



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

APPLICATION #: **V-18-220**

DATE ACCEPTED **07/10/2018**

NOTICE TO APPLICANT

Address of Property:

1275 Beech Valley RD NE

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

Office of Planning

Board of Zoning Adjustment (BZA) Hearing Date:

JUL 10 2018

Thursday, September 6, 2018 at 12:00 p.m.

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

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,



YO, for Director, Office of Zoning and
Development



Jay Waters



Office of Planning

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

JUL 10 2018

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-18-220

NPU F DATE FILED 7/10/18

Jay Waters

Name of Applicant

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

at 1275 Beech Valley RD NE 18th/56
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 west side yard setback from 7 feet to 2 feet 6 inches.

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 _____ Section _____ Paragraph _____

Thomas Otoo 7/10/2018
Plan Reviewer Date

[Signature] 7.10.2018
Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

Office of Planning

Variance	<input checked="" type="checkbox"/>
Special Exception	<input type="checkbox"/>
Variance & Special Exception	<input type="checkbox"/>

JUL 10 2018

Date Filed 7/10/18

Application Number V-12810-2018-0250-20
55 1/2 Hwy. Ave. SW
Atlanta, GA

Name of Applicant JAY WATERS Daytime Phone 404-545-1601

Company Name (if applicable) WATERS ARCHITECTURE Email jay@watersarchitecture.com

Address 5360 HIDDEN ACRES DR. ATLANTA GA 30340
street city state zip code

Name of Property Owner WILLIAM S INGOLD CRAWFORD Phone _____

Address 1275 BEECH VALLEY RD NE ATLANTA GA 30326
street city state zip code

Description of Property

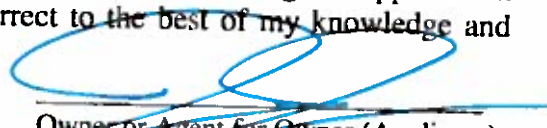
Address of Property 1275 BEECH VALLEY RD NE ATLANTA, GA 30326
street city state zip code

Area: 12,029 SQ FT Land Lot: 56 District: 18, FULTON County, GA.

Property is zoned: R-4, Council District: 6, Neighborhood Planning Unit (NPU): F

TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received a preliminary plan review from the Office of Zoning and Development prior to 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)

Jay Waters

Print Name of Owner

Sworn To And Subscribed Before Me This 10th Day Of July, 20 18.

Sharon Penick

NOTARY PUBLIC



V-18-220

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). Please provide the relevant zoning number associated with the subject property: _____.

Is the proposal subject to Inclusionary Zoning? YES NO

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).")

ADDITION 2 CAR GARAGE

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.

5257
~~4200~~

covered square feet / 12029 total lot square feet = 43 % proposed lot coverage

City of Atlanta Planning

50 % maximum allowed lot coverage

JUL 10 2018

Variance Criteria (see page 6 for detailed criteria):

55 Trinity Ave. S.W.
Site 1850

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

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

JUSTIFICATION FOR VARIANCE REQUEST

Office of Planning

Crafford Residence
1275 Beech Valley Road
Atlanta, Georgia

JUL 10 2018

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

Variance Request

This variance application serves as a request for a reduction to the West side yard setback to construct a new attached garage/screen porch. We would like to reduce the required 7'-0" side setback to 2'-6" (see architectural site plan).

Extraordinary/Exceptional (Hardship) Property Conditions

We have three hardship conditions and they are as follows:

1. Due to the rear yard natural topography, the current location of the garage blocks the driveway flow of storm water run-off. This location captures large amounts of storm water run-off and this interruption of flow has been known to cause water to divert off onto neighboring yard(s). Along with this collection of flooding water, we are left with a mud debris build-up, regular cleaning, and at times repairs to prevent measures of mold growth.
2. Due to the home's current footprint which already rest's several feet over the West Side setback, we are asking for a reduction for the new garage footprint so that the home follows along the same path towards the rear yard. This would allow for the proper turning radii for most standard vehicles to enter and exit the new garage location.
3. Due to the current rise in vehicle break-ins and theft within the existing and surrounding neighborhoods, we feel the new garage location would help eliminate any visual street exposure and will now tie into the existing home security system. It is also my understanding that a zoning regulation recently has been or will soon take affect for no new garage facing structures (facing the road). Our new garage location will be within these new zoning regulations.

Uniqueness of Property Compared to Surrounding Properties

Our surrounding homes seem to be well suited within the existing zoning regulations and have a more uniform topography. Our current unique conditions (follow along a few line items mentioned above) due not follow our surrounding properties as follows:

1. Our home already rests well over the West Side yard setback (see site plan). If we were to construct the garage within the side setback as shown on the new plans then the turning radii for entering and exiting the garage would not function well. If we follow along the same west side footprint (of the existing home) for the new addition we would have the proper turning radii needed for most standard vehicles. If asked to relocate the garage to any other location than what our architect has suggested then we would be still dealing with the same current conditions we are

- attempting to resolve.
2. Our rear yard topography is unique to surrounding properties in that falls off sharply near the rear of the home. This dropoff causes the current existing garage location and surrounding conditions to develop excessive flooding, mud build-up, storm water run-off to neighboring properties, and mold growth to occur.

