



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

APPLICATION #: **V-17-017**
DATE ACCEPTED: **01/18/2017**

NOTICE TO APPLICANT

Address of Property:
1300 Northview AVE NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, March 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,

RS for BTH

BH, for Director, Bureau of Planning

Dianne Barfield

DIANNE BARFIELD



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

Office of Planning

JAN 18 2017

55 Trinity Ave. S.W.
 Ste. 3350
 Atlanta, GA

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-17-017

NPU F DATE FILED 1/17/2017

1. Dianne Barfield

Name of Applicant

BUILDING PERMIT AUTHORIZING

Addition to a single family dwelling

at 1300 Northview Ave 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 regulations to reduce the required front yard setback from 35 feet to 27 feet and reduce the required half depth yard setback from 17 feet .5 inches to 6 feet order to make an addition to a single family dwelling.

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (1)

Chapter 28 Section 16-28.007 Paragraph 5(b)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

[Signature]
 Plan Reviewer Date 1/17/17

Dianne Barfield
 Applicant Date 1-17-17

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Office of Planning

Please mark "X" next to the type of application(s) you are submitting: **JAN 18 2017**

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

65 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

Date Filed _____

Application Number **V-17-017**

Name of Applicant DIANNE BARFIELD Daytime Phone 46060403

Company Name (if applicable) BARFIELD CONSULTANTS email barfieldconsult@atl.com

Address PO Box 475 Morrow GA 30260
street city state zip code

Name of Property Owner Nicolai Schwarzkopf Phone 404-290-9997

Address 828 Ralph McGill Blvd Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 1300 Northview Ave Atlanta GA 30306
street city state zip code

Area: 186 AC Land Lot: 2 District: 17th, Fulton County, GA.

Property is zoned: R4, Council District: _____, Neighborhood Planning Unit (NPU): _____

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.

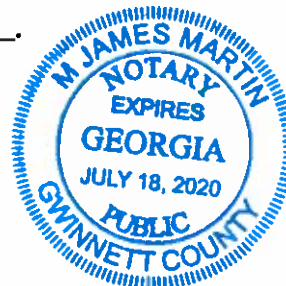
I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.

Dianne Barfield
Owner or Agent for Owner (Applicant)

DIANNE BARFIELD
Print Name of Owner

Sworn To And Subscribed Before Me This 17 Day Of July 2017.

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). Please provide the relevant zoning number associated with the subject property: _____.

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.").

Renovations and Addition to existing structure to convert a duplex to a single-family 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.

3589 covered square feet / 8113.8 total lot square feet = 44.2% proposed lot coverage

50 % maximum allowed lot coverage

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)? The property has less frontage and lot area than the R-4 requirements. The lot width narrows as it runs to the rear property line.
- 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 existing structure encroaches into the required setbacks, the location and functionality of the structure dictates the renovations. Application of the ordinance would create a hardship in not allowing the land use to be brought into conformity.
- 3) What conditions are peculiar to this particular piece of property? The size and width of the lot along with the existing nonconformities are not shared by the majority of R-4 lots.
- 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. The proposed design of the 2nd story addition is in compliance with height criteria and will not obstruct light and air; the 2nd story Office of Planning Impact the adjoining neighbor since that side is in compliance with the required setback.

V-17-017

V-17-017

Office of Planning

1300 NORTHVIEW AVE
JUSTIFICATION FOR VARIANCE

JAN 18 2017

55 Trinity Ave. S.W.
Ste 3350
Atlanta, GA

Applicant seeks variance from the City of Atlanta Zoning regulations to reduce the required front yard from 35 feet to 27 feet and the required half-depth front yard from 17 1/2 feet to 6 feet for renovations and an additional to convert a nonconforming duplex into a single-family house.

1. The extraordinary and exceptional conditions pertaining to this property is the lot has less width and lot area than the R-4 requirements. The lot width narrows as it runs to the rear property line and the lot frontage is curved at the intersection of two streets creating less frontage than the R-4 requirements.

2. The application of the Zoning Ordinance creates a hardship since the existing structure encroaches into the required setbacks. The location and functionality of the structure dictates the renovations necessary to convert to a single-family house. A hardship is created in not allowing a design that is both aesthetic and meets the needs to accommodate the family. The strict application of the required setbacks would create a hardship in not allowing the property owner full enjoyment of his property

3. The conditions peculiar to this piece of property is the size and width of the lot. The lot curves at the frontage and gets increasingly narrower through the length of the lot. In additional the nonconformities of the existing development of the lot are not shared by the majority of R-4 property. The nonconforming lot area restricts the opportunity for development. Modifications under the applicable setbacks creates a non-functional and haphazard design inconsistent with both the character of the neighborhood and good design practices.

