



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

APPLICATION #: **V-17-176**
DATE ACCEPTED: **06/21/2017**

NOTICE TO APPLICANT

Address of Property:
1142 Briarcliff PL NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, August 10th 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,

BH, for Director, Bureau of Planning

Mark Arnold



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-17-176

NPU F DATE FILED 6/21/17

MARK F ARNOLD
Name of Applicant

BUILDING PERMIT AUTHORIZING Addition to single family dwelling

at 1142 BRIARCLIFF PL NE 14th/16
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 east required side yard setback from 7 feet to 6 feet 6 inches. Applicant also seeks a variance from the zoning regulations to reduce the half depth required front yard setback from 17 feet 6 inches to 6 feet 4 inches, to add new roof line.

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 28 Section 16-28.007 Paragraph (5)(b)

Chapter _____ Section _____ Paragraph _____

Plan Reviewer _____ Date _____

[Signature] 6/20/17
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"/>



Date Filed _____

Application Number V-17-1749

Name of Applicant Mark F Arnold Daytime Phone (404) 939-8690

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

Address 1 1 2 6 N Highland Ave, NE Atlanta GA 30306
street city state zip code

Name of Property Owner Jim & Krista Hester Phone (404) 993-6655

Address 1 1 4 2 Briarcliff Place, NE Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 1 1 4 2 Briarcliff Place, NE Atlanta GA 30306
street city state zip code

Area: _____ Land Lot: 16 District: 14, Fulton County, GA.

Property is zoned: R4, Council District: 06, Neighborhood Planning Unit (NPU): F

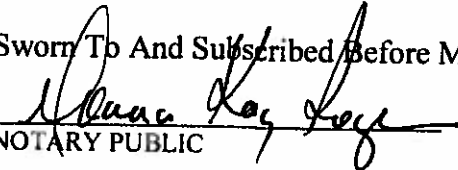
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

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 20 Day Of June, 20 17.


 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.").

Renovation and additions to a circa 1940 house to include removal of the existing rear porch and entry in order to construct of a new rear covered porch and reconfiguration of the existing roof in order to expand the existing second floor.

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.

4,026 covered square feet / 8,474 total lot square feet = 47.5 % 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)

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, Jim Hester (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1142 Briarcliff Place, 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) 993-6655

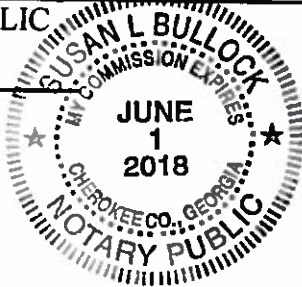
[Signature]
SIGNATURE OF OWNER

Jim Hester
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.

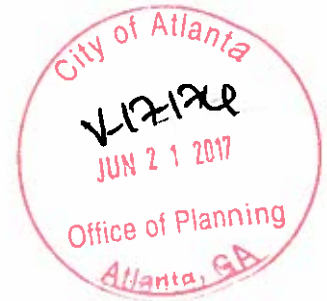
[Signature]
NOTARY PUBLIC

6-20-17
DATE



Jim & Krista Hester

1142 Briarcliff Place, NE
Atlanta, Georgia 30306
(404) 993-6655
jhester@highlandwaterworks.com



June 16, 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: 1142 Briarcliff Place, NE 30306

Planning Staff:

We wish to remodel and expand our existing home by adding a rear covered porch addition where the existing porch is located and by reconfiguring a portion of the roof in order to expand the second floor. The rear covered porch addition will be located within the buildable area. The proposed second expansion will add living space in the portion of the house that is presently located within both the half-depth front yard setback and the side yard setback. We, therefore, request the **half-depth front yard setback be reduced from the required 17 ½ feet to 6.4 feet and the east side-yard setback be reduced from the required 7 feet to 6.6 feet.** It is our understanding that these conditions necessitate a variance and we offer the following items in support of our variance request:

- Variance Application
- Survey
- Proposed Site Plan
- Referral Certificate
- Existing and Proposed Plans & Elevations

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 49.98 feet versus the required minimum width of 70 feet and the area of our lot is only 8,474 sf versus the required minimum area of 9,000 sf. To the best of our knowledge, these features have been in place since the house was built in 1940.

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

We have given a lot of thought to how we are expanding our house. The rear addition will be in the location of the existing deck in order to minimize any increase to lot coverage and preserve as much of the existing backyard as possible. Similarly, the second floor addition will be located within a reconfigured roof line in order to minimize lot coverage and land disturbance.

The existing house already encroaches into the side and half-depth front yard setbacks. The application of the required 17 ½ foot half-depth front yard setback and the 7 foot front sideyard setback would create an unnecessary hardship in that it would prevent us from expanding our home in an efficient and pragmatic manner. The new covered porch will not encroach into any required setbacks.

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. This lot, however, is one of the more extreme examples of having a deficient building area because it is located on a corner and subject to the half-depth front yard setback. Neither the 35 foot front yard setback nor the 7 foot side yard setback and most certainly the 17 1/2" foot half-depth front yard setback prescribed by the zoning ordinance are indicative of the historic building patterns in the these intown neighborhoods.

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,

Jim & Krista Hester



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

06/21/2017 10:33:43

CREDIT CARD
MC SALE

COMMUNITY DEVELOPMENT
30303

Card # XXXXXXXXXXXX7372
Chip Card: MasterCard
AID: A0000000041010
ATC: 0029
TC: 6A7A790853936475
SEQ #: 3
Batch #: 134

n: V-17-176
e: Planning/BZA/Variance/NA
e: 1142 BRIARCLIFF PL NE, ATLANTA, GA 30306
e: CULBERTSON LARRY B & WILLIAMS THOMAS LESLIE JR
e:
e:

INVOICE 3
Approval Code: 594612
Entry Method: Chip Read
Mode: Issuer

Amount Paid	Payment Date	Cashier ID	Received	Comments
0.00	06/21/2017	RPLEWIS		

SALE AMOUNT \$100.00

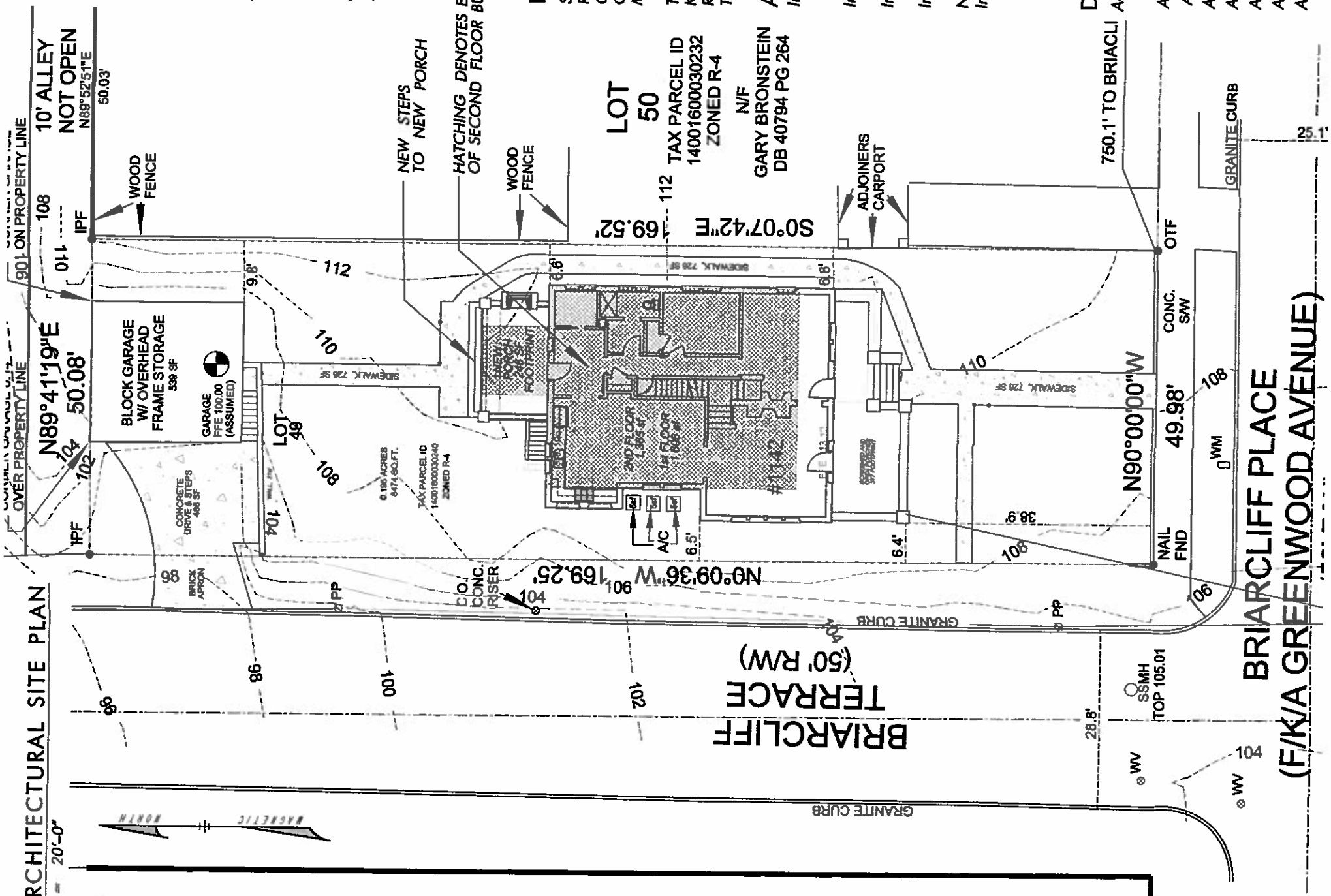
LARRY B & WILLIAMS THOMAS LESLIE JR

CUSTOMER COPY

variance to reduce east side setback from 7 feet to 6 feet 6 inches; also to front yard from 17 feet 6 inches to 6 feet 4 inches to add a new roof line.

PAID
CITY OF ATLANTA
Randi P. Fer
JUN 21 2017
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

ARCHITECTURAL SITE PLAN
1" = 20'-0"



OWNER
JIM & KRISTA HESTER
934 AMSTERDAM AVE, NE
ATLANTA, GA 30306
(404) 993-6655
jhester@highlandwaterworks.com

ARCHITECT
MARK ARNOLD, ARCHITECT
1126 N. HIGHLAND AVENUE, NE
ATLANTA, GA 30306
404-939-3690
intownarchitect@gmail.com
Georgia Registration RA0088398

CONTRACTOR
TO BE DETERMINED

PROJECT SUMMARY

SCOPE OF WORK SHALL INCLUDE FIRST FLOOR INTERIOR RENOVATIONS, CONSTRUCTION OF A NEW OPEN PORCH ON THE BACK SIDE OF THE HOUSE, AND RECONFIGURATION OF THE ROOF TO ENABLE THE CONSTRUCTION OF A NEW MASTER BATHROOM AND CLOSET ON THE SECOND FLOOR.

THE FIRST FLOOR RENOVATIONS SHALL INCLUDE A NEW KITCHEN OPEN TO THE EXISTING DINING ROOM AND REMODELING THE EXISTING ENTRY AND LAUNDRY ROOM TO A MUDROOM AND PANTRY.

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 FIRST FLOOR PLANS
- A-1.02 EXISTING & PROPOSED SECOND FLOOR PLANS
- A-1.03 EXISTING & PROPOSED ROOF PLANS
- A-1.04 EXISTING & PROPOSED FRONT & REAR ELEVATIONS
- A-1.05 EXISTING & PROPOSED WEST SIDE ELEVATIONS
- A-1.06 EXISTING & PROPOSED EAST SIDE ELEVATIONS

PROPERTY DATA
R-4 (SINGLE FAMILY RES) DISTRICT,
16-06 City of Atlanta Zoning Ordinance
LAND LOT 16, 14th DISTRICT
FULTON COUNTY, GEORGIA
LANNES K BURKHALTER
REGISTERED LAND SURVEYOR
LICENSE NO. 2581, PLAT DATE 01/08 /09

ZONING ANALYSIS

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

- 1) Minimum lot area: 9,000 SF
Existing: 8,474 SF (0.195± ACRES)
- 2) Minimum lot frontage: 70 feet
Existing: 49.98'

