



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-17-272**

DATE ACCEPTED **09/20/2017**

NOTICE TO APPLICANT

Address of Property:

969 Glen Arden WAY NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, November 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 five 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, Office of Zoning and
Development

Mark Arnold



Department of City Planning
Office of Zoning & Development

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

SEP 20 2017

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-17-272
NPU F DATE FILED 09/20/2017

Mark Arnold
Name of Applicant

Addition

at 969 Glen Arden Way 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 regulation to 1). Reduce the required front yard setback from 35 feet to 16.62 feet and to 2) reduce the required east side yard setback from 7 feet to 0.6 feet for the purpose of an addition to an existing single family residence.

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 16 Section 16-06.008 Paragraph (1)

Chapter 16 Section 16-06.008 Paragraph (2)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Tamaria Letang 09/20/2017
Plan Reviewer Date

[Signature] 9-20-17
Applicant Date

V-17272

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Department of Planning
Office of Zoning & Development

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"/>

SEP 20 2017

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

Date Filed _____

Application Number V-17-272

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

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

Address 1126 N Highland Ave, NE Atlanta GA 30306
street city state zip code

Name of Property Owner Kramer & Hayley Johnson Phone (770) 714-6724

Address 969 Glen Arden Way, NE Atlanta GA 30306
street city state zip code

Description of Property

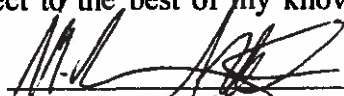
Address of Property 969 Glen Arden Way, NE Atlanta GA 30306
street city state zip code

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 20 Day Of Sep 2017.


NOTARY PUBLIC



SUMMARY & JUSTIFICATION FOR VARIANCES

SEP 20 2017

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 1924 house to include the addition of a porte cochere, first floor renovations, and reconfiguration of the roof in order to build-out a 4 bedroom, 3 bath second floor addition.

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.

3,905 covered square feet / 8,552 total lot square feet = 46 % 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)

Kramer & Hayley Johnson

969 Glen Arden Way, NE
Atlanta, Georgia 30306
(770) 714-6724
hayleywjohanson1@gmail.com

W-272
Office of
City Planning
33 Trinity Ave. N.E.

SEP 20 2017

Department of City Planning
Office of Zoning & Development

September 18, 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: 969 Glen Arden Way, NE 30306

Planning Staff:

We wish to remodel and expand our existing home by adding a porte cochere over the existing driveway and by reconfiguring the roof in order to add a second floor. The porte cochere will encroach into the required side yard setback and the proposed second floor will add living space in the portion of the house that is presently located within the required front yard setback. We, therefore, request the **east side yard setback be reduced from the required 7 feet to 0.6 feet and the front yard setback be reduced from the required 35 feet to 16.6 feet.** It is our understanding that these requests 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 50 feet versus the required minimum width of 70 feet and the area of our lot is only 8,552 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 1924.

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 porte cochere will be located over the existing driveway and it will allow us the ability to safely enter/exist our car in bad weather. The second floor addition will be located within a reconfigured roof line in order to minimize lot coverage and land disturbance.

SEP 20 2017

The existing house already encroaches into the front yard setbacks. The application of the required 35 foot front yard setback and the 7 foot side yard setback would create an unnecessary hardship in that it would prevent us from expanding our home in an efficient and pragmatic manner.

65 Trinity Ave. S.W.
Atlanta, GA

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 somewhat unique in that it is adjacent to an abandoned alley. The presence of the alley creates an additional 5 foot buffer on the east side yard where we are requesting the variance.

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,

Kramer & Hayley Johnson

V-17-272

Department of City Planning
Office of Zoning & Development

AUTHORIZATION BY PROPERTY OWNER

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

(Please Print Clearly)

SEP 20 2017

I, Hayley Johnson (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM
THE OWNER OF THE PROPERTY AT 969 Glen Arden Way, 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

