



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

APPLICATION #: **V-17-067**

DATE ACCEPTED: **03/07/2017**

NOTICE TO APPLICANT

Address of Property:
1062 Rosewood DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, May 4, 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,



MDA, for Director, Bureau of Planning



Mark Arnold



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

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER _____

NPU _____ DATE FILED _____

1. Mark F Arnold
 Name of Applicant

BUILDING PERMIT AUTHORIZING

Construction of a accessory structure

at 1062 Rosewood Dr NE 17TH/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 regulations to reduce the required west side yard setback from 7 feet to 3 feet to construct a an accessory structure (carport).

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 _____

Henry S. S. A.
 Plan Reviewer Date 3/7/17

[Signature]
 Applicant Date 3/7/17

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"/>

Date Filed _____

Application Number U-17-67

Name of Applicant Mark F Arnold Daytime Phone (404) 939-3690

Company Name (if applicable) Mark Arnold, Architect email markarnoldarchitect@gmail.com

Address 1 126 N Highland Ave, NE Atlanta GA 30306
street city state zip code

Name of Property Owner Colleen McDaid Phone (404) 824-6441

Address 1062 Rosewood Drive, NE Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 1062 Rosewood Dr, NE Atlanta GA 30306
street city state zip code

Area: _____ Land Lot: 1 District: 17, Fulton County, GA.

Property is zoned: R4, Council District: 06, 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.

Owner or Agent for Owner (Applicant)

Mark F Arnold
 Print Name of Owner Agent

Sworn To And Subscribed Before Me This 7 Day Of March, 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.)

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.").

Interior renovation of existing kitchen and family room, conversion of existing carport to a screened porch, construction of a new single car carport.

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.

3,910 covered square feet / 7,964 total lot square feet = 51.1 % 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)? (see attached justification)

- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? (see attached justification)

- 3) What conditions are peculiar to this particular piece of property? (see attached justification)

- 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. (see attached justification)

Chris & Colleen McDaid

1062 Rosewood Drive, NE
Atlanta, Georgia 30306
(404) 824-6441
colleenmcdaid@att.net

March 3, 2017

City of Atlanta
Department of Planning and Community Development
Bureau of Planning, Current Planning Division
55 Trinity Avenue, Suite 3350
Atlanta, GA 30335

re: 1062 Rosewood Drive, NE 30306

Planning Staff:

We are planning renovations to our house that include converting our existing two-car carport into a covered porch and removing approximately 500 SF of the existing driveway & brick walls in order to expand our backyard and reduce over lot coverage (from 57% to 51%). As part of this work we would like to replace our existing two-car carport with a one-car carport. The new carport would be located at the end of the driveway, however, because the driveway is located within the existing side-yard setback, it is our understanding that we will need a variance to allow the carport to encroach into the side yard setback. We, therefore, **request that the side-yard setback be reduced from the required 7 feet to 3 feet.** We offer the following items in support of our variance request:

- Variance Application
- Survey
- Referral Certificate
- Proposed Floor Plans & Elevations with existing photographs

The subject property is zoned R-4. We believe the property meets the variance criteria laid out in Section 16-26.003 in the Zoning Guidelines in the following ways:

Extraordinary/Exceptional Conditions Pertaining to the Property because of its Size/Shape

The street frontage of our lot is 50 feet versus the required minimum width of 70 feet and the lot area is 7,964 sf versus the required minimum of 9,000 sf. To the best of our knowledge, these features have been in place since the original lot platting.

The Application of the Zoning Ordinance to this Property would create an Unnecessary Hardship

The proposed carport has been designed to look similar to the new porch; it will be open on three sides with timber columns and a hip roof. It is located on axis with the driveway and, consequently, partially in the required side-yard setback. This location allows us to preserve permeable green space in our back yard and minimize the impact to existing trees.

The application of the required 7 foot side-yard setback would create an unnecessary hardship in that it would prevent us from constructing the garage in the most efficient and pragmatic location.

Such conditions are peculiar to the particular piece of property involved

Many of the lots in Virginia-Highland have features that are in conflict with the current zoning ordinance. The specific deficiencies of this lot include the street frontage of 50 feet versus the required 70 feet and the lot area of 7,964 sf versus the required 9000 sf.

The Variance would not cause substantial detriment to the public good or impair the purpose and intent of the Zoning Ordinance of Atlanta

Relief, if granted, will not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. Relief, if granted, will not distract from people's use and enjoyment of adjoining and surrounding properties. The proposed construction is in harmony with construction on neighboring lots, and allows for adequate light and air. We believe the proposed construction is in keeping with the orderly evolution of this neighborhood and will promote desirable living conditions for the homeowner as well as the neighborhood.

Thank you for your consideration in this request.

Sincerely,

Chris & Colleen McDaid

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, Colleen McDaid (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1062 Rosewood Drive, 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 FILE THIS APPLICATION AS MY AGENT.

NAME OF APPLICANT:

LAST NAME Arnold FIRST NAME Mark
ADDRESS 1126 N. Highland Ave, NE SUITE _____
CITY Atlanta STATE GA ZIP CODE 30306

OWNER'S TELEPHONE NUMBER: 404 824 0441

Colleen McDaid
SIGNATURE OF OWNER

Colleen McDaid
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.