4. Relief if granted would not cause a substantial detriment to the public good or impair the purpose of the zoning ordinance. The intent of the ordinance is to protect existing single-family development and to provide orderly growth. Converting the existing structure to single-family brings the property into compliance with the land use allowed under R-4. The proposed renovations are consistent with the character of the neighborhood; the vertical addition will comply with height regulations under the ordinance. The 2nd story addition will comply with the 7 foot side yard setback which provides the same degree of protection of light, air, and privacy to the adjoining neighbor as is afforded other developments in the R-4 district. It is generally considered that improvements that maintain legitimate land use helps sustain the stability of the neighborhood; conversion of the structure to single-family certainly encourages the intensities of land use applicable to the R-4 zoning district.

V-17-07

Office of Planning

AUTHORIZATION BY PROPERTY OWNER

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

(Please Print Clearly)

JAN 10 2017

I, Nicolai Schwarzkoft (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM
 THE OWNER OF THE PROPERTY AT 1300 Northview 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.

155 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

NAME OF APPLICANT:

LAST NAME Barfield FIRST NAME Diane
 ADDRESS P.O. Box 495 SUITE _____
 CITY Morrow STATE GA ZIP CODE 30260

OWNER'S TELEPHONE NUMBER: 404 290 9597

[Signature]
SIGNATURE OF OWNER

Nicolai Schwarzkoft
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
1-17-17

DATE



RECEIPT

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

Application: V-17-017
Application Type: Planning/BZA/Variance/NA
Address: 1300 NORTHVIEW AVE NE, ATLANTA, GA 30306
Owner Name:
Owner Address:
Application Name: Dianne Barfield

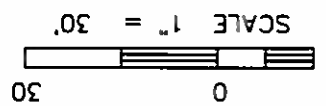
PAYED
JAN 18 2017
DIBSON

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
503514		\$100.00	01/18/2017	BSIMMONS		

Work Description: Applicant seeks a variance from the zoning regulations to reduce the required front yard setback from 35 feet to 27 feet and reduce the required half depth yard setback from 17 feet .5 inches to 6 feet in order to make an addition to a single family dwelling.

SURVEY LAND EXPRESS, INC.
 LAND SURVEYING SERVICES

LK
 COORD # 20110803
 DWG # 20160359



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

PLAT BOOK 9
 PAGE 115
 DEED BOOK 16101
 PAGE 227

FIELD WORK DATE MAR 04, 2016
 PRINTED/SIGNED MAR 08, 2016

FULTON COUNTY, GEORGIA

LAND LOT 2
 17TH DISTRICT
 SECTION

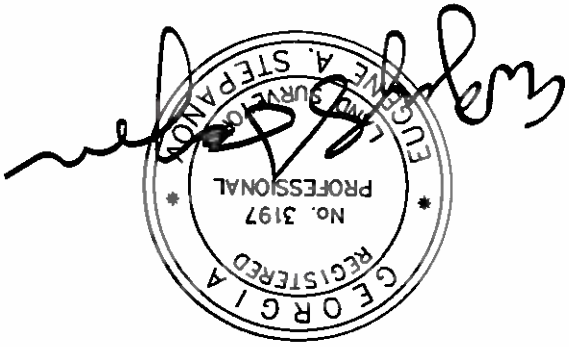
SUBDIVISION HIGHLAND PARK
 UNIT

LOT 1
 BLOCK B

ESTATE OF MILTON KUNANSKY

PLAT PREPARED FOR:

PROPERTY ADDRESS:
 1300 NORTHVIEW AVE.
 ATLANTA, GA 30306
 LAND AREA:
 0.186 AC

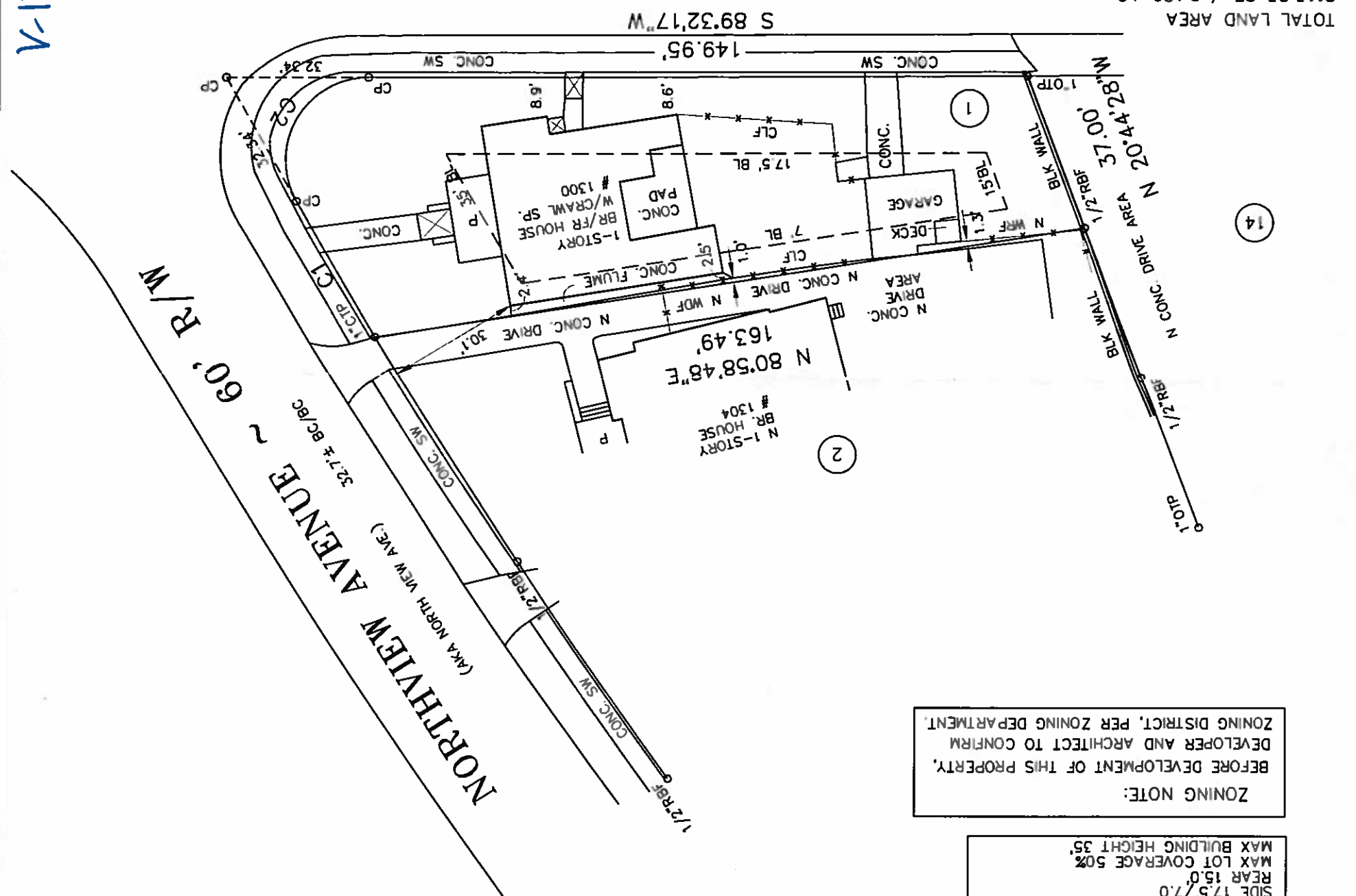


V-17-01-A

Office of Planning
 JAN 18 2017
 55 Trinity Ave., S.W.
 Ste 3350
 Atlanta, GA

COURTENAY DRIVE 60' R/W

TOTAL LAND AREA
 813.83 SF / 0.186 AC
 ALLOWABLE LOT COVERAGE
 4056.92 SF / 0.093 AC / 50%
 EXISTING LOT COVERAGE
 1523.75 SF / 0.035 AC / 18.8%



ZONING NOTE:
 BEFORE DEVELOPMENT OF THIS PROPERTY,
 DEVELOPER AND ARCHITECT TO CONFIRM
 ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-4
 BUILDING SETBACK:
 FRONT 35.0'
 SIDE 17.5'/7.0'
 REAR 15.0'
 MAX LOT COVERAGE 50%
 MAX BUILDING HEIGHT 35'

Curve	Radius	Length	Chord	Chord Bear.
C1	1331.19'	35.51'	35.51'	S 30°21'24" E
C2	19.00'	39.51'	32.76'	S 29°58'22" W

SURVEY NOTES:

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND SURVEYS AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITY FROM LOCATIONS SHOWN HEREON, ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE SEARCH. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED FROM THIS SURVEY. THE SURVEYOR IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMENT INCLUDING ALL THE EXCEPTIONS.
- SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES. TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR MAKING SUCH PERSON, PERSONS, ENTITY.

- * LEGEND ***
- PG POINT OF BEGINNING
 - IP IRON PIN FOUND
 - IF IRON PIN SET
 - CP CHAIN LINK FENCE
 - AD WOOD FENCE
 - WF WIRE FENCE
 - WE WET WEATHER
 - FC FENCE CORNER
 - BL BUILDING LINE
 - TR TOP OF BANK
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONC PIPE
 - APP AS PER PLAT
 - CPT CEMENT
 - SP SCREEN PORCH
 - PA PARCH
 - APR AS PER RECORD
 - APP AS PER ESCROW
 - EM ELECTRIC METER
 - GM GAS METER
 - CV GAS VALVE
 - WM WATER METER
 - WV WATER VALVE
 - CH OVERHANG
 - OV OVERHANG
 - OM OWNERSHIP UNCLEAR

