



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

APPLICATION #: **V-17-069**
DATE ACCEPTED: **03/08/2017**

NOTICE TO APPLICANT

Address of Property:
691 East Morningside DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, May 4, 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 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,

RG, for Director, Bureau of Planning

Kevin Workman



V-17-069

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

Office of Planning

MAR 8 2017

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER V-17-069

NPU _____ DATE FILED _____

Kevin Workman
Name of Applicant

BUILDING PERMIT AUTHORIZING
The construction of an accessory structure

at 691 East Morningside Drive NE 17th/51
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 eastern side yard from 7 feet to 3.2 feet in order construct an accessory structure. 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]
Plan Reviewer 3/8/17
Date

[Signature] 3.8.17
Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Office of Planning

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

Variance	
Special Exception	
Variance & Special Exception	

MAR 8 2017

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Ste. 3350
Atlanta, GA

Date Filed _____

Application Number V-17-069

Name of Applicant Kevin Workman Daytime Phone 770.329.8443

Company Name (if applicable) N/A email _____

Address 691 E. Morningside Drive, Atlanta, GA 30324
street city state zip code

Name of Property Owner Paul Hemrick & Kevin Workman Phone 770.329.8443

Address 691 E. Morningside Drive, Atlanta, GA 30324
street city state zip code

Description of Property

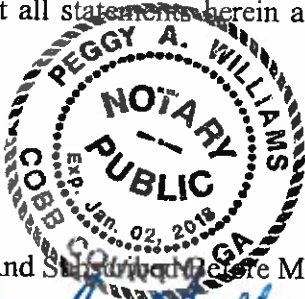
Address of Property 691 E. Morningside Drive Atlanta, GA 30324
street city state zip code

Area: 0282 Land Lot: 51 District: 17, Fulton County, GA.

Property is zoned: R4, 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.



KP Workman
 Owner or Agent for Owner (Applicant)
Kevin R Workman
 Print Name of Owner

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

Peggy A. Williams
 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.

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Atlanta, GA

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.)

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."))

Construct a 25x25' garage on an existing foundation & add a 10'x8' roof over the patio, attached to the rear of the existing house. Total Garage is 625 sf

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.

5,480 covered square feet / 12,271 total lot square feet = 44.6 % 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)? The lot is narrow and small 65' wide

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? The garage would be difficult to access from the driveway. A vehicle would not be able to turn around and forced to back into Morningside Drive which is a salty hazard.

3) What conditions are peculiar to this particular piece of property? Re-building the garage on the original foundation of the garage that was removed.

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. It will be the same side setback of adjacent houses & neighbors on each side. The garage will provide a safer environment and an enhancement to the neighborhood

V-17-0609

Application Request for Variance

691 E. Morningside Drive, Atlanta, GA 30324

Office of Planning

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Rebuild a garage on the existing foundation of the original garage that collapsed and was removed. The existing foundation and proposed structure is 3'-1 ¾' from the property line. This setback will be consistent with the neighbors' garages on both sides (3') which is typical for homes in the neighborhood. The structure will be a significant improvement to the property aesthetically and provide better security.

The existing driveway configuration creates a safety hazard because a vehicle is forced to back into East Morningside Drive which is heavily traveled by vehicles as well as pedestrians. The proposed improvements incorporate a patio area that will function as a backup area so that vehicles coming out of the garage can proceed forward out of the driveway onto East Morningside Drive.



Variance Application

691 East Morningside Drive, Atlanta, Georgia

MAR 8 2017

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Existing Foundation of Original Garage

V-17-069

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65 Trinity Ave. S.W.
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Atlanta, GA



Adjacent Garages on both sides of the property



Backyard Existing conditions

V-17-069

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Trinity Ave. S.W.
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Atlanta, GA

AUTHORIZATION BY PROPERTY OWNER

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

MAR 8 2017

(Please Print Clearly)

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

I, Kevin Workman (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 691 E. Morningside Drive (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 WORKMAN FIRST NAME KEVIN
ADDRESS 691 E. Morningside Drive SUITE _____
CITY Atlanta STATE GA ZIP CODE 30324

OWNER'S TELEPHONE NUMBER: 770.329.8443

Kevin Workman

SIGNATURE OF OWNER

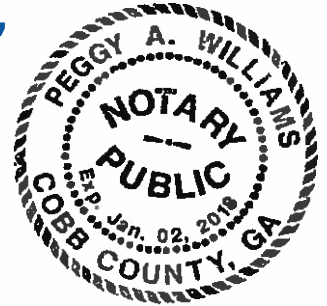
Kevin R. Workman

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.

