



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

APPLICATION #: **V-17-354**

DATE ACCEPTED **12/06/2017**

NOTICE TO APPLICANT

Address of Property:

1779 North Rock Springs RD NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, February 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 Daniel



3
V-17-354
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

DEC - 6 2017

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-17-354
NPU F DATE FILED 12/06/2017

I. Garrett Daniel
Name of Applicant

BUILDING PERMIT AUTHORIZING

Second floor addition to an existing single family dwelling.

at 1779 North Rock Springs Road NE 17th/51st
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 regulation to (1) reduce the required north side yard set back from 7 feet to 1 foot 6 inches to construct a second floor addition to an existing single family dwelling.

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 16 Section 16-06-008 Paragraph (2)

Chapter _____ Section _____ Paragraph _____

Shawn Fernandes 12/6/17
Plan Reviewer Date

[Signature]
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:

Variance	X
Special Exception	
Variance & Special Exception	

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Date Filed 12/06/17

Application Number V-17-034

Name of Applicant Garrett Daniel Daytime Phone 404-441-6495

Company Name (if applicable) Garrett Daniel Architecture email garrett@garrettdanielarchitecture.com

Address 122 E. Hill St. Decatur, GA 30030
street city state zip code

Name of Property Owner Mark Richards Phone 404-513-4821

Address 1779 North Rock Springs Road, NE Atlanta, GA 30324
street city state zip code

Description of Property

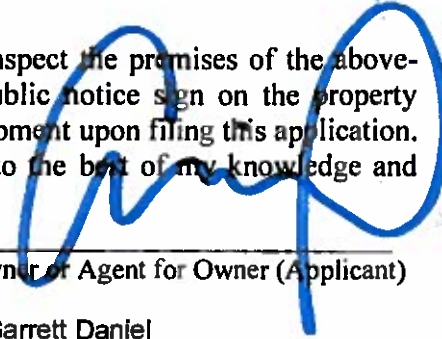
Address of Property 1779 North Rock Springs Road, NE Atlanta, GA 30324
street city state zip code

Area: .259 acres Land Lot: 51 District: 17th, 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 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)

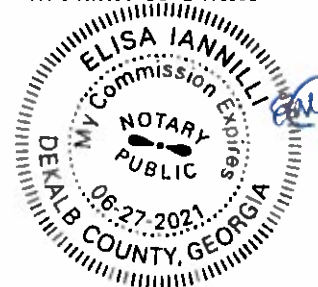
Garrett Daniel

 Print Name of Owner

Sworn To And Subscribed Before Me This 4 Day Of 12, 2017.

Elisa Iannilli

 NOTARY PUBLIC



SUMMARY & JUSTIFICATION FOR VARIANCES ^{DEC - 6 2017}

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). 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.").

Reduce north side yard setback from 7'-0" to 1'-6" to construct new second floor upon existing non-conforming 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.

3,612 covered square feet / 11,273 total lot square feet = 32.04 % 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)? See attached Letter of Criteria

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 attached Letter of Criteria

3) What conditions are peculiar to this particular piece of property? See attached Letter of Criteria

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 attached Letter of Criteria

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GARRETT DANIEL
ARCHITECTURE

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

Criteria for Variance for 1779 North Rock Springs Road, NE

December 4, 2017

City of Atlanta
Department of Planning and Community Development
Office of Planning
55 Trinity Avenue, Suite 3350
Atlanta, GA 30303

To whom it may concern,

Per the City of Atlanta Office of Planning Variance Application Checklist, I am providing the Criteria for Variance, per Sec. 16-26.003.

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

There are exceptional conditions pertaining to the particular piece of property in that the existing north side of the existing residence is non-conforming.

(2) The application of the zoning ordinance of the City of Atlanta to this Particular piece of property would create an unnecessary hardship;

The zoning does not create a hardship.

(3) Such conditions are peculiar to the particular piece of property involved;

The existing residence is non-conforming.

(4) 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.

The reduction of the north side yard setback from 7'-0 to 1'-6" is requested to allow for a second floor to be built above the existing footprint.

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Atlanta, GA 30308

The second floor addition does not increase the non-conformity as it goes directly on the existing footprint.

The variance, if granted, will not hinder *securing safety from fire, panic or other dangers* nor will it detract from *providing adequate light and air* because the house is moving up the nearest neighboring structures will be the same distance away.

The variance will *further the purposes and intent of the zoning ordinance* by reducing the side yard setback to allow for the second floor addition with minimal impact to the neighbors which will *be consistent with the purposes and intent of the zoning ordinance*.