- 3) Maximum Floor Area Ratio: 50%
Existing: 29.9% (1,450sf + 1,082sf / 8,474 sf = 0.299)
Proposed: 32.3% (1,450sf + 1,286 / 8,474sf = 0.323)

- 4) Maximum lot coverage: 50%
Existing: 46.9% (3,975sf / 8,474sf = 0.469)
House 1,606sf + Front Porch 377sf + Rear Addition 146sf + Sidewalks 777sf + Driveway 488sf + Garage 539sf + Walls 27sf + AC Units 15sf divided by Lot Area 8,474sf

- Proposed: 47.5% (4,026sf / 8,474sf = 0.475)
House 1,606sf + Front Porch 377sf + Rear Porch 248sf + Sidewalks 726sf + Driveway 488sf + Garage 539sf + Walls 27sf + AC Units 15sf divided by Lot Area 8,474sf

- 5) Minimum depth front yard: 35 feet
Existing: 38.9'
Proposed: NO CHANGE

- 6) Minimum width east side yard: 7 feet
Existing: 6.6'
Proposed: NO CHANGE

- 7) Minimum width half-depth front yard: 17.5 feet
Existing: 6.4'
Proposed: NO CHANGE

- 8) Minimum depth rear yard: 15 feet
Existing: 65'
Proposed: 60'

- 9) Maximum building height: 35 feet
Existing: 30'±
Proposed: NO CHANGE

V-17-17V
Office of Planning
JUN 21 2017
56 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

BRIARCLIFF PLACE
(F/K/A GREENWOOD AVENUE)



EXISTING FRONT ELEVATION



EXISTING SOUTHWEST ELEVATION



EXISTING REAR ELEVATION

- CONSULTING - COMMERCIAL - RESIDENTIAL -

LEGEND

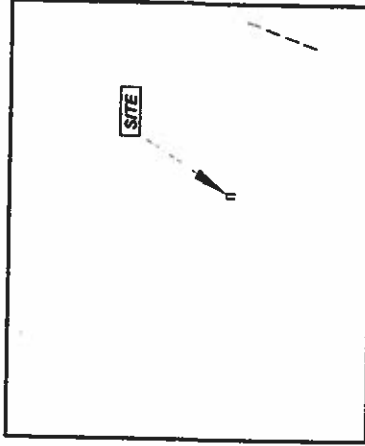
- IRON PIN FOUND (RPF) OPEN TOP FOUND (OTF)
- IRON PIN CALCULATED OR SET (IPS)
- LIGHT POLE (LP) POWER POLE (PP)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- BENCH MARK (BM)
- BENCH MARK WITH GAS METER (GM)
- SANITARY SEWER MANHOLE (SSMH)
- BUILDING SETBACK (BS)
- CONTOUR
- SPOT ELEVATION

EQUIPMENT USED:
THEODOLITE READING DIRECTLY TO BE SECONDS
ELECTRONIC DISTANCE METER READING DIRECTLY TO .005 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 10,000+ FEET. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 20,000+ FEET.

- REFERENCES:
 1) DE 44377 PG 56
 2) DE 44377 PG 58
 3) DE 44377 PG 58
 4) DE 34334 PG 12
 5) DE 28311 PG 138
 6) DE 42748 PG 138
 7) DE 42748 PG 138
 8) DE 27724 PG 135
 9) DE 27724 PG 135

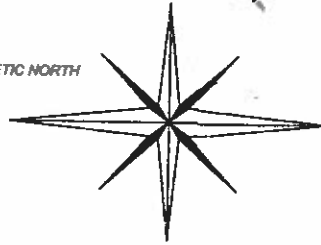
NOTES:
 1) BOUNDARY BASED ON SUBDIVISION PLAT OF REALTY MORTGAGE COMPANY'S PROPERTY AS RECORDED IN PLAT BOOK 3 PAGE 127 AND ON PROPERTY CORNERS FOUND, AS INDICATED.
 2) NO UNDESIGNATED OR ASSUMED DATUM.
 3) ALL DIMENSIONS ARE IN FEET AND INCHES. LOCATED AND ARE NOT IMPLIED AND FIELD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
 4) TAX PARCEL INFORMATION TAKEN FROM FULTON COUNTY TAX ASSESSORS WEBSITE.



SITE LOCATION MAP
NOT TO SCALE

LOT 49 AREA
0.195 ACRES
8474 SQ.FT.

MAGNETIC NORTH
N



MATTERS OF TITLE ARE EXCEPTED
 © COPYRIGHT ARROW SURVEYING 2008

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.