No Cause of Impairment to Surrounding Properties

As outlined in the architectural site plan, and in looking at placement of structures on surrounding properties, the creation of the attached garage will not detract from the use/enjoyment of such properties. In fact, we believe the surrounding properties will benefit from the project. As designed, the new garage location will allow us to create a safe and secure garage undetected from street view along with allowing storm water runoff to be undistrubed as it flows off to the rear vegetated yard and not on neighboring properties. All things considered, the project will transform our property into one of desirability for years to come. And while this is our "forever house", should there ever be a need to sell in the future, the project will significantly enhance the market addition, which will benefit the neighborhood as a whole.

Office of Planning

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V-18-220

AUTHORIZATION BY PROPERTY OWNER

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

(Please print clearly. Must be the original document. A copy will not be accepted.)

I, Ingrid Crafford (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1275 Beech Valley Rd NE (PROPERTY ADDRESS). AS SHOWN IN THE RECORDS OF Dekalb COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

OWNER'S TELEPHONE NUMBER: 404-293-1857

Office of Planning

Ingrid Crafford
SIGNATURE OF OWNER

JUL 10 2018

Ingrid Crafford
PRINT NAME OF OWNER

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

NAME OF APPLICANT:

LAST NAME Ingrid FIRST NAME Crafford

ADDRESS 1275 Beech Valley Rd NE SUITE _____

CITY Atlanta STATE GA ZIP CODE 30306

APPLICANT'S TELEPHONE NUMBER: 404-293-1857

APPLICANT'S EMAIL ADDRESS: ingrid.schaftrick@gmail.com

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.

Roya Collins
NOTARY PUBLIC

7/9/2018
DATE

Roya Collins
Notary Public, Bibb County, Georgia
My Comm. Expires 08/13/2021

RECEIPT

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



Application: V-18-220
Application Type: Planning/BZA/Variance/NA
Address: 1275 BEECH VALLEY RD NE, ATLANTA, GA 30306
Owner Name: LEVINE SCOTT B OR LEVINE JILL W
Owner Address:
Application Name:

Rosalie P. Lewis
Rosalie P. Lewis

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
590086		\$100.00	07/10/2018	RPLEWIS		

Owner Info.: LEVINE SCOTT B OR LEVINE JILL W

Work Description: Applicant seeks a variance from the zoning regulations to (1) Reduce the required west side yard setback from 7 feet to 2 feet 6 inches.