Peggy A. Williams
NOTARY PUBLIC

March 1, 2017
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
MAR 08 2017

Amex

Application: V-17-069
Application Type: Planning/BZA/Variance/NA
Address: 691 EAST MORNINGSIDE DR NE, ATLANTA, GA 30324
Owner Name: MC INNIS JEFF D
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
511767		\$100.00	03/08/2017	BSIMMONS		

Owner Info.: MC INNIS JEFF D

Work Description: Variance to reduce the required eastern side yard from 7 feet to 3.2 feet in order to construct an accessory structure.

LEGEND

These standard symbols may be found in the drawing.

- 1/2" Rebar Set
- Iron Pin Found
- BL Building Line
- ▭ Catch Basin
- ▭ Drop Inlet
- ⊕ Guy Wire Anchor
- ⊙ Light Pole
- ⊙ Power Pole
- ⊙ Electric Meter
- ⊙ Fire Hydrant
- ⊙ Water Meter
- ⊙ Sanitary Sewer Manhole
- ⊙ Sewer Clean Out
- Hardwood Tree
- Pine Tree
- Gas Meter
- ⊙ Air Conditioning Unit
- ⊙ Fence
- ⊙ Neighbor's Fence
- - - Overhead Electric Line
- - - Sanitary Sewer
- - - Sanitary Sewer (Not Field Located)

4' 35" Magnetic North
4' 35" Declination
Magnetic Reading Held

AREA
12271.193 SQ. FT.
0.282 ACRES

LOT 5
Block 4
Morningside Subdivision
Plat Book 9 Pages 176-177
N/F
Gerald C. Wells
Deed Book 44506, Page 35

LOT 7
Block 4
Morningside-North Highlands-Virginia Highlands Subdivision
Plat Book 11 Page 125
N/F
Tina E. Stern
Robert E. Watts
Deed Book 30196, Page 343

REVISION NOTE:
Tree Location completed on 10/13/16.

ZONING
[City of Atlanta]
(R4) (Single Family Residential)
Front yard setback-35'
Side yard setback-7'
Rear yard setback-15'
Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

ADDITIONAL REFERENCE
1.) Deed Book 17011 Page 142 recorded in Fulton County, Georgia records.



SURVEY NOTES

1. Equipment used; Leica 1200 robotic total station and Allegro MX data collector.
2. Software used: Carlson Survey 2013 and Carlson Survc.
3. Subject property appears to be Lot 6 of Block 4 Morningside Subdivision.

CLOSURE STATEMENT

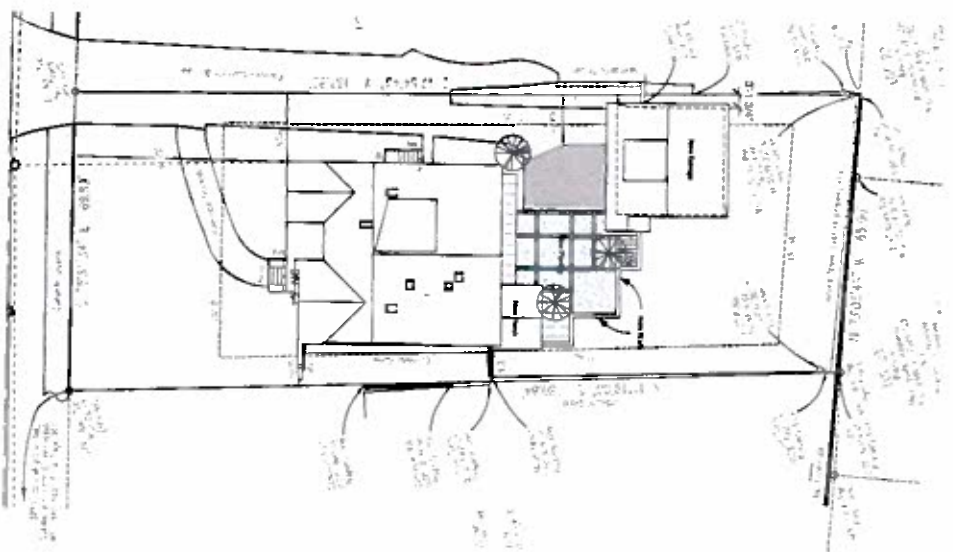
The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 92,902 feet.

