



**OFFICE OF ZONING AND DEVELOPMENT**

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-17-371**

DATE ACCEPTED **12/20/2017**

**NOTICE TO APPLICANT**

Address of Property:

**1270 Spring Valley LN NE**

City Council District:        Neighborhood Planning Unit (NPU):

Board of Zoning Adjustment (BZA) Hearing Date:

**Wednesday, February 8, 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  
641 East Pelham Road NE Atlanta GA 30324  
404-376-230

**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,

  
\_\_\_\_\_  
MDA, for Director, Office of Zoning and  
Development

  
\_\_\_\_\_  
Sean Cash



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



**REFERRAL CERTIFICATE**

COUNCIL DISTRICT Le APPLICATION NUMBER V-19-371

NPU F DATE FILED \_\_\_\_\_

1. Sean Cash

Name of Applicant

**BUILDING PERMIT AUTHORIZING**

To construct a new second story addition to an existing single family dwelling.

at 1270 Spring Valley Lane NE 18th/55  
 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 west side yard setback from 7 feet to 5 feet to construct a second floor addition to an existing single family dwelling.

Complete plan review not conducted.

Applicant seeks no other variances at this time.

**1982 ZONING ORDINANCE, AS AMENDED**

Chapter 6 Section 16-06-008 Paragraph (2)

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Shawn Fernandes 12/20/17  
 Plan Reviewer Date

[Signature] 12/20/17  
 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:

DEC 20 2017

Variance	X
Special Exception	
Variance & Special Exception	

Date Filed 12/20/17 <sup>65 Trinity Ave. S.W.</sup> Application Number U-17-371

Name of Applicant Sean Cash Daytime Phone 678-662-6462

Company Name (if applicable) \_\_\_\_\_ email sean.cash9190@gmail.com

Address 2308 Lawrenceville Hwy, Suite 5, Decatur GA 30032  
street city state zip code

Name of Property Owner Albert Gardner ~~Randy~~ Phone 770-245-9534

Address 1270 Spring Valley Ln. Atlanta, GA 30306  
street city state zip code

**Description of Property**


Address of Property 1270 Spring Valley Lane, Atlanta, GA  
street city state zip code

Area: 0.231 Acres Land Lot: 55 District: 18, DeKalb County, GA.

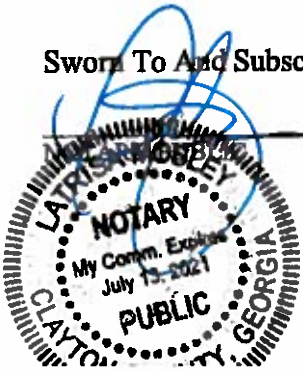
Property is zoned: R-4, Council District: 6, Neighborhood Planning Unit (NPU): F

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)  
Sean Cash  
 Print Name of Owner

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



## 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). 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.").

New Second Story Addition within existing Non-Conforming Footprint of existing home.

**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.

2665 covered square feet / 10,062.76 total lot square feet = 26.45 % 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)? Existing Non-conforming home is within setback.
- 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 existing home is within the setback.
- 3) What conditions are peculiar to this particular piece of property? The side yard setback was created after the new zoning conditions were set.
- 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. Improve existing older home more towards neighborhood standards.

# Sean Cash

2308 Lawrenceville Highway, Suite 5, Decatur GA 30033 | 678-662-6462 | seancash9190@msd.com



**December 20, 2017**

City of Atlanta  
Office of Planning

55 Trinity Avenue, SW  
Suite 3350  
Atlanta, GA 30303  
Phone: 404-330-6145

Dear Sir or Madam:

We are requesting a Variance from the City of Atlanta Zoning Ordinance to allow for a reduction of the 7 foot west side yard setback to 5 feet. The proposed improvement is to allow a remodeled/second story addition home which is currently non-conforming as it was built before the current Zoning Ordinance. The "subject property" is located at 1270 Spring Valley Lane, NE Atlanta, GA 30306, tax/parcel I.D. number 18 055 01064 the property is zoned R-4. The subject property is owned by Randy Rhino.

There are extraordinary and exceptional conditions pertaining to the subject property which cause an undue and unnecessary hardship. The current home was built in 1945. Obviously, before the current zoning ordinance was in place. The existing home is only 5 feet from the property line on the west side of the property including the roof overhang.

Please also note that this request is not unusual in this area. This will NOT be a huge and imposing home. We are only keeping up with any new homes being built in the area while keeping the historic integrity of the area.