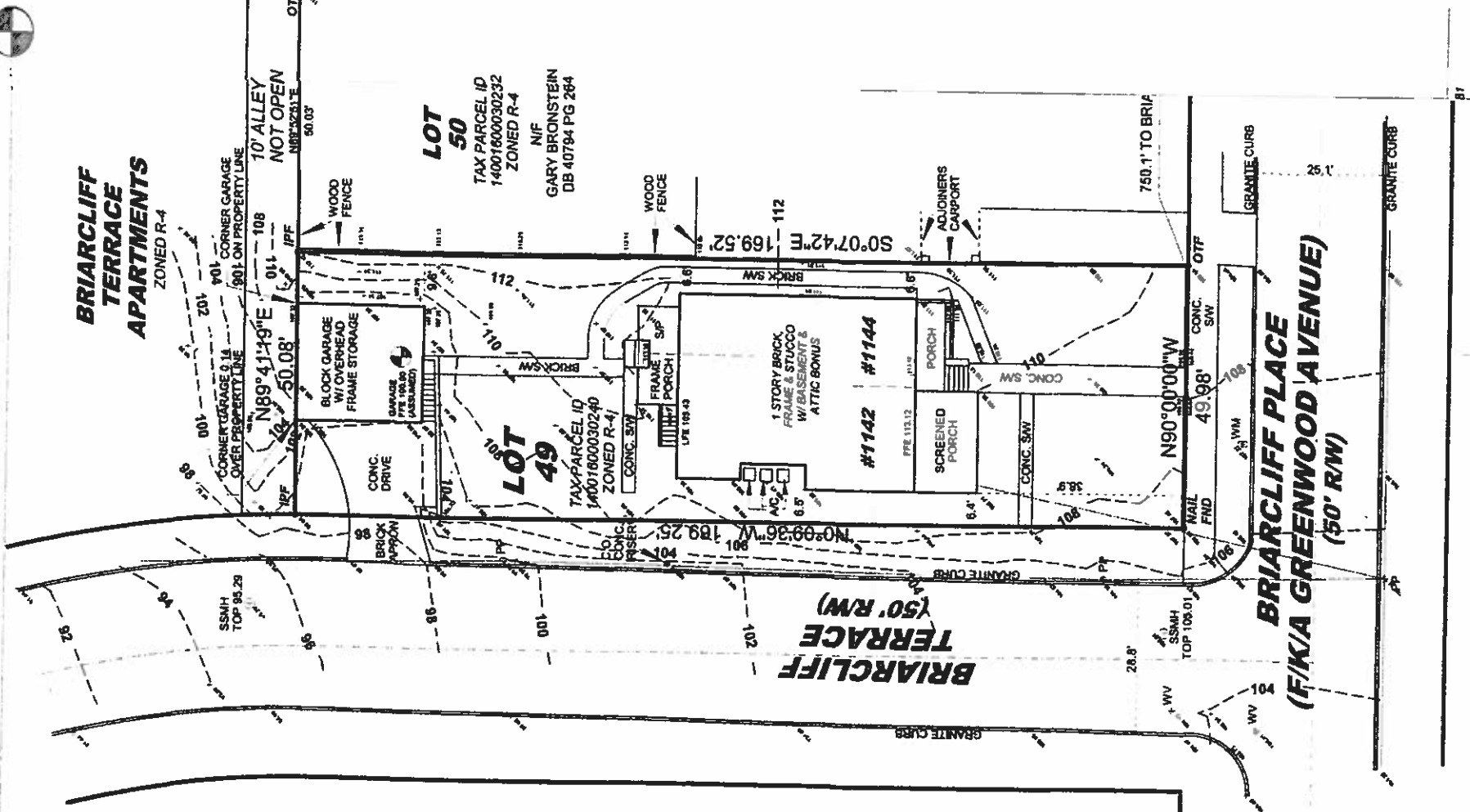
ARROW SURVEYING

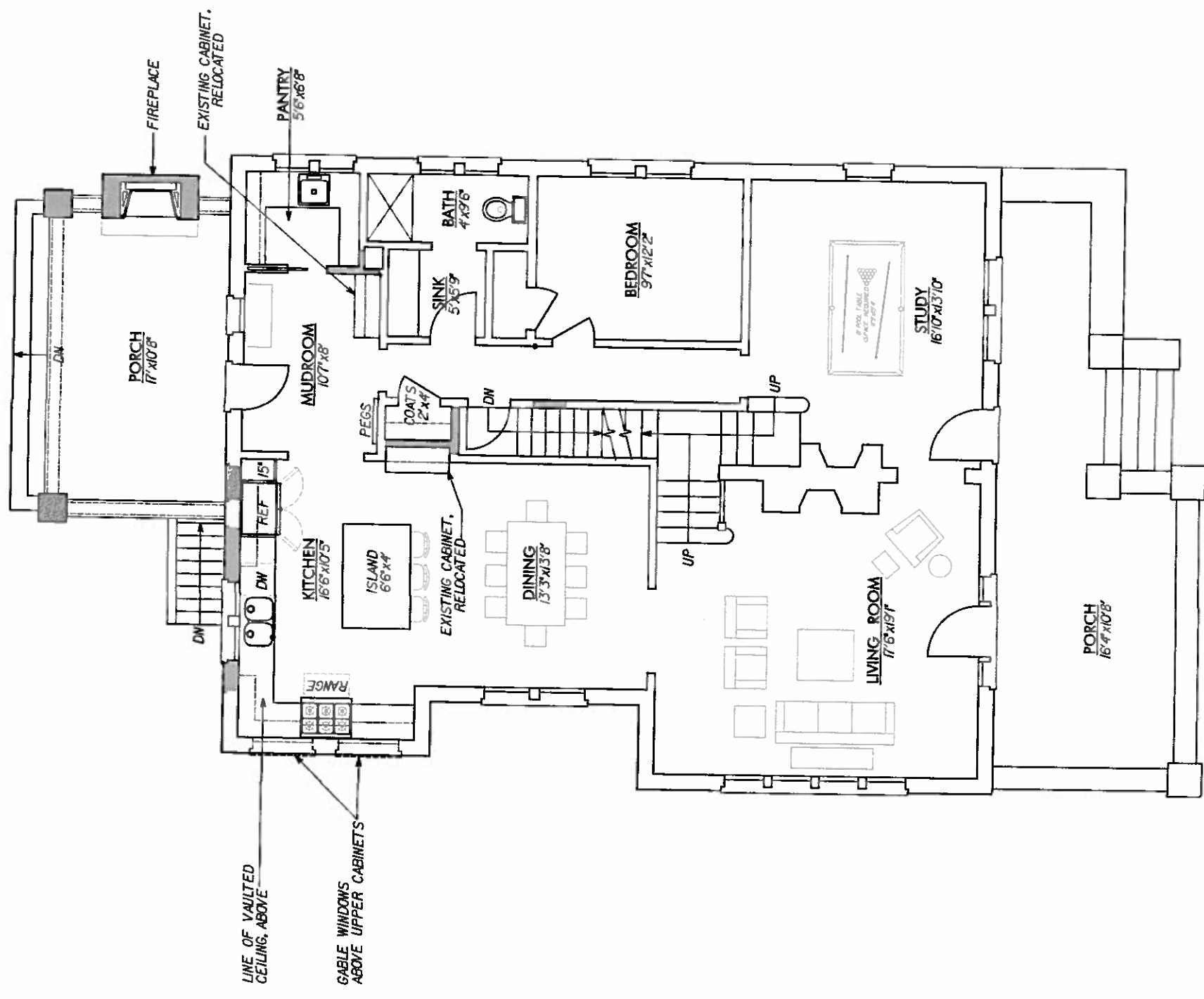
2245 COUNTRY WALK
 SNELLVILLE, GEORGIA 30039
 PH. AND FAX 770-982-9900

JIM HESTER
 BOUNDARY AND TOPOGRAPHIC SURVEY FOR:

LOT 49
 1142 & 1144 BRIARCLIFF PLACE
 LAND LOT 16 OF THE 14TH DISTRICT
 CITY OF ATLANTA, FULTON COUNTY, GEORGIA

JOB NUMBER: 090003
 SCALE: 1" = 10'
 DATE: 01/08/09
 DRAWN BY: KB
 PC: KB IM: BP
 CHECKED BY: KB
 LAND LOT 16
 14TH DISTRICT
 CITY: ATLANTA
 COUNTY: FULTON
 STATE: GEORGIA
 ARROW PLUT DATE: 01/09/09

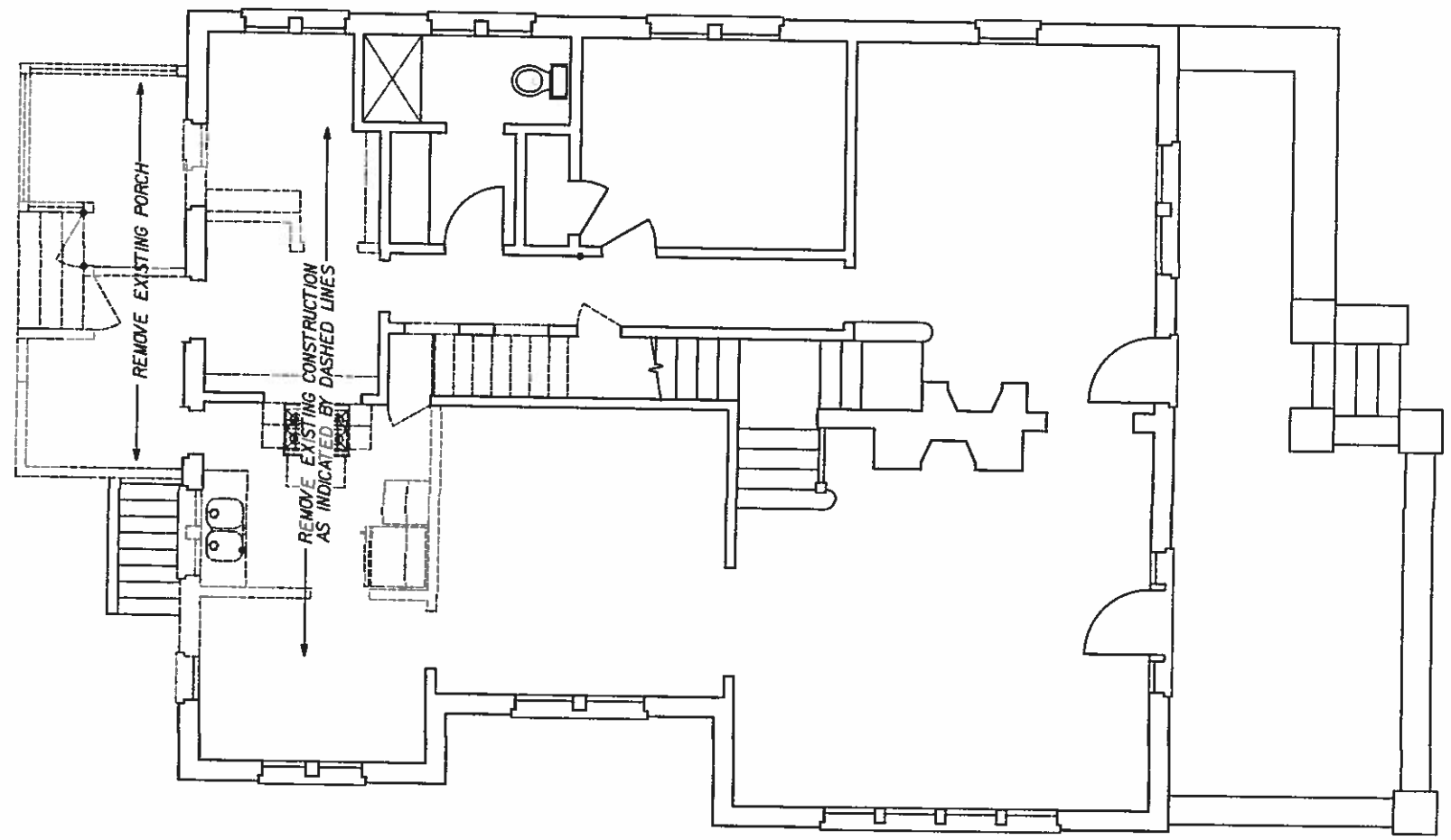




02
A-1.01

PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