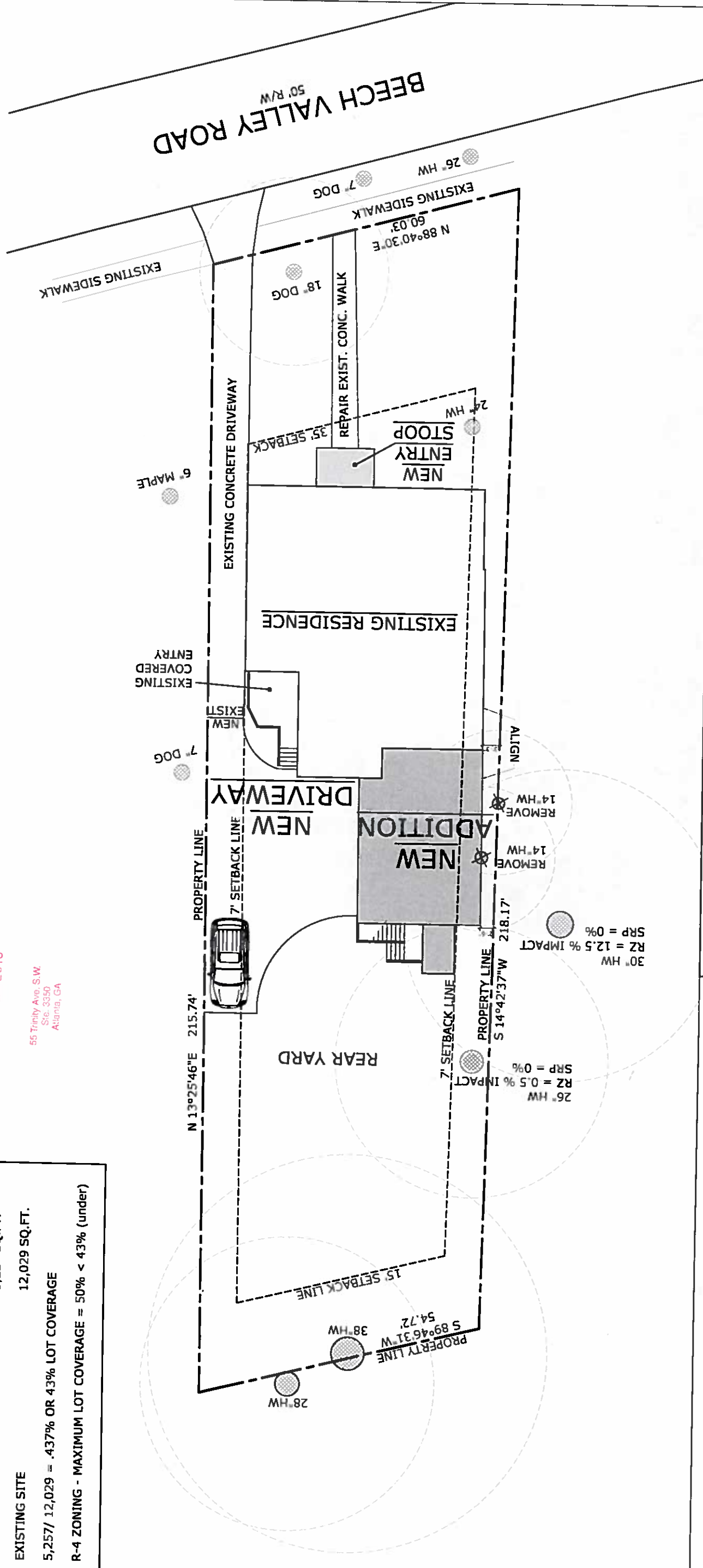
V-18-220

Office of Planning

JUL 10 2018

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LOT COVERAGE	
NEW ADDITION	897 SQ.FT.
NEW/EXISTING DRIVEWAY	1,765 SQ.FT.
NEW FRONT STOOP	81 SQ.FT.
EXISTING HOME/ SIDE COVERED ENTRY	2,322 SQ.FT.
REPAIRED FRONT WALKWAY	192 SQ.FT.