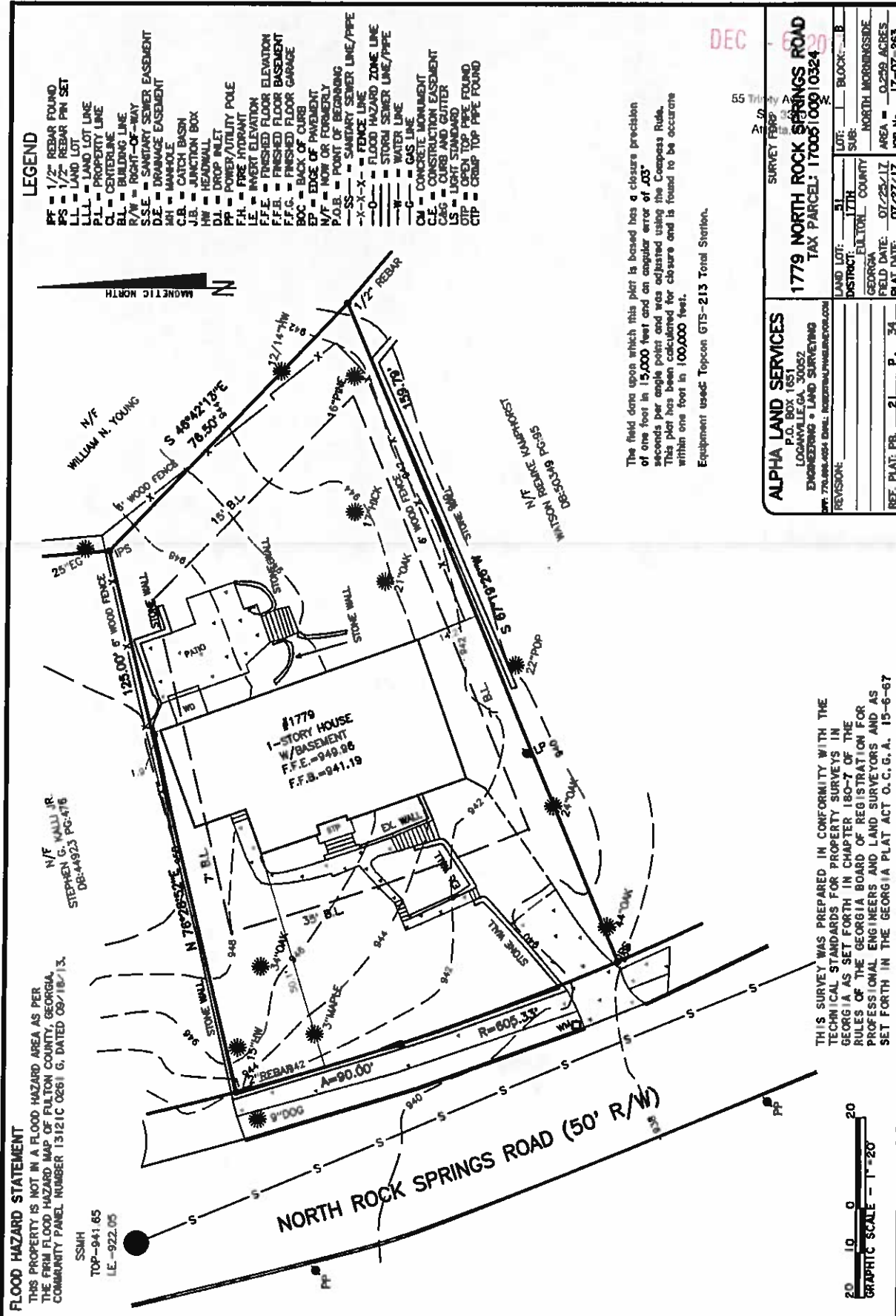
The new second floor does not affect *The City of Atlanta Department of Watershed Management as well as the State of Georgia Environmental Protection Division*. If the variance is not granted, the owner will need to explore a design that encroaches further into the steeper topography which will require more land disturbance and lot coverage.

The variance will allow for the owner to develop the property for its highest and best use which will *protect against blight and depreciation of the surrounding neighborhood and sustain stability of the neighborhood*.

The proposed design will increase the impervious coverage to 31.05%, which is sensitive to the *pervious area and increasing porous surfaces to allow rainwater to absorb into the ground and reducing runoff and flooding*. The new structure will follow City of Atlanta run off guidelines *thus facilitating drainage and other public requirements*.

If granted, the variance will allow the owner to enhance the living conditions and neighborhood value which will *provide for the orderly evolution of the neighborhood, and promote desirable living conditions*.

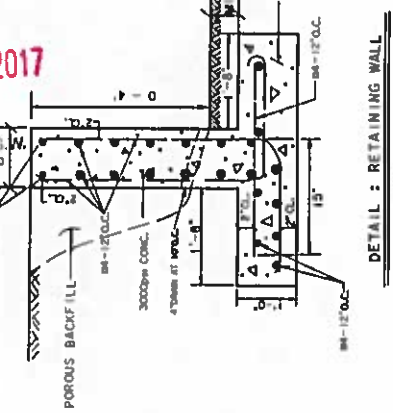
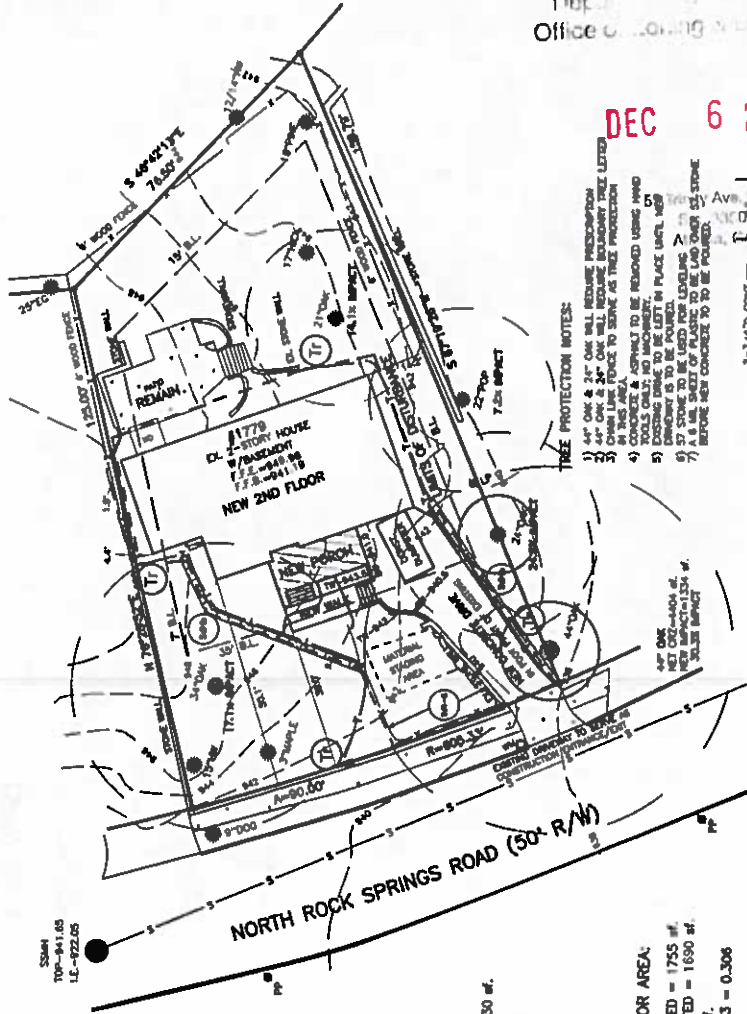
K-17354



