



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

APPLICATION #: **V-17-040**
DATE ACCEPTED: **02/15/2017**

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 Skopczynski, Chair Chair@npufatlanta.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.

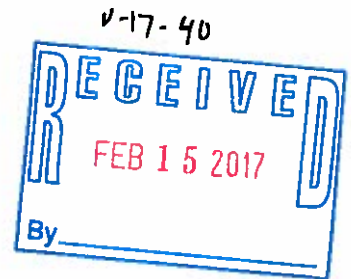
Signed,

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

Chapter 6 Section 16-06.008 Paragraph (2)

Chapter _____ Section _____ Paragraph _____

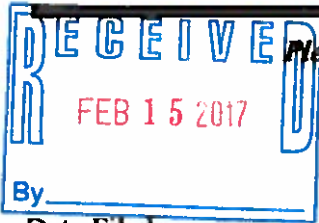
Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

[Signature] 2/15/17
 Plan Reviewer Date

[Signature] Feb/15/2017
 Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT



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

Variance	X
Special Exception	
Variance & Special Exception	

By _____ Date Filed _____ Application Number V-17-40
 Name of Applicant DANIEL JOHNSON Daytime Phone (770) 685 6502
 Company Name (if applicable) _____ email familia.james.johnson@gmail.com
 Address 1236 Spring Valley Lane NE Atlanta GA 30306
street city state zip code

Name of Property Owner DANIEL and TATHYANNA JOHNSON Phone (404) 432 4263
 Address 1236 Spring Valley Lane NE Atlanta GA 30306
street city state zip code

Description of Property
 Address of Property 1236 Spring Valley Lane NE Atlanta GA 30306
street city state zip code
 Area: 6955 sq. ft. Land Lot: 55 District: 18, DEKALB County, GA.
 Property is zoned: R-4, Council District: 6, Neighborhood Planning Unit (NPU): F

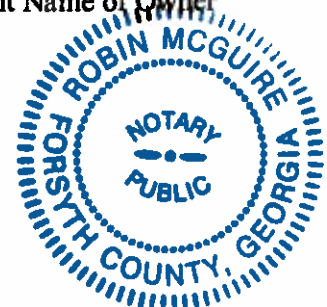
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

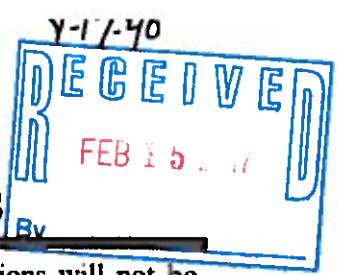
I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing 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)
Daniel Johnson
 Print Name of Owner

Sworn To And Subscribed Before Me This 1 Day Of Feb, 2017.

 NOTARY PUBLIC





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 dining 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

01/30/2017

V-17-40



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


Neighbor _____ Date 2/15/17

1242 Spring Valley Lane, Atl. GA 30306
Address

RECEIPT

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:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
508420		\$100.00	02/15/2017	RPLEWIS		

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

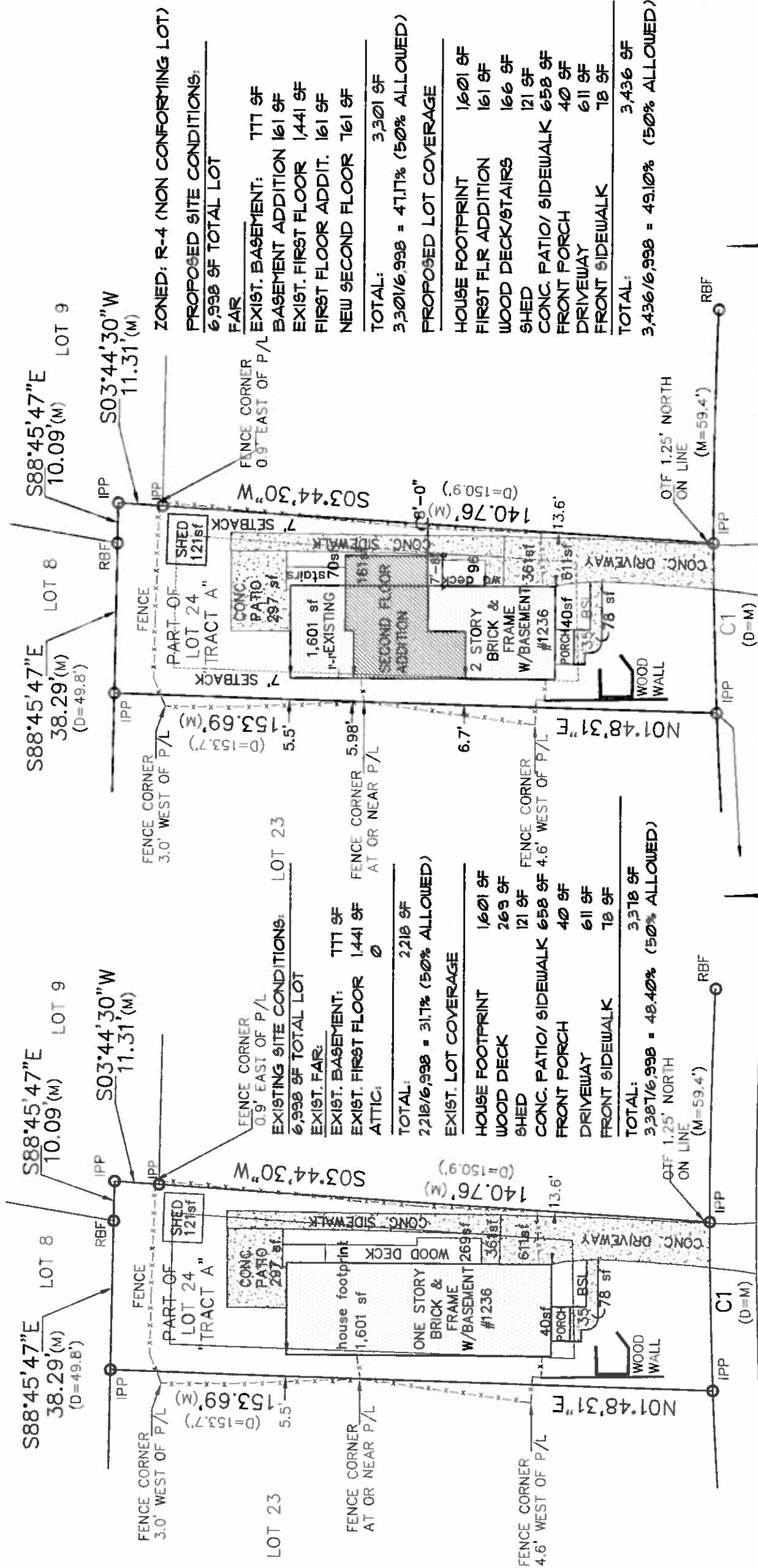
Work Description: Variance to reduce the side yard setback from 7.0' to 5.5' for the construction of a second floor addition.