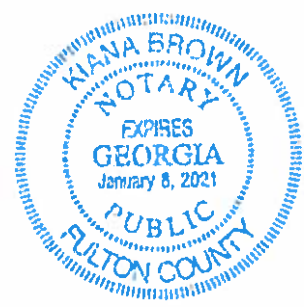
Johnson
SIGNATURE OF OWNER

Hayley Johnson
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

15 September 2017
DATE



RECEIPT

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

PAID
CITY OF ATLANTA
SEP 20 2017

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

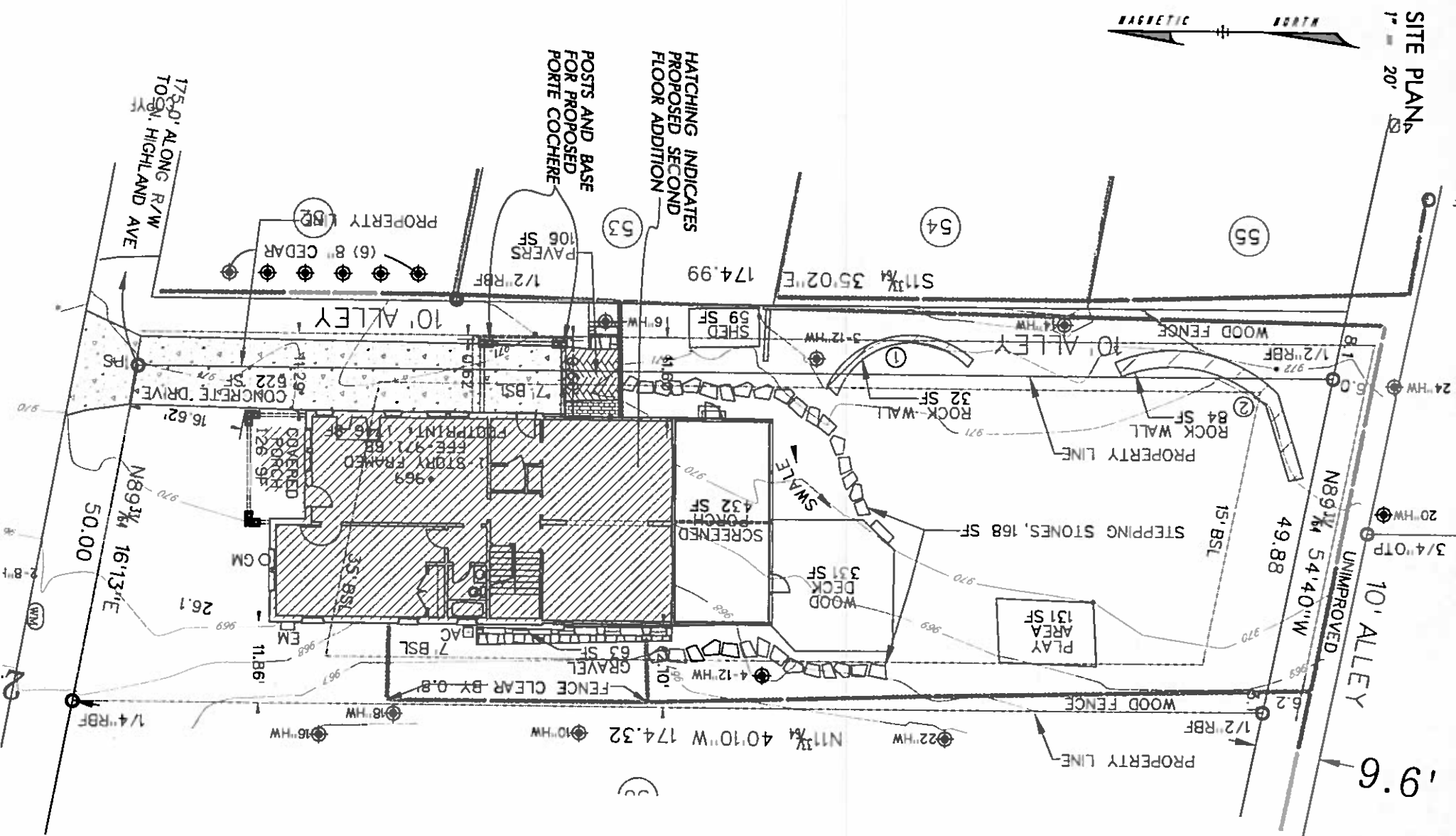


Application: V-17-272
Application Type: Planning/BZA/Variance/NA
Address: 969 GLEN ARDEN WAY NE, ATLANTA, GA 30306
Owner Name: PLANEUX DAVID M & MICHELLE B
Owner Address:
Application Name:

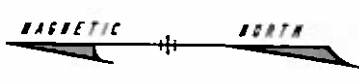
Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
542118		\$100.00	09/20/2017	PAMITCHELL		

Owner Info.: PLANEUX DAVID M & MICHELLE B

Work Description: Variance to reduce the required front yard setback from 35 feet to 16.62 feet and (2) to reduce the required east side yard setback from 7 feet to 0.6 feet for the purpose of an addition to an existing single family residence.



SITE PLAN
1" = 20'



OWNER
KRAMER & HAYLEY JOHNSON
969 GLEN ARDEN WAY
ATLANTA, GA 30306
(770) 714-6724
hayleyjohnson1@gmail.com

V-17-092

Department of City Planning
Office of Zoning & Development

SEP 20 2017

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

85 Third Ave. S.W.
Ste. 3330
Atlanta, GA

CONTRACTOR
TO BE DETERMINED

PROJECT SUMMARY
SCOPE OF WORK SHALL INCLUDE FIRST FLOOR INTERIOR RENOVATIONS, CONSTRUCTION OF A NEW PORTE COCHERE ON THE EAST SIDE OF THE HOUSE, AND RECONFIGURATION OF THE ROOF TO ENABLE THE BUILD-OUT OF A NEW FOUR BEDROOM, THREE BATHROOM SECOND FLOOR ADDITION.

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 SIDE ELEVATIONS
- A-1.06 EXISTING & PROPOSED SIDE ELEVATIONS

PROPERTY DATA

R-4 (SINGLE FAMILY RES) DISTRICT,
16-06 City of Atlanta Zoning Ordinance
LAND LOT 1, 17th DISTRICT, LOT 51,
FULTON COUNTY, GEORGIA
GEORGE VEDDER
REGISTERED LAND SURVEYOR
LICENSE NO. 2562, PLAT DATE 07 /20 /17

ZONING ANALYSIS

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

- 1) Minimum lot area: 9,000 SF
Existing: 8,552 SF (0.196± ACRES)
- 2) Minimum lot frontage: 70 feet
Existing: 50.0'

- 3) Maximum Floor Area Ratio: 50%
Existing: 18.6% (1,592 sf/8,552 sf=0.186)

- Proposed: 38.9%(1,592sf+1,736 /8,552sf=0.389
- 4) Maximum lot coverage: 50%

- Existing: 46% (3,900sf/8,552sf=0.456)
House 1,746sf+Fr. Porch 126sf+Scnd Porch 432sf + Wood Deck 331sf+Play Area 131sf+Shed 59sf + Driveway 622sf+Gravel 63sf+Stepping Stones 168sf + Rock Walls 116sf+Pavers 106sf+Porte Cochere Piers 5sf=3,905 sf

- Proposed: 46% (3,905sf/8,552sf=0.456)
House 1,746sf+Fr. Porch 126sf+Scnd Porch 432sf + Wood Deck 331sf+Play Area 131sf+Shed 59sf + Driveway 622sf+Gravel 63sf+Stepping Stones 168sf + Rock Walls 116sf+Pavers 106sf+Porte Cochere Piers 5sf=3,905 sf
- 5) Minimum depth front yard: 35 feet
Existing: 16.62' (to edge of front porch)
Proposed: NO CHANGE

- 6) Minimum width east side yard: 7 feet
Existing: 11.29' (from centerline of alley)
Proposed: 0.6' (from centerline of alley)

- 7) Minimum width half-depth front yard: 17.5 feet
Existing: 11.86
Proposed: NO CHANGE

- 8) Minimum depth rear yard: 15 feet
Existing: 72.85'
Proposed: NO CHANGE

- 9) Maximum building height: 35 feet
Existing: 22'±
Proposed: 29'±

RENOVATIONS AND ADDITIONS FOR

KRAMER & HAYLEY JOHNSON

969 GLEN ARDEN WAY, NE ATLANTA, GEORGIA 30306

VARIANCE APPLICATION

MARK ARNOLD, ARCHITECT
© 2017

404-939-3690
info@markarchitect@gmail.com

DATE
09/18/17
REVISIONS



SHEET
A0.00
PHASE

The field data upon which this plat is based has a closure of 1 foot in 10,000+ feet, an angular error of .03 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. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plat.