Patsy S. Gaffney Patsy S. Gaffney
NOTARY PUBLIC

2/6/2017

DATE

My Commission expires 1/27/2021
Gwinnett County

RECEIPT

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

Application: V-17-067
Application Type: Planning/BZA/Variance/NA
Address: 1062 ROSEWOOD DR NE, ATLANTA, GA 30306
Owner Name: MCDAID DENNIS CHRISTOPHER MCDAID COLLEEN H
Owner Address:
Application Name:

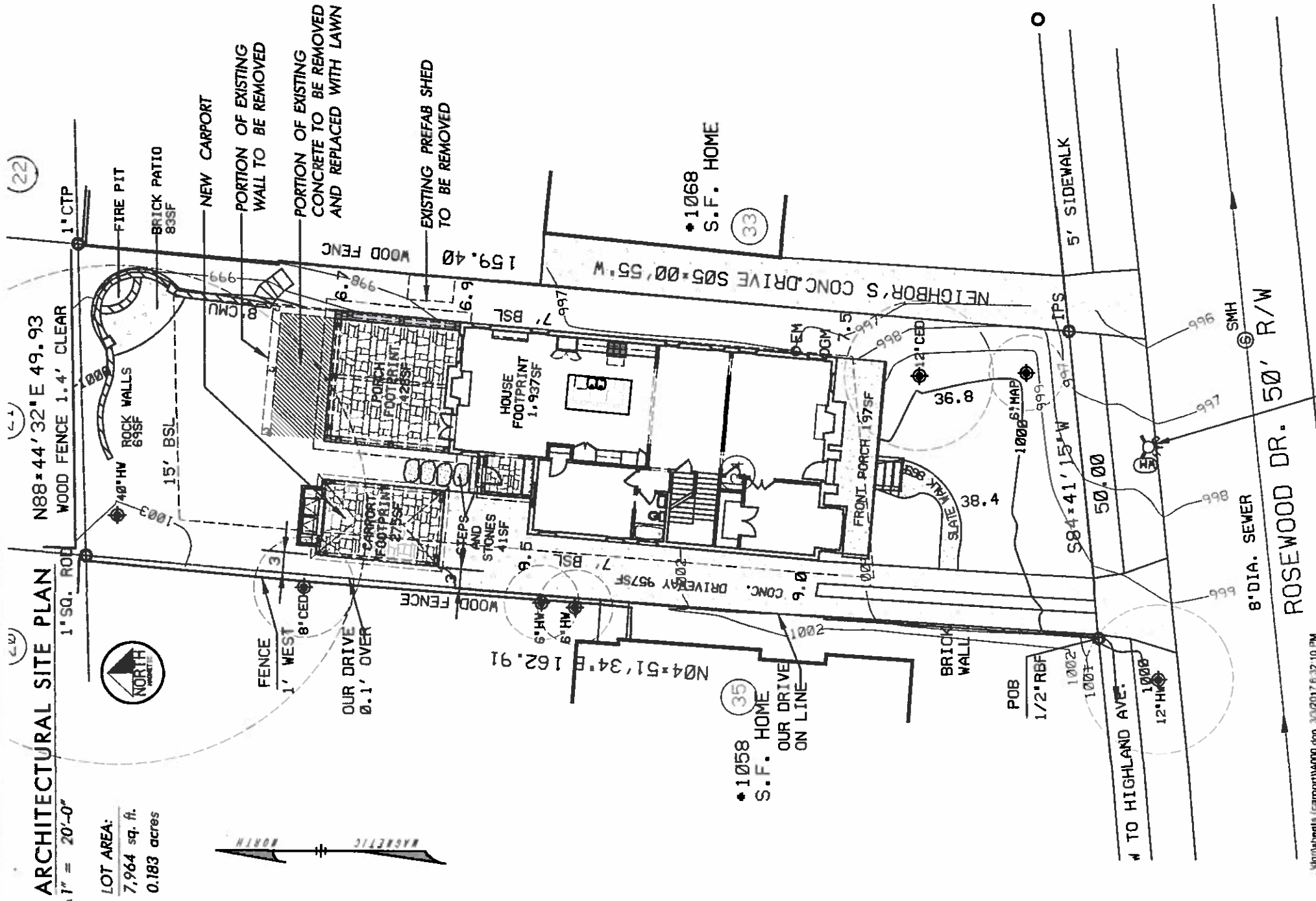
Receipt No.	511509					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Credit Card		\$100.00	03/07/2017	BSIMMONS		

Owner Info: MCDAID DENNIS CHRISTOPHER MCDAID COLLEEN H

Work Description: Applicant seeks a variance to reduce the required side yard setback from 7' to 3' to construct an accessory structure (carport)

ARCHITECTURAL SITE PLAN

1" = 20'-0"
 LOT AREA:
 7,964 sq. ft.
 0.183 acres



OWNER
 CHRIS & COLLEEN McDAID
 1062 ROSEWOOD DRIVE, NE
 ATLANTA, GA 30306
 (404) 824-6441 (Colleen)
 colleenmcdaid@atl.net

ARCHITECT

MARK ARNOLD, ARCHITECT
 1126 N. HIGHLAND AVENUE, NE
 ATLANTA, GA 30306
 404-939-3690
 info@markarnold.com
 Georgia Registration RA008398

CONTRACTOR

SMITH JACKSON PROPERTIES
 P.O. BOX 3101
 CUMMING, GA 30028
 (404) 933-3820

BUSINESS LICENSE #2522 Cumming, GA exp. 12/31/16
 GA GENERAL CONTRACTOR QUALIFYING AGENT
 DAVID M. WAHLBOM, # RLGA 000543, exp. 6/2017
 24hr CONTACT: KRIS WHITE (404) 933-3820

APPLICABLE CODES

International Residential Code, 2012 Ed.
 with Georgia Amendments 2014 and
 2014 Prescriptive Deck Details
 International Plumbing Code, 2012 Ed
 with Georgia Amendments 2014
 International Mechanical Code, 2012 Ed.
 with Georgia Amendments 2014
 International Fuel Gas Code, 2012 Ed.
 with Georgia Amendments 2014
 National Electrical Code, 2011 Ed
 International Energy Conservation Code,
 2009 Ed., with Georgia Supplements
 and Amendments (2011/2012)

DRAWING INDEX

- A-0.00 COVER SHEET, ZONING ANALYSIS, ARCHITECTURAL SITE PLAN
- A-0.01 EXISTING SURVEY
- A-1.01 EXISTING & PROPOSED 1st FLOOR PLANS
- A-1.02 EXISTING 2nd FLOOR PLAN
- A-1.03 PARTIAL 1st FLOOR PLAN (1/4"=1'-0")
- A-1.04 EXISTING & PROPOSED REAR ELEVATION
- A-1.05 EXISTING & PROPOSED WEST SIDE ELEVATIONS
- A-1.06 EXISTING & PROPOSED EAST SIDE ELEVATIONS
- A-1.07 CARPORT PLAN AND ELEVATIONS
- A-1.08 PORCH EAVE DETAILS