The proposed project will no inhibit the neighboring property owner's ability to fully utilize and enjoy their homes. The proposed project will not inhibit adjacent neighbors' access to current amounts of light and air. Moreover, The improvement will protect against blight and depreciation within the neighborhood. We sincerely request recommended approval of this application.

Thank you for your kind consideration in this matter.

**Sincerely,**

**Sean Cash  
Applicant**

**12/19/17**



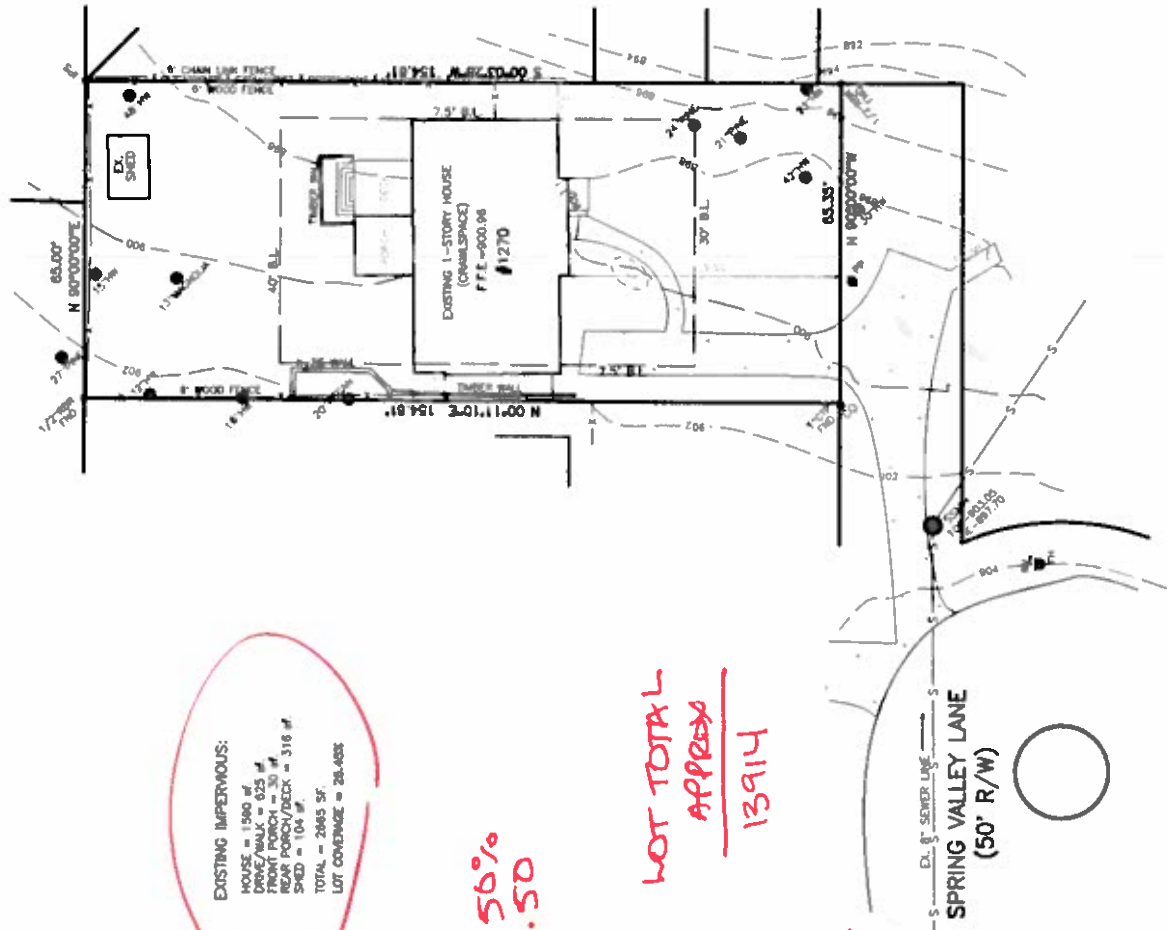


The field data upon which this plan is based has a closure precision of one foot in 15,000+ feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plan has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.  
 Equipment used: Topcon GTS-213 Total Station.