CITY OF ATL BLDG PERMI
55 TRINITY AVE STE 1350
ATLANTA, GA 30303
02.15.2017 14:15:39
CREDIT CARD
AMEX SALE
Card # XXXXXXXXXXXX1007
Chip Card: AMERICAN EXPRESS
AID: A000000025010801
ATC: 0080
TC: 390ABSFD15234D19
SEQ #: 16
Batch #: 49
INVOICE 17
Approval Code: 866787
Entry Method: Chip Read
Mode: Issuer
SALE AMOUNT \$100.00

PAID
CITY OF ATLANTA
FEB 15 2017
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

CUSTOMER COPY

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	43.30	1245.10	43.30	S88°55'38"W



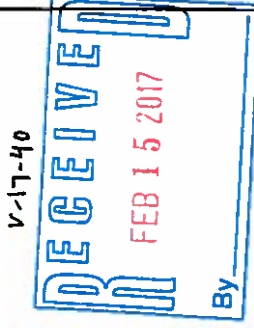
SPRING VALLEY LANE
50'R/W

AREA
6,955 sq.ft.
0.16 acres

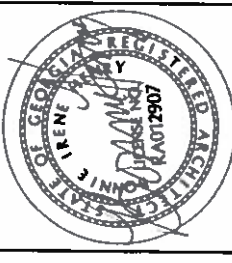
EXISTING SITE PLAN
SCALE: 1" = 30'-0"

SPRING VALLEY LANE
50'R/W

PROPOSED SITE PLAN
SCALE: 1" = 30'-0"



V-17-40



Bonnie Henry
Designs

1200 CUMBERLAND RD. NE
ATLANTA, GA 30306
PHONE/FAX (404) 874-4451

ADDITION FOR
Tathayana Comes-Johnson & Daniel Johnson
1236 Spring Valley
ATLANTA, GA