PROPERTY DATA

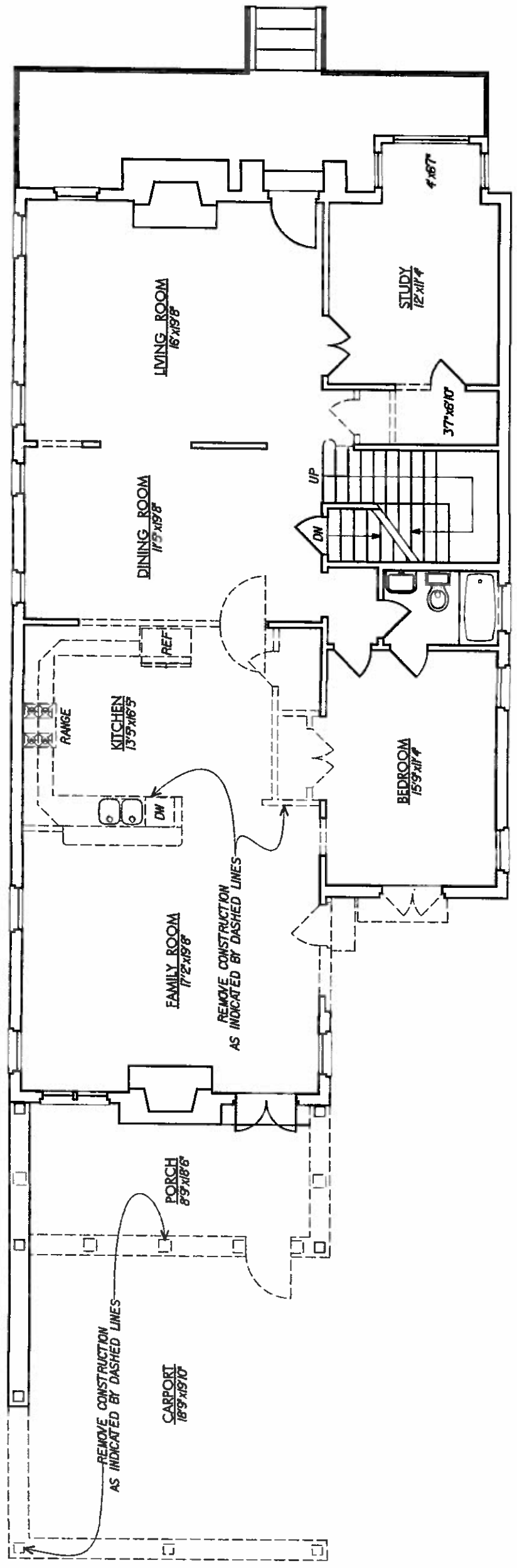
R-4 (SINGLE FAMILY RES) DISTRICT,
 16-06 City of Atlanta Zoning Ordinance
 LAND LOT 01, 17th DISTRICT
 FULTON COUNTY, GEORGIA
 LOT 34, "Rosewood Park Subdivision"
 GEORGE E. VEDDER, LAND SURVEYOR
 LICENSE NO. 2562, PLAT DATE 12/05/16

ZONING ANALYSIS

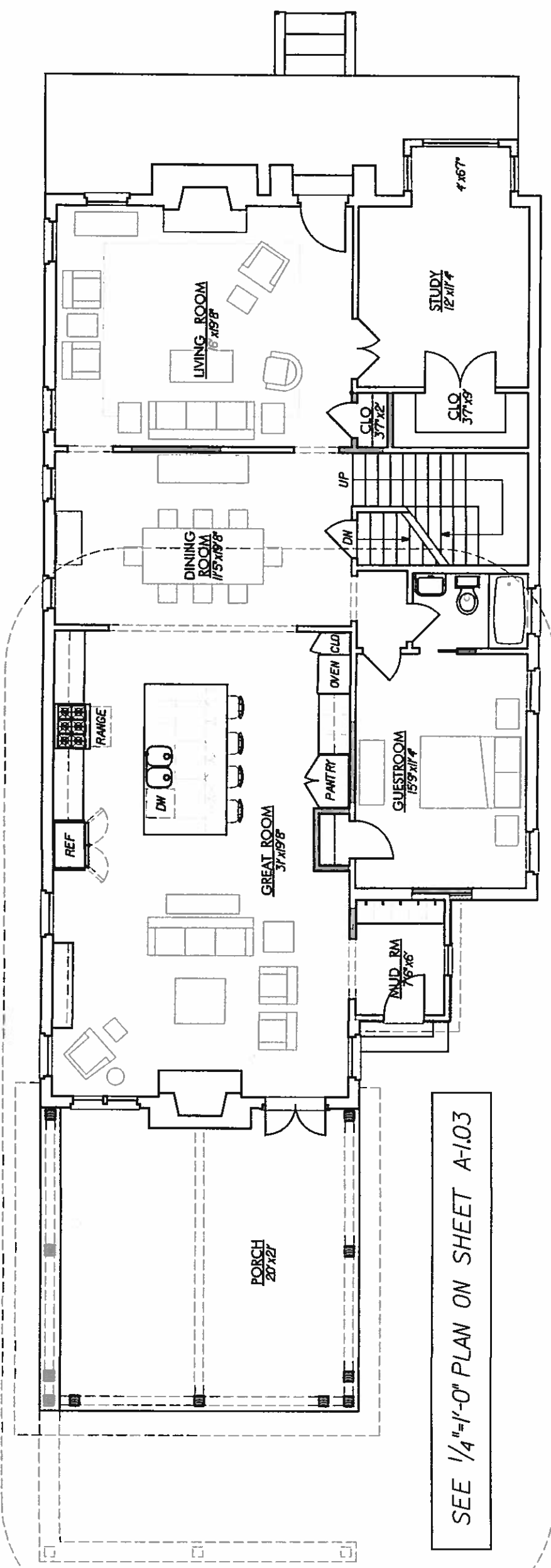
R-4 (SINGLE FAMILY RES) DISTRICT,
 SECTION 16-06 City of Atlanta Zoning Ordinance