TOTAL	5,257 SQ.FT.
EXISTING SITE	12,029 SQ.FT.
5,257/ 12,029 = .437% OR 43% LOT COVERAGE	
R-4 ZONING - MAXIMUM LOT COVERAGE = 50% < 43% (under)	

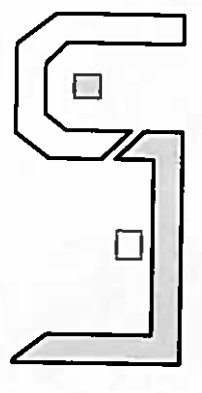


SCHEMATIC PLAN DRAWING

PROPOSED SITE PLAN

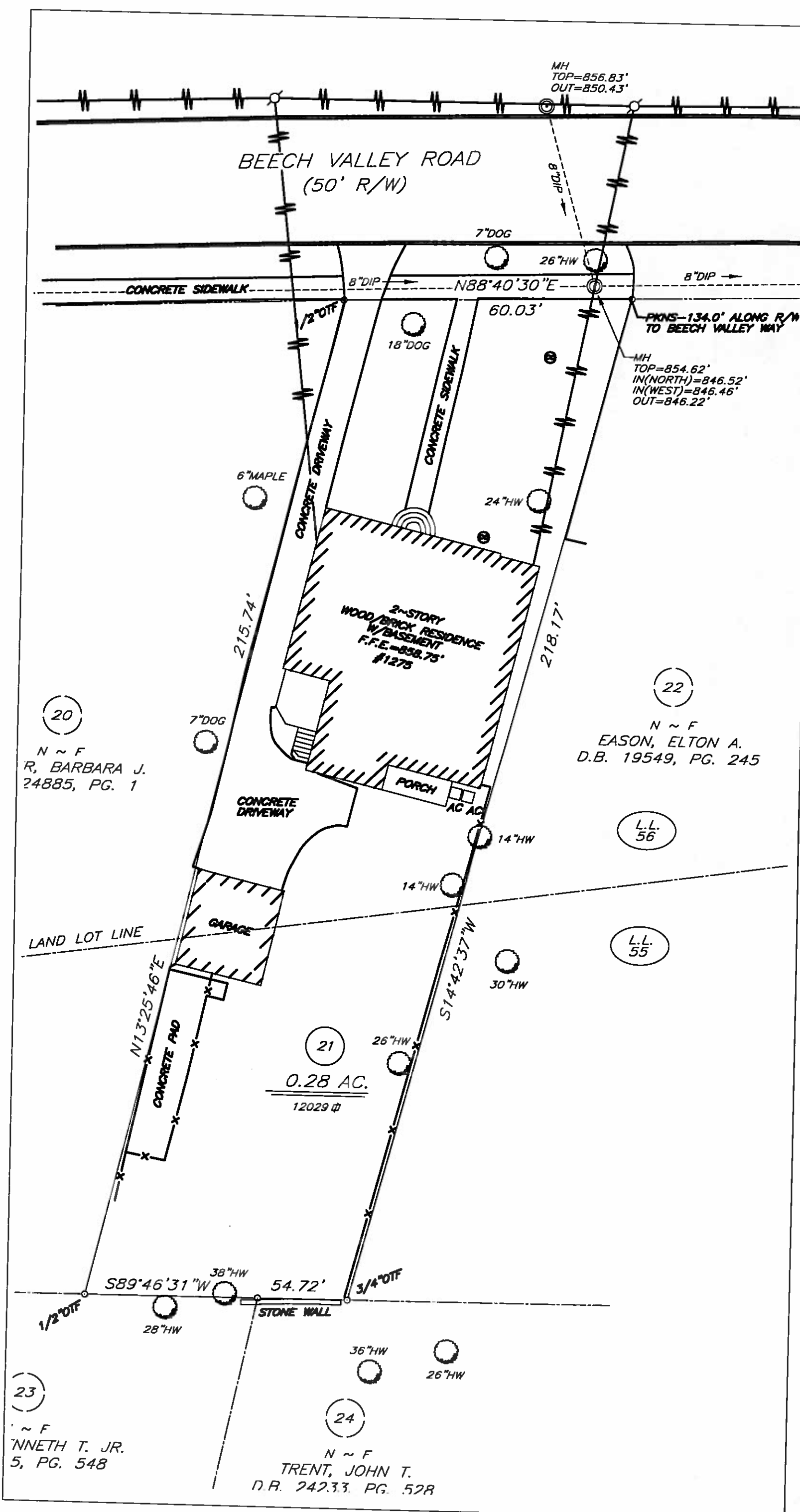
SCALE 1"=20'-0"