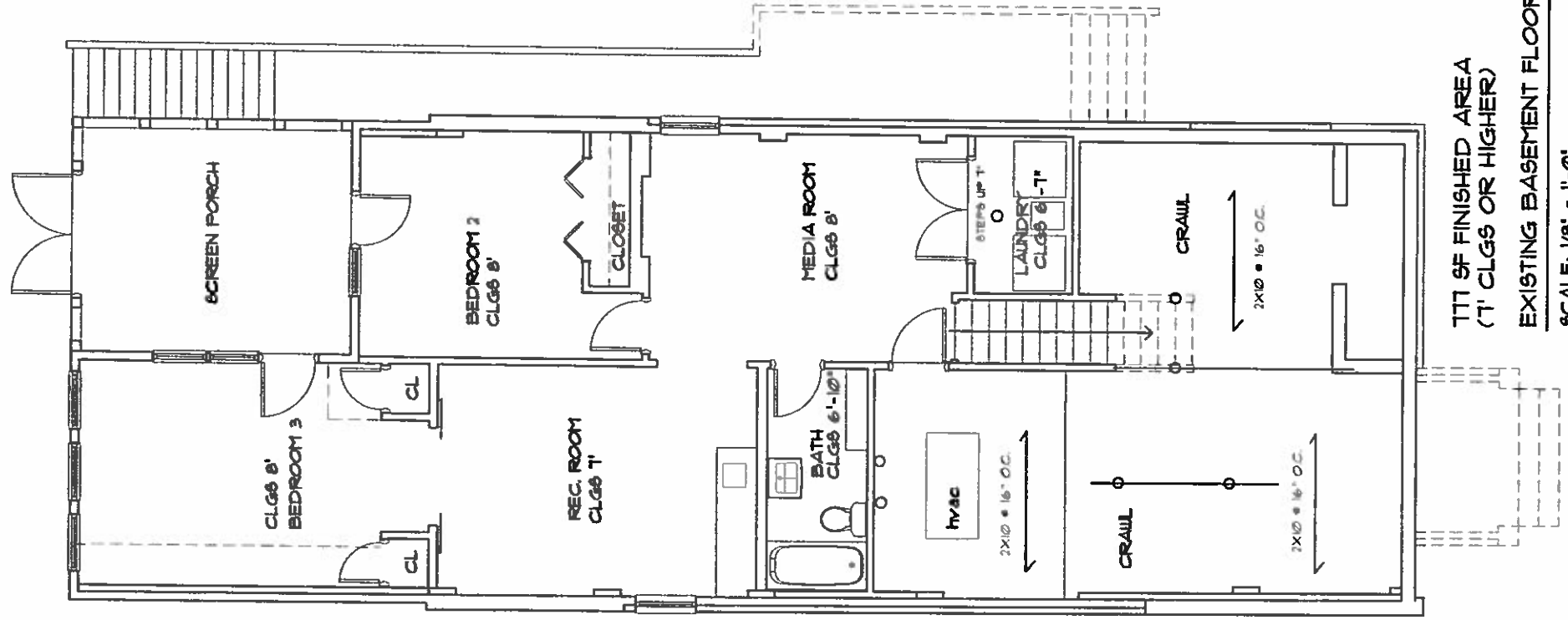
PROJECT
1608

SUBMITTALS	DATES
VARIANCE SET	1/30/17

DRAWING TITLE

DRAWING REFERENCE

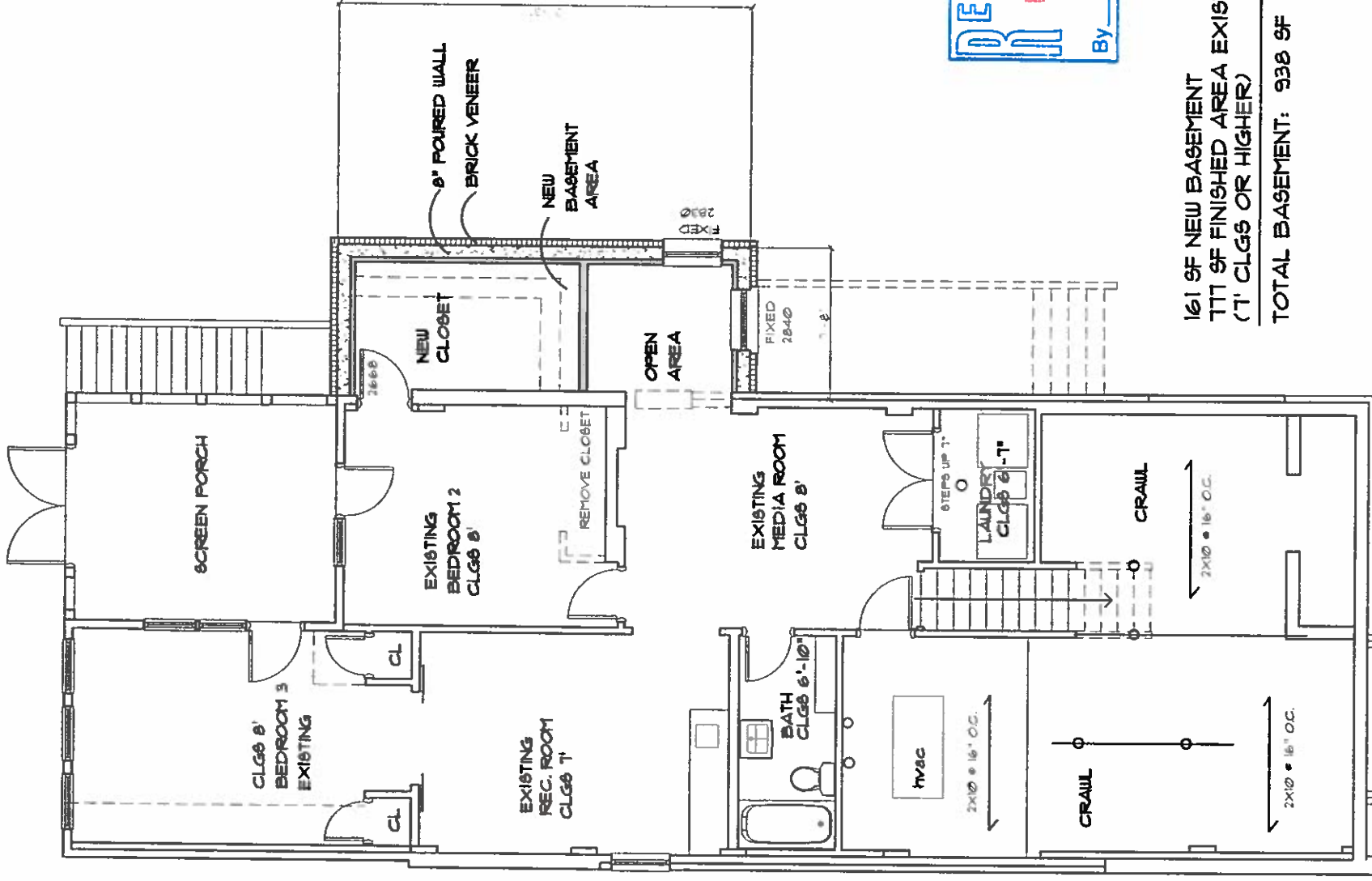
SITE



777 SF FINISHED AREA
(7' CLGS OR HIGHER)

EXISTING BASEMENT FLOOR PLAN

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



161 SF NEW BASEMENT
777 SF FINISHED AREA EXISTING
(7' CLGS OR HIGHER)

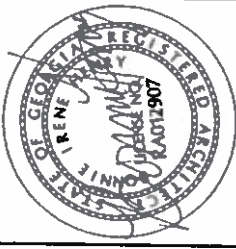
TOTAL BASEMENT: 938 SF

PROPOSED BASEMENT FLOOR PLAN

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



V-17-40



Bonnie Henry
Designs

1200 CLAMBERLAND RD. NE
ATLANTA, GA 30306
PHONE/FAX (404) 872-6451

ADDITON FOR
Tathyanna Gomes-Johnson & Daniel Johnson
ATLANTA, GA
1236 Spring Valley

PROJECT
1608

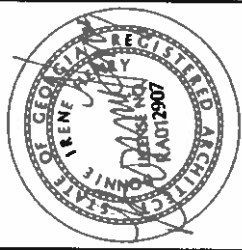
SUBMITTALS
VARIANCE SET

DATES
1/29/17

DRAWING TITLE
EXIST. & NEW
BASEMENT PLANS

DRAWING REFERENCE

A-1



Bonnie Henry
Designs

1260 CUMBERLAND RD. NE
ATLANTA, GA 30306
PHONE/FAX (404) 872-6671

ADDITION FOR
Tathayana Comes-Johnson & Daniel Johnson
1236 Spring Valley
ATLANTA, GA