FLOOR AREA: 1,450 SF

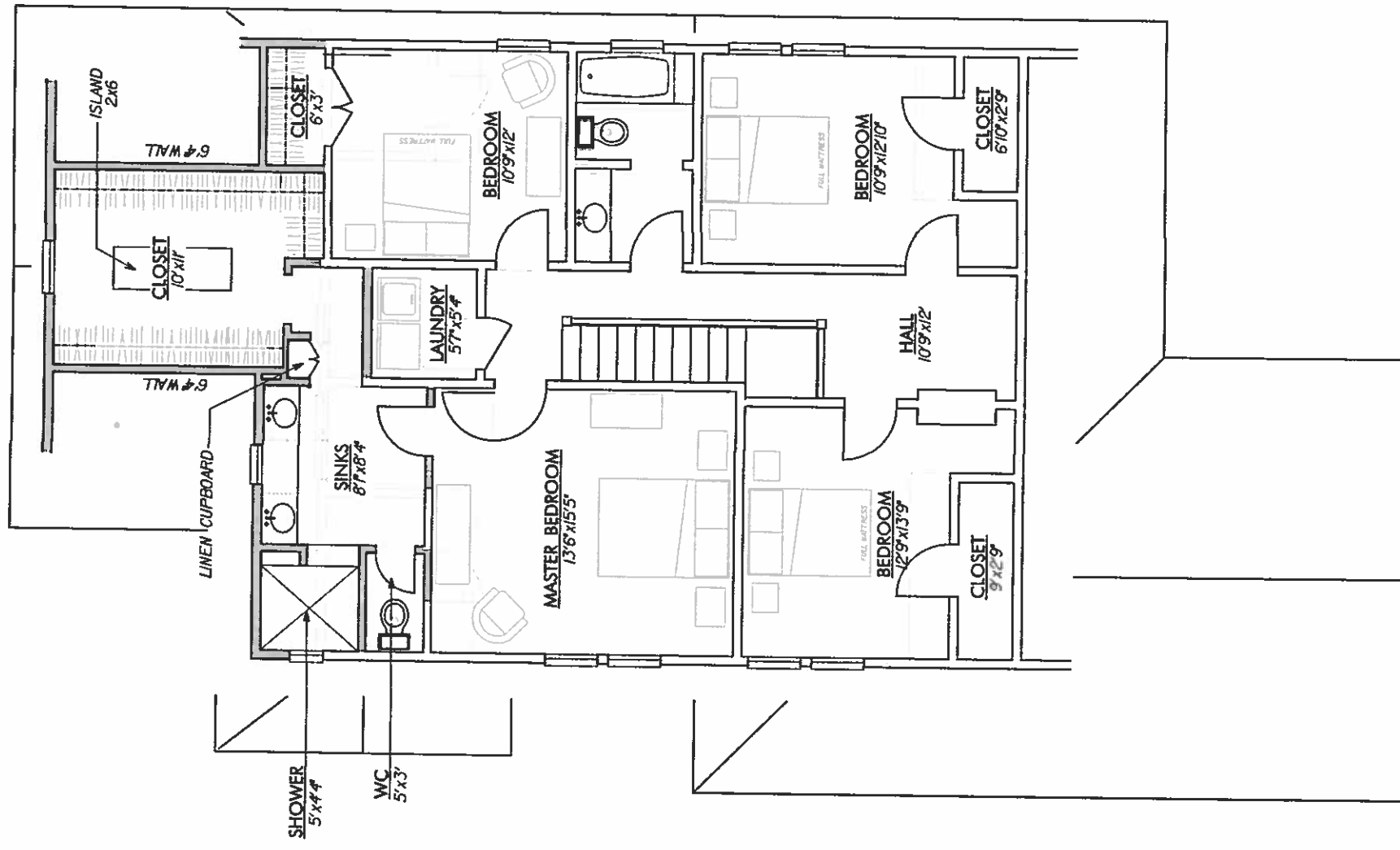


01
A-1.01

EXISTING FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

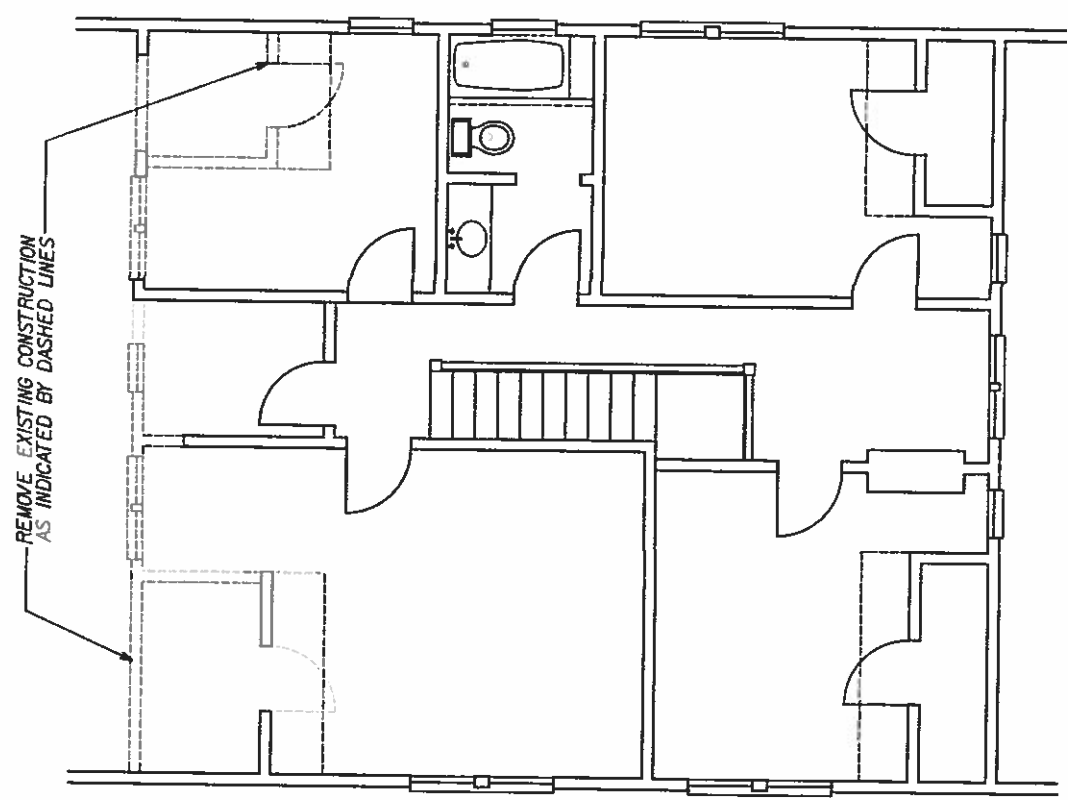
FLOOR AREA: 1,450 SF

DATE	06/16/17
REVISIONS	
SHEET	A1.02
PHASE	



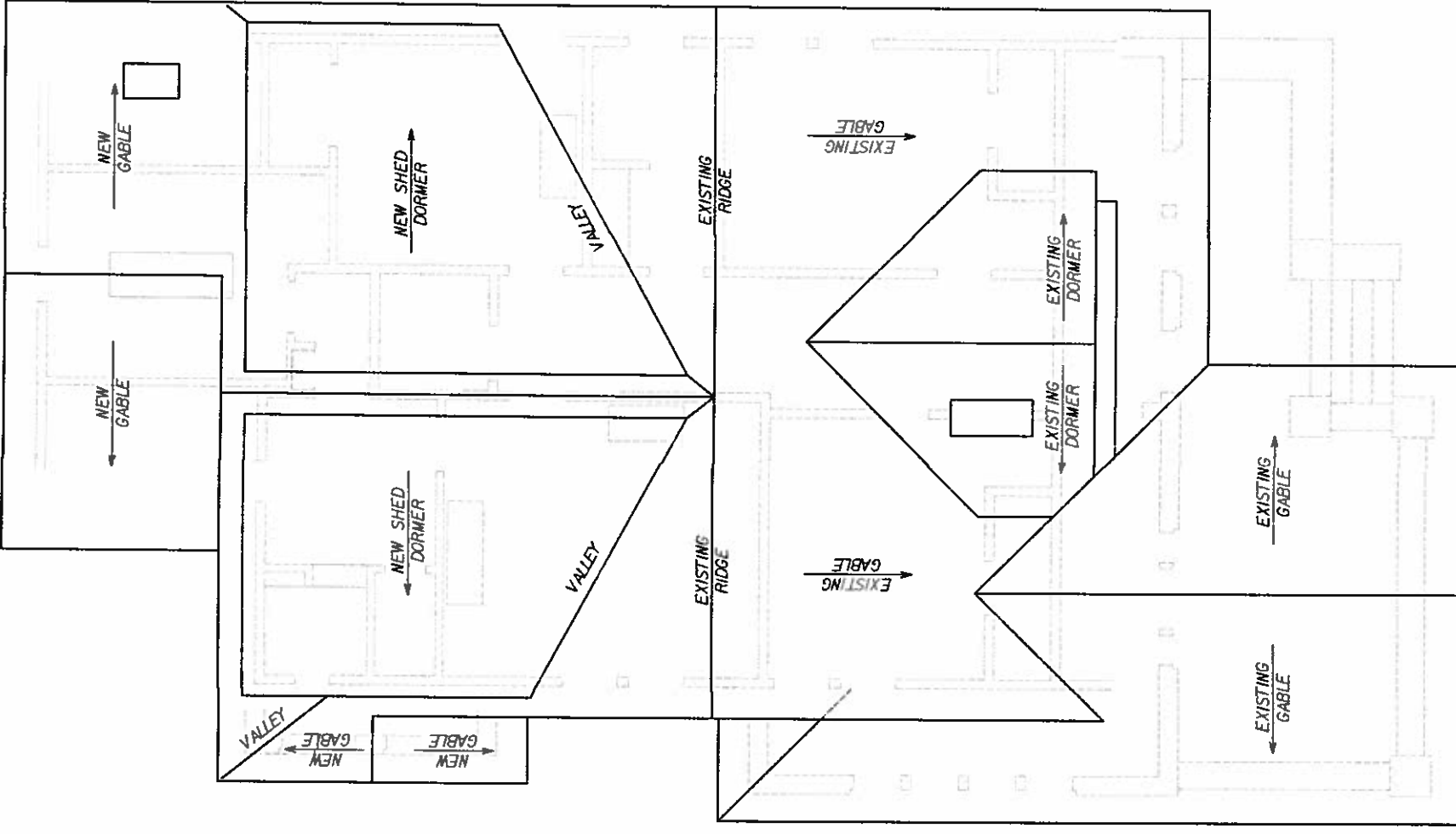
02 PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" FLOOR AREA: 1,286 SF