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, authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-8, 43-15-19, 43-15-22.

155 CLIFWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 194481:1	DRAWING NUMBER F33-228	SURVEY PLAT FOR: 691 East Morningside Drive, Atlanta Georgia 30324		DATE: 12/24/14	SCALE: 20'	
		PAUL HEMRICK				
		KEVIN WORKMAN				
		LAND LOT: 51	17th DISTRICT	SECTION	Fulton COUNTY, GA	
LOT:	BLOCK:	UNIT:	PHASE:			
SUBDIVISION:						
PLAT BOOK	PAGE	DRAFTER: BJC	REVISION DATE: 10/13/16			
DEED BOOK 9778	PAGE 399	PARTY CHIEF: D.R.	FIELD DATE: 1/5/14	SHEET 1 OF 1		

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.



2
T-01
Proposed Site Plan
1" = 20'-0"

ZONING INFORMATION:

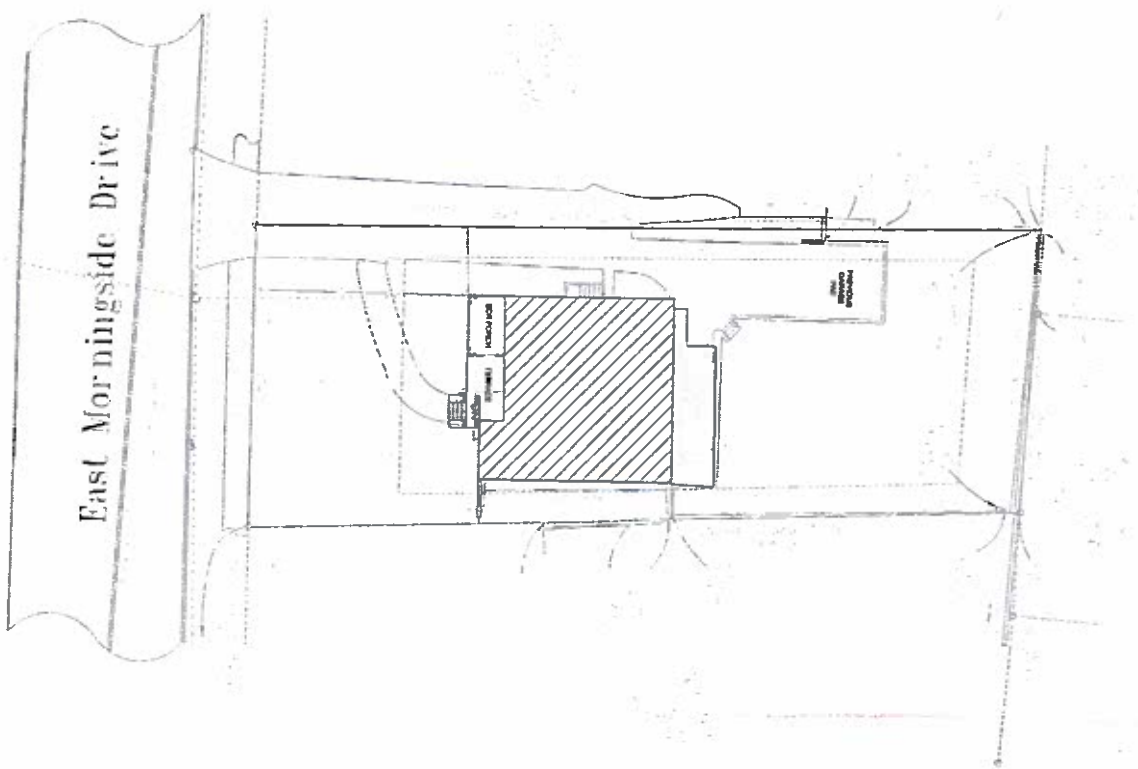
CLASSIFICATION: R-4, BELTLINE OVERLAY
 SETBACKS: FRONT 35'
 SIDE 7'
 REAR 15'