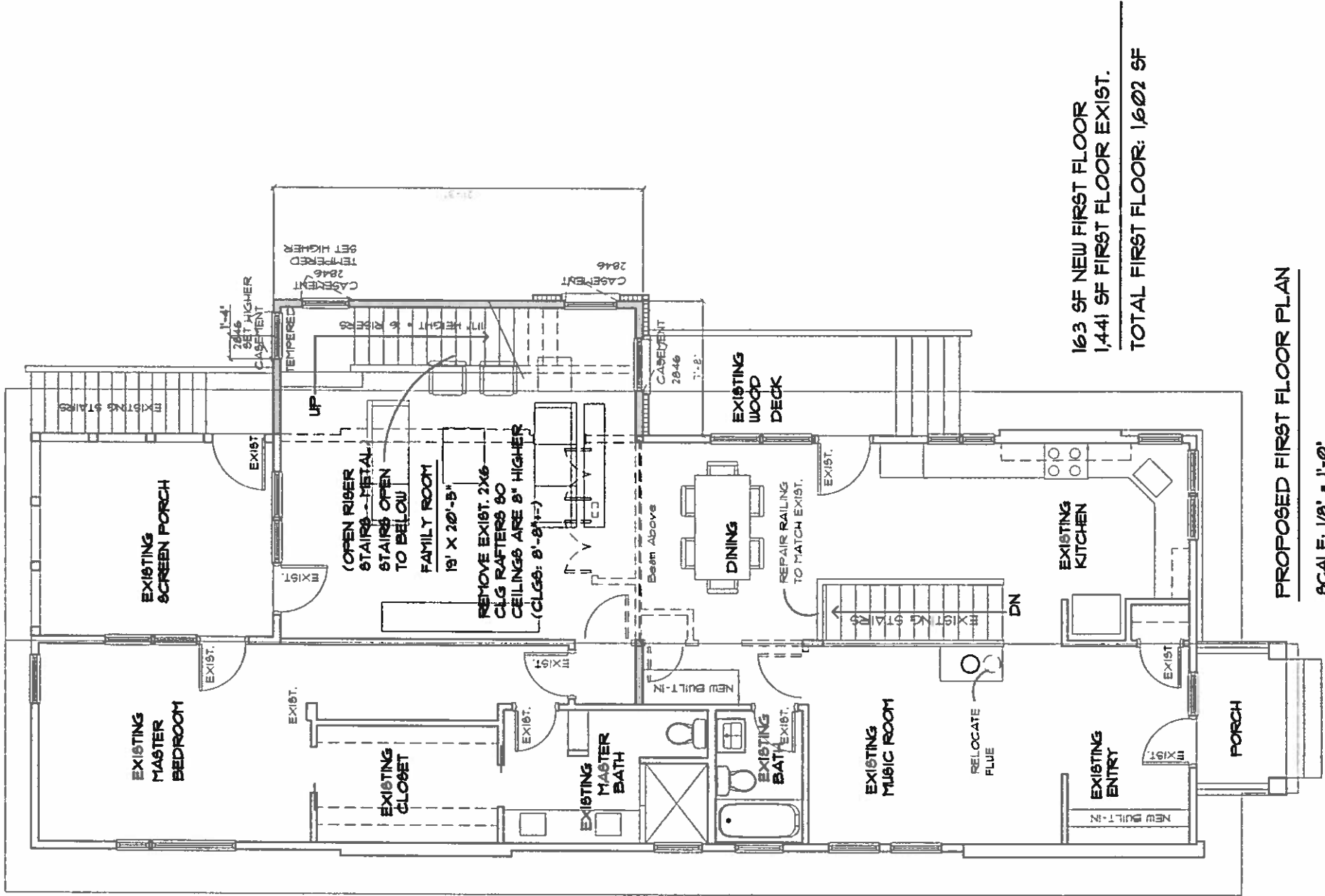
PROJECT
1608

SUBMITTALS	DATES
VARIANCE SET	1/20/11

DRAWING TITLE
**EXIST. & NEW
FIRST FLR PLANS**

DRAWING REFERENCE

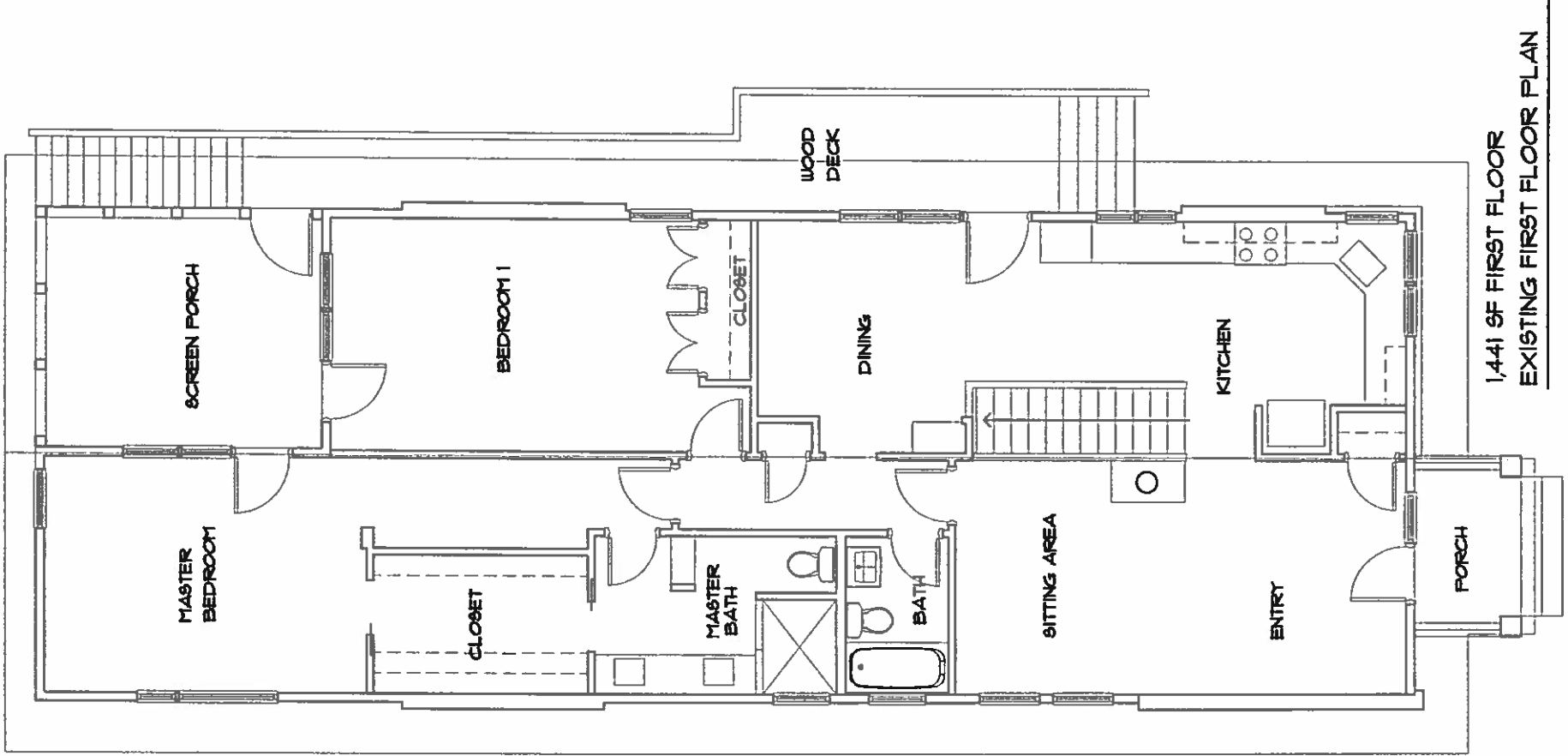
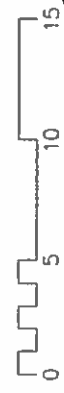
A-2



163 SF NEW FIRST FLOOR
1,441 SF FIRST FLOOR EXIST.
TOTAL FIRST FLOOR: 1,602 SF

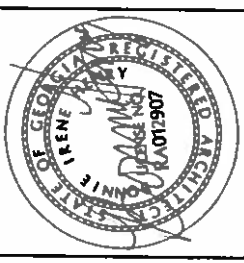
PROPOSED FIRST FLOOR PLAN

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



**1,441 SF FIRST FLOOR
EXISTING FIRST FLOOR PLAN**

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



Bonnie Henry
Designs

1200 CUMBERLAND RD. NE
ATLANTA, GA 30306
PHONE/FAX (404) 872-8451

ADDITON FOR
Tathayama Comes-Johnson & Daniel Johnson
1236 Spring Valley
ATLANTA, GA