- 1) Minimum lot area: 9,000 SF
 Existing: 7,964 SF (0.183 ACRES)
- 2) Minimum lot frontage: 70 feet
 Existing: 50.00 feet
- 3) Maximum Floor Area Ratio: 50%
 Existing: 42.5% (1,722sf+1,662 / 7,964sf=0.425)
 Proposed: 43.2% (1,775sf+1,662sf / 7,964sf=0.432)
 First Floor 1,775sf+Second Floor 1,662sf
 divided by Lot Area 7,964sf
- 4) Maximum lot coverage: 50%
 Existing: 57% (4,544sf / 7,964sf=0.571)
 House Footprint 1,890sf+Front Porch 197sf
 +Slate Walk 86sf+Driveway 1,449sf+Slate Patio 121sf
 +Screened Porch 199sf+Garage 374sf+Brick Wall 48sf
 +Brick Patio 83sf+Rock Walls 69sf+Prefab Shed 28sf
 divided by Lot Area 7,964sf
 Proposed: 51.1% (4,071 / 7,964 = 0.511)
 House Footprint 1,937sf+Front Porch 197sf
 +Slate Walk 86sf+Driveway 957sf
 +Steps/Stepping Stones 41sf+Porch 426sf
 Carport 275sf+Rock Walls 695sf+Patio 83sf
 divided by Lot Area 7,964sf
- 5) Minimum depth front yard: 35 feet
 Existing: 36.8'
 Proposed: NO CHANGE
- 6) Minimum width east side yard: 7 feet
 Existing: 6.7'
 Proposed: NO CHANGE
- 7) Minimum width west side yard: 7 feet
 Existing: 9.0'
 Proposed: 3' (at new carport)
- 8) Minimum depth rear yard: 15 feet
 Existing: 28.47'
 Proposed: 33.67'
- 9) Maximum building height: 35 feet
 Existing: 33.84'±
 Proposed: NO CHANGE