JULY 09, 2018



WATERS ARCHITECTURE
404.545.1601

A RENOVATION FOR
THE CRAFFORD FAMILY
1275 BEECH VALLEY ROAD
ATLANTA, GEORGIA

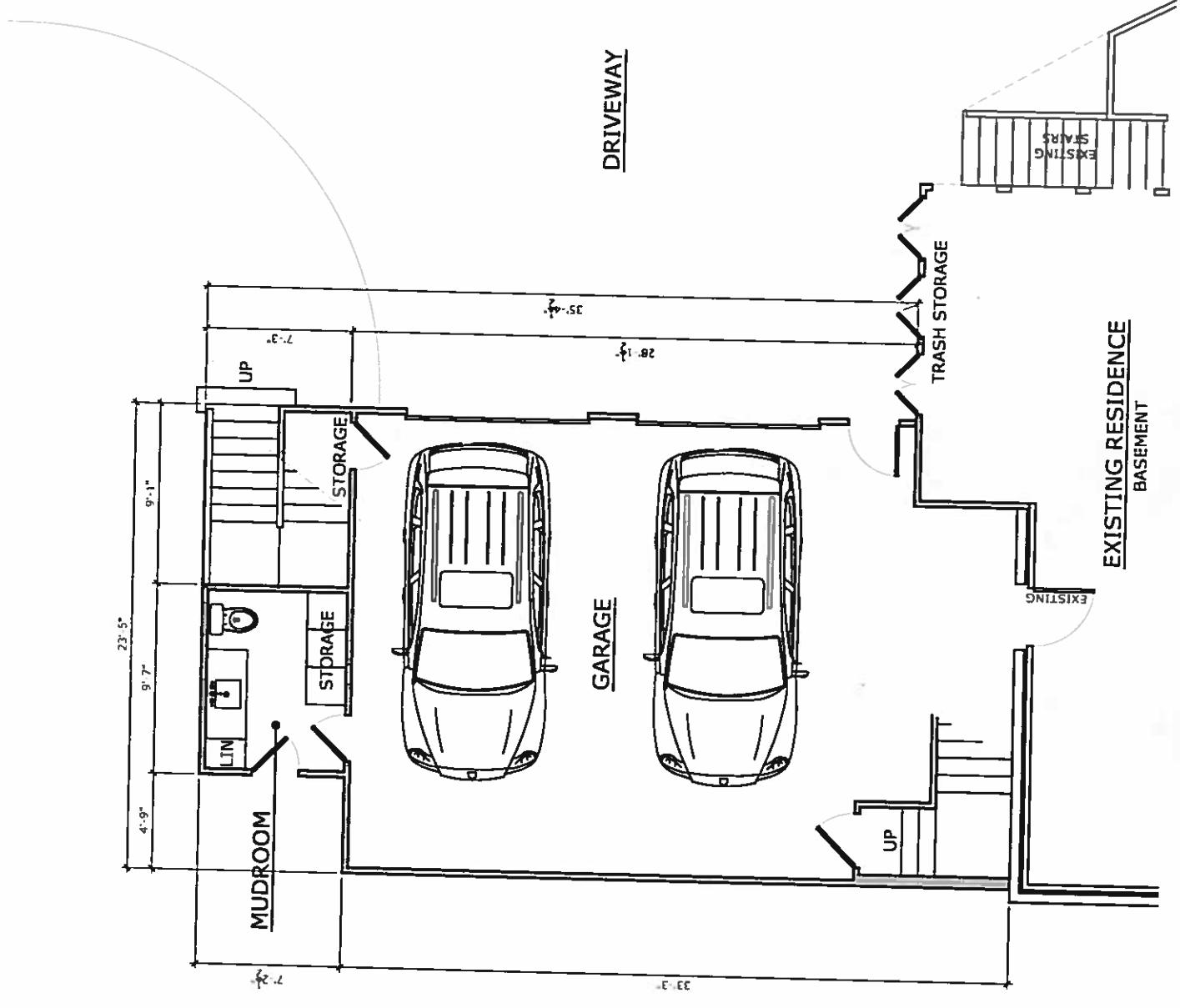


A RENOVATION FOR
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 1275 BEECH VALLEY ROAD
 ATLANTA, GEORGIA

SCHMATIC PLAN DRAWING
**EXISTING
 SITE PLAN**

JULY 09, 2018

SCALE 1"=20'-0"

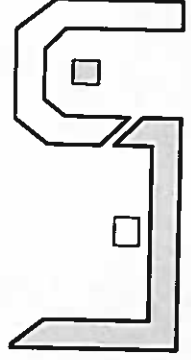


SCHEMATIC PLAN DRAWING

PROPOSED LOWER FLOOR PLAN

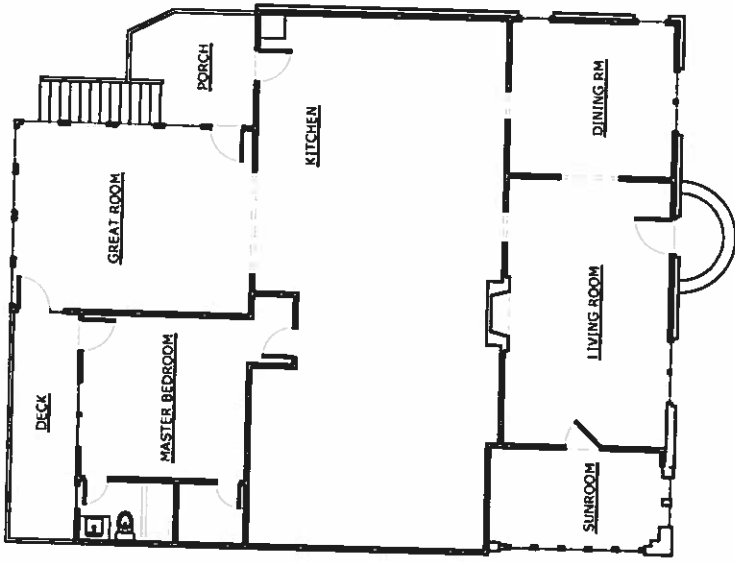
SCALE 1/8"=1'-0"