EX. WALL SCHEDULE	
TOP	BOTTOM
1 972.3	971.2
2 971.6	970.9

FLOOD STATEMENT

I HAVE EXAMINED THE OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY LIES IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 13121C0261 G, DATED 9-18-2013

STATE WATERS NOTE:

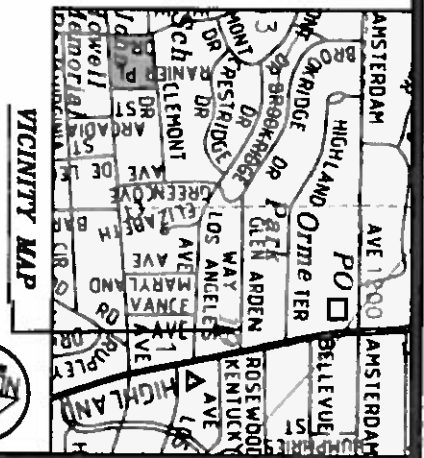
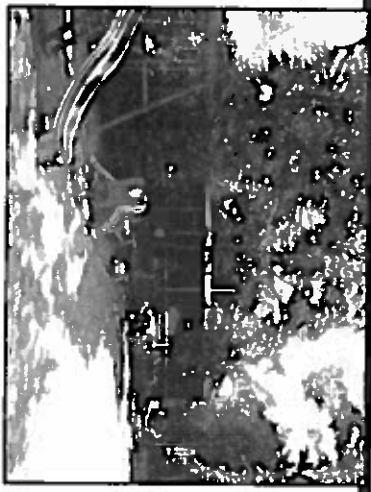
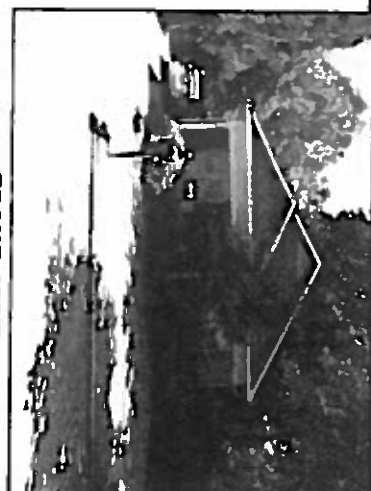
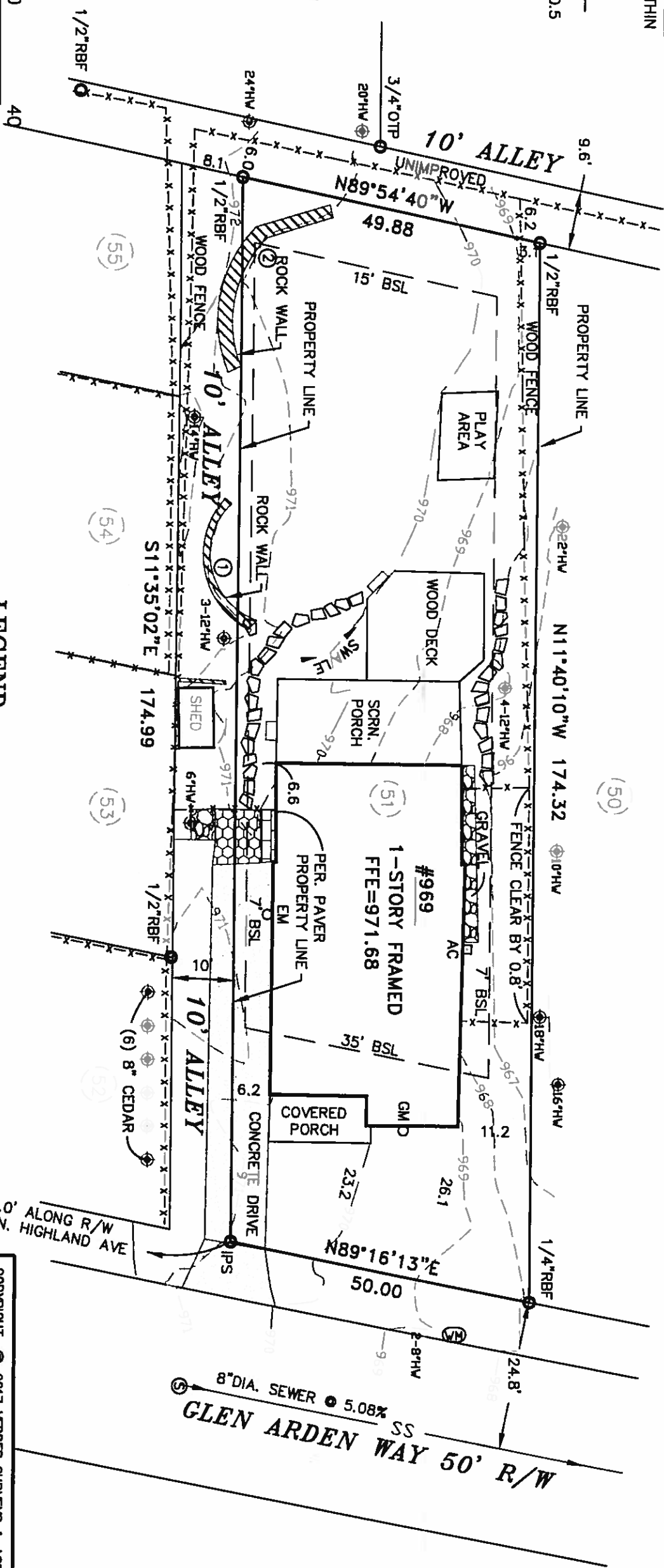
NO STATE WATERS PRESENT WITHIN 200 FEET OF PROJECT SITE.