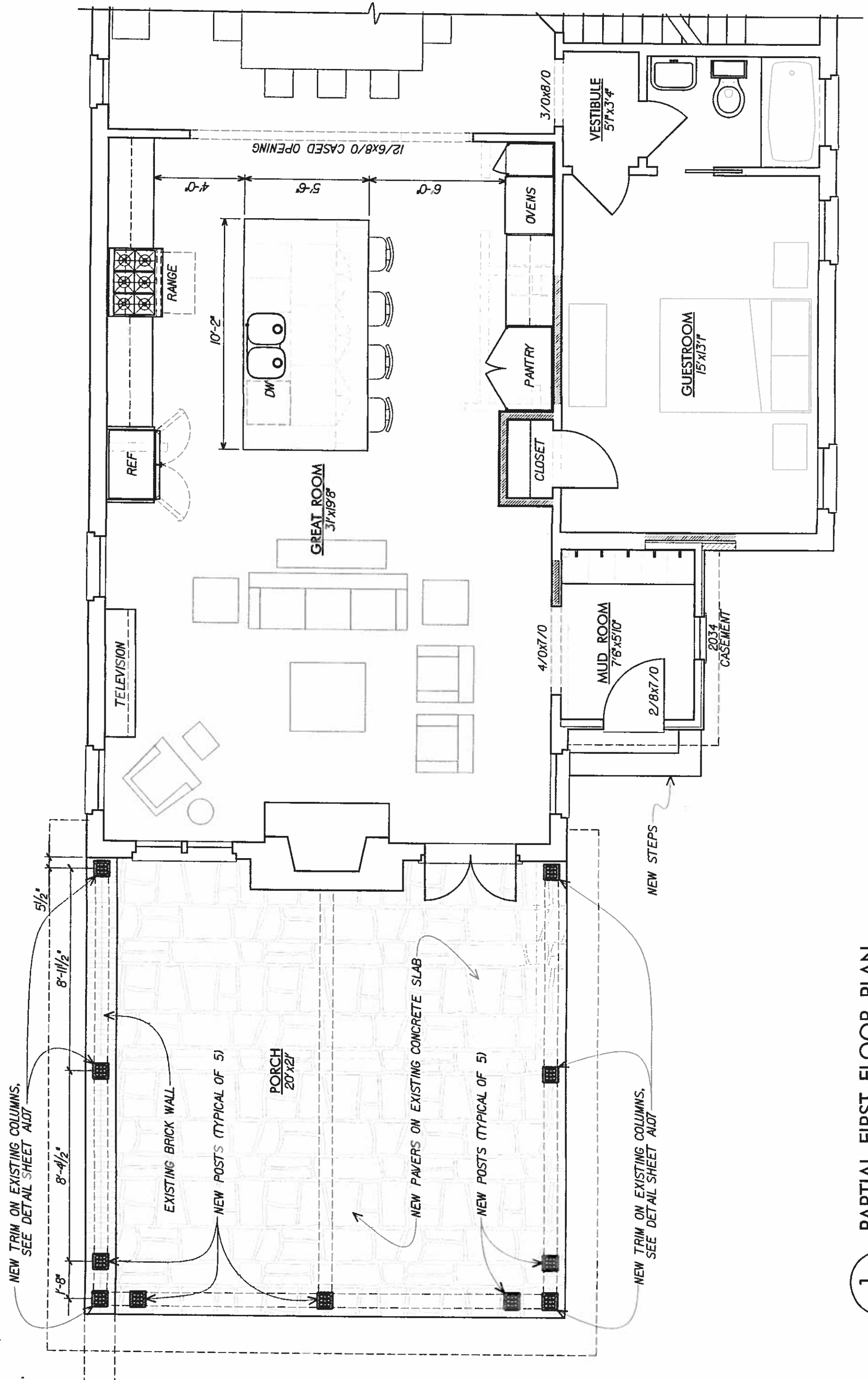




01 EXISTING FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 FLOOR AREA: 1,722 SF

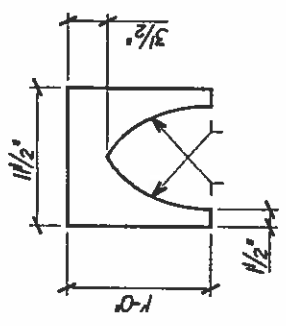
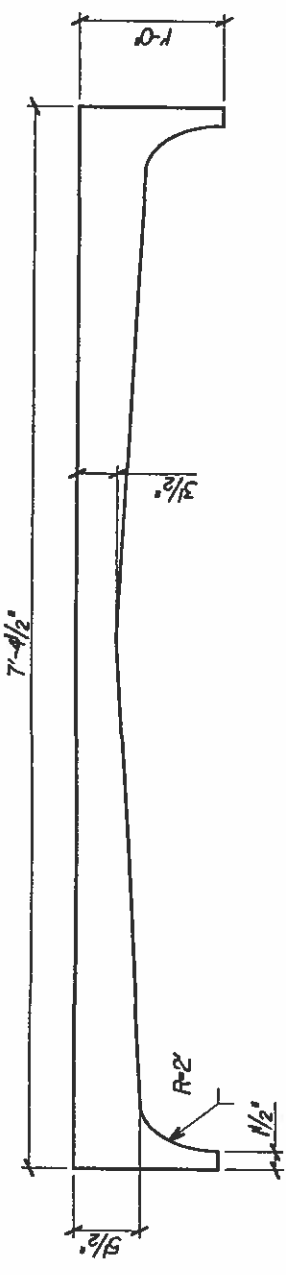


02 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 FLOOR AREA: 1,775 SF



1 PARTIAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" FLOOR AREA: 1,662 SF

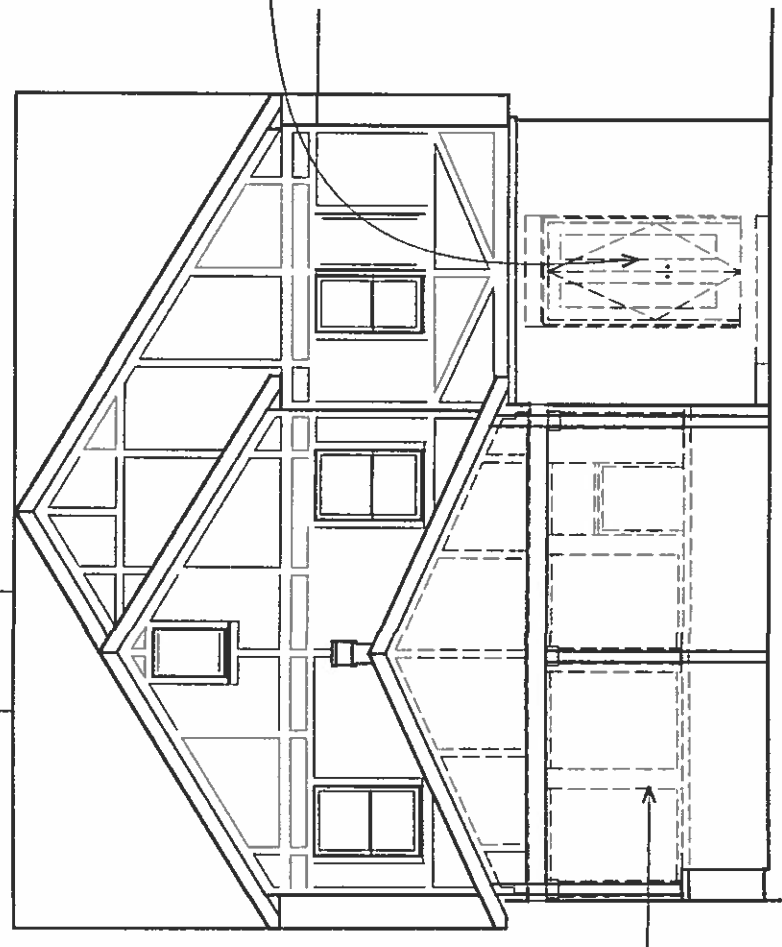


DECORATIVE ARCHES
 SCALE: 1 1/2" = 1'-0"

NO CHANGE AT FRONT ELEVATION
 (SHOWN FOR REFERENCE ONLY)