JULY 09, 2017



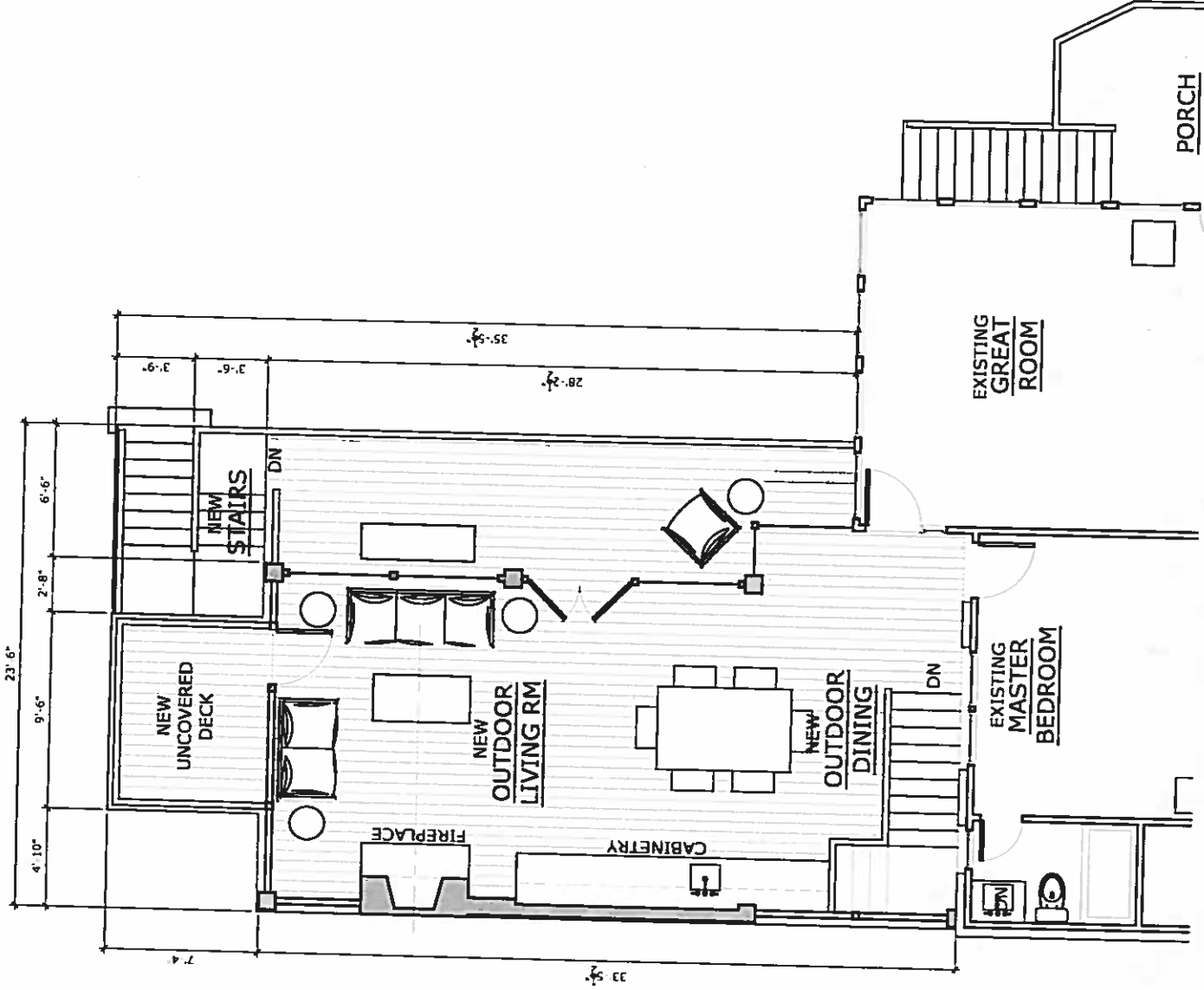
WATERS ARCHITECTURE
404 545 1601

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 1275 BEECH VALLEY ROAD
 ATLANTA, GEORGIA



EXISTING MAIN FLOOR

SCALE: 1/16" = 1'-0"



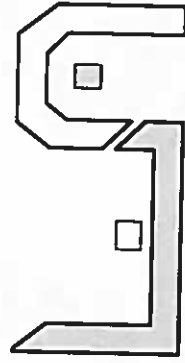
PROPOSED MAIN FLOOR

SCHMATIC PLAN DRAWING

PROPOSED MAIN FLOOR PLAN

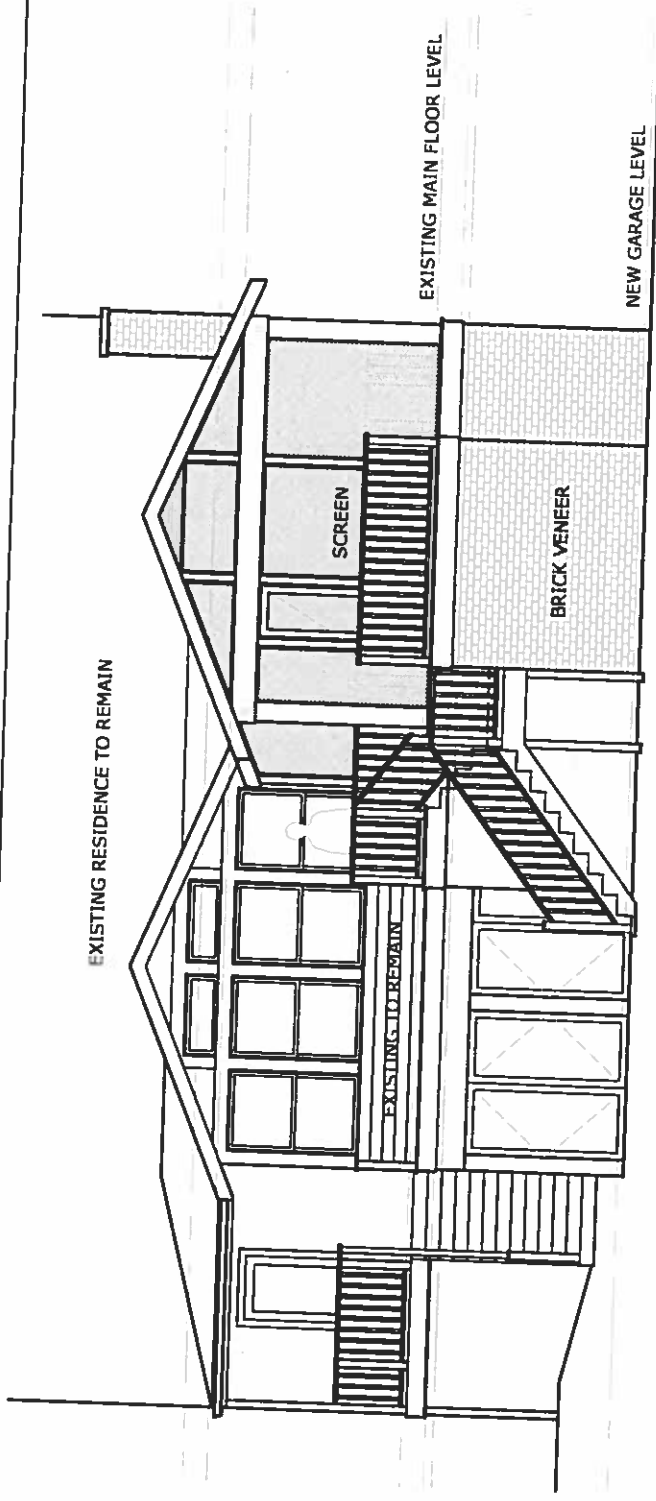
SCALE 1/8"=1'-0"

