NOTICE TO APPLICANT

Address of Property:
1236 Spring Valley LN NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

at 12:00 p.m. Thursday April 13, 2017

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU F is:
Debbie Skopcynski, Chair Chair@nputatlanta.org 404.874.7483

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,

[Signatures]
FR for Director, Bureau of Planning

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT _______ APPLICATION NUMBER _________

NPU ____________________ DATE FILED ________________

Daniel Johnson
Name of Applicant

BUILDING PERMIT AUTHORIZING
The construction of an Addition to Single Family residence

________________________
at 1236 Spring Valley Lane NE 18th/55
Street Address Quadrant District & Land Lot

to be used for Residential purposes

The property is zoned R-4 (Single-Family Residential District) District

2. The Building Permit Was Denied For The Following Reasons:
   
   Applicant seeks a variance from the zoning regulation: to reduce the required west side yard from 7 feet to 5.5 in order to construct an addition to a single family dwelling.

   Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

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<th>Chapter</th>
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________________________
Plan Reviewer Date

________________________
Applicant Date

R-4 (Single-Family Residential District) District
APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

Variance
Special Exception
Variance & Special Exception

Date Filed ____________________ Application Number 17-40

Name of Applicant DANIEL JOHNSON Daytime Phone (770) 685-6302

Company Name (if applicable) ____________________________ email familigosloanjohnson@gmail.com

Address 1236 Spring Valley Lane NE Atlanta GA 30306

Name of Property Owner DANIEL AND TAHIA ANNA JOHNSON Phone (706) 468-4263

Address 1236 Spring Valley Lane NE Atlanta GA 30306

Description of Property

Address of Property 1236 Spring Valley Lane NE Atlanta GA 30306

Area: 6955 sq. ft. Land Lot: 55 District: 18 DEKALB County, GA.

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

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)
Daniel Johnson

Print Name of Owner

Sworn To And Subscribed Before Me This ___ Day Of ___ 2017.

__________________________
Notary Public

August 2016 - Page 4 of 12
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  X 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.”).

Request West side setback to be 5.5’ instead of 7.0’ for a partial second floor addition on an existing structure.

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.

3422 covered square feet / 6998 total lot square feet = 48.90% 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)? Non-conforming: street frontage is 43.3’ (required is 70’) our lot is 6,998 sf (required is 9,000 sf). Our house, built in 1957, was not built square with our lot. The front-left corner of our house is 1-foot further from our neighbor property line than the rear-left corner. Also we will be building on the existing house and want to keep the existing character. The 2nd floor addition steps back from the front and back of property to not affect neighbors. The 2nd floor addition is not large (738 sf).

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? Application of the Zoning Ordinance would greatly diminish the usability of our property as the current structure contains no great room / living room. Without a dinning area and great room, the use of the house for entertaining is compromised.

3) What conditions are peculiar to this particular piece of property? Non-conforming: our lot is pie-shaped and is the smallest in our district. The house was not built square to the property line closest to the house.

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. Of the 20+ house developments (renovations and builds) on our street, all included the development of a great room and a vast majority included the creation of an additional level in order to accommodate the presence of a great room living space.
Request for Variance
To
A nonconforming structure

From:
Tathyanna Gomes-Johnson and Daniel Johnson
1236 Spring Valley Lane, NE, Atlanta, GA 30306

Dear neighbors,

We seek your consent and support in a side variance we are requesting from the City of Atlanta. We are requesting a 5.5’ building setback on the west side of our property. The required setback is 7’.

We would like to add a partial second floor addition on the existing structure. The addition would line up with the existing house. The house will not extend onto the property, only upward onto the existing house which is 5.5’ from the property line. This issue is the result of the fact that the house, built in the 1950s, does not conform to the property line; it angles in.

The addition would not extend higher than other homes on the street. Consisting of two bedrooms, the second floor addition would be in the middle of home; the front entrance, living room and kitchen, which make up the front of the house, will remain unchanged.

Enclosed are some drawings so you can see what the addition would look like.

If you support the 5.5’ side setback, please sign below.

Please contact me if you have any questions or concerns.

Thank you.
Tathyanna and Daniel

[Signature]

Position: Neighbor

2/14/17

Address: 1236 Spring Valley Lane NE

Atlanta, GA 30306
Request for Variance
To
A nonconforming structure

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Tathyanna Gomes-Johnson and Daniel Johnson
1236 Spring Valley Lane, NE, Atlanta, GA 30306

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Thank you.
Tathyanna and Daniel

Neighbor

Date

Address

1242 Spring Valley Lane, Atlanta, GA 30306
CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070

Application: V-17-040
Application Type: Planning/BZA/Variance/NA
Address: 1236 SPRING VALLEY LN NE, ATLANTA, GA 30306
Owner Name: Daniel and Tatayanna Johnson
Owner Address: 1236 Spring Valley Lne ATLANTA, GA 30306
Application Name:

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Owner info:
Daniel and Tatayanna Johnson
1236 Spring Valley Lne
ATLANTA, GA 30306

Work Description:
Variance to reduce the side yard setback from 7.0' to 5.5' for the construction of a second floor addition.
(VARIANCE SIDE)
PROPOSED PROPERTY SIDE ELEVATION
SCALE: 1/8" = 1'-0"