In my opinion this property is not in a flood hazard area as per F.I.R.M. Flood Hazard Map of Dekalb County, Georgia  
 Community Panel Number 13089C 0061 J  
 Effective Date 12/08/16  
 Revision Date

**LEGEND**

- RF = 1/2" REBAR FOUND
- RS = 1/2" REBAR PIN SET
- LL = LAND LOT LINE
- PL = PROPERTY LINE
- CL = CENTERLINE
- BL = BUILDING LINE
- FL = FRONT-OF-YARD
- SL = SIDE-OF-YARD EASEMENT
- DE = DRAINAGE EASEMENT
- WH = WHOLE
- CB = CATCH BASIN
- J.B. = JUNCTION BOX
- UT = UTILITY
- DM = DUMP MILET
- PU = POWER/UTILITY POLE
- F.M. = FIRE HYDRANT
- LE = LEAD ELEVATION
- FE = FINISHED FLOOR ELEVATION
- SE = SUBGRADE ELEVATION
- FF = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- ED = EDGE OF PAVEMENT
- H/O = HORN OF PAVEMENT
- SS = POWER/UTILITY SERVICES
- SS = SANITARY SEWER LINE/PIPE
- SS = STORM SEWER LINE/PIPE
- SS = FLOOD HAZARD ZONE LINE
- SS = WATER LINE
- CH = CONCRETE MOUNT
- C.E. = CONSTRUCTION EASEMENT
- C.G. = CURB AND GUTTER
- UTP = UTILITY TRENCH
- UTP = CONCRETE TOP POLE FOUND
- UTP = CONCRETE TOP POLE FOUND
- MD = MUD DECK
- CO = CLEAN OUT



**EXISTING IMPERVIOUS:**  
 HOUSE = 1800 sf  
 DRIVE/WALK = 825 sf  
 FRONT PORCH = 30 sf  
 REAR PORCH/DECK = 316 sf  
 SHED = 104 sf  
 TOTAL = 2885 SF  
 LOT COVERAGE = 28.43%

R-4 56%  
 35-F .50  
 7-S  
 15-R

**LOT TOTAL APPROX 13914**

**Allowed 6957**



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 PLAY ACT O.C.G.A. 15-8-07



**ALPHA LAND SERVICES**  
 P.O. BOX 1801  
 LOGANVILLE, GA 30052  
 ENGINEERING - LAND SURVEYING  
 770.868.0818  
 REVISION 11/27/17-IMPERVIOUS CALC

**1270 SPRING VALLEY LANE**  
 TAX PARCEL #18-085-01-084

LAND LOT: 55  
 SUB: ELLIOT PARK  
 COUNTY: DEKALB  
 FIELD DATE: 04/27/17  
 PLAT DATE: 05/01/17

AREA = 0.251 ACRES  
 508 L.S. 17-08-149









MADE WORKS



17200 BAYVIEW LANE  
 SUITE 100  
 TAMPA, FL 33613  
 (813) 973-1100  
 WWW.MADEWORKS.COM

Drawn by: [Name]  
 Checked by: [Name]

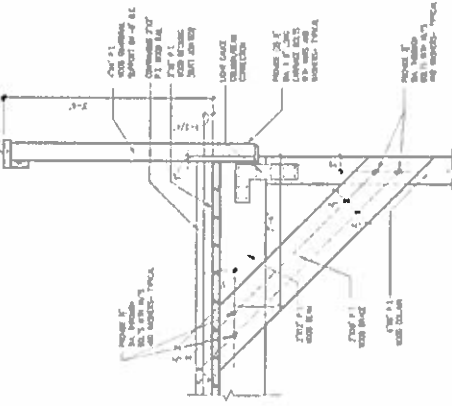
Drawing Date: 08/20/2017  
 Design Engineer: S. V. [Name]  
 Checked By: [Name]

Forum Residence  
 17200 BAYVIEW LANE  
 TAMPA, FL 33613

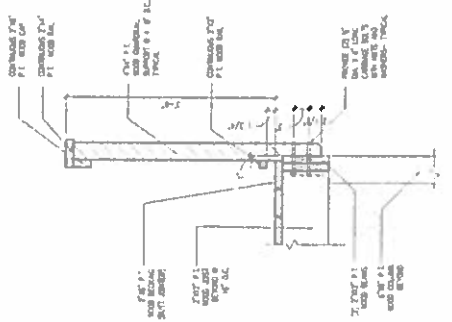
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 DETAILS