N.P.U. F
 COUNCIL DISTRICT 6

SITE COVERAGE: 5,480 SF ACTUAL < 50% (12,271 SF ALLOWED)
 = 6,135 SF

FLOOR AREA RATIO (FAR):
 = (12,271 SF) = 6.135 SF > 3.248 SF PROPOSED

- SITE NOTES:**
1. SITE INFORMATION TAKEN FROM OWNER SUPPLIED SURVEY DATED 12.24.2014 BY JOHN L. LEWIS IV, REGISTERED SURVEYOR # 5028. THIS INFORMATION IS PROVIDED AS IS AND DOES NOT CONSTITUTE A WARRANTY OR ASSURANCE OF ANY KIND. THE OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION.
 2. PROVIDE SITE FENCE AS SHOWN. SET FENCE SHALL MEET THE REQUIREMENTS OF SECTION 1117 (PROVISIONARY SET FENCE) OF THE STATE OF GEORGIA. THE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1983 10. PAVING SHALL BE COMPLETED AND SEEDING SHALL BE COMPLETED PRIOR TO OCCUPANCY TO BE CONSISTENT WITH LAND DISTURBANCE AGREEMENTS.
 3. MAINTAINANCE EXISTING EROSION CONTROL MEASURES WILL BE RESPECTED AT LEAST WEEKLY AND AT 15 DAY INTERVALS DURING CONSTRUCTION AND MAINTAINED AS REQUIRED.
 4. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES IF DETERMINED NECESSARY BY ONSITE INSPECTION.
 5. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS AND NOTIFY ROSS DESIGN OF ANY DISCREPANCIES BEFORE TO CONSTRUCTION.
 6. PROPERTY OWNERS PAUL, HENRIK AND KEVIN WORKMAN, LAND LOT 51, 17TH DISTRICT, FULTON COUNTY, GEORGIA.



1
T-01
Existing Site Plan
1" = 20'-0"

ZONING INFORMATION:

CLASSIFICATION: R-4, BELTLINE OVERLAY
 SETBACKS: FRONT 35'
 SIDE 7'
 REAR 15'

N.P.U. F
 COUNCIL DISTRICT 6

SITE COVERAGE: 4,837 SF ACTUAL < 50% OF 12,271 SF ALLOWED
 = 6,135 SF

FLOOR AREA RATIO (FAR):
 = (12,271 SF) = 6.135 SF > 2.713 SF EXIST

V-17-069

Office of Planning

MAR 8 2017

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 Ste. 3350
 Atlanta, GA

ROSS DESIGN INC.
 847 ORMEWOOD TERRACE, SE
 ATLANTA, GEORGIA 30316
 TEL: 404.834.1011
 www.rossdesigninc.com

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Hemrick - Workman Residence
 691 East Morningside Drive, NE
 Atlanta, Georgia 30324

Site Plan

DRAWN: Author
 APPROVED: Approver
 DATE: 03/22/16

PROJECT NUMBER:
1424

REVISIONS:

NO.	DATE	DESCRIPTION

RELEASED FOR CONSTRUCTION

T-01

V-17-0609
Office of Planning

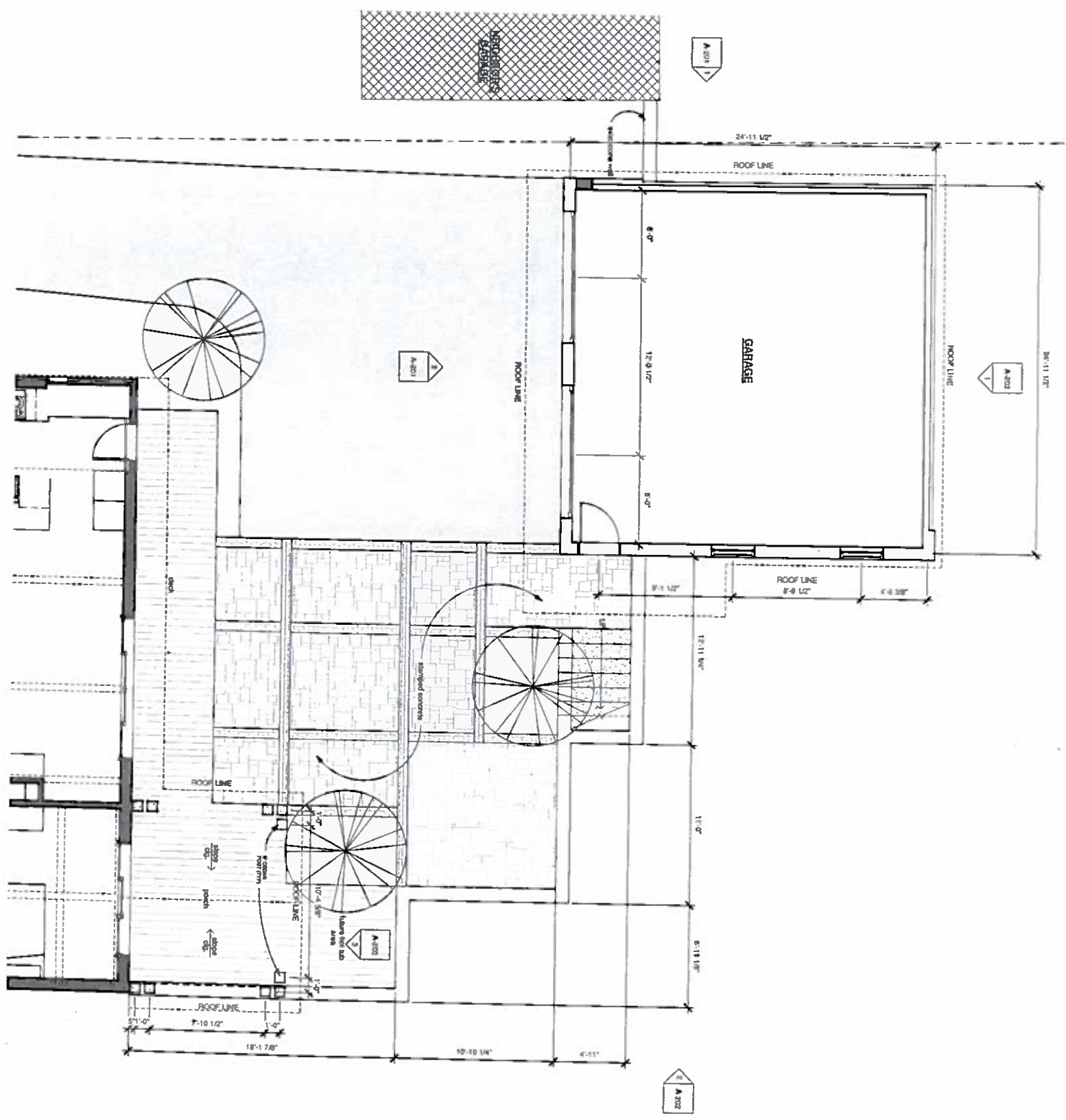
MAR 8 2017

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Atlanta, GA

ROSS DESIGN INC.
architects

847 ORMEWOOD TERRACE, SE
ATLANTA, GEORGIA 30318
TEL: 404.824.0101
www.rossdesignatlanta.com

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1
A-101
Phase 2 Proposed Garage and Garden Plan
1/4" = 1'-0"

RELEASED FOR CONSTRUCTION

Hemrick - Workman Residence
691 East Morningside Drive, NE
Atlanta, Georgia 30324

Phase 2 Garage and Garden Plan

DRAWN: Author
APPROVED: Approver
DATE: 02/25/15

PROJECT NUMBER:
1424

REVISIONS:

NO.	DATE	DESCRIPTION

A-101

V-13-009
Office of Planning

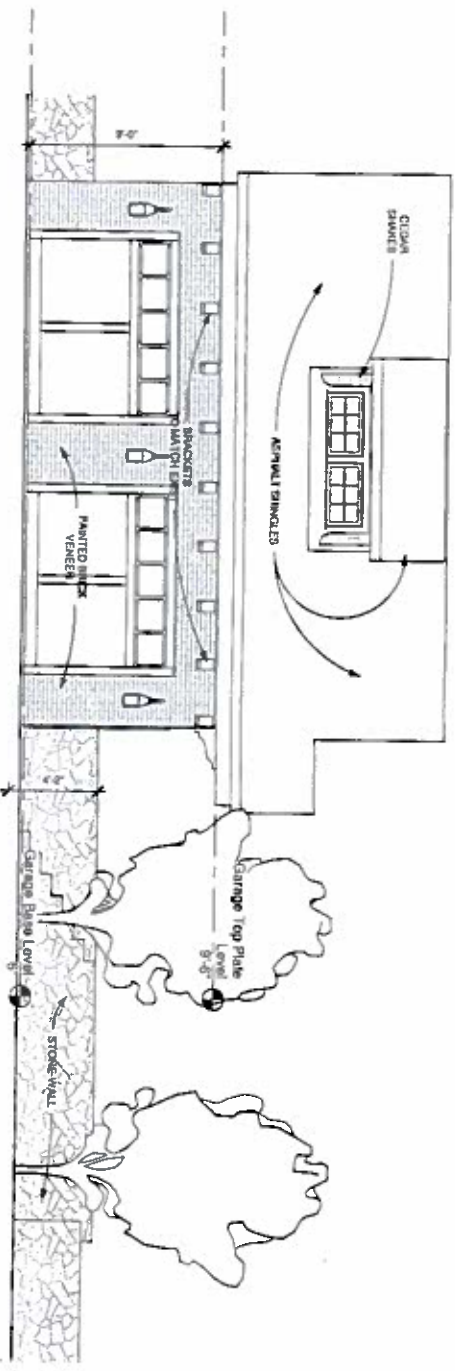
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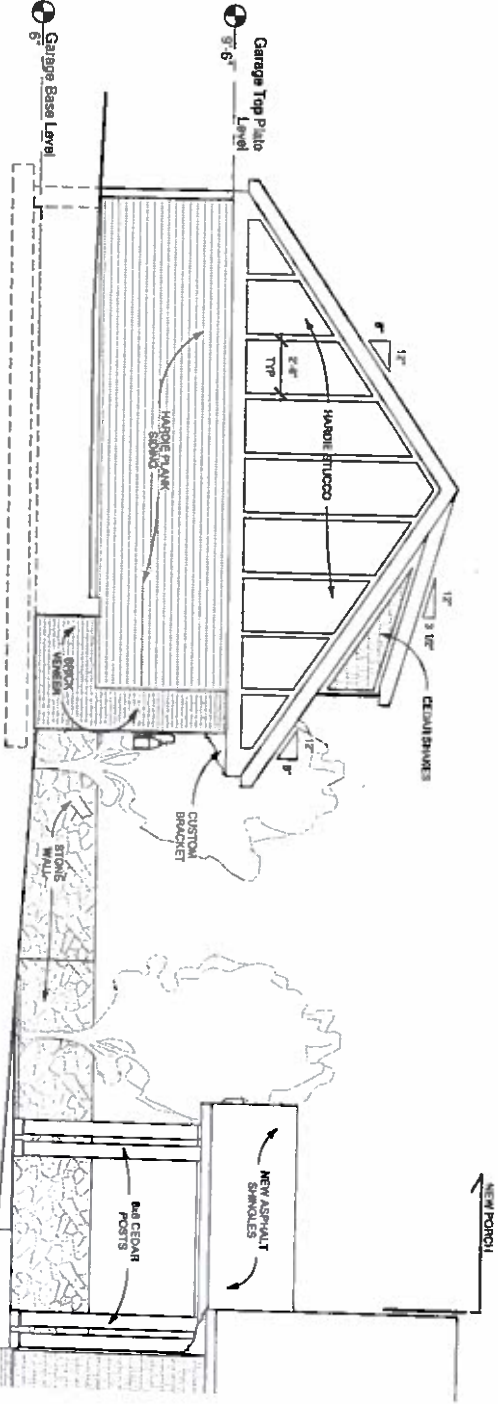
ROSS DESIGN INC.
ARCHITECTS

847 ORMEWOOD TERRACE, SE
ATLANTA, GEORGIA 30316
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2 Proposed Garage Street Elevation
A-201 1/4" = 1'-0"