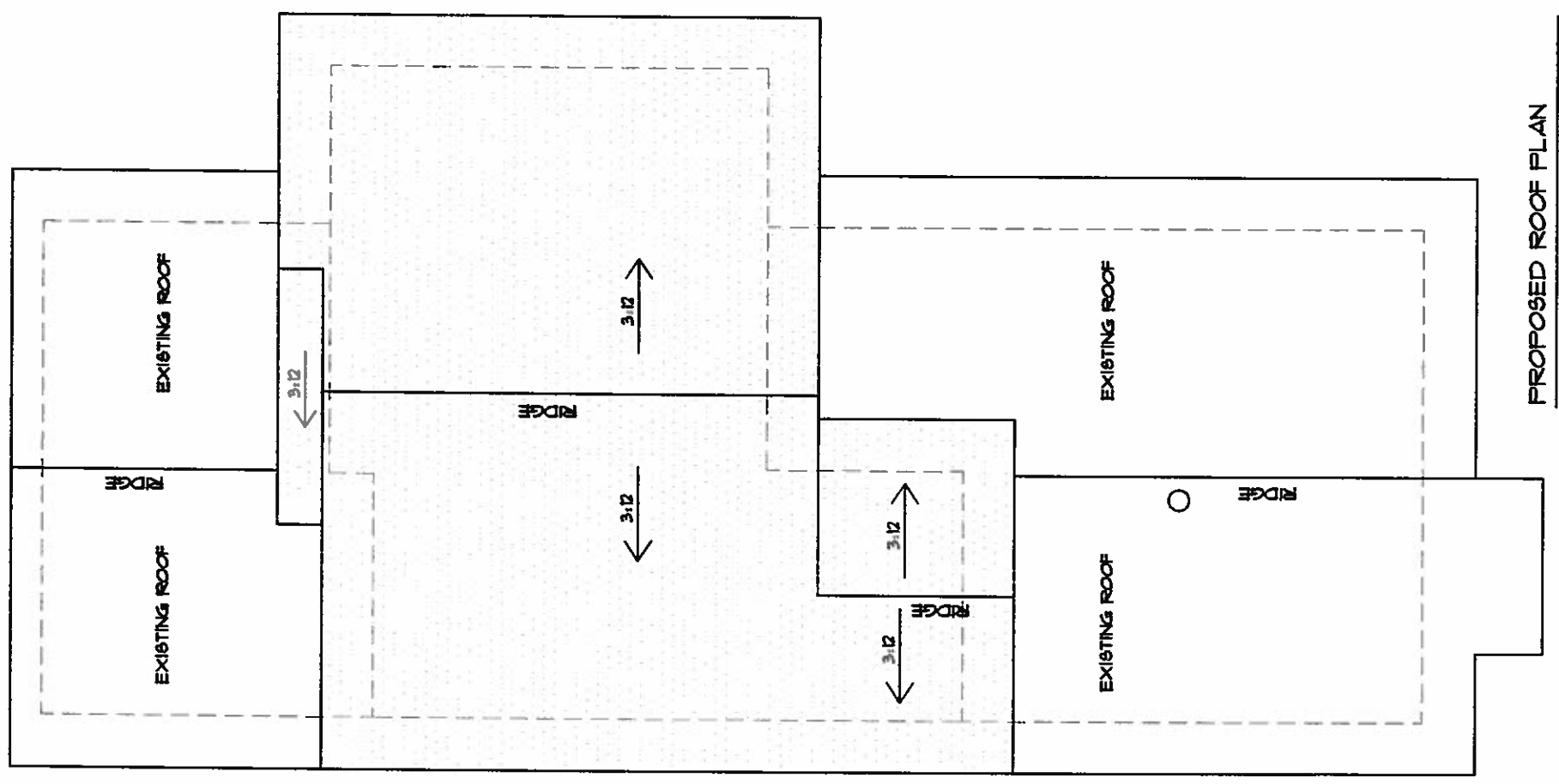
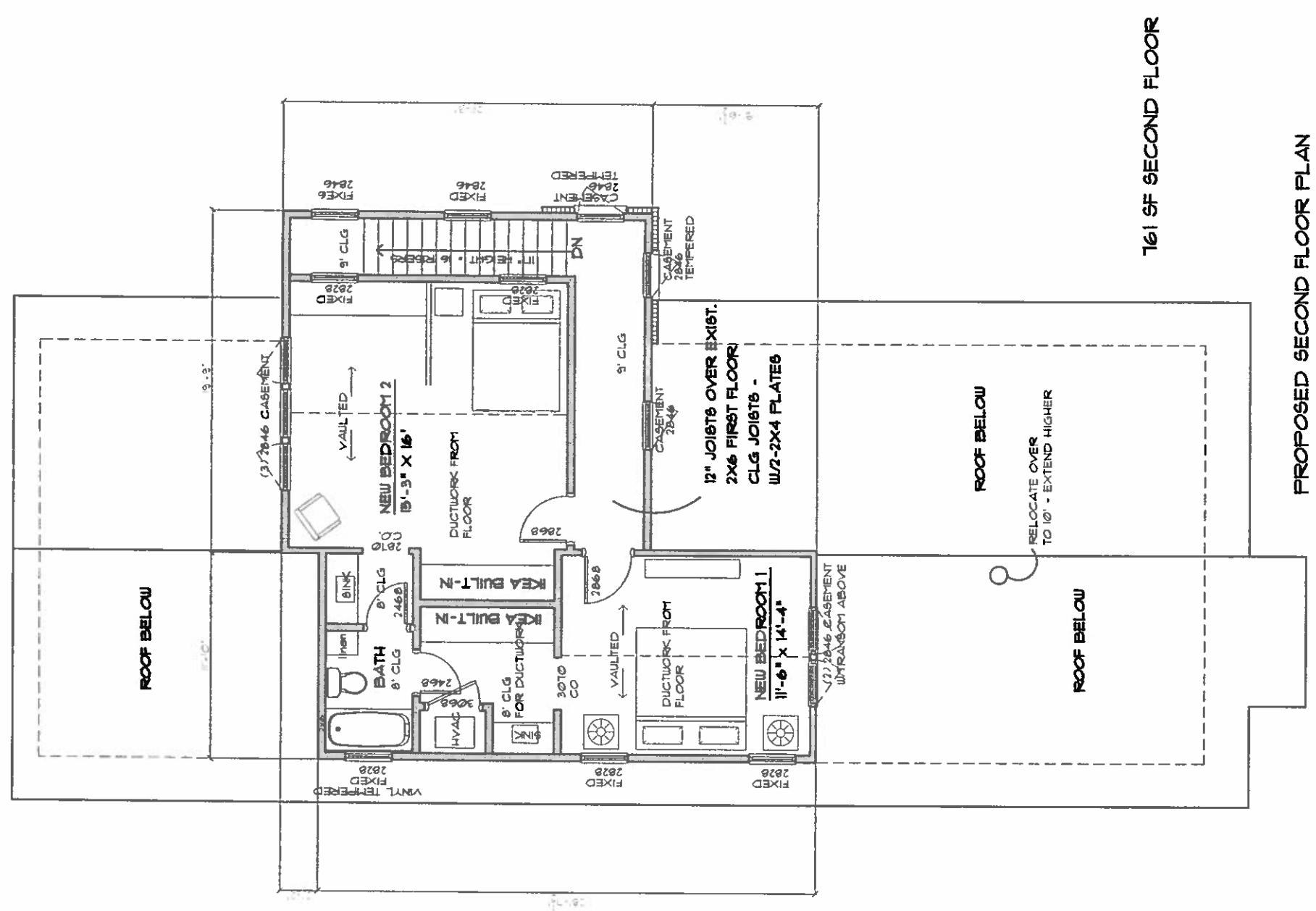
PROJECT
1608