V-17-354

Department of Planning
Office of Planning & Development

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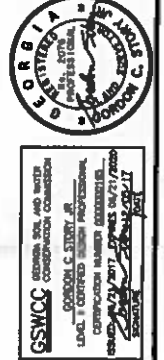


- TREE PROTECTION NOTES:**
- 1) 4" OAK & 2" OAK W/LL REMOVE PRESCRIPTION
 - 2) 4" OAK & 2" OAK W/LL REMOVE PRESCRIPTION
 - 3) 4" OAK & 2" OAK W/LL REMOVE PRESCRIPTION
 - 4) 4" OAK & 2" OAK W/LL REMOVE PRESCRIPTION
 - 5) 4" OAK & 2" OAK W/LL REMOVE PRESCRIPTION
 - 6) 4" OAK & 2" OAK W/LL REMOVE PRESCRIPTION
 - 7) 4" OAK & 2" OAK W/LL REMOVE PRESCRIPTION
 - 8) 4" OAK & 2" OAK W/LL REMOVE PRESCRIPTION
 - 9) 4" OAK & 2" OAK W/LL REMOVE PRESCRIPTION
 - 10) 4" OAK & 2" OAK W/LL REMOVE PRESCRIPTION
 - 11) 4" OAK & 2" OAK W/LL REMOVE PRESCRIPTION
 - 12) 4" OAK & 2" OAK W/LL REMOVE PRESCRIPTION
 - 13) 4" OAK & 2" OAK W/LL REMOVE PRESCRIPTION
 - 14) 4" OAK & 2" OAK W/LL REMOVE PRESCRIPTION
 - 15) 4" OAK & 2" OAK W/LL REMOVE PRESCRIPTION
 - 16) 4" OAK & 2" OAK W/LL REMOVE PRESCRIPTION
 - 17) 4" OAK & 2" OAK W/LL REMOVE PRESCRIPTION
 - 18) 4" OAK & 2" OAK W/LL REMOVE PRESCRIPTION
 - 19) 4" OAK & 2" OAK W/LL REMOVE PRESCRIPTION
 - 20) 4" OAK & 2" OAK W/LL REMOVE PRESCRIPTION

ALPHA LAND SERVICES
P.O. BOX 1851
DUNWOODY, GA 30003
PROFESSIONAL LAND SURVEYING
PROFESSIONAL SEAL

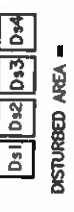
1779 N. ROCK SPRINGS RD.
TAX PARCEL #17005100010324

DATE: 12/05/17
SCALE: AS SHOWN
SHEET: 1 OF 3



LOT AREA: OWNER/24 HR CONTACT:
11,273 sf. SARAH RICHARDS
0.259 ACRES (404) 513-4821

NO GRADED SLOPE SHALL EXCEED 2H:1V
ON ALL DISTURBED AREAS



EXISTING IMPERVIOUS:
HOUSE = 1876 sf.
DRIVEWAY = 690 sf.
FRONT WALLS/WALKS = 410 sf.
FRONT STOOP = 34 sf.
REAR DECK = 48 sf.
REAR PATIO/WALLS = 550 sf.
TOTAL = 3608 sf.
LOT COVERAGE = 32.01%

PROPOSED IMPERVIOUS:
EX. HOUSE = 1876 sf.
NEW DRIVEWAY = 775 sf.
NEW FRONT PORCH = 233 sf.
NEW FRONT WALK/WALLS = 130 sf.
REAR DECK = 48 sf.
REAR PATIO/WALLS = 550 sf.
TOTAL = 3612 sf.
LOT COVERAGE = 32.04%

EXISTING FLOOR AREA:
1ST FLOOR HEATED = 1755 sf.
2ND FLOOR HEATED = 1690 sf.
TOTAL = 3445 sf.
FAR = 3445/11273 = 0.306

PROPOSED FLOOR AREA:
1ST FLOOR HEATED = 1755 sf.
2ND FLOOR HEATED = 940 sf.
TOTAL = 2695 sf.
FAR = 2695/11273 = 0.239

ZONING INFORMATION:
CLASSIFICATION: R-4
SETBACKS: FRONT - 35 FEET
SIDE - 7 FEET
REAR - 15 FEET
MIN. LOT AREA - 7500 sf.
MIN. STREET FRONTAGE - 70 FEET
MAX. LOT COVERAGE - 50%
MAX FLOOR AREA RATIO - 0.50
MIN. PAVING - 1 SPACE

DIRT DEBRIS STATEMENT:
FULL QUANTITIES = LESS THAN 5 CU YDS
CUT QUANTITIES = LESS THAN 5 CU YDS
MINIMUM CHANGING TO BE INFORMED
QUANTITIES ARE APPROXIMATE
DEBRIS QUANTITIES = 75 CU YDS
- DEBRIS TO BE REMOVED IN DUMPSTERS
- QUANTITIES ARE APPROXIMATE