ZONED: R4

FRONT: 35' MAX. LOT % = 50%
 CORNER: 17.5' MAX. FL. RATIO = 0.5
 SIDE: 7'
 REAR: 15'

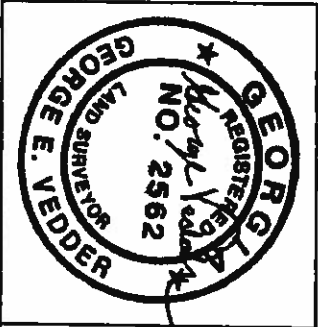
LOT AREA:
 8,552 sq. ft.
 0.196 acres

The survey shown hereon was prepared without the benefit of an abstract of title; therefore, the undersigned and Vedder Surveys, Inc., make no guarantees or representations regarding information shown hereon pertaining to easements, right-of-way, setback lines, agreements, reservations, and other similar matters.



VEDDER SURVEYS & ASSOCIATES
 1648 Juliette Road, Forsyth, Ga. 31029
 TELEPHONE (678) 544-2585
 EMAIL: GEORGE@VEDDERSURVEY.COM

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act.



LEGEND

- | | | | |
|-----|-----------------|-------|-----------------------|
| IPS | IRON PIN SET | GV | GAS VALVE |
| IPF | IRON PIN FOUND | GM | GAS METER |
| OT | OPEN TOP PIN | LP | LAMP POLE |
| CT | CRIMP TOP PIN | SS | SANITARY SEWER |
| RB | REINFORCING BAR | N&C | NAIL & CAP |
| CL | CENTERLINE | FC | FENCE CORNER |
| R/W | RIGHT-OF-WAY | -X-X- | FENCE |
| LL | LAND LOT | CMF | CONC. MONUMENT |
| Sf | CONCRETE | CB | CATCH BASIN |
| Tf | CONCRETE | HW | HEAD WALL |
| C | CONCRETE | WM | WATER METER |
| PP | POWER POLE | POB | POINT OF BEGINNING |
| SP | SERVICE POLE | N/F | NOW OR FORMERLY |
| | | CMU | CONCRETE MASONRY UNIT |

SURVEY ASBUILT FOR:
HAYLEY JOHNSON
ADDRESS: 969 GLEN ARDEN WAY

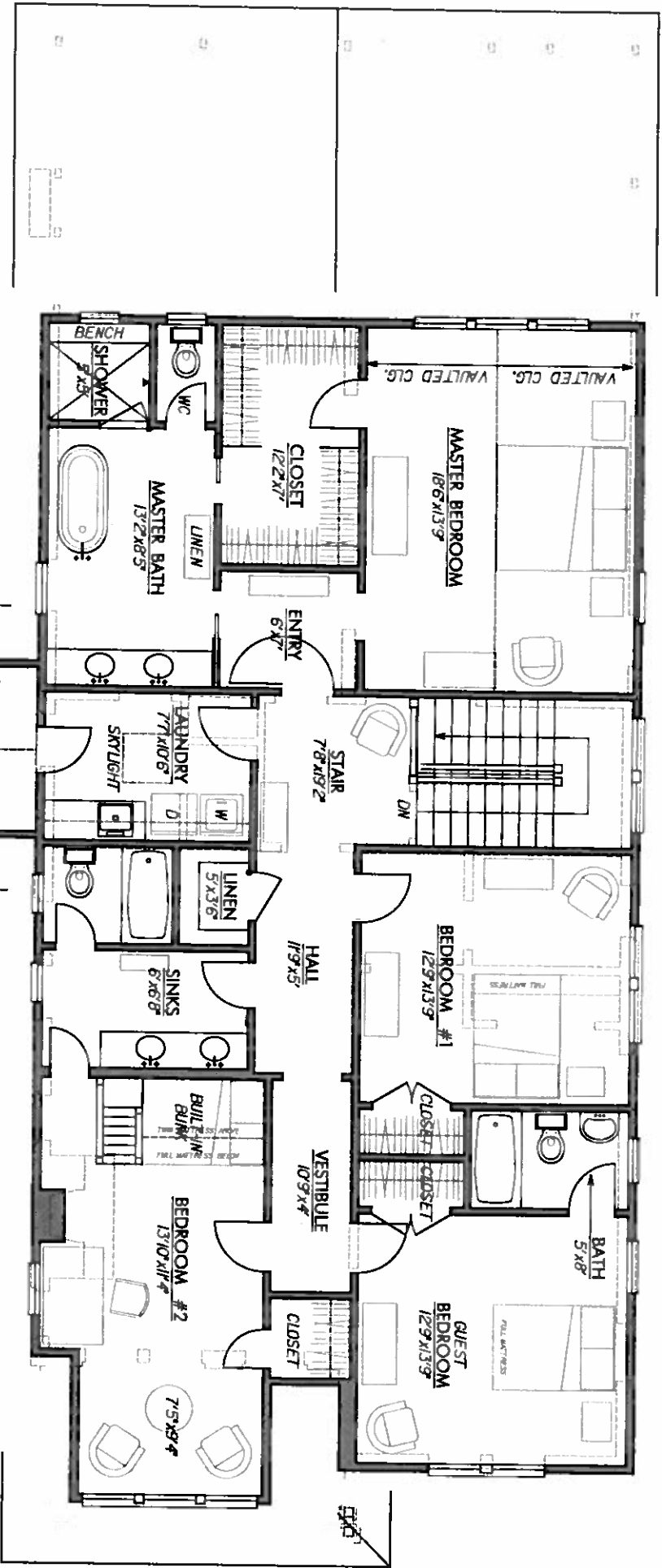
LAND LOT 1 DIST. 17TH BLOCK SCALE 1"=20'
 EDMONDSON HIGHLAND AVE. S/D, PB 2, PG. 191
 SURVEY & PLAT DATE: 7/20/2017 CITY OF ATLANTA