01 EXISTING FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

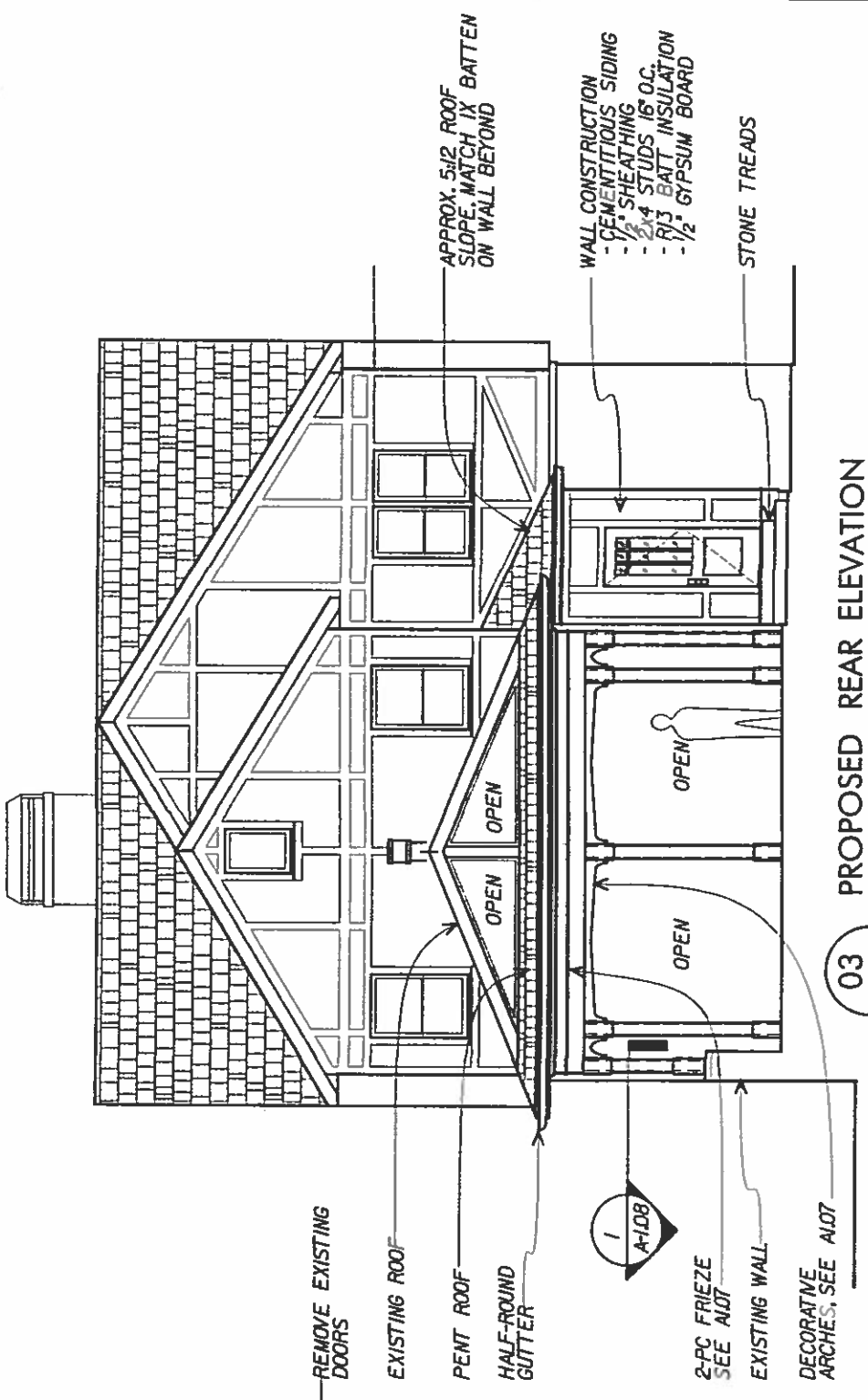
A-1.04



REMOVE EXISTING CONSTRUCTION AS INDICATED BY DASHED LINES

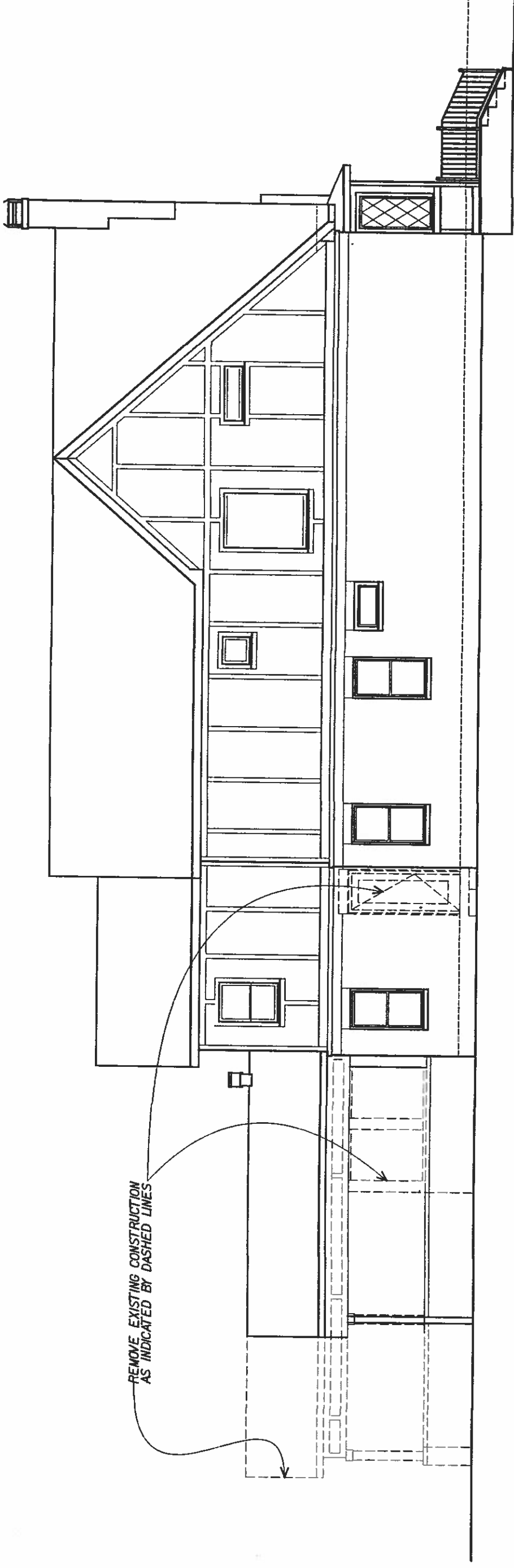
02 EXISTING REAR ELEVATION
 SCALE: 1/8" = 1'-0"

