



**OFFICE OF ZONING AND DEVELOPMENT**

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-18-001**

DATE ACCEPTED **01/03/2018**

**NOTICE TO APPLICANT**

Address of Property:

**1325 North Highland AVE NE**

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

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, March 1, 2018 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

Garrett Coley



V-18-001  
Department of City Planning  
Office of Zoning & Development

City of Atlanta  
Department of City Planning  
Office of Zoning and Development  
55 Trinity Avenue, Suite 3350  
Atlanta, Georgia 30303  
Phone: 404-330-6145

JAN 3 2018

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

**REFERRAL CERTIFICATE**

COUNCIL DISTRICT 6 APPLICATION NUMBER V-18-001  
NPU F DATE FILED January 3, 2018

**Garrett Coley**  
Name of Applicant

**BUILDING PERMIT AUTHORIZING  
Addition to a single-family dwelling**

at 1325 North Highland NE 17-2  
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 (1) Reduce the required east side yard setback from 15 feet to 5 feet 2.5 inches. (2) Reduce required the half depth set back from 17.5 feet to 7 feet.

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 (3)  
Chapter 28 Section 16-28.007 Paragraph (e)  
Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_  
Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Thomas Otoo 12/12/2017  
Plan Reviewer Date

 12/12/17  
Applicant Date

# APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Department of City Planning  
Office of Zoning & Development

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

JAN 3 2018

Variance	X
Special Exception	
Variance & Special Exception	

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

Date Filed \_\_\_\_\_

Application Number V-18-001

Name of Applicant Garrett Coley Daytime Phone (678) 980-6678

Company Name (if applicable) \_\_\_\_\_ email COLEYPERMITS1@gmail.com

Address PO BOX 957421 Duluth GA 30095  
street city state zip code

Name of Property Owner Bradley White Phone (404) 234-5397

Address 1325 North Highland Atlanta GA 30306  
street city state zip code

## Description of Property

Address of Property 1325 North Highland Atlanta GA 30306  
street city state zip code

Area: 0.239 Land Lot: 2 District: 17th FULTON County, GA.

Property is zoned: R-4 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.

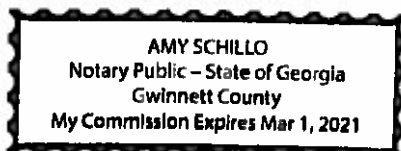
Garrett Coley  
Owner or Agent for Owner (Applicant)

BRADLEY WHITE  
Print Name of Owner

JEAN-PAUL FURY

Sworn To And Subscribed Before Me This 11th Day Of Nov. 20 17.

Amy Schillo  
NOTARY PUBLIC



## SUMMARY & JUSTIFICATION FOR VARIANCES

JAN 3 2018

**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. <sup>550 City of Atlanta</sup> <sup>616 3350</sup> <sup>Specifi</sup> <sup>6/14</sup> 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."))

Proposed construction is for a 20'X20' open air detached garage on 5 wood post with brick veneer centered on existing gate.

**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.

\_\_\_\_\_ covered square feet / \_\_\_\_\_ total lot square feet = \_\_\_\_\_ % proposed lot coverage  
\_\_\_\_\_ % 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)? \_\_\_\_\_  
\_\_\_\_\_
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? \_\_\_\_\_  
\_\_\_\_\_
- 3) What conditions are peculiar to this particular piece of property? \_\_\_\_\_  
\_\_\_\_\_
- 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. \_\_\_\_\_  
\_\_\_\_\_

V18001

JAN 3 2018

1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)?

See answer below

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

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 answer below

3) What conditions are peculiar to this particular piece of property?

see answer below

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 answer below

1) Existing concrete driveway/parking pad have been in place for year. With current placement of concrete drive/parking pad and security gates, erection of carport will need to be centered with existing security gate, and require posts on the east side (back of lot) to be outside City of Atlanta setback for back yard of \_\_\_\_\_ in order to enable straight drive-in access to parking pad behind security gates.

↳ from 15' to 5'2.5" The existing concrete pad is a 20x20 square.

2) Property is surrounded bordered by large pecan trees that routine drop debris, nuts and sap that have now permanently damaged two vehicles (including dents from nuts and sap stains under clear coat on vehicles). A carport will keep nuts/branches off vehicles and eliminate need to severely cut back branches of several pecan trees.

3) Lot is zoned R-4 and is \_\_\_\_\_ No special conditions exist.

4) Concrete parking pad is already in place; erecting carport will not detrimentally impact coverage ratio of lot. Numerous other homes in area have comparable structures. Architecture of carport will complement house and other area homes.

# 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, BRADLEY WHITE JIPRAY (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1325 N. Highland Ave 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 Coley FIRST NAME Garrett  
ADDRESS PO Box 957421 SUITE \_\_\_\_\_  
CITY Dunwoody STATE GA ZIP CODE 30095

OWNER'S TELEPHONE NUMBER: 404-234-5397  
404 441 3864

[Signature]  
SIGNATURE OF OWNER

BRADLEY WHITE JIPRAY  
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.

Amy Schillo  
NOTARY PUBLIC  
11/8/17  
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  
JAN 03 2018

Application: V-18-001  
Application Type: Planning/BZA/Variance/NA  
Address: 1325 NORTH HIGHLAND AVE NE, ATLANTA, GA 30306  
Owner Name: RIGGS RUSSELL B RIGGS ALEXIS  
Owner Address:  
Application Name:

EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR  
Rosalie P. Lewis



Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
558132		\$100.00	01/03/2018	RPLEWIS		

Owner Info.: RIGGS RUSSELL B RIGGS ALEXIS

Work Description: Variance to reduce the required east side yard setback from 15 feet to 5 feet 2.5 inches. (2) to reduce the required half depth set back from 17.5 feet to 7 feet.