A401

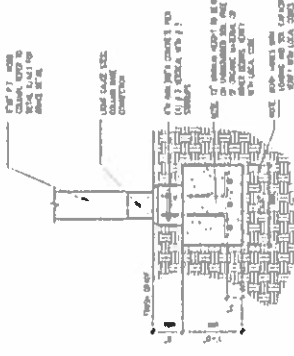
WOOD DECK DETAILS



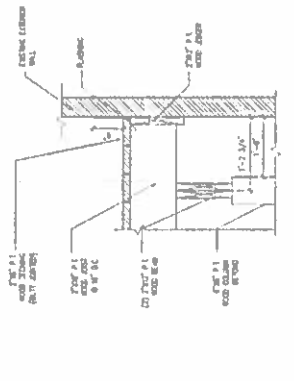
detail 2 COLUMN/BEAM BRACE DETAIL



detail 1 DETAIL @ QUARCEL SUPPORT



detail 4 DETAIL AT COLUMN FOOTING



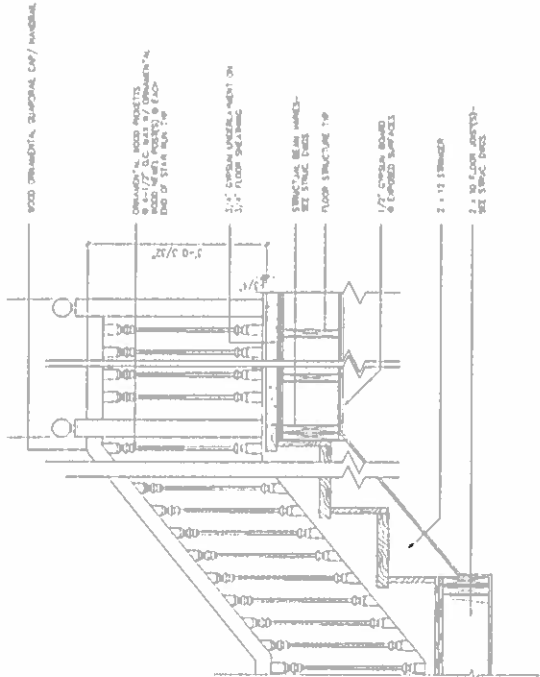
detail 3 DETAIL @ LEDGER



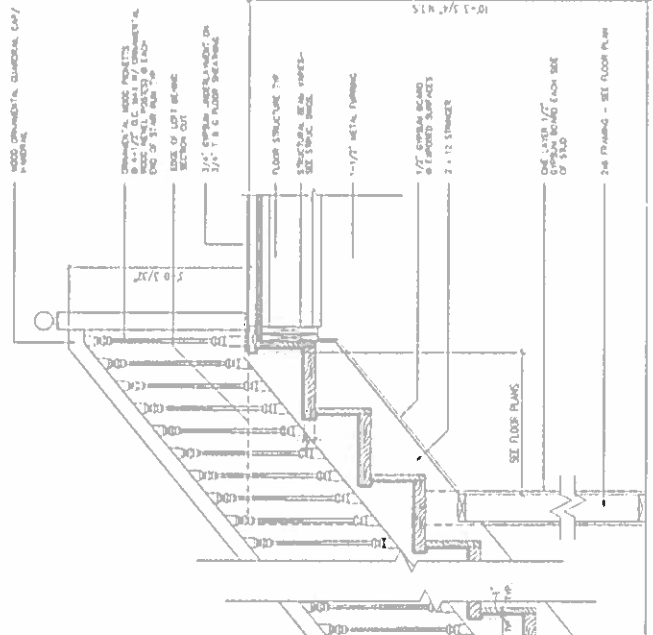
WADE WORKS  
ARCHITECTS & INTERIORS  
1100 GARDEN STREET, SUITE 100  
ANN ARBOR, MI 48106  
TEL: 734.769.1100  
WWW.WADEWORKS.COM

Drawing No. 1000000000  
Project No. 1000000000  
Client No. 1000000000  
Date 10/1/10