EROSION CONTROL NOTES:

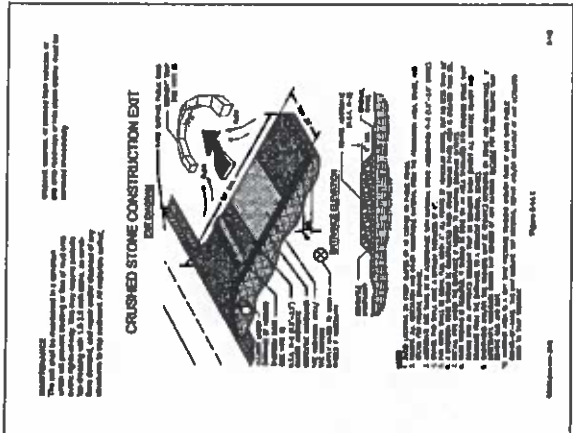
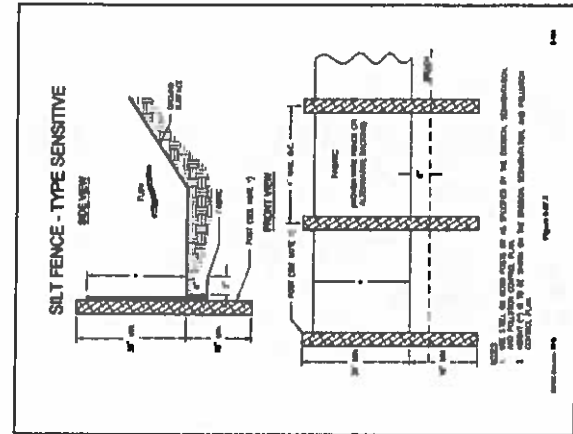
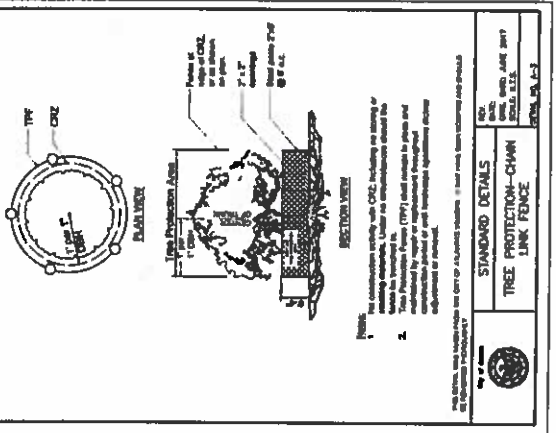
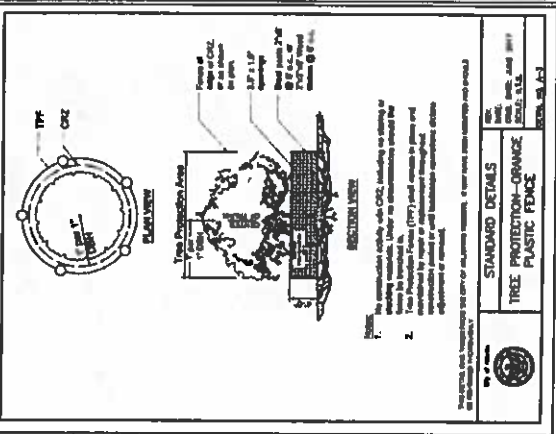
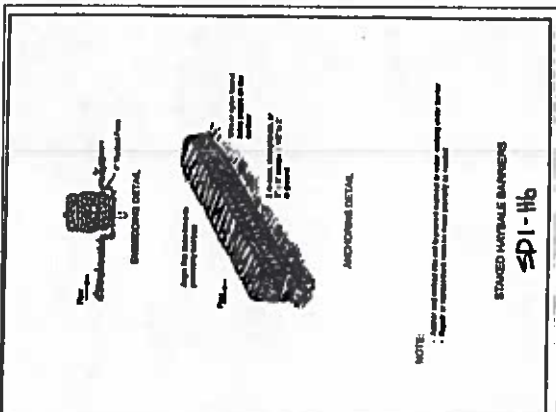
- A) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- B) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES, IF FULL IMPLEMENTATION OF THE APPROPRIATE EROSION CONTROL MEASURES SHALL BE EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY.
- C) DISTURBED AREAS LEFT FOR 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION, MULCH OR EROSION AND SEDIMENT CONTROL MEASURES SHALL BE STABILIZED WITH PERMANENT VEGETATION, MULCH OR EROSION AND SEDIMENT CONTROL MEASURES SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- D) ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT LEAST DAILY, AFTER EACH RAIN EVENT.
- E) NECESSARY BY ON-SITE INSPECTION.
- F) SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).
- G) THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE IS BEING PREPARED FOR THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.