A-1.04

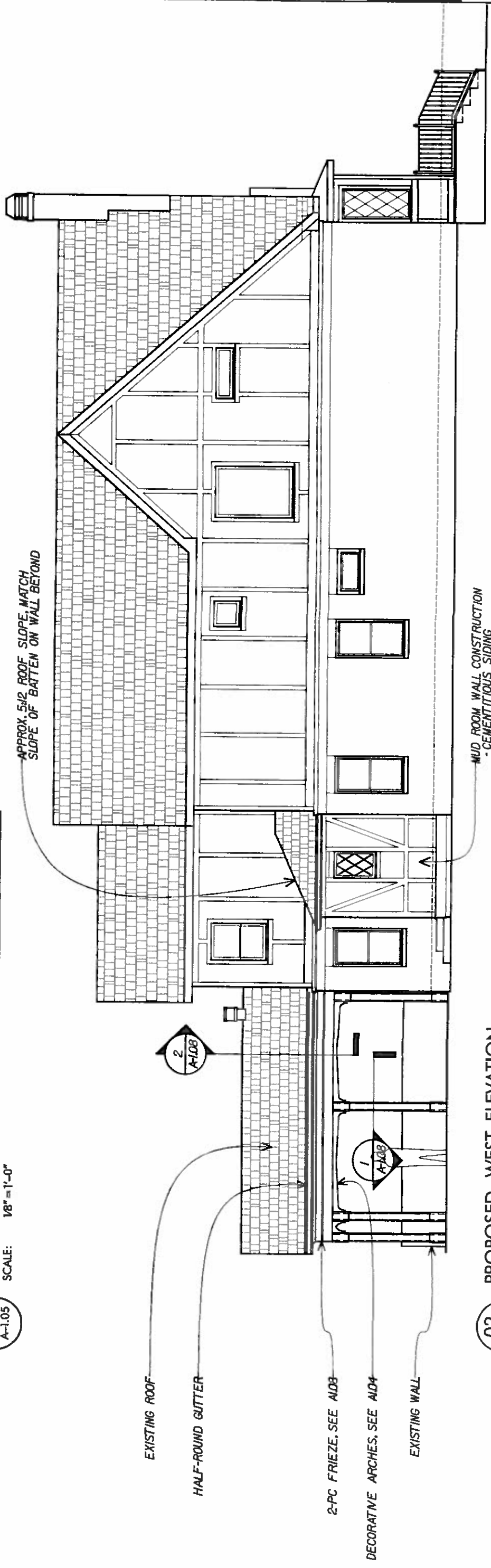


03 PROPOSED REAR ELEVATION
 SCALE: 1/8" = 1'-0"

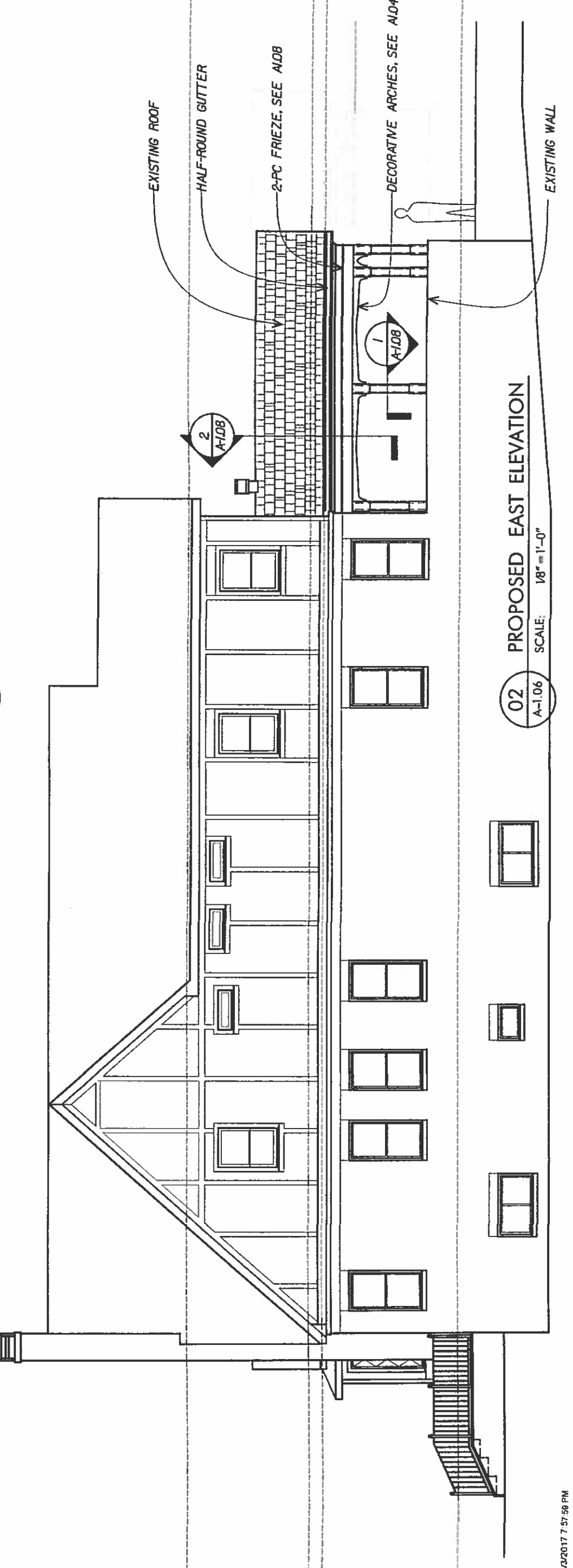
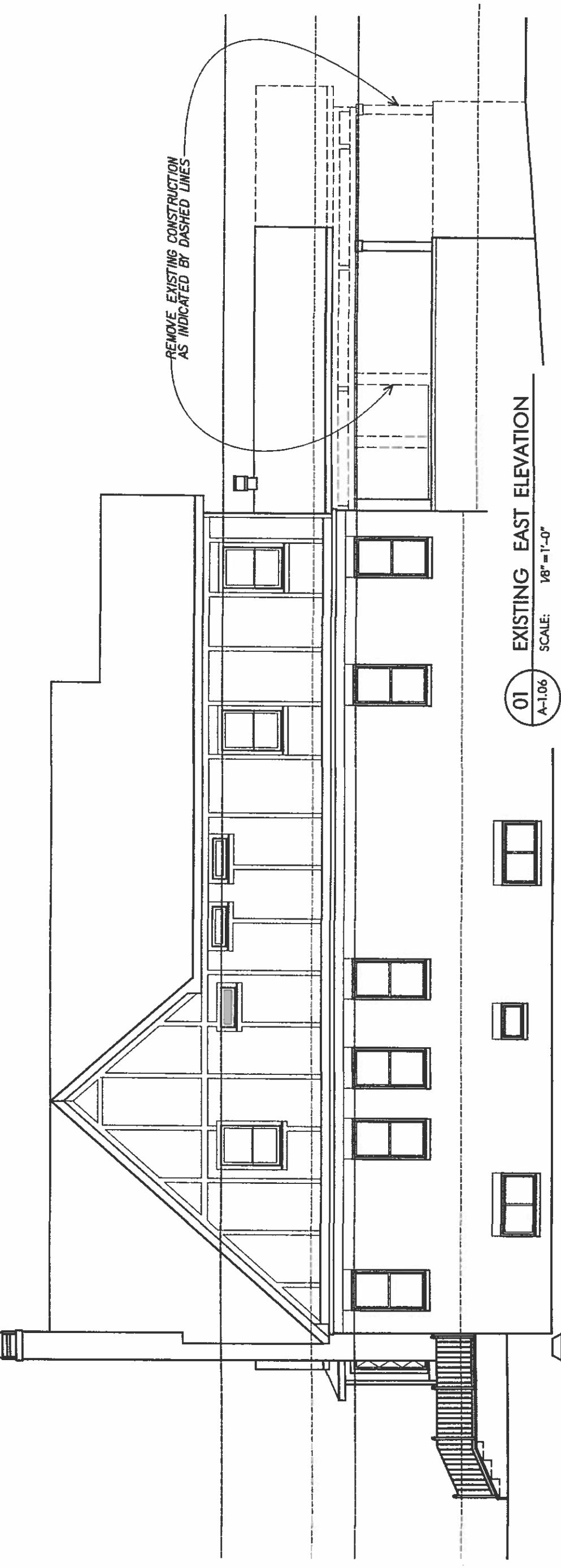
A-1.04