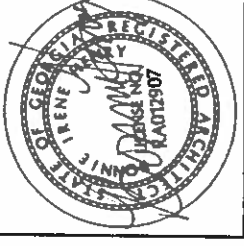
SUBMITTALS	DATES
VARIANCE SET	1/29/11

DRAWING TITLE
SECOND FLOOR &
ROOF PLAN

DRAWING REFERENCE

A-3





**Bonnie Henry
Designs**

1200 CUMBERLAND RD. NE
ATLANTA, GA 30306
PHONE/FAX (404) 872-8451

**ADDITION FOR
Tatyanna Cornes-Johnson & Daniel Johnson
1236 Spring Valley
ATLANTA, GA**

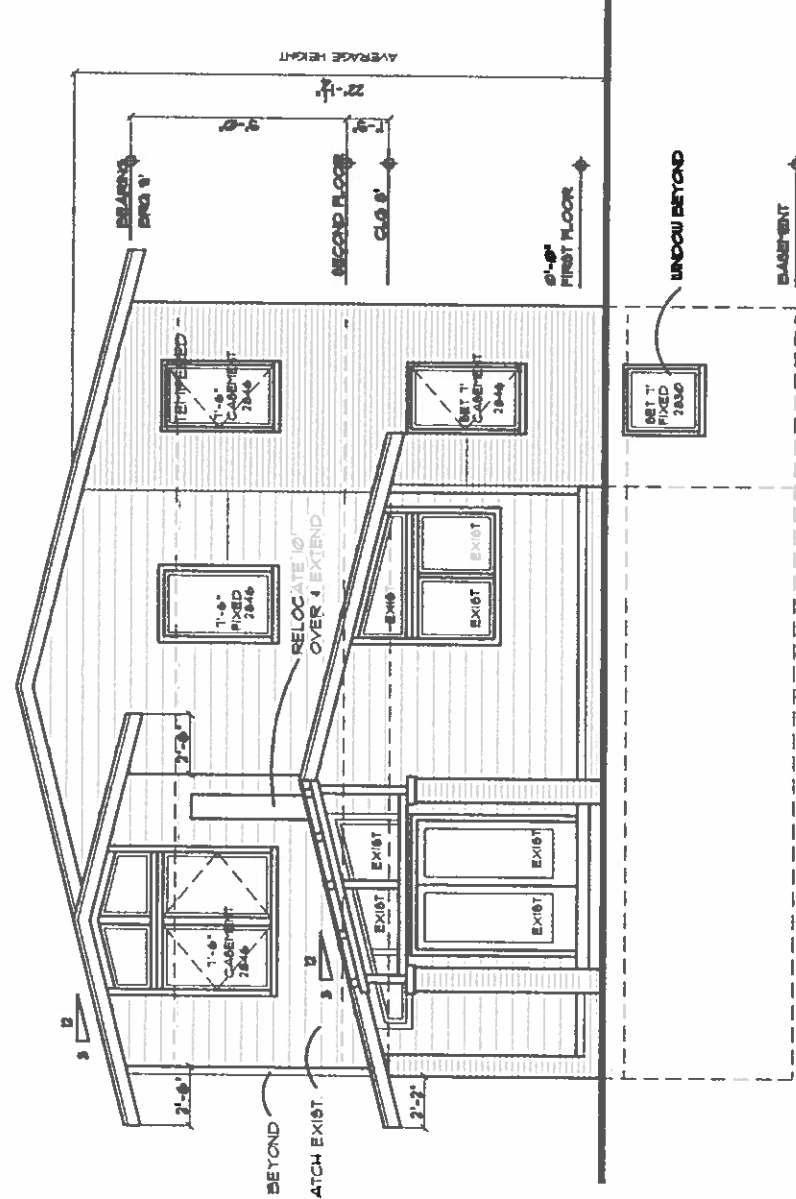
**PROJECT
1608**

SUBMITTALS DATES
VARIANCE SET 1/30/11

**DRAWING TITLE
EXIST. & NEW
FRONT & BACK ELEV**

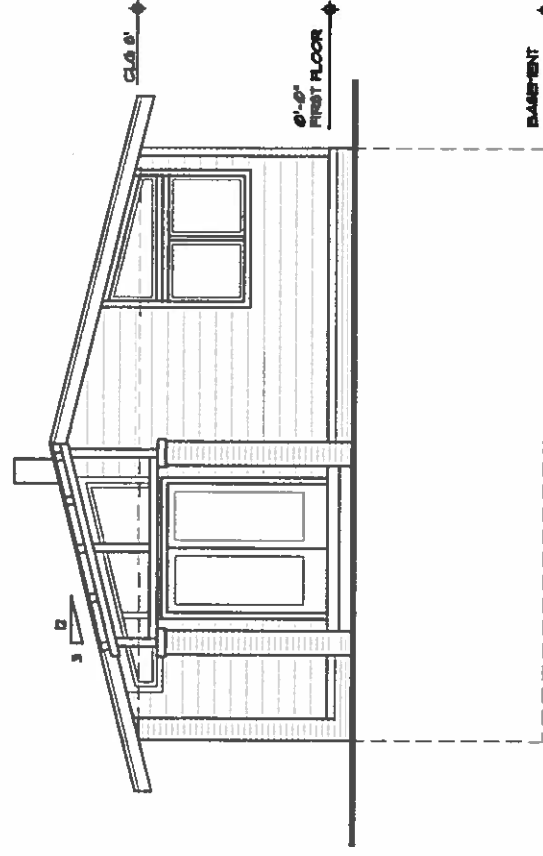
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A-4