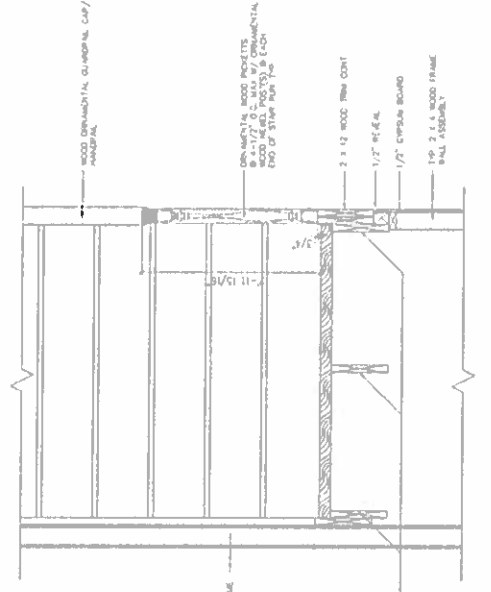
STAR DETAILS



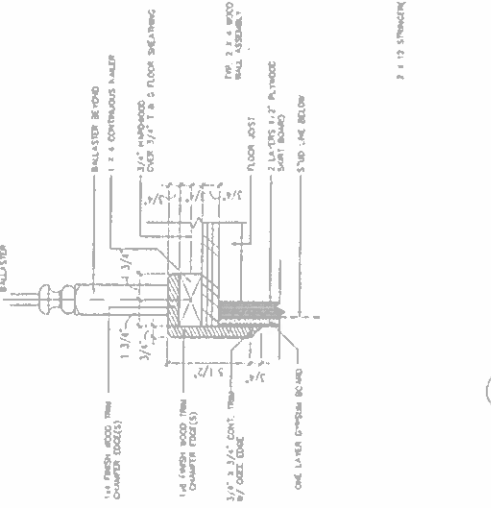
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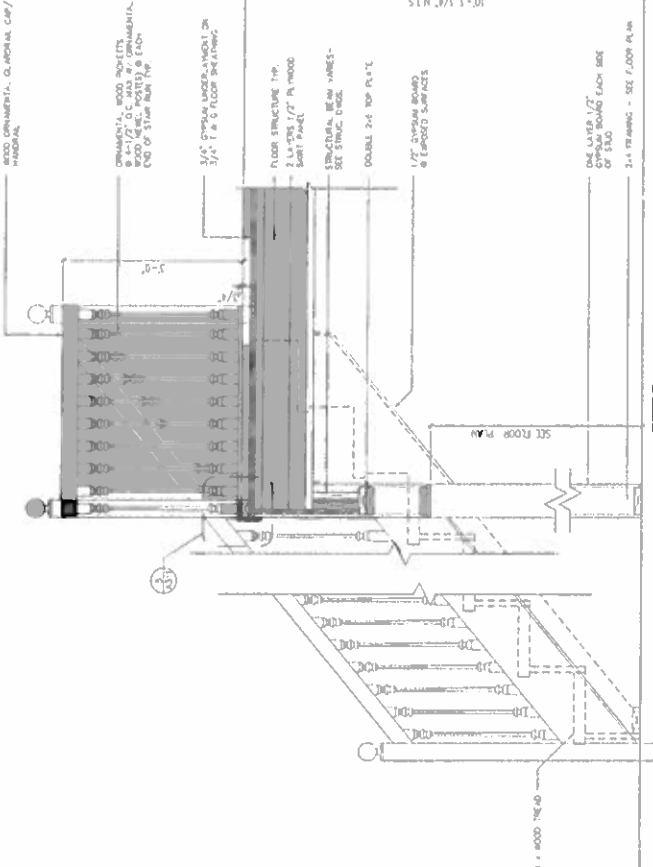
Section 1 DETAIL  
3/4\"/>



Section 4 DETAIL  
3/4\"/>



Section 5 DETAIL  
3/4\"/>



Section 7 DETAIL  
3/4\"/>

NOTE:  
1. ALL DIMS TO BE SHOWN UNLESS OTHERWISE NOTED.  
2. ALL DIMS TO BE SHOWN UNLESS OTHERWISE NOTED.  
3. COORDINATE WITH OTHER DRAWINGS.