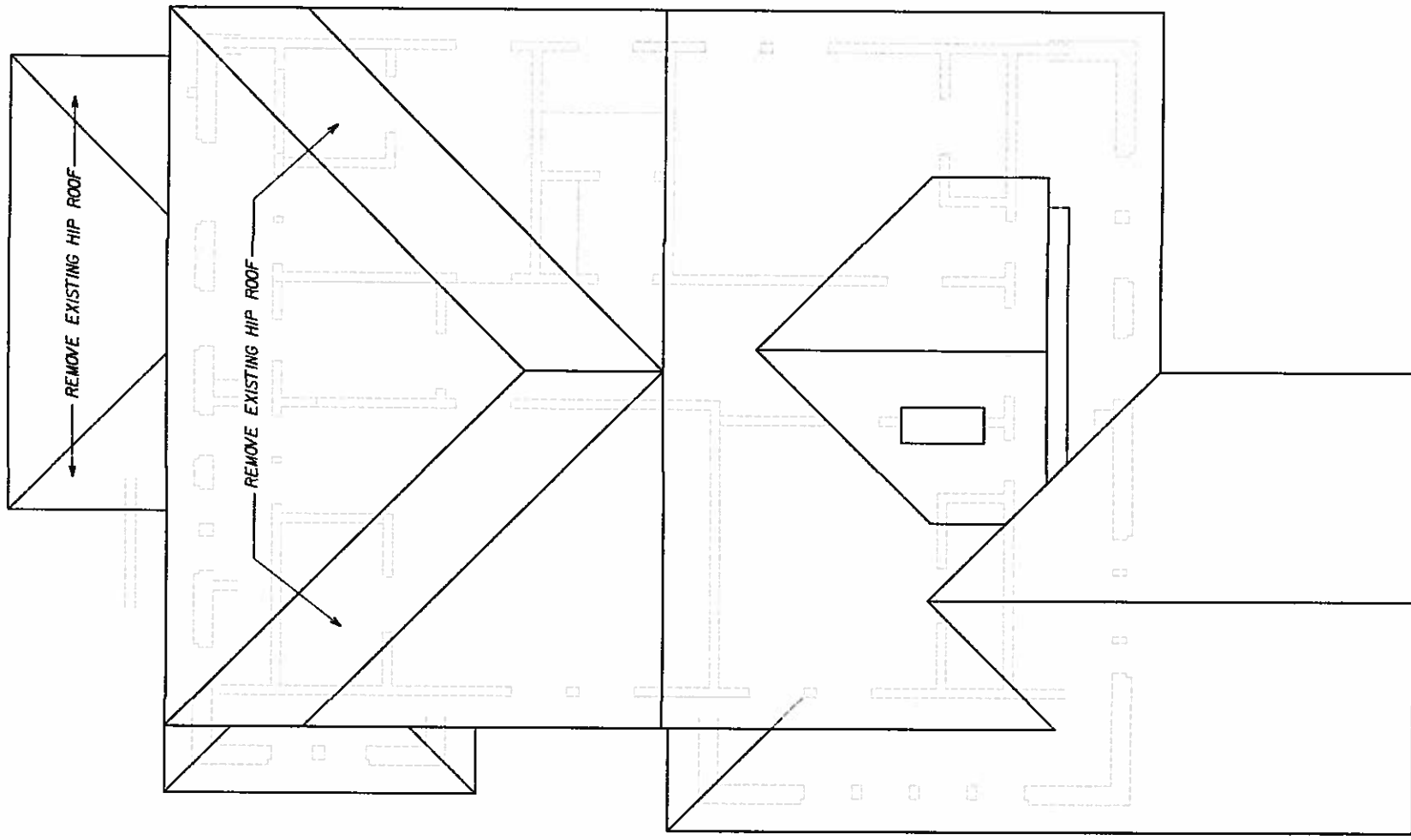


01 EXISTING SECOND FLOOR PLAN

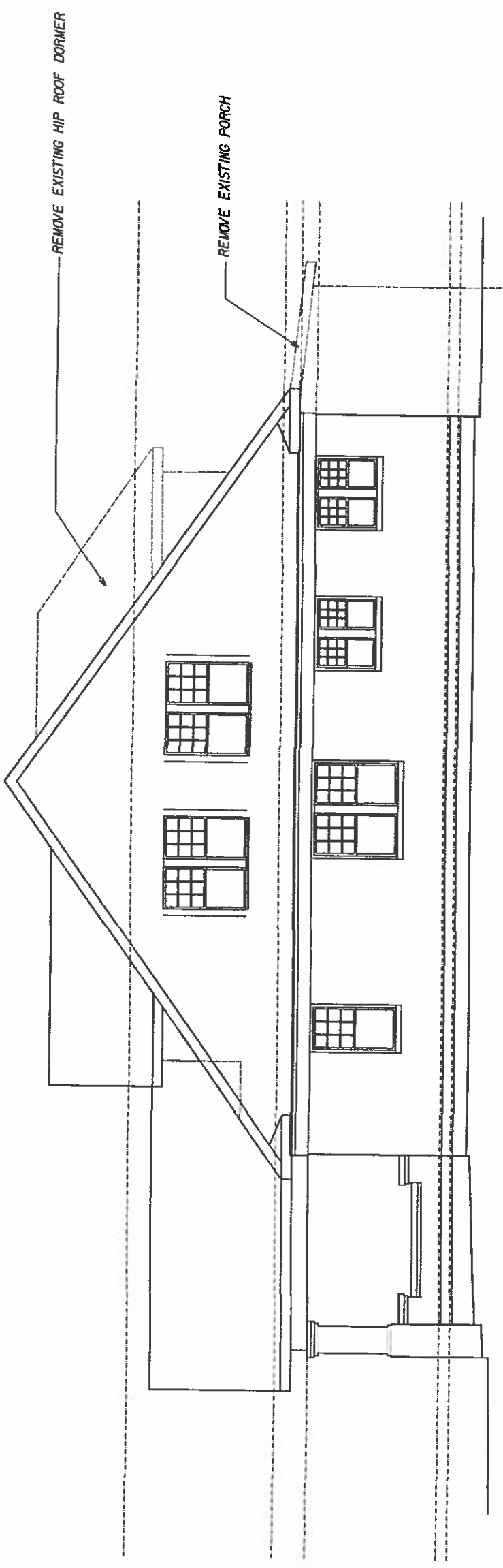
SCALE: 1/8" = 1'-0" FLOOR AREA: 1,082 SF



02 PROPOSED ROOF PLAN
A-1.03 SCALE: 1/8" = 1'-0"