FLOOD HAZARD STATEMENT:
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP FOR FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0201 G, DATED 08/16/13



Scale
TOP - 841.65
I.E. - 822.05

PERM #	APPLICANT	PROJECT	ADDRESS	DATE	STATUS	REMARKS
DS3
DS2



PERM. & TEMP. GROUND COVER

DS DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

MATERIAL	APPLICATOR	THICKNESS	DEPTH
STRIP OR MAT	2-7 TONS/ACRE	6" TO 12"	6" TO 12"
WOOD SHAVES	6 TO 8 TONS/ACRE	2" TO 3"	2" TO 3"
CHIPS, SAWDUST, BARK	4 TO 6 TONS/ACRE	2" TO 3"	2" TO 3"
COURTNEY ASPHALT	1/2 TO 3/4" OR 1/4" C-2750/10	—	—
POLYURETHANE	SECURE WITH SOL PROOFER, WEARS	—	—
COURTNEY ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	—	—
GEOTEXTILES, JUTE MATTING, NETTING, ETC.	SEE MANUFACTURER'S RECOMMENDATIONS	—	—

Department of City Planning
Office of Zoning & Development

DEC 6 2017

55 Jentry Ave. S.W.
S.W. 2150
Atlanta, GA

PAGE 3 OF 3
DETAILS FOR

ALPHA LAND SERVICES
ENGINEERING & LAND SURVEYING
1779 N. ROCK SPRINGS RD
TAX PARCEL # 77005100010324

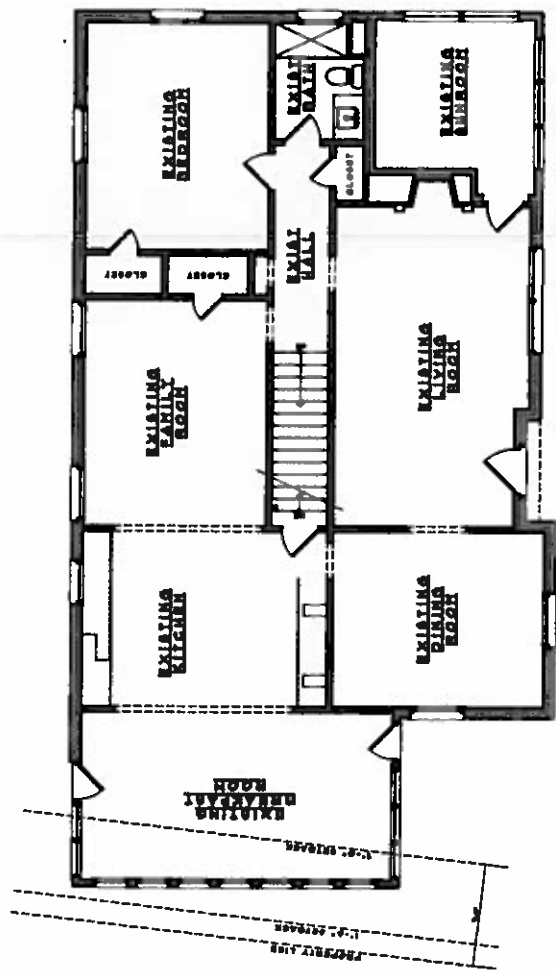
LOT: 1 BLOCK: A
SUB: NORTH BARRIERS
COUNTY: GWINNETT
ISSUED DATE: 07/25/17
AREA: 0.29 ACRES
PROJECT NO.: 170903

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GORDON C. STORY, JR.
LEVEL 1 CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 000000016
ISSUED 04/17/2017, EXPIRES 04/17/2022

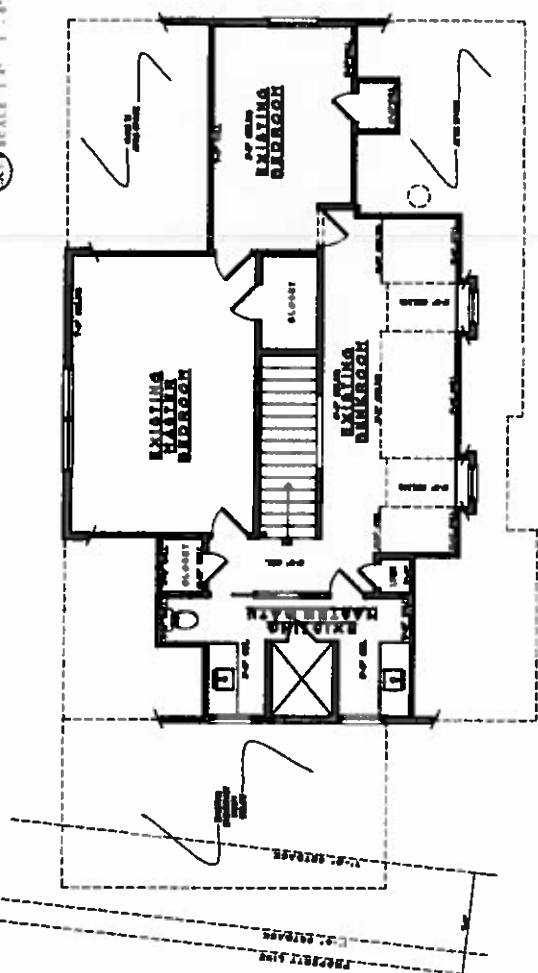
Department of City Planning
 Office of Zoning & Development

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 V-17-354
 550 Peachtree Ave. S.W.
 Ste. 3350
 Atlanta, GA

EXISTING FIRST FLOOR PLAN
 1/8" SCALE 1/4" = 1'-0"