COPYRIGHT © 2017 VEDDER SURVEYS & ASSOC.
 DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

02
A-1.02

PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
FLOOR AREA: 1,736 SF

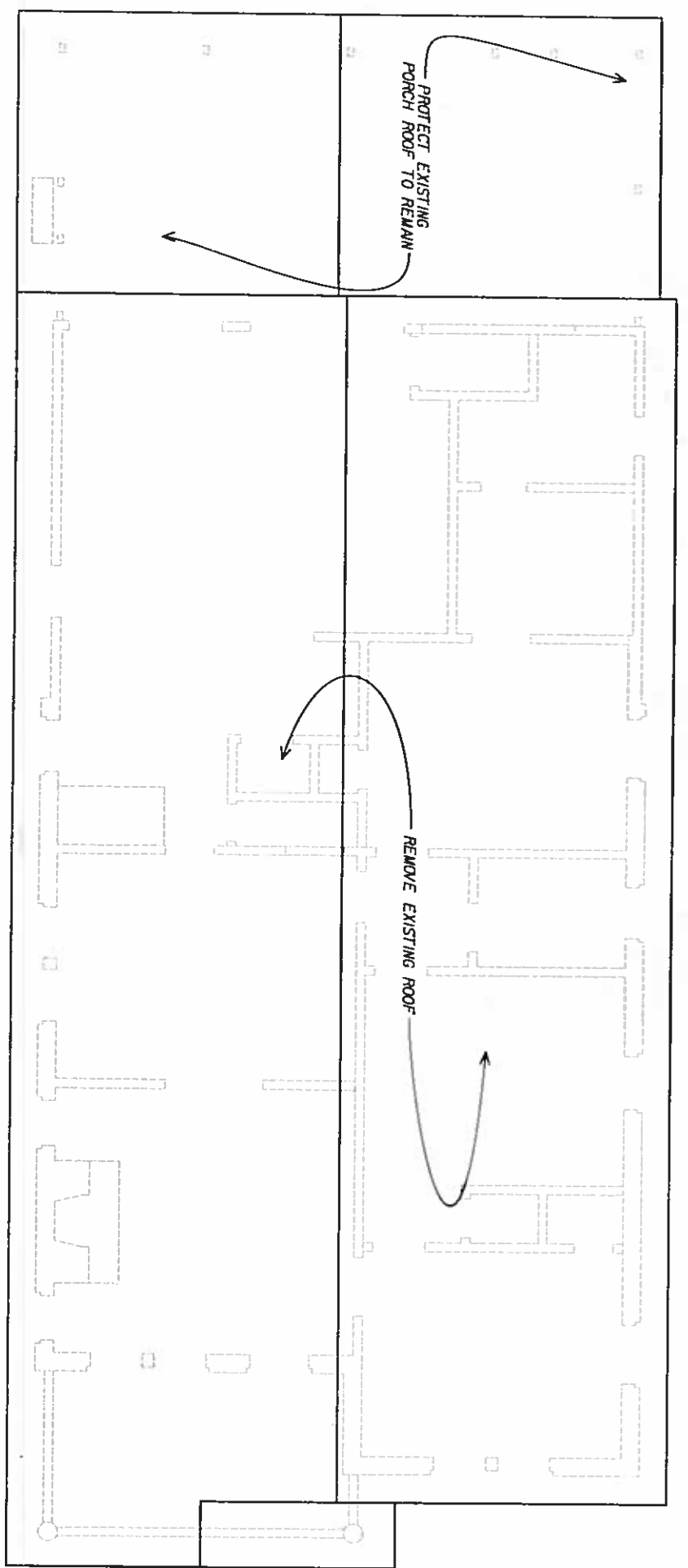


	DATE 09/18/17	RENOVATIONS AND ADDITIONS FOR KRAMER & HAYLEY JOHNSON	VARIANCE APPLICATION
	REVISIONS	969 GLEN ARDEN WAY, NE ATLANTA, GEORGIA 30306	MARK ARNOLD, ARCHITECT © 2017 404-939-3690 info@markarchitect@gmail.com
SHEET A1.02	PHASE		