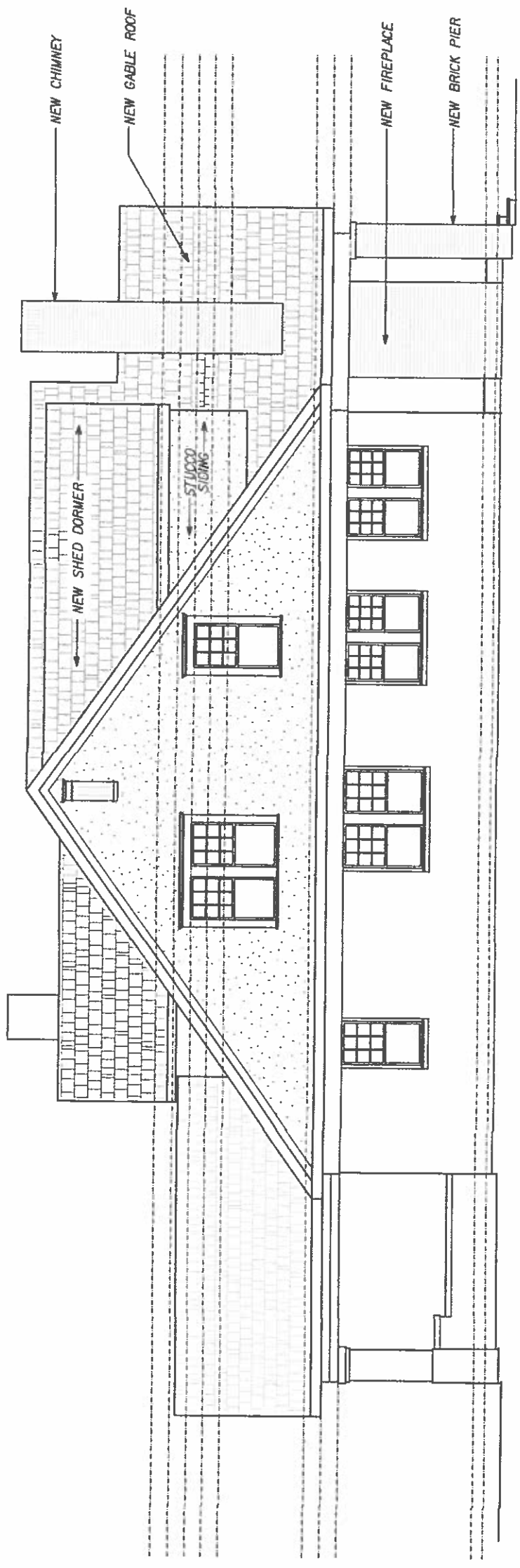


01 EXISTING ROOF PLAN
A-1.03 SCALE: 1/8" = 1'-0"



01 EXISTING EAST SIDE ELEVATION

SCALE: 1/8" = 1'-0"



02 PROPOSED EAST SIDE ELEVATION

SCALE: 1/8" = 1'-0"