MADE WORKS

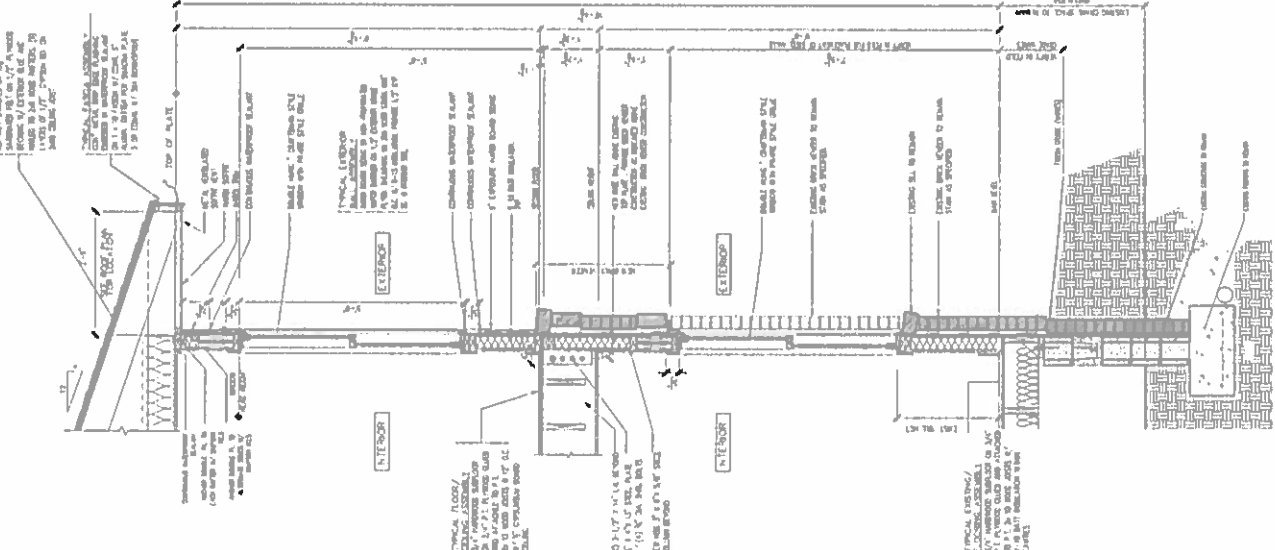
MADE WORKS  
1000 N. 10th St., Suite 100  
Arling Heights, IL 60014  
Tel: 630.330.1000  
www.made.com

Drawing Title: A310  
Project Number: 11770  
Drawn By: [Redacted]  
Checked By: [Redacted]

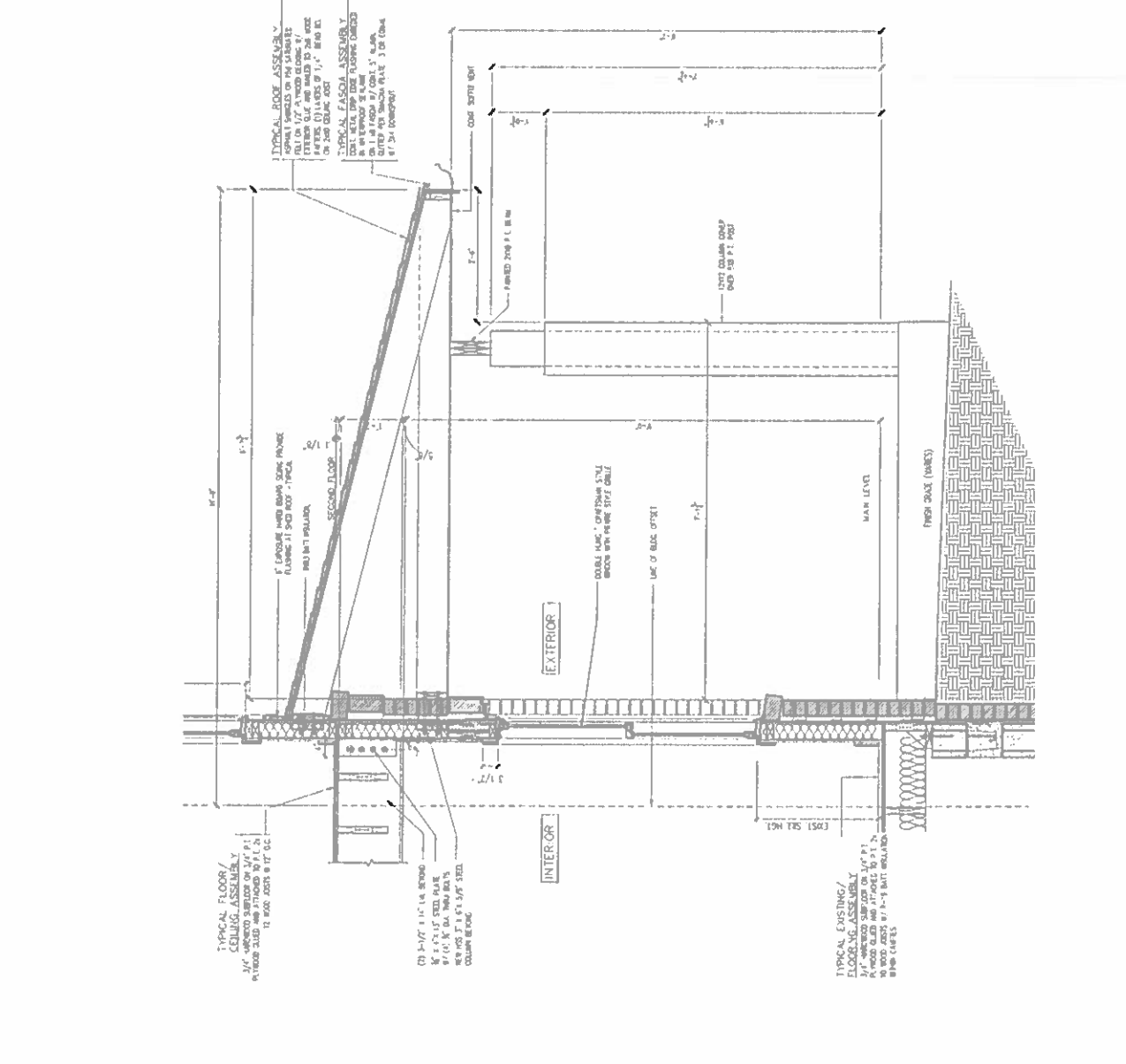
Forman Intelligence  
12750 Lakeside Blvd., Suite 200  
Lakewood, CO 80026

