



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-17-365**

DATE ACCEPTED **12/20/2017**

NOTICE TO APPLICANT

Address of Property:

615 Hillpine DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, February 8, 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,

JL, for Director, Office of Zoning and
Development

John Fretwell



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

Department of City Planning
 Office of Zoning & Development

DEC 20 2017

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER V-17-365

NPU _____ DATE FILED _____

John Fretwell
 Name of Applicant

BUILDING PERMIT AUTHORIZING
 Addition to a single family dwelling

at 615 Hillpine Drive _____ NE _____ 17th/52
 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 zoning regulations to 1). Reduce the required east side yard setback from 7 feet to 5 feet. 2). To reduce the required half depth front yard setback from 17.5 feet to 0 feet to construct a carport.

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 28 Section 16-28.007 Paragraph (5)(e)

Shaun Fernandes 12/20/2017
 Plan Reviewer Date

[Signature] 20 DEC 2017
 Applicant Date

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	

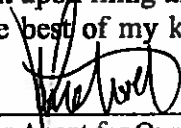
Date Filed 20 DEC 2017 Application Number V-17-365
 Name of Applicant JOHN P FRETWELL Daytime Phone 404 839 1922
 Company Name (if applicable) _____ email johnfret@me.com
 Address ~~657 Hillpine Dr NE~~ 615 HILLPINE DR NE ATL GA ~~30306~~
street city state zip code

Name of Property Owner JOHN & ANNA FRETWELL Phone 404 839 1922
 Address 657 LILIAN ST SE ATL GA 30312
street city state zip code

Description of Property
 Address of Property 615 HILLPINE DR NE ATL GA 30312
street city state zip code
 Area: 12,544 Land Lot: 17 District: 52, FULTON County, GA.
 Property is zoned: R-4, Council District: 6, Neighborhood Planning Unit (NPU): F

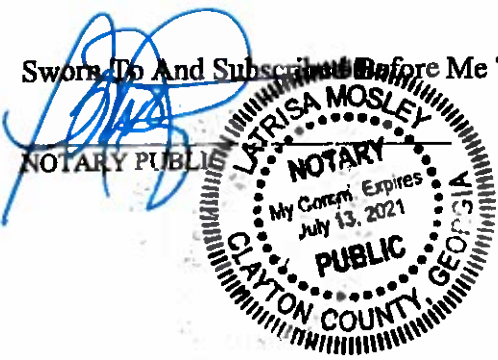
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

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)
JOHN FRETWELL
 Print Name of Owner
 Department of City Planning
 Office of Zoning & Development

Sworn To And Subscribed Before Me This 20th Day Of Dec, 2017.



DEC 20 2017

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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.)

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."))

Requesting Variance and Special Exception (if required) to add parking and turn around pad within half-front side yard for access to existing 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.

4637 covered square feet / 12544 total lot square feet = 37 % proposed lot coverage

Department of City Planning
Office of Zoning & Development

50 % maximum allowed lot coverage

V-17.365

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Variance Criteria (see page 6 for detailed criteria):

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- 1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)? Very large tree within ROW precludes adding driveway to side of property addressed; steep topography and narrow lot limit areas available for development of any kind; access to the property must occur from collector street
- 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 zoning ordinance precludes parking in front or half-front yards and limits heights of retaining walls within side yards (topography precludes having retaining walls > 6' or > 3' x 2 (stepped))
- 3) What conditions are peculiar to this particular piece of property? Existing oak w/in ROW being preserved; topography; size, shape and setback measurements
- 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. Relief would create a much safer ingress/ egress condition for the Owners as well as for collector street and pedestrian traffic. Intent is to make finished product compatible with neighborhood fabric.

Fernandes, Shaun

From: John Fretwell, AIA <johnfret@me.com>
Sent: Wednesday, December 20, 2017 8:49 AM
To: Fernandes, Shaun
Subject: 615 Hillpine Drive NE

V-17-365

Variance Justifications for Renovation and Addition at 615 Hillpine Drive NE, 30306

Prepared by: John P. Fretwell, Owner/Architect

Department of City Planning
Office of Zoning & Development

RE: 615 Hillpine Drive NE, Atlanta, GA 30306
Atlanta Building Permit BB-201608739

DEC 20 2017

DATE: 20 December 2017

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The referenced property is under permit for a significant renovation and addition to house a single family. The property currently has a circa-1950s ranch style house that is being largely retained and renovated. An addition will include a family room and bedrooms. The existing structure has a single car garage (basement) that is accessible via a narrow driveway from Monroe Drive only. The driveway does not accommodate a turnaround, and currently the only way to exit the garage and drive is by backing directly onto Monroe Drive, a busy four-lane road.