1 Proposed Garage Left Elevation
A-201 1/4" = 1'-0"

Hemrick - Workman Residence
691 East Morningside Drive, NE
Atlanta, Georgia 30324

Phase 2 Garage Elevations

DRAWN: Author
APPROVED: Approver
DATE: 02/28/16
PROJECT NUMBER:
1424

REVISIONS:

NO.	DATE	DESCRIPTION

RELEASED FOR CONSTRUCTION

A-201

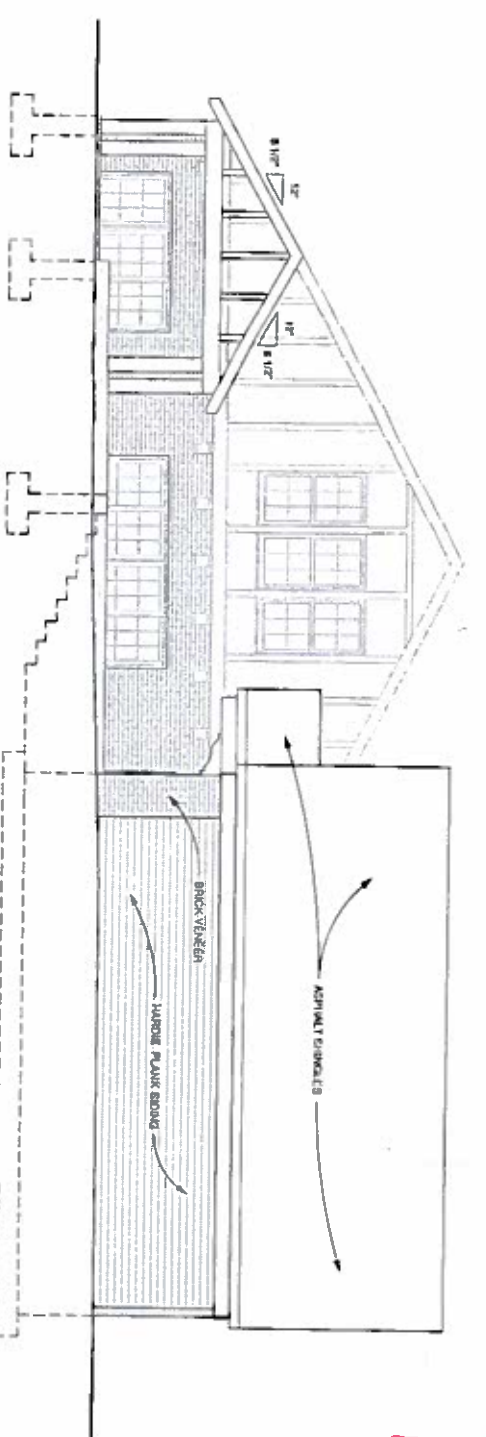
VFA-004
Office of Planning

MAR 8 2017

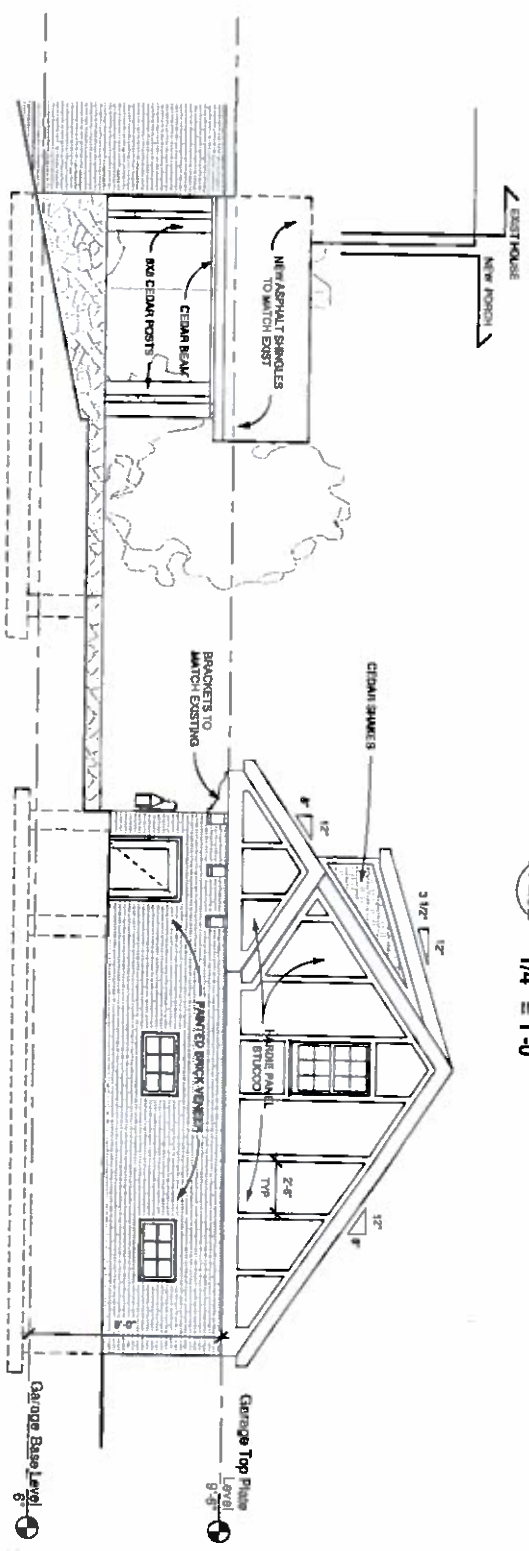
66 Trinity Ave, S.W.
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Atlanta, GA

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ARCHITECTS