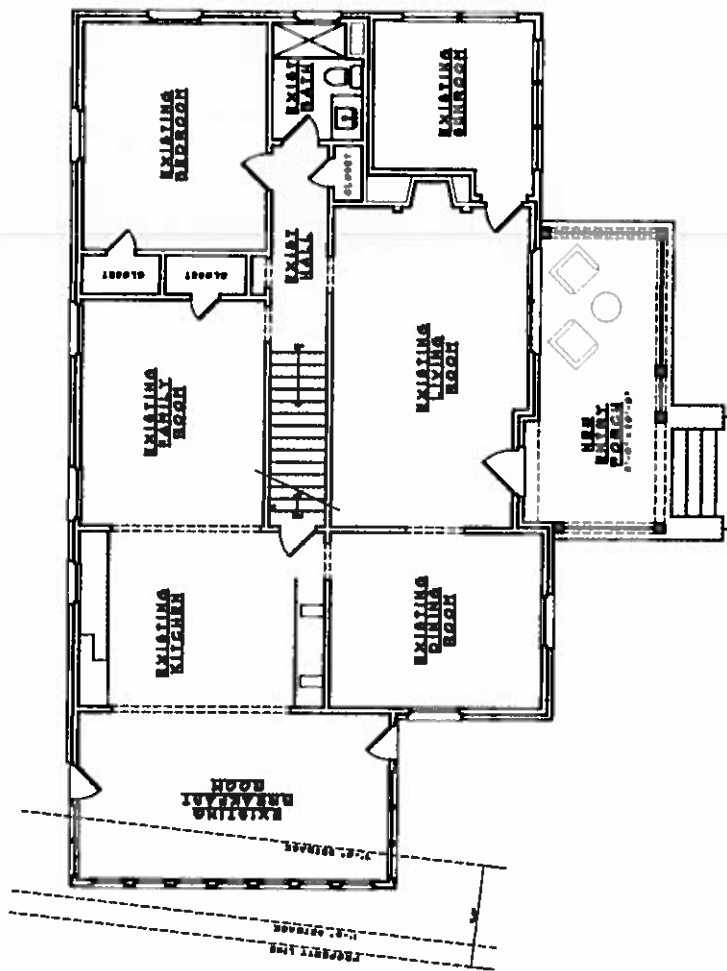
EXISTING SECOND FLOOR PLAN
 1/8" SCALE 1/4" = 1'-0"



Department of City Planning
 Office of Zoning & Development

DEC 6 2017
N-PA 354
 66 Trinity Ave. S.W.
 Ste. 330
 Atlanta, GA

PROPOSED
FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



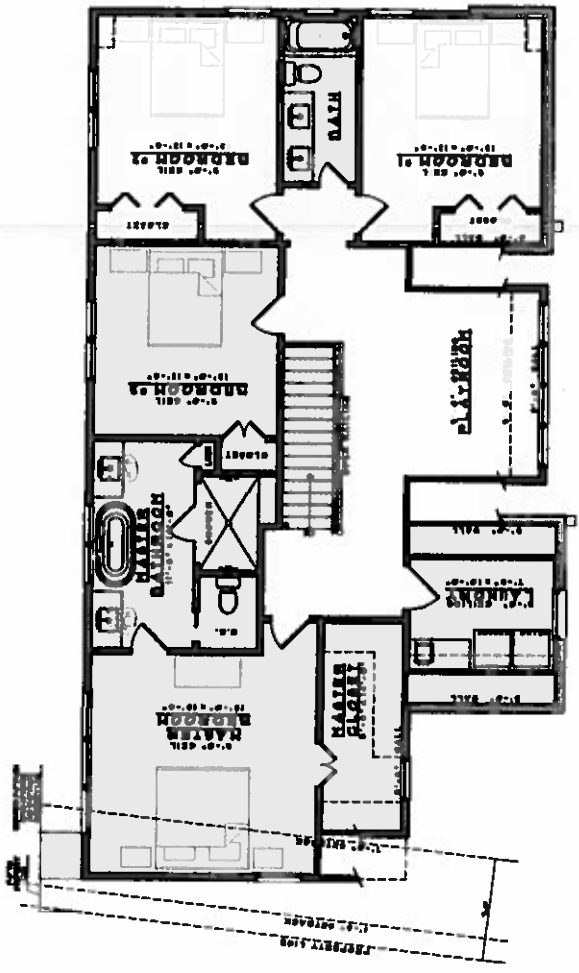
Department of City Planning
 Office of Zoning & Development

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 V-17-354

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

NEW EXTERIOR WALL	EXISTING EXTERIOR WALL
NEW BRICK VENEER	EXISTING BRICK VENEER
EXISTING WALLS EXISTING SECOND FLOOR TOTAL EXISTING: 2,497 SQ. FT.	
NEW SECOND FLOOR: EXISTING SECOND FLOOR DEMO AND REPLACEMENT CALCULATED GLEET FLOOR: 1,499 SQ. FT. TOTAL AFTER RENOVATION: 2,497 SQ. FT.	
ENTRY PORCH: 281 SQ. FT.	

PROPOSED
 1 SECOND FLOOR PLAN





Professional Seal of Daniel Garrett
Professional Seal of Daniel Garrett
Professional Seal of Daniel Garrett

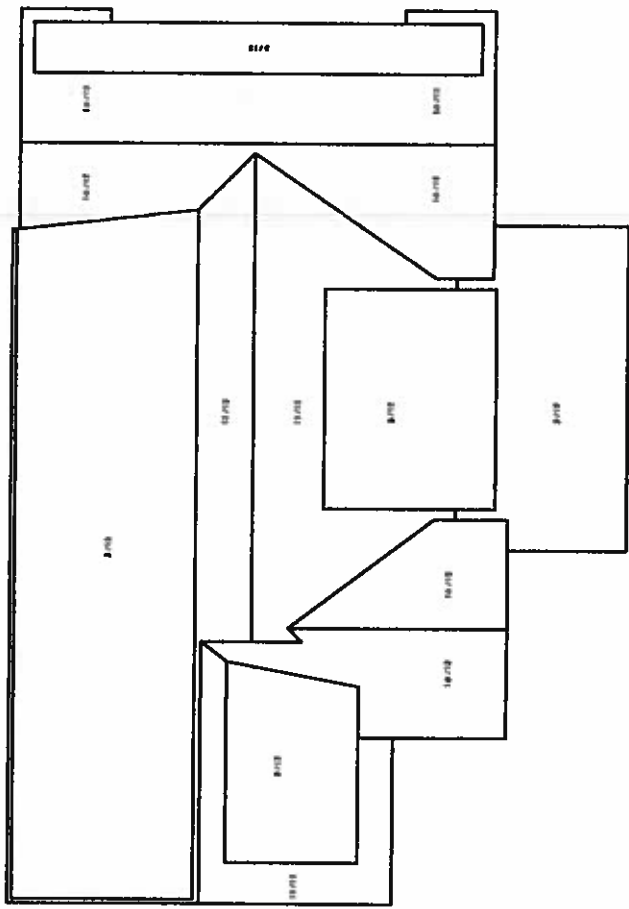
PROJECT No. 1127	DATE: APRIL 27, 2017
CLIENT: CP	PROJECT: RICHARDS RESIDENCE
PROJECT No. 1127	DATE: APRIL 27, 2017