01

EXISTING ROOF PLAN

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



02

PROPOSED ROOF PLAN

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



VARIANCE APPLICATION

RENOVATIONS AND ADDITIONS FOR

KRAMER & HAYLEY JOHNSON

969 GLEN ARDEN WAY, NE ATLANTA, GEORGIA 30306

MARK ARNOLD, ARCHITECT © 2017

404-939-3690 intowmarchitect@gmail.com

DATE 09/18/17

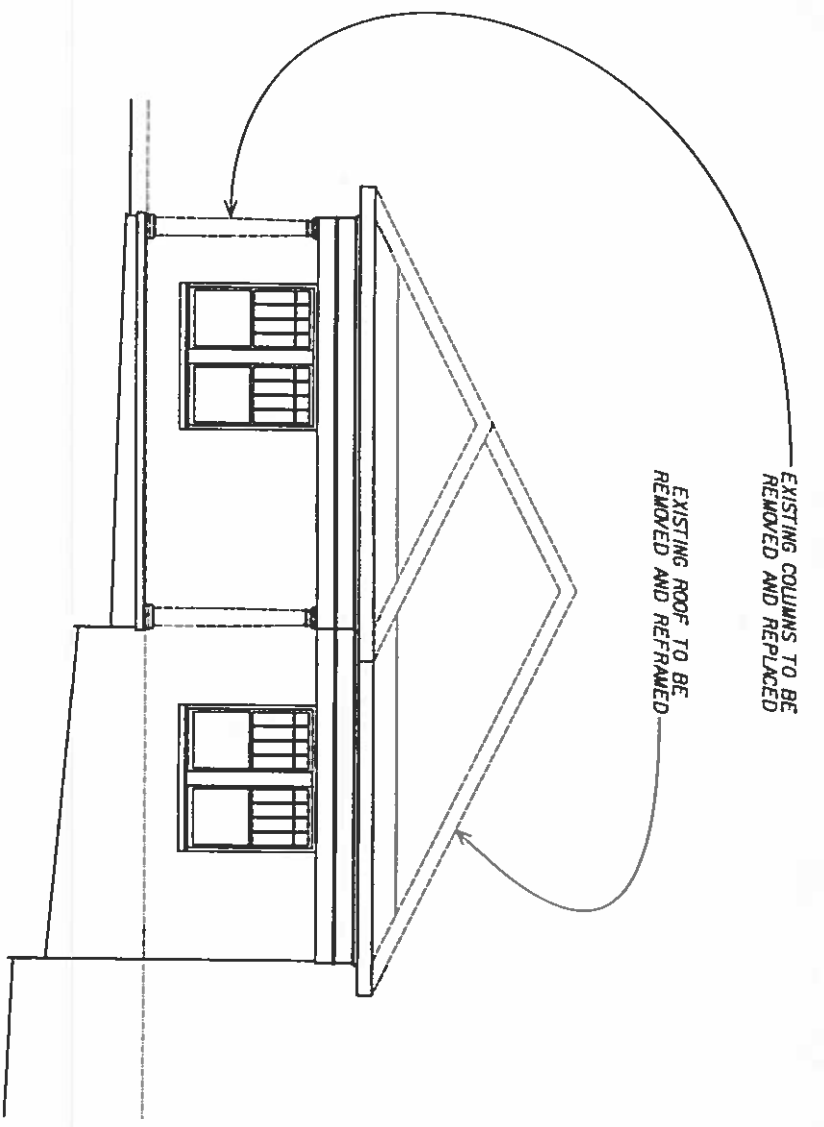