JULY 09, 2017

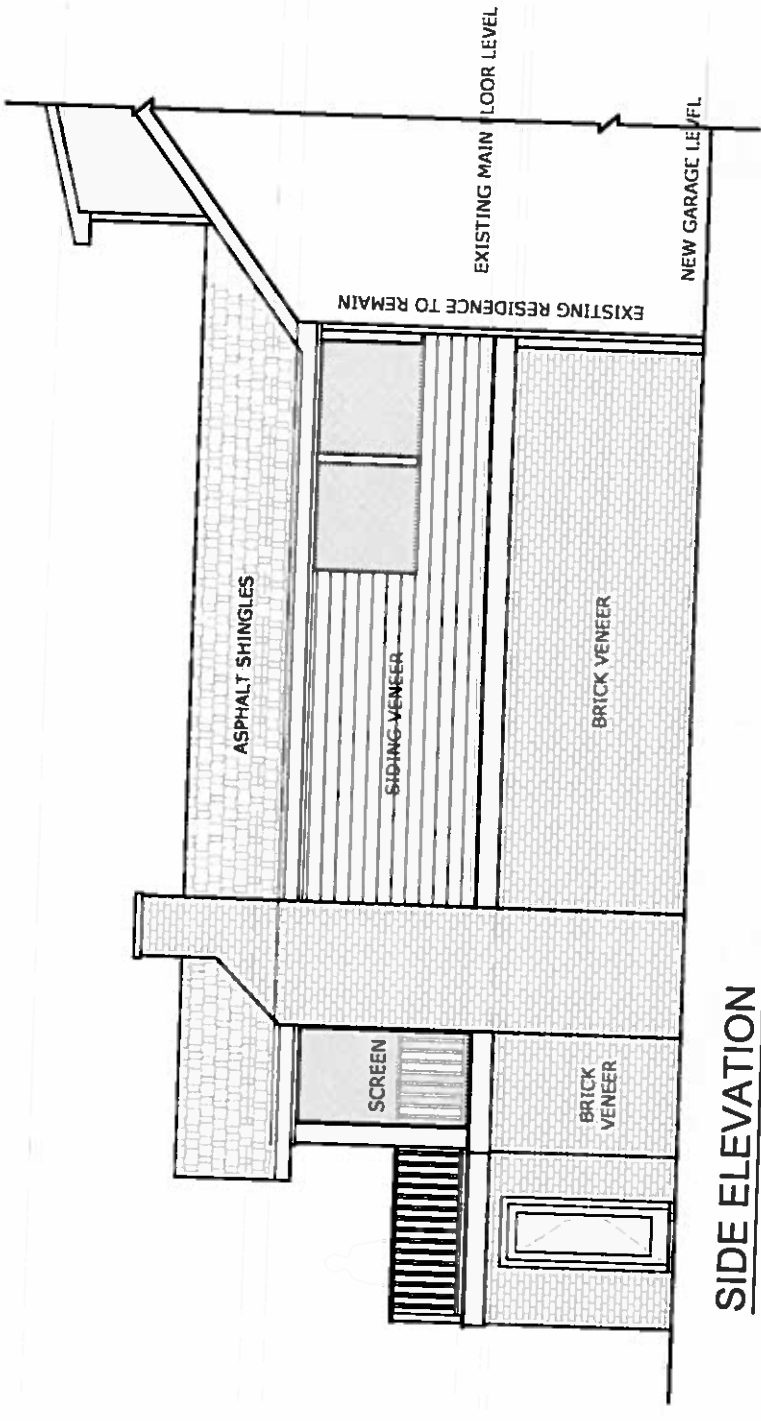


WATERS ARCHITECTURE
404.545.1601

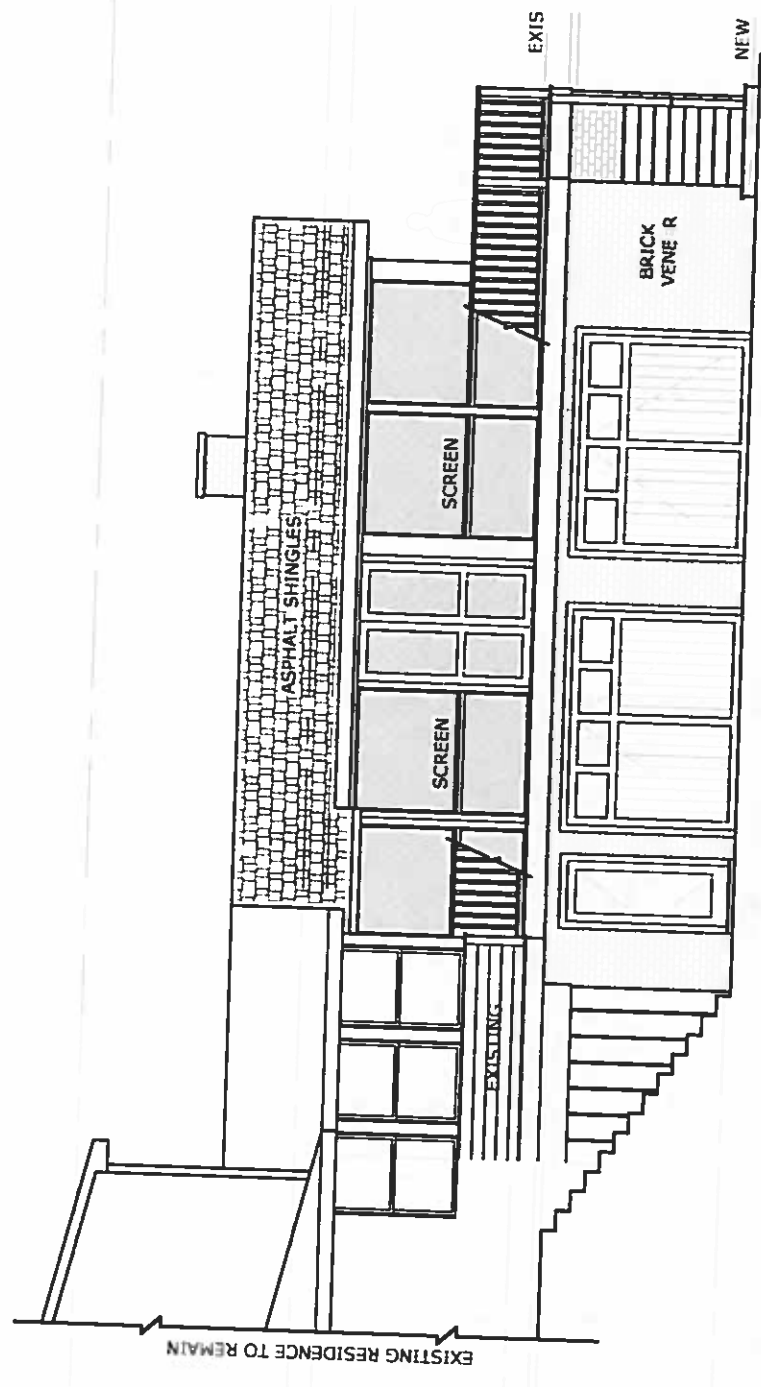
A RENOVATION FOR
THE CRAFFORD FAMILY
1275 BEECH VALLEY ROAD
ATLANTA, GEORGIA



REAR ELEVATION



SIDE ELEVATION



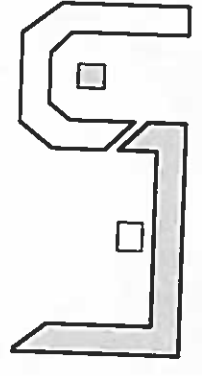
SIDE ELEVATION

SCHMATIC ELEVATION DRAWING

**PROPOSED
EXTERIOR ELEVATIONS**

SCALE 1/8"=1'-0"

JULY 09, 2017



WATERS ARCHITECTURE
404.545.1601

A RENOVATION FOR
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