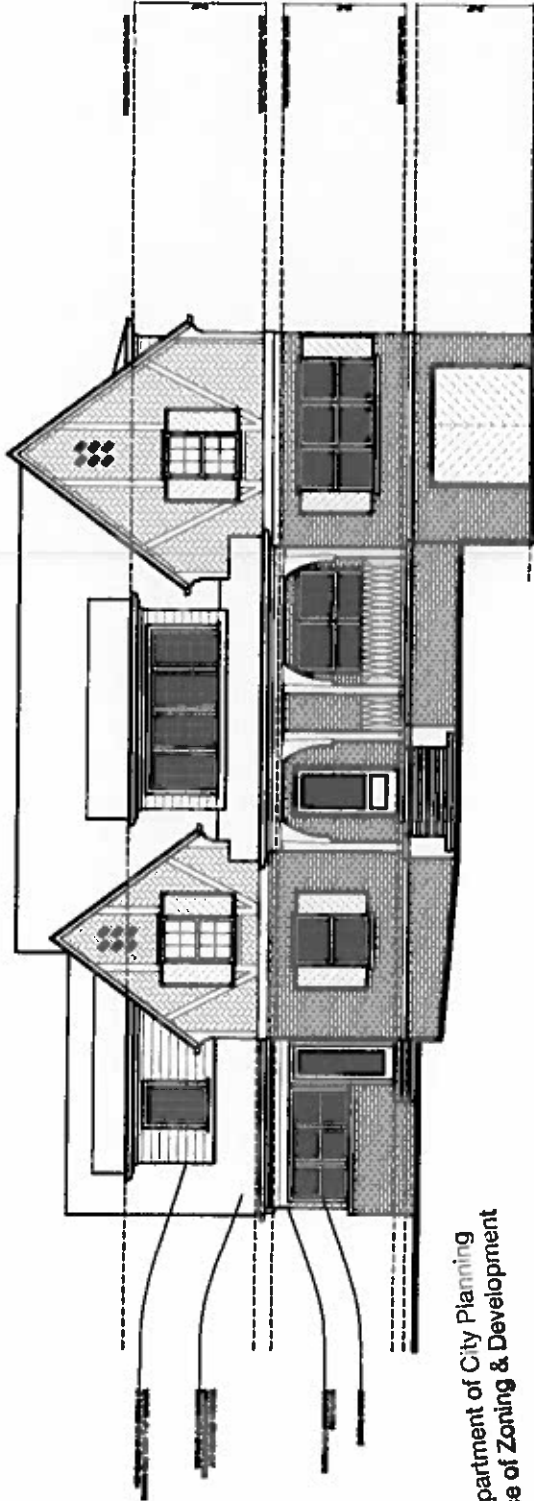
Department of City Planning
Office of Zoning & Development

DEC 6 2017
N-17-351

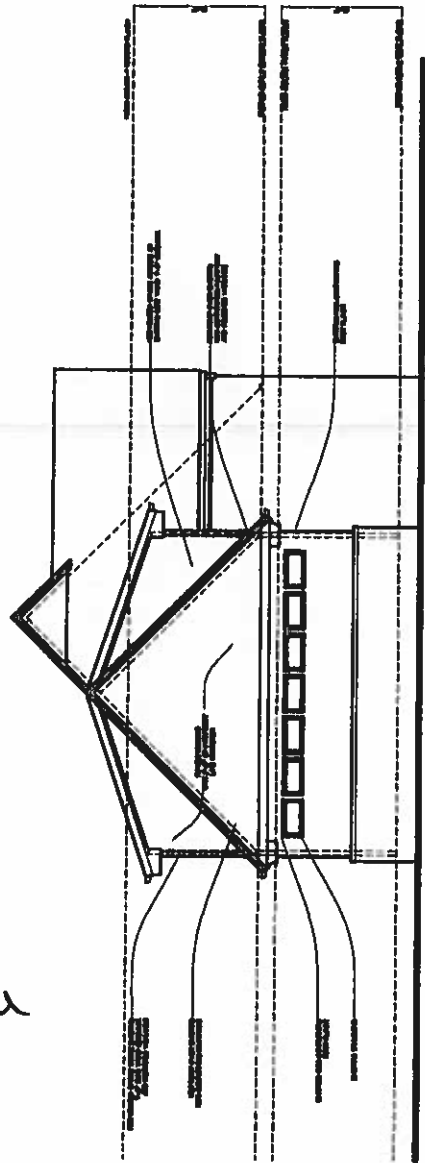
55 Inuity Ave. S.W.
Ste. 3350
Atlanta, GA

PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"