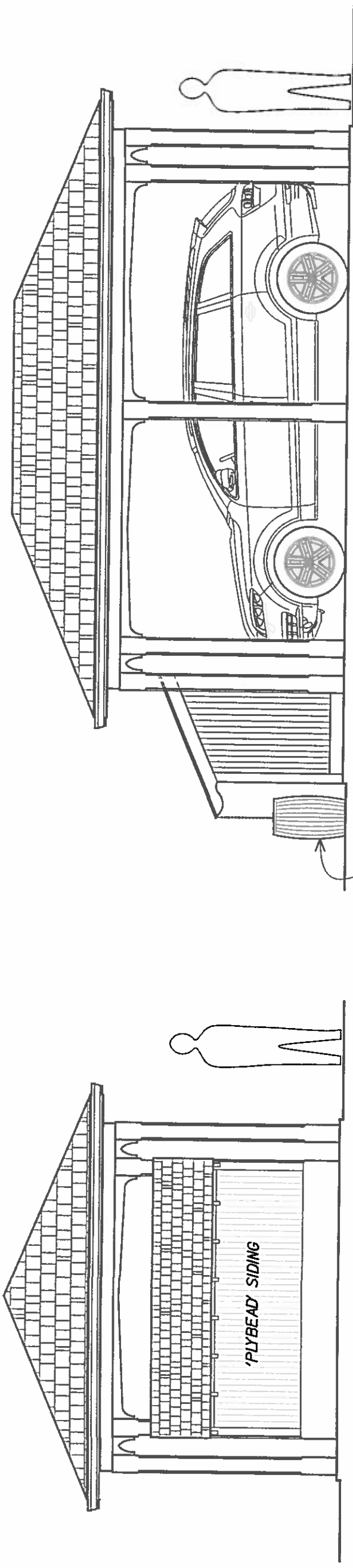


01 EXISTING WEST ELEVATION
 SCALE: 1/8" = 1'-0"



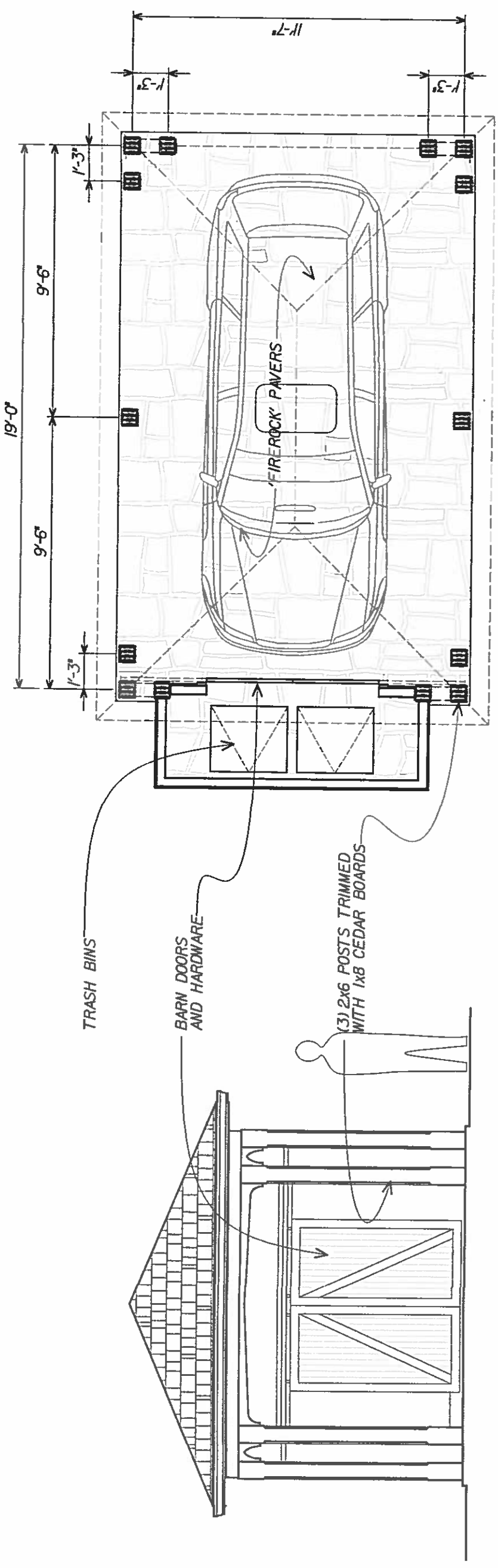
02 PROPOSED WEST ELEVATION
 SCALE: 1/8" = 1'-0"





01 CARPORT REAR
 A-1.07 SCALE: 1/4" = 1'-0"

03 CARPORT WEST SIDE
 A-1.07 SCALE: 1/4" = 1'-0"



02 CARPORT FRONT
 A-1.07 SCALE: 1/4" = 1'-0"

04 CARPORT FLOOR PLAN
 A-1.07 SCALE: 1/4" = 1'-0"