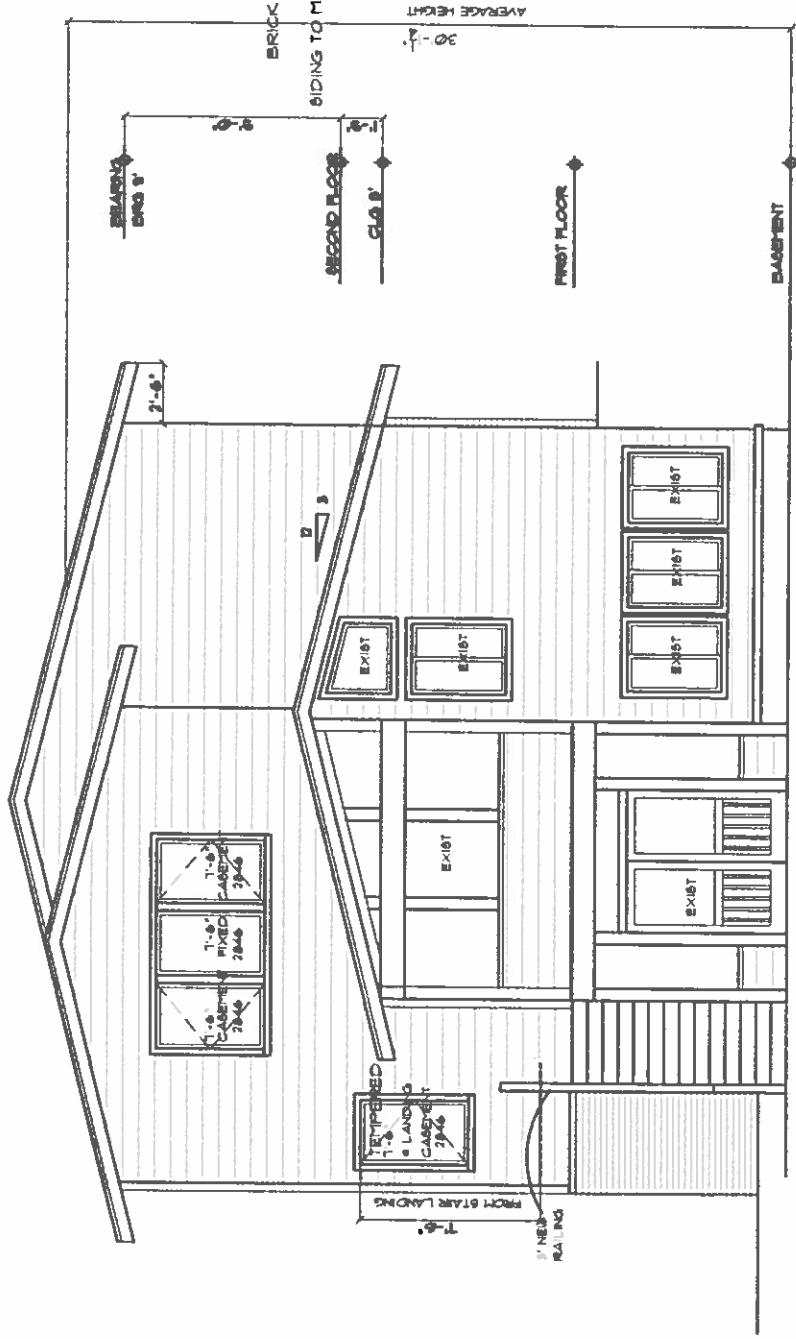
PROPOSED FRONT ELEVATION

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



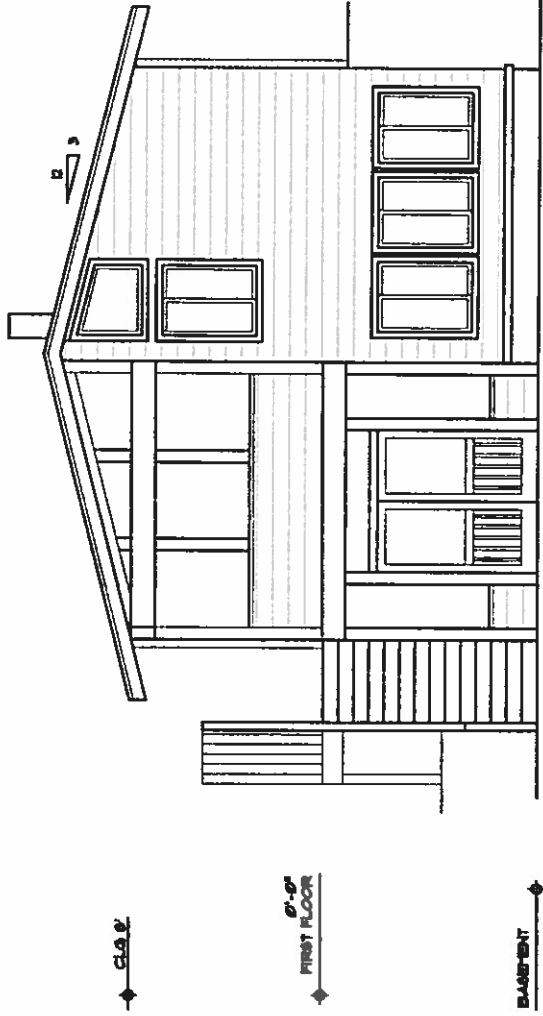
EXISTING FRONT ELEVATION

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



PROPOSED BACK ELEVATION

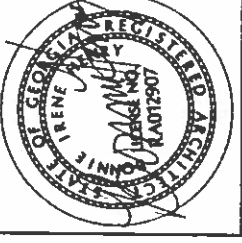
SCALE: 1/8" = 1'-0"



EXISTING BACK ELEVATION

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





Bonnie Henry
Designs

1200 CUMBERLAND RD. NE
ATLANTA, GA 30306
PHONE/FAX (404) 872-9451

ADDITION FOR
Tathayama Comes-Johnson & Daniel Johnson
1236 Spring Valley
ATLANTA, GA

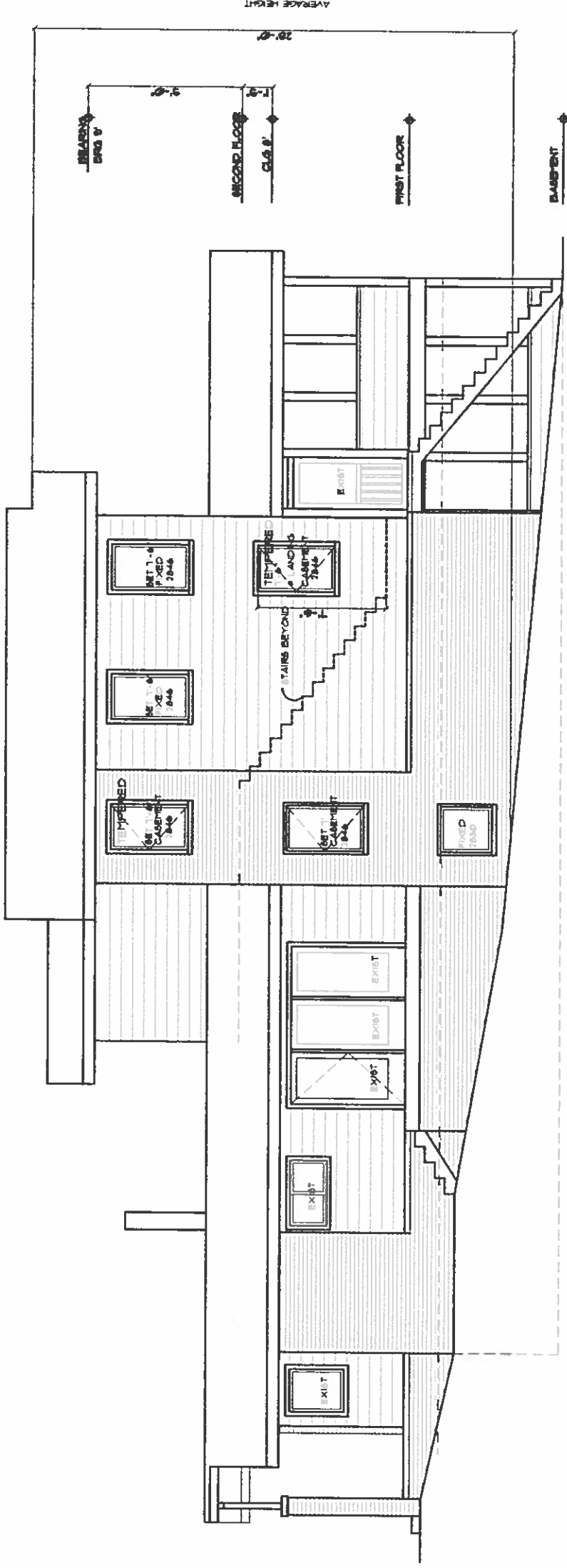
PROJECT
1608

SUBMITTALS	DATES
VARIANCE SET	1/30/11

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EXIST. & NEW
BASEMENT PLANS

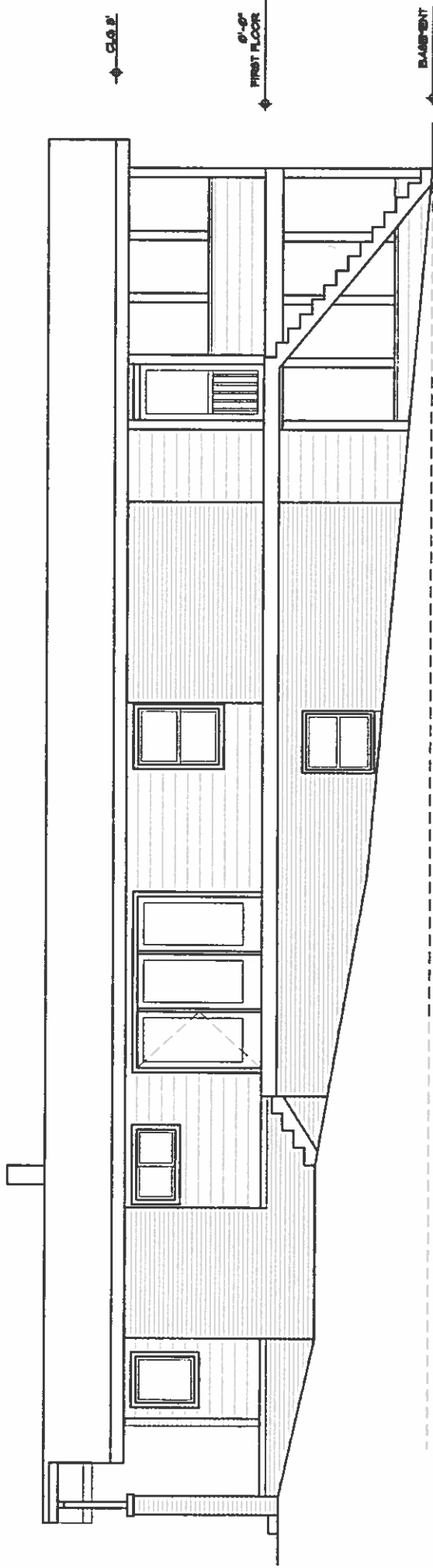
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A-5