The Owners seek to add a concrete pad of sufficient depth to accommodate parking a single vehicle while maintaining enough depth for the garage-parked car to make a three-point turn and exit the driveway to Monroe facing forward. The pad would be approximately 13.5 ft. by 29.5 ft., would be located within the half-front-yard-depth side yard, and would require retaining walls. The height of portions of the retaining walls as well as the parking pad within the side yard do not comply with provisions set forth in Section 16-28.008 of the City of Atlanta Zoning Ordinance.

The significant factors contributing to this Variance Application include:

- 54" diameter water oak tree: An enormous oak and its canopy dominate the front yard of the house; it is situated between the property line and Hillpine Drive curb line, within the ROW. The Owners initially preferred to add a semi-pervious driveway on the Hillpine Drive side of the property (all other houses on Hillpine Drive have driveways on that street). After consulting builders and an arborist, it became apparent that the addition of a vehicle drive of any type, and even significant construction activity on private property, could impact the tree's health. The Owners intend to serve as stewards for this particular component of the urban tree canopy. The building permit for the property would not have been granted without significant effort to protect the tree's Critical Root Zone. Under these circumstances, constructing a drive on the tertiary residential street was not an option, so the existing drive from the collector street would have to be utilized. During the course of preparing the construction documents for the addition, it became apparent that simply using the drive, parking, and reversing out of the drive would present a dangerous condition for the Owners and would also present a danger to northbound traffic on Monroe, as well as frequent passers-by and cyclists.
- Lot Size and Setbacks: The lot is a narrow wedge-shaped corner lot. The corner location requires a deeper side yard (one-half of 35 ft. front yard) than the common side yard (7 ft.). Great effort was made to design the addition to the house such that current setbacks were adhered to and used the buildable-envelope guides to work within. The existing house--which is being incorporated into the renovation--completely fills the usable width of the lot, limiting access from front to back, and making additions to the width of the house impossible. An effort was made to fit a turn-around pad only within the Atlanta Z.O. requirements, but it was not possible to add a pad for turn-around without also

recognizing it as a car park pad as well, which would require a Special Exception permit for the R-4 zone. Adding a pad large enough to accommodate a vehicle as well as turn-around space would prove difficult due the site topography.

- Topography: Hillpine Drive is a steep grade. 615 Hillpine occurs at the lowest point of this grade. From the western (Monroe Drive) side of the house, the drop is approximately 7 feet, plus a 2 ft. retaining wall to the sidewalk grade. This grade change occurs within the full width of the side yard setback (17.5 ft.). The existing grade also represents a sight-line challenge for the Owner when exiting the driveway. The design associated with the Variance Application would mitigate this issue for the sight-lines to northbound (oncoming) traffic.

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John Fretwell

Sent from my iPhone

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Office of Zoning & Development

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CITY OF ATL BLDG PERMI
55 TRINITY AVE STE 1350
ATLANTA, GA 30303

12/20/2017

11:22:27

CREDIT CARD
AMEX SALE

COMMUNITY DEVELOPMENT
30303

PAID
CITY OF ATLANTA
DEC 20 2017
RK
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Card #	XXXXXXXXXX1011	n: V-17-365
Chip Card	AMERICAN EXPRESS	e: Planning/BZA/Variance/NA
AID:	A00000025010801	s: 615 HILLPINE DR NE, ATLANTA, GA 30306
ATC:	0140	: GORDON CHRISTOPHER
TC:	753CAD767EE9E511	
SEQ #:	7	
Batch #:	257	
INVOICE	7	
Approval Code:	868286	
Entry Method:	Chip Read	
Mode:	Issuer	

Amount Paid	Payment Date	Cashier ID	Received	Comments
00	12/20/2017	RPLEWIS		

SALE AMOUNT \$100.00

PHER

CUSTOMER COPY

east side and half-depth front yards for the additions to an existing