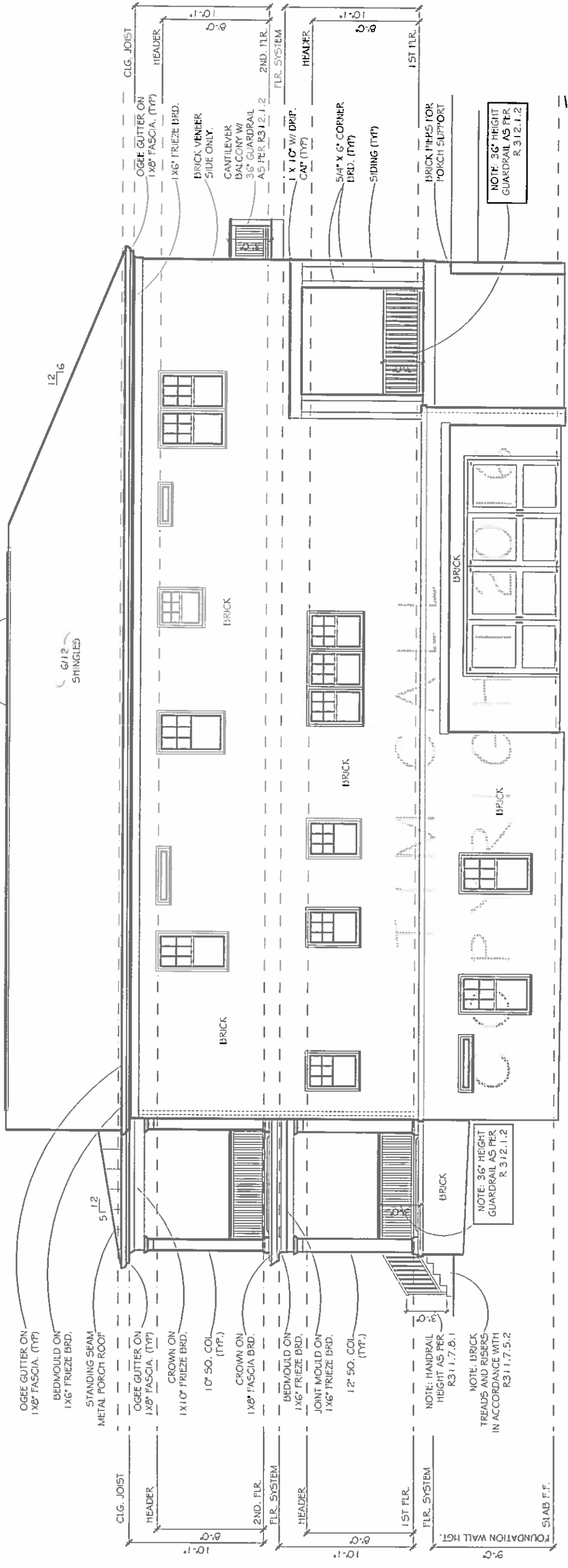
LEFT  
 ELEVATION  
 SHEET NO.  
**A-2.1**



