



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

APPLICATION #: **V-16-345**
DATE ACCEPTED: **12/21/2016**

NOTICE TO APPLICANT

Address of Property:
1653 North Rock Springs RD NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, February 9, 2017 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,



RJ, for Director, Office of Planning



Laura Howard



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-16-345
NPU F DATE FILED 12/21/2016

1. Laura Howard
Name of Applicant

BUILDING PERMIT AUTHORIZING

Addition to single-family dwelling

at 1653 North Rock Springs RD NE 17th/51
Street Address Quadrant District & Land Lot

to be used for Single- Family 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 to reduce the required northwest side yard setback from 7 feet to 5 feet, 3 inches to erect an addition to a single-family dwelling.

Applicant seeks no other variances at this time.

A Complete Plan Review Was Not Conducted

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Scott Haeberlin 12-21-16
Plan Reviewer Date

Laura Howard 12-21-16
Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

Variance	<input checked="" type="checkbox"/>
Special Exception	<input type="checkbox"/>
Variance & Special Exception	<input type="checkbox"/>

Office of Planning

DEC 21 2016
V-16-345
65 Trinity Ave. S.W.
Ste. 6350
Atlanta, GA

Date Filed _____

Application Number _____

Name of Applicant LAURA HOWARD Daytime Phone 404-234-9827 cell

Company Name (if applicable) LAURA HOWARD, ARCHITECT email lhoward@laurahowardarchitect.com

Address 800 MIAMI CIRCLE, NE, SUITE 220 B ATLANTA GA 30309
street city state zip code

Name of Property Owner CHRISTINA BEEBE Phone CELL: 404-375-2238

Address 1653 NORTH ROCK SPRINGS RD ATLANTA GA 30324
street city state zip code

Description of Property

Address of Property 1653 N. ROCK SPRINGS RD, ATLANTA, GA 30324
street city state zip code

Area: 0.293 ACRES Land Lot: 51 District: 17TH, FULTON County, GA.
12,778 SQFT.

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 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 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.

Christina Beebe
 Owner or Agent for Owner (Applicant)

CHRISTINA BEEBE
 Print Name of Owner

Sworn To And Subscribed Before Me This 21 Day Of Dec, 2016.

[Signature]
 NOTARY PUBLIC



Office of Planning
116-345
DEC 21 2016

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).")

THE PROPOSED PROJECT IS AN ADDITION OF A FAMILY ROOM, KITCHEN, PORCH TO A 1923 IVEY & CROOK HOUSE IN MORNINGSIDE. THE 2ND FLOOR OVER THE FAMILY ROOM WILL BE A MASTER BED ROOM EXPANSION.

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.

3,057 covered square feet / 12,778 total lot square feet = 24 % proposed lot coverage

50 % maximum allowed lot coverage

Variance Criteria (see page 6 for detailed criteria): SEE ATTACHED

- 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. _____

Variance Request for an Addition to 1653 North Rock Springs Road

Owners: Callie and Riddick Beebe
Applicant: Laura Howard, Architect
Date: December 21, 2016

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Atlanta, GA

1. What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)?
 - The existing house was designed by Ivey and Crook and built in 1923. The existing lot is “pie shaped” such that the lot is wider at the street side and narrower at the rear.
 - The rear north corner of the existing house is currently slightly over the 7ft side setback line, by about 1’-9” at the maximum width of the small wedge-shaped existing non-conforming north corner.
 - If the existing house had been built forward on the lot by just a few feet, the existing house would be in compliance with the existing 7ft side setback, which it is not, see below. If the existing house had utilized the ample space within the front setback allowance, and pushed forward just a tad more toward the street, this situation would have been eliminated.
 - It is likely that the setback when the house was built may have been 5ft or less, and in that case, the house was conforming to the setback at the time (1923).
 - The proposed addition to the house is offset from the existing north corner of the house, but extends slightly into the 7ft setback zone, by the same amount as the current house, 1’-9” at the maximum point of the “triangle.”

2. How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship?
 - The house was built in 1923 and needs attention, updating and refreshing. This proposed renovation and addition in part will remove a poorly done 1980’s addition to the rear of the existing house, north side.
 - The functional layout of the floor plan is such that the proposed addition will flow from the existing dining room to a family room addition. This is the natural and logical layout of the function of the existing house. It is not practical or logical to locate this addition elsewhere on the rear of the existing house.
 - The kitchen will be renovated as well, however it is on the south side of the house, as is the current location of the kitchen. The existing kitchen location limits and restricts the location of the proposed family room addition to the north side of the property, rear of the house.

Variance Request for an Addition to 1653 North Rock Springs Road

Owners: Callie and Riddick Beebe
Applicant: Laura Howard, Architect
Date: December 21, 2016

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Continued:

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Atlanta, GA

3. What conditions are peculiar to this particular piece of property?
 - The site condition unique to this property is that the existing house is currently non-complying, in that the north corner of the existing house is already slightly over the 7ft side setback.
 - While the proposed addition is designed narrower than the existing rear of the house, the non-compliance of the existing house causes the proposed addition to also be in slight non-compliance with respect to the 7ft side setback.
 - The existing conditions with respect to the north 7ft side setback are unique to this piece of property.

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.
 - As previously stated, the north corner of the existing house is currently slightly over the existing 7ft side setback. The proposed addition would be a very similar situation, with a slight nonconformance with respect to the 7ft side setback. The proposed situation is similar in every way to the current existing condition. This situation has not been problematic in the past.

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AUTHORIZATION BY PROPERTY OWNER

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

(Please Print Clearly)

55 Third St. S.W.
Ste 3350
Atlanta, GA

I, Christina Beebe (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1663 N. ROCK Springs Rd. (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 HOWARD FIRST NAME LAURA
ADDRESS 800 MIAMI CIRCLE, NE, SUITE 220 B
CITY ATLANTA STATE GA ZIP CODE 30324

OWNER'S TELEPHONE NUMBER: 404-375-2238

[Signature]
SIGNATURE OF OWNER

Christina Beebe
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.

[Signature]
NOTARY PUBLIC

12/21/16
DATE



RECEIPT

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

Application: V-16-345
Application Type: Planning/BZA/Variance/NA
Address: 1653 NORTH ROCK SPRINGS RD NE, ATLANTA, GA 30324
Owner Name: ARNETT PAUL H & JENNIFER P
Owner Address:
Application Name:

PAID
CITY OF ATLANTA
DEC 21 2016
[Handwritten signature]

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
500235	1684	\$100.00	12/21/2016	BSIMMONS		

Owner Info: ARNETT PAUL H & JENNIFER P

Work Description: Variance to reduce northwest side yard from 7 feet to 5 feet 3 inches.