PROPOSED DRIVEWAY SIDE ELEVATION

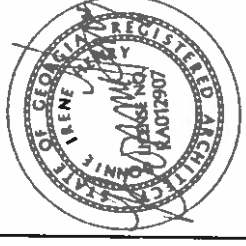
SCALE: 1/8" = 1'-0"



EXISTING DRIVEWAY SIDE ELEVATION

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





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1200 CUMBERLAND RD. NE
ATLANTA, GA 30306
PHONE/FAX (404) 672-8451

ADDITON FOR
Tathayana Comes-Johnson & Daniel Johnson
1236 Spring Valley
ATLANTA, GA

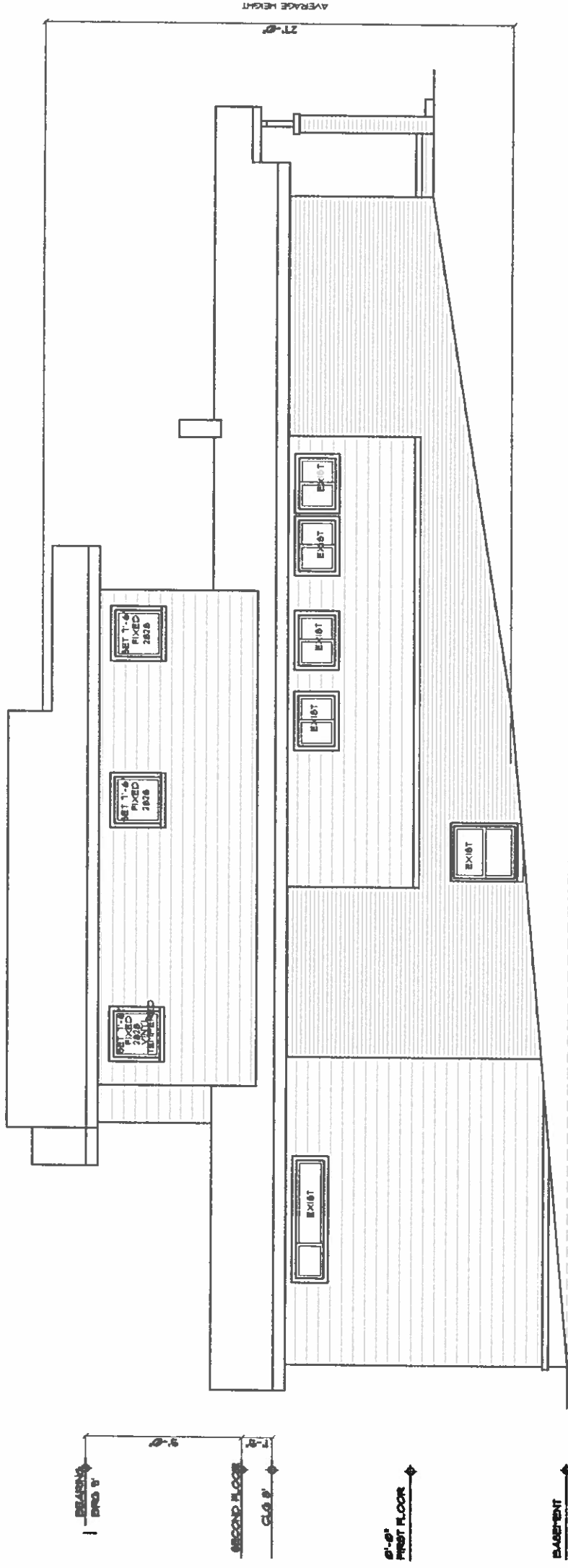
PROJECT
1608

SUBMITTALS	DATES
VARIANCE SET	1/29/11

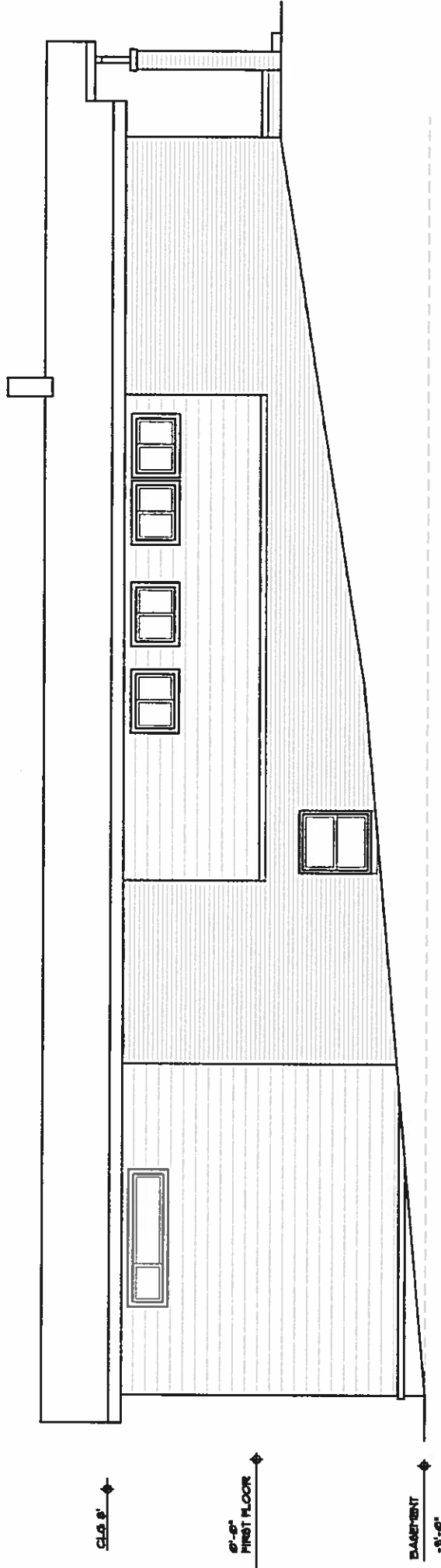
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EXIST. & NEW
PROPERTY SIDE

DRAWING REFERENCE

A-6



(VARIANCE SIDE)
PROPOSED PROPERTY SIDE ELEVATION
SCALE: 1/8" = 1'-0"



(VARIANCE SIDE)
EXISTING PROPERTY SIDE ELEVATION
SCALE: 1/8" = 1'-0"

