



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

APPLICATION #: **V-17-277**

DATE ACCEPTED **09/20/2017**

NOTICE TO APPLICANT

Address of Property:

901 Highland View 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

Gail Mooney



V-17-277

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

55 Trinity Ave. S.W.
Ste. 3900
Atlanta, GA

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-17-277
NPU F DATE FILED 09/20/2017

Gail Mooney
Name of Applicant

Addition

at 901 Highland View 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 regulation to 1) Reduce the required front yard setback from 35 feet to 19 feet and to 2) reduce the required east side yard setback from 7 feet to 3 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

APPLICATION FOR VARIANCE
City of Atlanta

SEP 20 2017

Date Filed 09/20/17 Application Number V-17-877
Name of Applicant GAIL WOODLEY Daytime Phone 770.558.7895
Company Name SURVEY SYSTEMS e-mail gail@surveysatlanta.co
Address 657 LAKE DR SHELVILLE GA 30039
street city state zip code

Name of Property Owner Stephen McRae Phone 678.591.6064
Address 901 HIGHLAND VIEW NE ATLANTA GA 30308
street city state zip code

Description of Property

Address of Property 901 HIGHLAND VIEW NE OR
the subject property fronts _____ feet on the _____ side of _____
_____, and begins _____ feet from the
_____ corner of _____.

Depth: 150 Area: 173 Land Lot: 16 District: 14, FULTON County, GA.
Property is zoned: R4, Council District: _____, Neighborhood Planning Unit: 1

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 variance(s).

I hereby authorize the staff of the Office of Planning 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 Planning 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.

Sworn To And Subscribed Before Me This 20 Day Of Nov, 20017



Heather Nicole Lovelless
NOTARY PUBLIC

Gail Woodley
Owner or Agent for Owner (Applicant)
APPLICANT'S NAME IN PRINTED LETTERS

Summary of proposed changes to buildings or site (example: "Construct a 10-foot by 10-foot, one-story room addition on the first floor of the house.") **Include square footages and stories:** ADD SECOND STORY TO EXISTING STRUCTURE AND EXPAND FRONT PORCH ACROSS ENTIRE FRONT WIDTH

SEP 20 2017
Site 3350
Atlanta, GA

Proposed Lot Coverage (After Construction): Calculate total square footage of all lot coverage on the entire property after construction would be finished, including existing and proposed buildings and other structures, sidewalks, driveways, parking pads, patios, gravel, etc; everything except natural planted or undisturbed areas.

3700 covered square feet / 7518 total lot square feet = 49.2% proposed lot coverage
50 % maximum allowed lot coverage

Variance Procedures

Variance applications are heard and decided at a regularly-scheduled public hearing by the five-member City of Atlanta Board of Zoning Adjustment ("BZA"). The Office of Planning serves as staff to the BZA. Approximately one week after each closing date, a planner is assigned to review your application. All inquiries regarding your application should be directed to this office at (404) 330-6145. The rules of the BZA prevent BZA members from discussing the merits of any case except during the public hearing for that case.

Schedule. There are two closing dates and two public hearings per month. The schedule allows time for neighborhood and NPU meetings to occur throughout the City prior to each public hearing. The schedule of closing and public hearing dates is attached (Page 9).

Neighborhood and NPU Recommendations. The City is divided into 24 Neighborhood Planning Units (NPUs), each of which has a volunteer citizen advisory committee that makes a recommendation to the BZA on variances. When you file your application, you will be notified of the NPU contact person and that you must schedule a meeting with that NPU in order to explain what you wish to do. You may be requested to attend additional neighborhood meetings; inquire about the time and place of those meetings. The applicant is expected to contact the NPU as soon as possible after the application is filed. The Office of Planning will send a copy of your application to the appropriate NPU during the week after the closing date for your application.

Public Notice. When you file your application, it will be scheduled for a public hearing. The Office of Planning will initiate posting of public notice ("an advertisement", "a legal ad") for this public hearing so that the public is informed at least 15 days before the date of the public hearing:

- by sending written notice of your application to all property owners whose property is within 300 feet of the subject property, and
- by causing public notice to be placed in the newspaper.

You are responsible for obtaining a public notice sign when you file your application with the Office of Planning, and for posting it in a visible location on your property, at least 15 days prior to your public hearing. Failure to properly post the sign will make it necessary for the BZA to defer your case to another public hearing. The BZA may defer the case to a hearing that has been scheduled 30 or more days after the original hearing.

Refunds on Withdrawn Cases. Requests for withdrawal received 18 days prior to the public hearing will enable a refund of the application fee.

Staff Recommendation. Office of Planning staff reviews and makes written recommendations to the BZA on each variance application. You may contact your assigned planner at (404) 330-6145 on the day of the public hearing if you wish to know staff's recommendation.

V-17-277

SUMMARY & JUSTIFICATION FOR VARIANCES

SEP 27 2017
65 Trinity Ave. S.W.
Atlanta, GA

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.").

ADDING SECOND STORY TO EXISTING FOOTPRINT

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.