1. PROPOSED FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



2. PROPOSED LEFT ELEVATION
 SCALE: 1/8" = 1'-0"

Department of City Planning
 Office of Zoning & Development

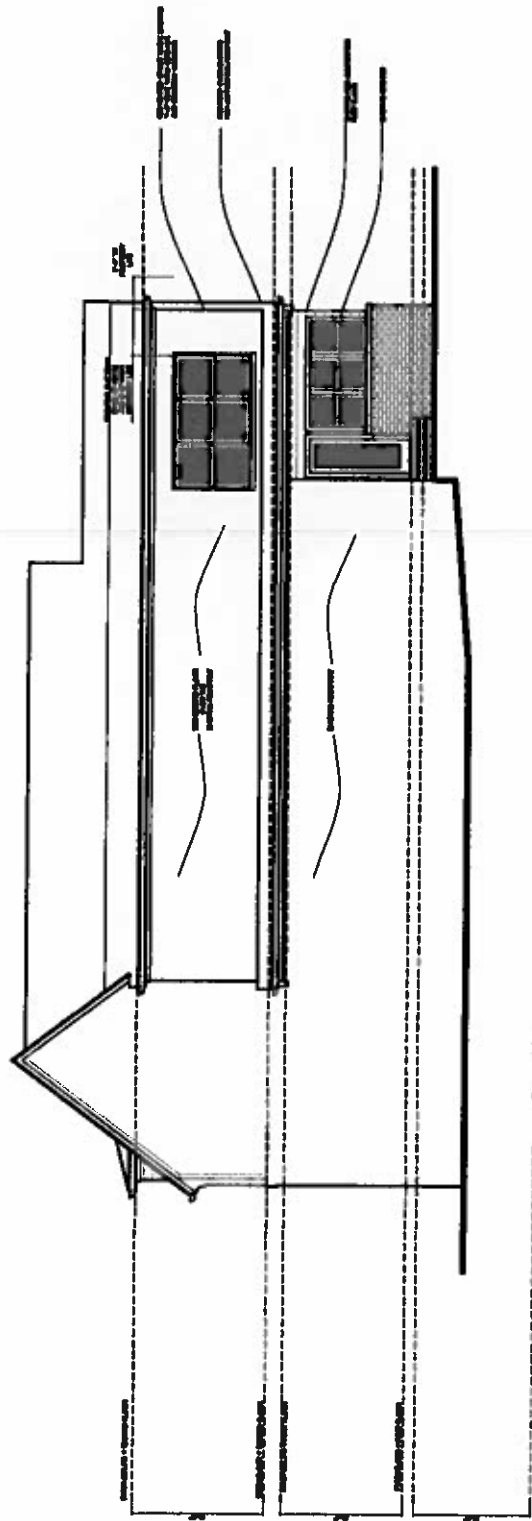
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PROJECT NO.	
DATE	12/06/2017
DESIGNER	GARRETT DANIEL ARCHITECTURE
SCALE	AS SHOWN
PROJECT NAME	RICHARDS RESIDENCE
PROJECT ADDRESS	1779 N ROCKSPRING SWINGS ROAD, ATLANTA, GA 30329
PROJECT NO.	A.2.2



1 PROPOSED REAR ELEVATION
 SCALE: 1/8" = 1'-0"

V-17-354

Department of City Planning
 Office of Zoning & Development

DEC 6 2017

55 Trinity Ave. S.W.
 Ste. 3330
 Atlanta, GA

AUTHORIZATION BY PROPERTY OWNER

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

DEC 6 2017

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

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

I, Mark Richards (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1779 North Rock Springs Road, 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 Daniel FIRST NAME Garrett

ADDRESS 122 E. Hill Street SUITE _____

CITY Decatur STATE GA ZIP CODE 30030

OWNER'S TELEPHONE NUMBER: 404-815-9232

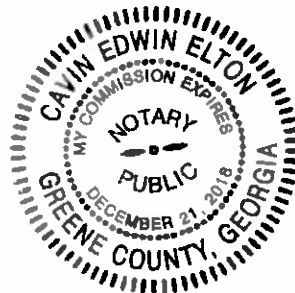
[Signature]
SIGNATURE OF OWNER

Mark Richards
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.

[Signature]
NOTARY PUBLIC

11/3/17
DATE



LEGAL DESCRIPTION

DEC - 6 2017

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

ALL THAT TRACT or parcel of land lying and being in Land Lot 51 of the 17th Land District, being known as Lot 1 Block B of the North Morningside subdivision, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at a point on the northeast right of way of North Rock Springs Road(50 foot right of way) located 184.9' northwest from the intersection of said right of way and the northwest right of way of Wildwood Road; thence running along the northeast right of way of North Rock Springs Road along the arc of a curve to the right a distance of 90.00 feet (said arc having a radius of 605.33 feet with a chord bearing North 19 degrees 20 minutes 19 seconds West a chord distance of 89.92 feet) to a ½" rebar found; thence running North 76 degrees 28 minutes 52 seconds East a distance of 125.00 feet to a point; thence running South 46 degrees 42 minutes 13 seconds East a distance of 76.50 feet to a ½" rebar found; thence running South 67 degrees 19 minutes 26 seconds West a distance of 159.79 feet to a point on the north east right of way of North Rock Springs Road said point being the point of BEGINNING.

SAID PARCEL BEING 0.259 ACRES MORE OR LESS

RECEIPT

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

PAID
CITY OF ATLANTA

DEC 06 2017

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Application: V-17-354
Application Type: Planning/BZA/Variance/NA
Address: 1779 NORTH ROCK SPRINGS RD NE, ATLANTA, GA 30324
Owner Name: WOLTER THOMAS H
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
554680		\$100.00	12/06/2017	PAMITCHELL		



Owner Info.: WOLTER THOMAS H

Work Description: Variance to reduce the required north side yard setback from 7 feet to 1 feet 6 inches to construct a second floor addition to an existing single family dwelling.