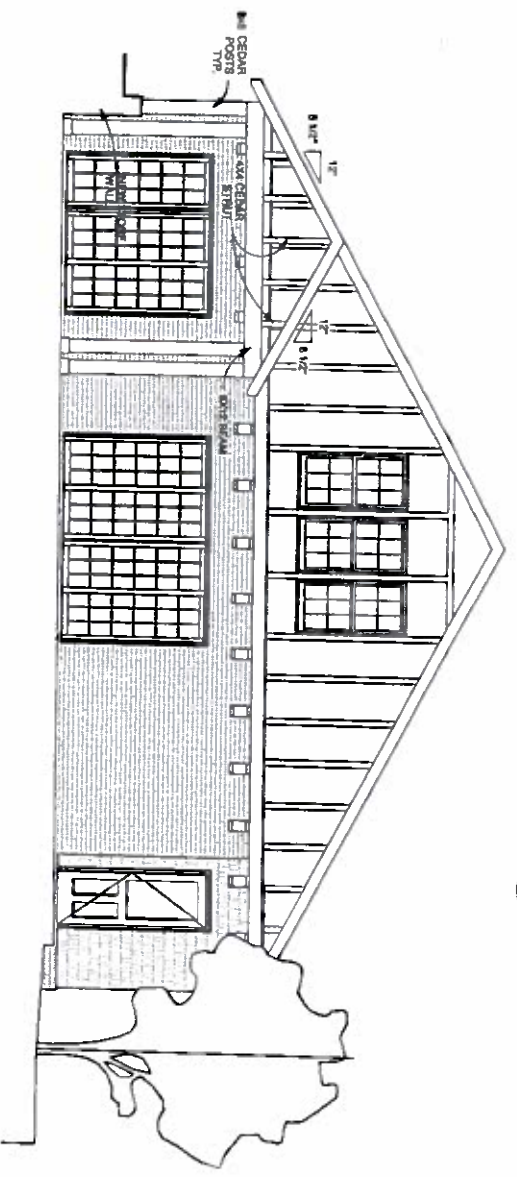
847 ORMEWOOD TERRACE, N.E.
ATLANTA, GEORGIA 30318
TEL: 404.624.0101
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1
A-202
Proposed Garage Rear Elevation
1/4" = 1'-0"



2
A-202
Proposed Garage Right Elevation
1/4" = 1'-0"



3
A-202
Elevation @ Porch
1/4" = 1'-0"

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Hemrick - Workman Residence
691 East Morningside Drive, NE
Atlanta, Georgia 30324
Phase 2 Garage Elevations

DRAWN: Author
APPROVED: Approver
DATE: 02/28/16

PROJECT NUMBER:
1424

REVISIONS:

NO.	DATE	REVISION

RELEASED FOR CONSTRUCTION

A-202