REVISIONS



SHEET

A1.03

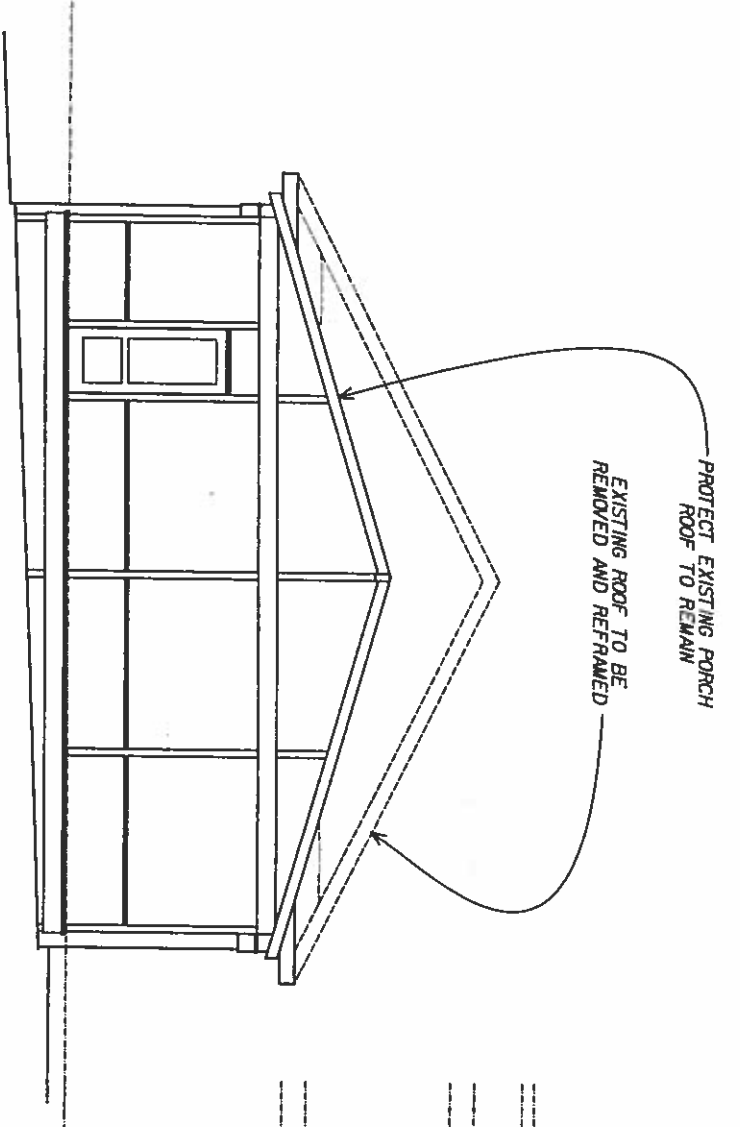
PHASE



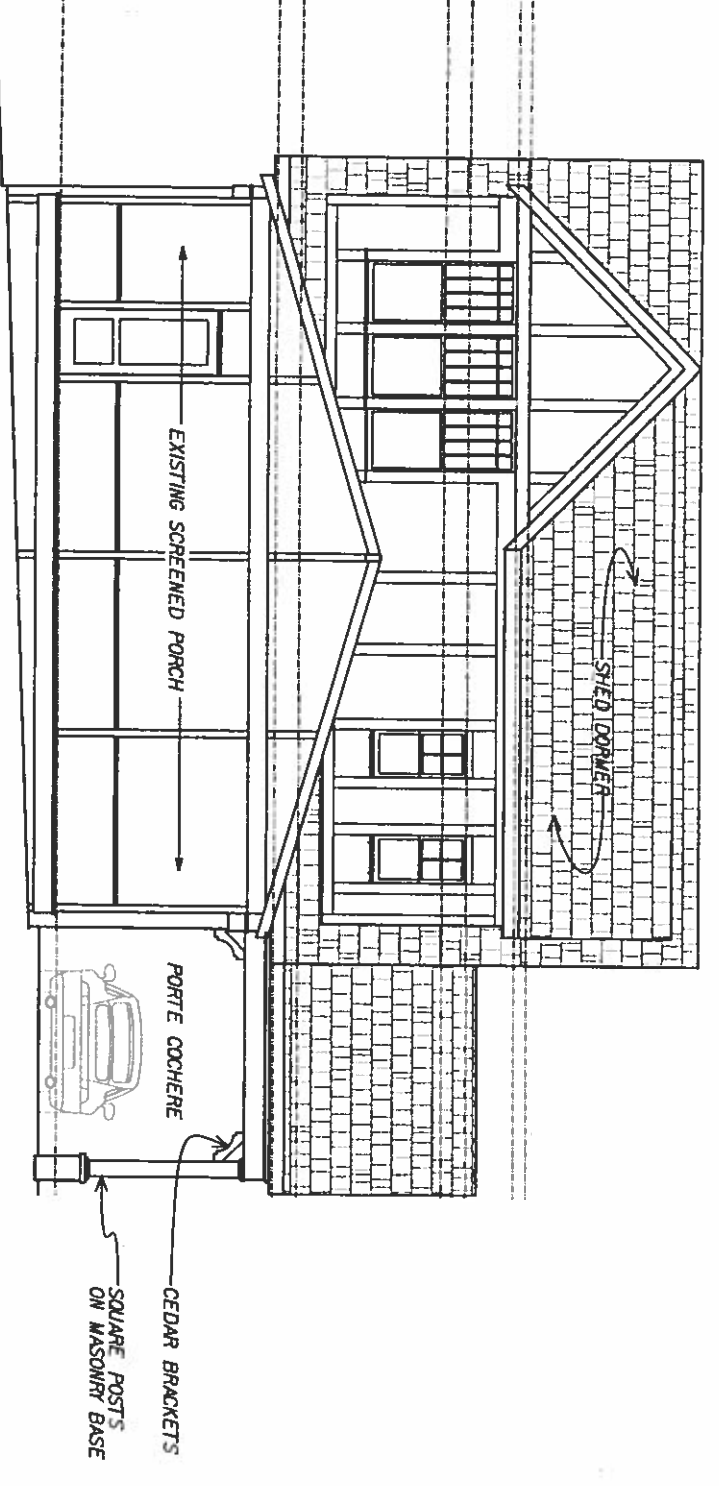
01 EXISTING FRONT ELEVATION
 A-1.04 SCALE: 1/8" = 1'-0"



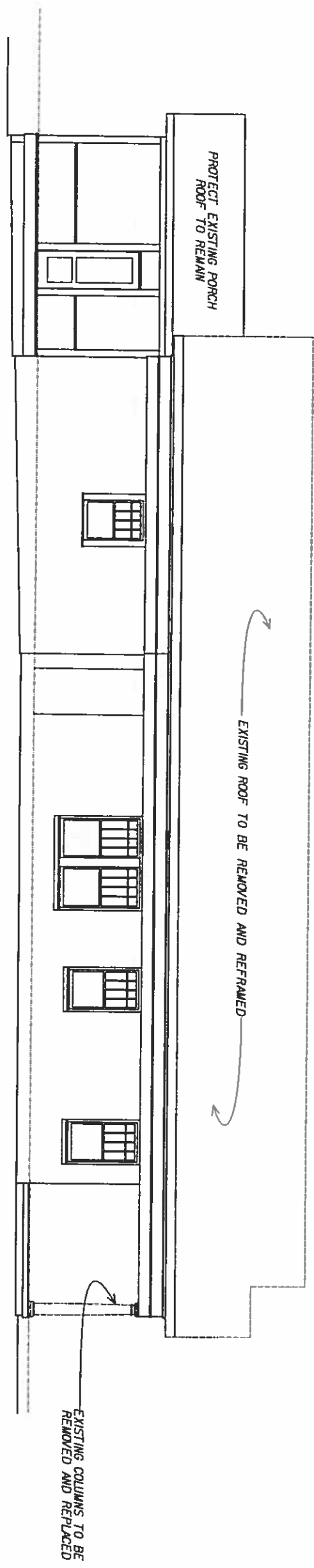
02 PROPOSED FRONT ELEVATION
 A-1.04 SCALE: 1/8" = 1'-0"



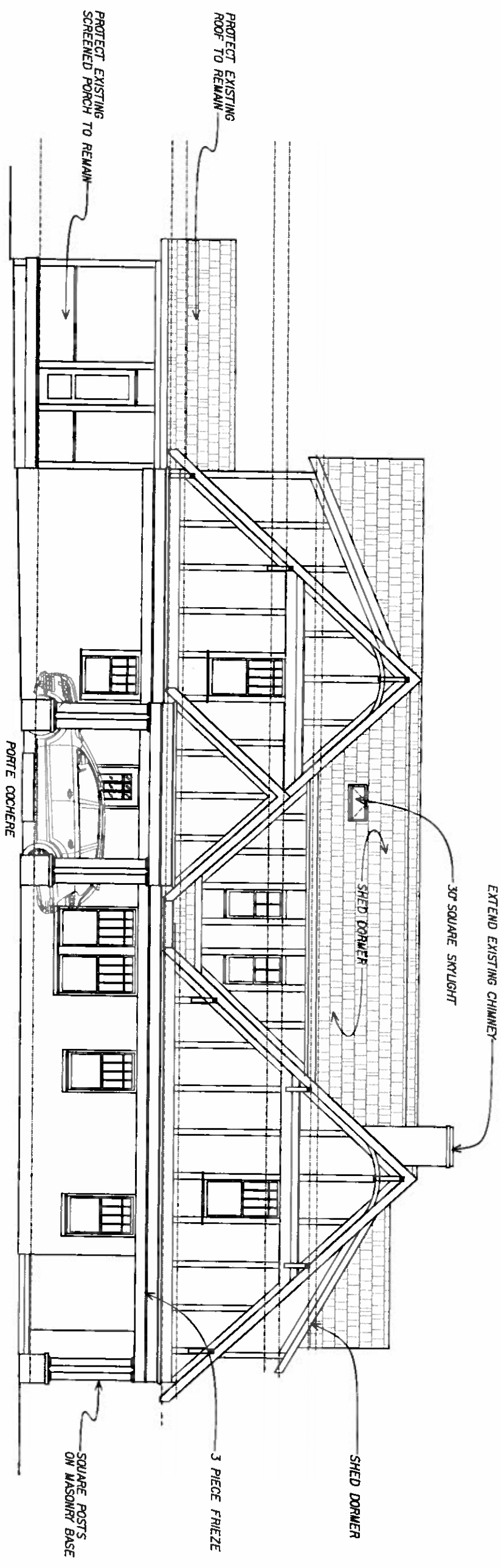
03 EXISTING REAR ELEVATION
 A-1.04 SCALE: 1/8" = 1'-0"