WALL SECTIONS

A310



Section 1 WALL SECTION  
1/200 @ SHED ROOF



Section 2 WALL SECTION  
1/200 @ SHED ROOF







WADE WORKS



Professional Engineer  
No. 12000  
State of Florida  
Date of Issue: 01/15/2015  
Expiration Date: 01/15/2018

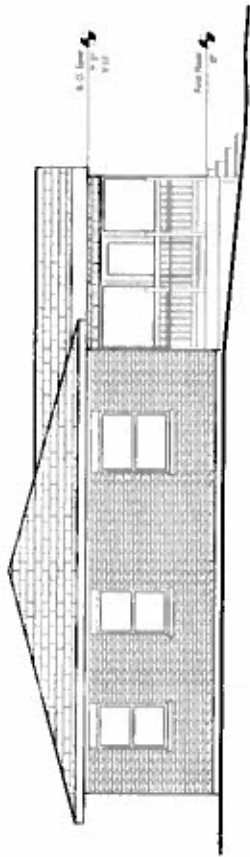
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Project Number: 15-1100  
Sheet No.: 01  
Checked By: [Signature]

Rodman Residence  
15000 N. Beach Blvd. #101  
Miami, FL 33160

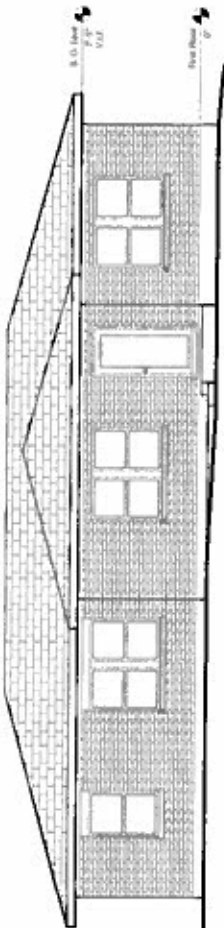
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EXISTING ELEVATIONS

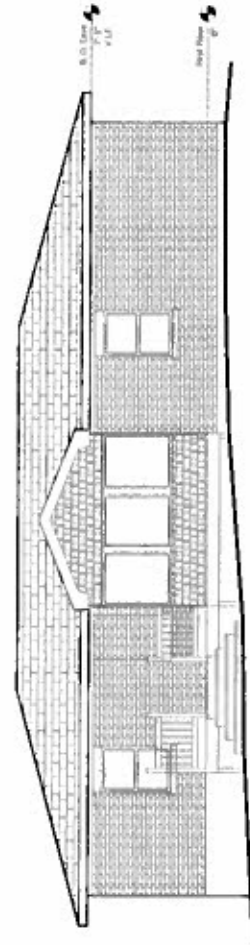
A201



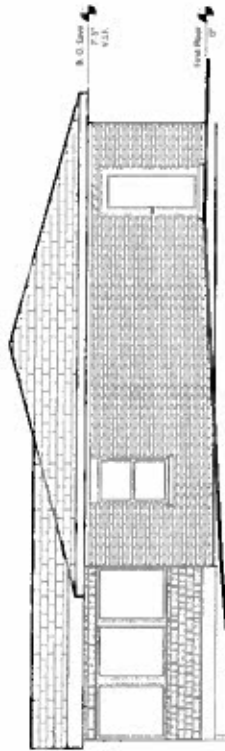
elevation  
1 EAST ELEVATION



elevation  
2 SOUTH ELEVATION



elevation  
4 NORTH ELEVATION



elevation  
3 WEST ELEVATION









WADE WORKS  
10000 W. 10th Street  
Tomball, TX 77375  
Tel: 281-291-1111  
www.wadeworks.com