**LEFT ELEVATION**  
 1/8" = 1'-0"

-NOT RELEASED FOR CONSTRUCTION-

NOT RELEASED FOR CONSTRUCTION  
 1079 NORTH HIGHLAND



**RIGHT ELEVATION**  
 1/8" = 1'-0"

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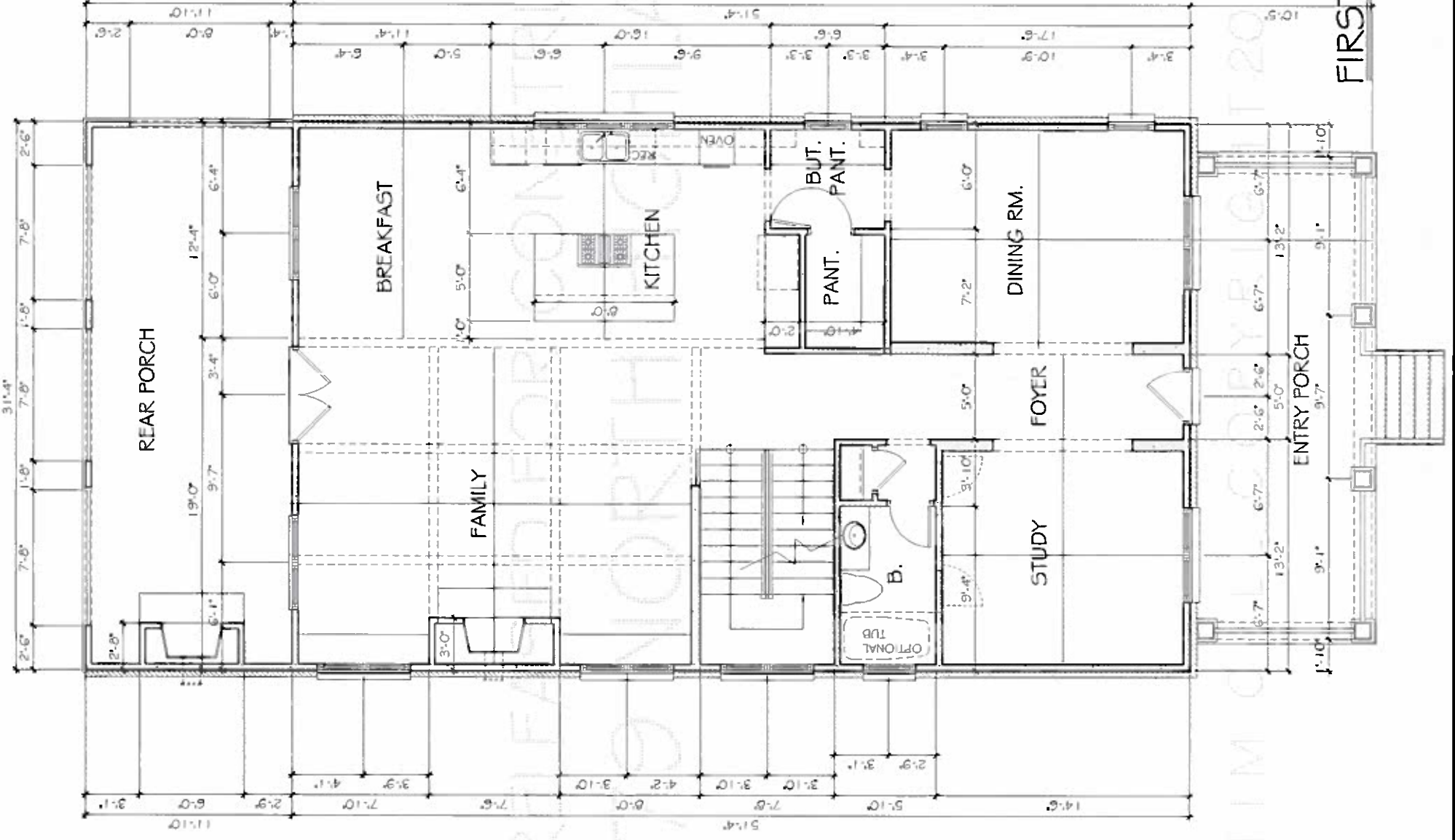
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 for  
 1079 NORTH HIGHLAND  
 ATLANTA, GA 30306  
 PLAN NAME  
 SHEET NO.

DESIGNED BY T. CALL  
 DRAWN BY T. CALL  
 CHECKED T. CALL  
 DATE 07/08/16  
 REVISED 00/00/16

PREPARED BY  
 REVISED 08/15/16

LEFT  
 ELEVATION  
 SHEET NO.  
**A-2.1**



FIRST FLOOR PLAN

v-14-239  
 City of Atlanta  
 AUG 20 2016  
 Office of Planning  
 Atlanta, GA

PREPARED BY:  
 REV'D 00/00/16

DESIGNED BY: T.CALL  
 DRAWN BY: T.CALL  
 CHECKED: T.CALL  
 DATE: 07/02/16  
 REVISED: 00/00/16

PLAN NAME:  
 SUBMIT: NEW CONSTRUCTION  
 1079 NORTH HIGHLAND  
 ATLANTA, GA 30306

PLANS PREPARED FOR:  
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