3700 covered square feet / 7518 total lot square feet = 49.2% 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)? EXISTING STRUCTURE IS NON-CONFORMING AND LOT SIZE PRECLUDES ADDITION TO THE REAR SUFFICIENT FOR FAMILY NEEDS
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? CLIENT WOULD NOT BE ABLE TO BUILD TO THE REAR
- 3) What conditions are peculiar to this particular piece of property? LOT SIZE
- 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. EXISTING STRUCTURE DID NOT REPRESENT ANY DETRIMENT TO PUBLIC GOOD AND NON-CONFORMING

V-17-277

Department of City Planning
Office of Zoning & Development

SEP 20 2017

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



SURVEY SYSTEMS ATLANTA
657 Lake Drive
Snellville, GA 30039
770-558-7895
gail@surveysystemsatlanta.com

September 20, 2017

LETTER OF JUSTIFICATION - 901 HIGHLAND VIEW NE

Reduce front setback from 35 to 29 and non-heated space front setback to 19 feet to allow porch to extend 10 feet into front setback,

side 3.0' from 7 feet setback

Client wishes to add a second story to the existing footprint and extend the porch across the front width of the house. The current footprint is non-conforming based on current zoning. Due to the maximum lot coverage allowed in this zoning of 50%, in order to expand the structure to meet the clients growing family, it is not possible to substantially increase the livable area without adding the second story. Architecturally, moving the front of the house back to the 35 foot setback would not be a workable option.

Regards,

A handwritten signature in blue ink, appearing to be "Gail Mooney", with a long horizontal stroke extending to the right.

Gail Mooney

NOTARIZED AUTHORIZATION BY PROPERTY
OWNER

SEP 20 2017

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

85 Thirty Ave. S.W.
Ste. 3350
Atlanta, GA

TYPE OF APPLICATION VARIANCE

I, Stephen McRae (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 901 Highland View 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 ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT GAIL WOODKOY

ADDRESS OF APPLICANT 657 LAKE DR
SNEELVILLE, GA 30039

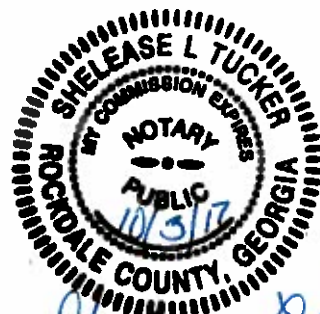
TELEPHONE NUMBER 770. 558. 7895

[Signature]
Signature of Owner

Personally Appeared
Before Me
Sheleash L. Tucker

Who Swears That The
Information Contained
In This Authorization
Is True and Correct To
The Best of His or Her
Knowledge and Belief.

Notary Public
9/5/17
Date



Sheleash L. Tucker

RECEIPT

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

Application: V-17-277
Application Type: Planning/BZA/Variance/NA
Address: 901 HIGHLAND VIEW NE, ATLANTA, GA 30306
Owner Name: SMITH ERIK & STILL BRANDIE M
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
542167		\$100.00	09/20/2017	RPLEWIS		

Owner Info.: SMITH ERIK & STILL BRANDIE M

Work Description: Variance to reduce the required front yard setback from 35 feet to 19 feet and (2) reduce the required east side yard setback from 7 feet to 3 feet for the purpose of an addition to an existing single family residence.

PAID
CITY OF ATLANTA
SEP 20 2017
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR
Rosaji R. Lewis

SCALE 1" = 20'
0 20

PROPERTY ADDRESS:
901 Highland View NE
Atlanta, GA 30306

LAND AREA:
7518 SF
0.173 AC

EXIST = 3546 SF ~ 47%

IMPERVIOUS AREA:

ZONING: R-4

PLAT PREPARED FOR:
901 Highland View NE

LOCATED IN ATLANTA	PLAT BOOK 53607, PAGE 479
DEED BOOK 53607, PAGE 479	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
BY:	
FIELD: DATE 11-21-2016	TH
DRWN: DATE 11-22-2016	TW

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 O.C.G.A. 15-6-67.

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 99274 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SURVEY SYSTEMS & ASSOC., INC.
657 Lake Drive, Snellville, GA 30039 ~ COA # LSF000867 ~ INFO@SURVEYSYSTEMS.ATLANTA.COM
CELL 770-558-7895 ~ OFFICE 404-760-0010



ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

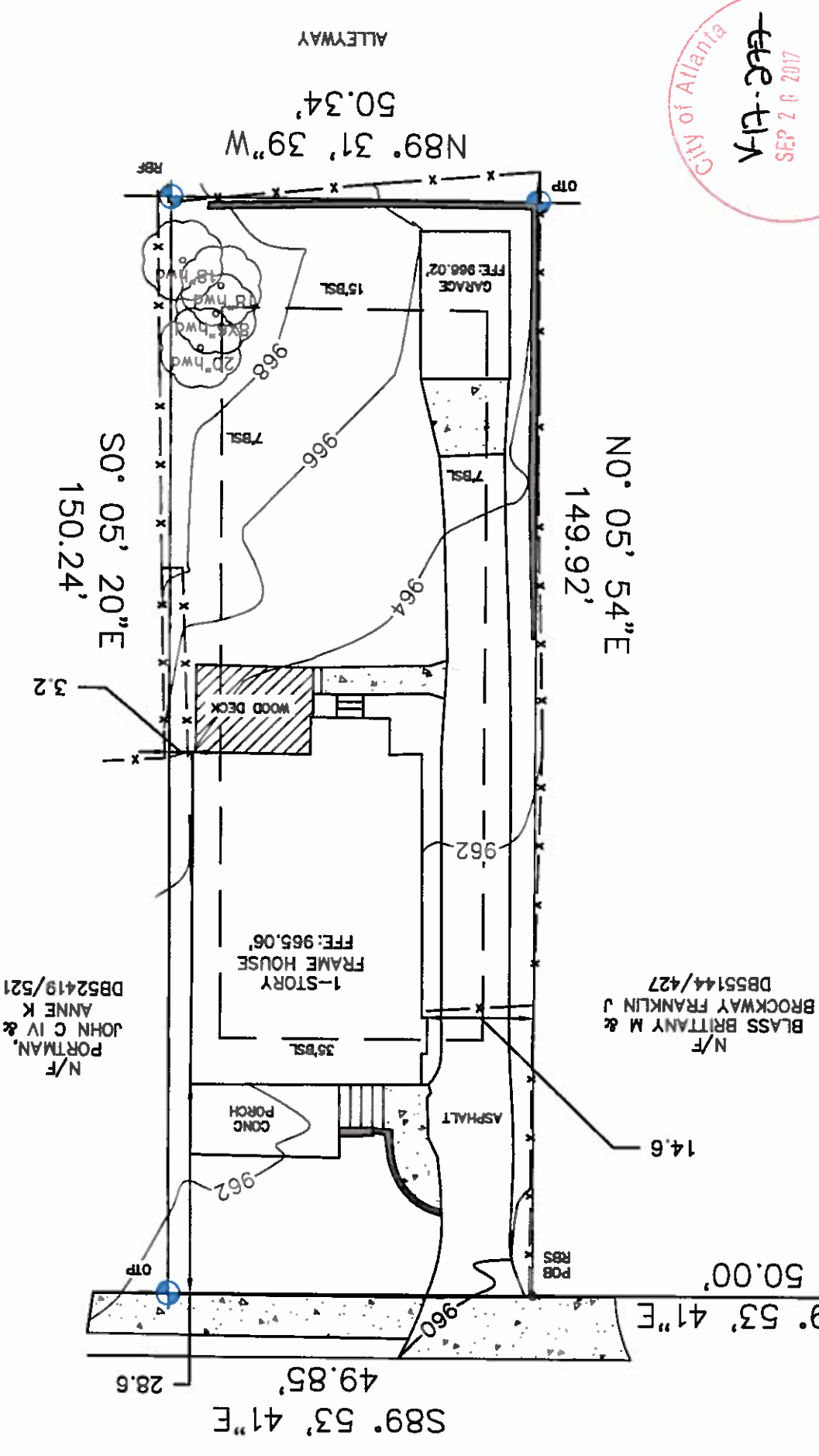
NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NGVD 1929 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRILLINE).



N/F
PORTMAN, JOHN C IV &
ANNE K
DB52419/521

N/F
BLASS BRITANY M &
BROCKWAY FRANKLIN J
DB55144/427

- L E G E N D •
- N NEIGHBORS
 - AKA ALSO KNOWN AS
 - APP AS PER DEED
 - BUILDING (SETBACK) LINE
 - P PLAT (BOOK/PAGE)
 - CP COMPUTED POINT
 - CTP CRIMP TOP PIPE FOUND
 - D DEED (BOOK/PAGE)
 - RW RADIUS LENGTH
 - R/RW RIGHT-OF-WAY
 - EP EDGE OF PAVEMENT
 - FEE FINISH FLOOR ELEVATION
 - FKA FORMERLY KNOWN AS
 - IPF IRON PIN FOUND
 - L ARC LENGTH
 - LL LAND LOT LINE
 - LSO SANITARY SEWER CLEANOUT
 - SSE SANITARY SEWER EASEMENT
 - SW SIDEWALK
 - RBS 1/2" REINFORCING BAR SET
 - (1/2" UNO)
 - RBF REINFORCING BAR FOUND
 - DW DRIVEWAY
 - R/W RIGHT-OF-WAY
 - R/RW REINFORCING BAR FOUND
 - PCP POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - P POINT OF BEGINNING
 - P PLAT (BOOK/PAGE)
 - NAIL NAIL FOUND
 - N/F NOW OR FORMERLY
 - APP AS PER DEED
 - BUILDING (SETBACK) LINE
 - P PLAT (BOOK/PAGE)
 - CP COMPUTED POINT
 - CTP CRIMP TOP PIPE FOUND
 - D DEED (BOOK/PAGE)
 - RW RADIUS LENGTH
 - R/RW RIGHT-OF-WAY
 - EP EDGE OF PAVEMENT
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 - P PLAT (BOOK/PAGE)
 - NAIL NAIL FOUND
 - N/F NOW OR FORMERLY
 - APP AS PER DEED

HIGHLAND VIEW ~ 50' R/W
32 ± BC/BC