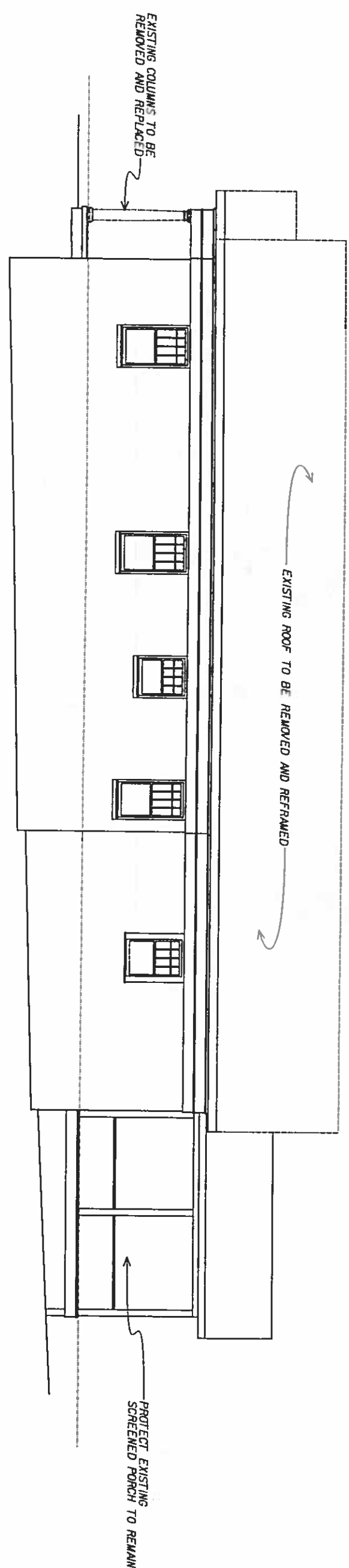
04 PROPOSED REAR ELEVATION
 A-1.04 SCALE: 1/8" = 1'-0"



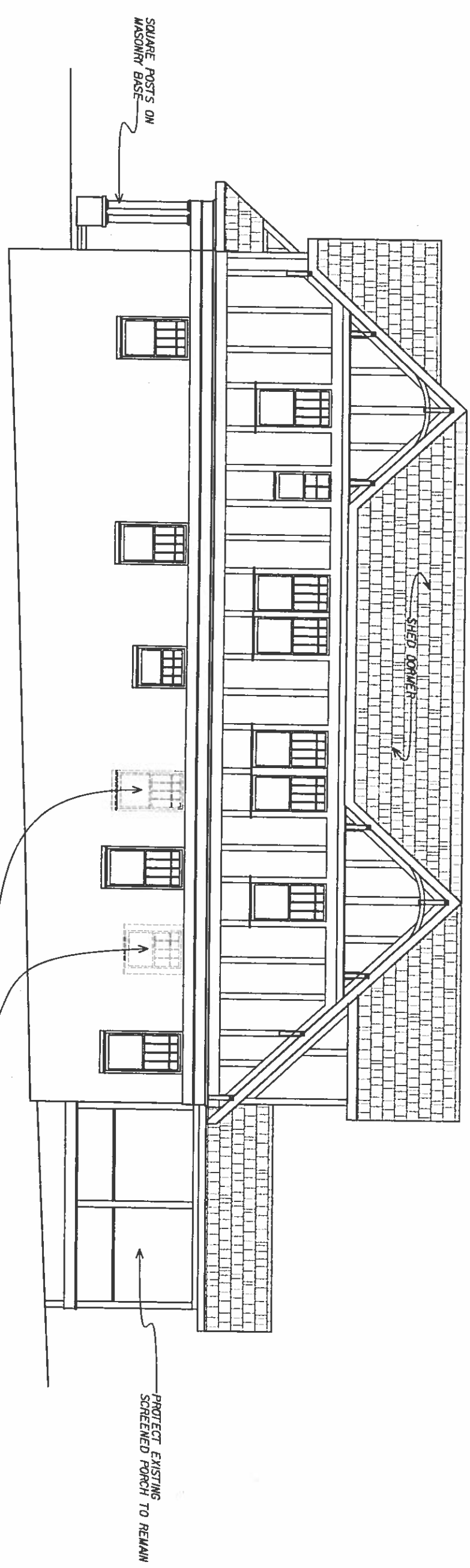
01 EXISTING EAST SIDE ELEVATION
 A-1.05 SCALE: 1/8" = 1'-0"



02 PROPOSED EAST SIDE ELEVATION
 A-1.05 SCALE: 1/8" = 1'-0"



01
A-1.06
EXISTING WEST SIDE ELEVATION
SCALE: 1/8" = 1'-0"



02
A-1.06
PROPOSED WEST SIDE ELEVATION
SCALE: 1/8" = 1'-0"

VARIANCE APPLICATION

RENOVATIONS AND ADDITIONS FOR

KRAMER & HAYLEY JOHNSON

969 GLEN ARDEN WAY, NE ATLANTA, GEORGIA 30306

MARK ARNOLD, ARCHITECT
© 2017

404-939-3690
intownarchitect@gmail.com

DATE
09/18/17

REVISIONS



A1.06
SHEET

PHASE