Project Name:   
Project Number:   
Drawn By:   
Checked By:   
Date:

Rordam Residence  
1270 Spring Valley Lane  
Katy, TX 77450

Drawing Description:  
PROPOSED FIRST FLOOR PLAN

A102

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES. ALL UTILITIES SHALL BE PROTECTED AND DEPTH SHALL BE AS SHOWN ON THE PLAN. ALL UTILITIES SHALL BE PROTECTED AND DEPTH SHALL BE AS SHOWN ON THE PLAN.
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CONSTRUCTION NOTES

1. ALL CONCRETE SHALL BE PLACED AND FINISHED WITH A FINISH AS SHOWN ON THE PLAN.
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FINISHES

1. FLOORING: AS SHOWN ON THE PLAN.
2. WALLS: AS SHOWN ON THE PLAN.
3. CEILING: AS SHOWN ON THE PLAN.
4. DOORS: AS SHOWN ON THE PLAN.
5. WINDOWS: AS SHOWN ON THE PLAN.
6. PAINT: AS SHOWN ON THE PLAN.
7. TILE: AS SHOWN ON THE PLAN.

MECHANICAL

1. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED AS SHOWN ON THE PLAN.
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ELECTRICAL

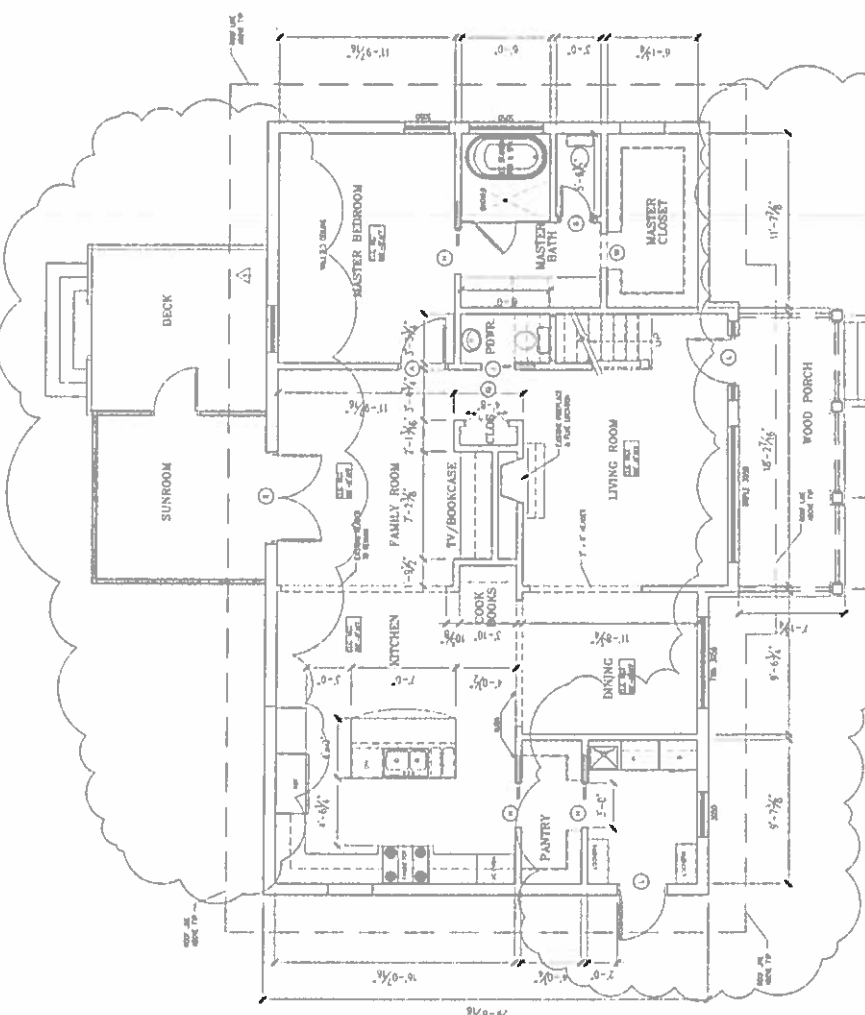
1. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED AS SHOWN ON THE PLAN.
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PLUMBING

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PAINT

1. ALL PAINT SHALL BE APPLIED AS SHOWN ON THE PLAN.
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1. PROPOSED FIRST FLOOR PLAN





















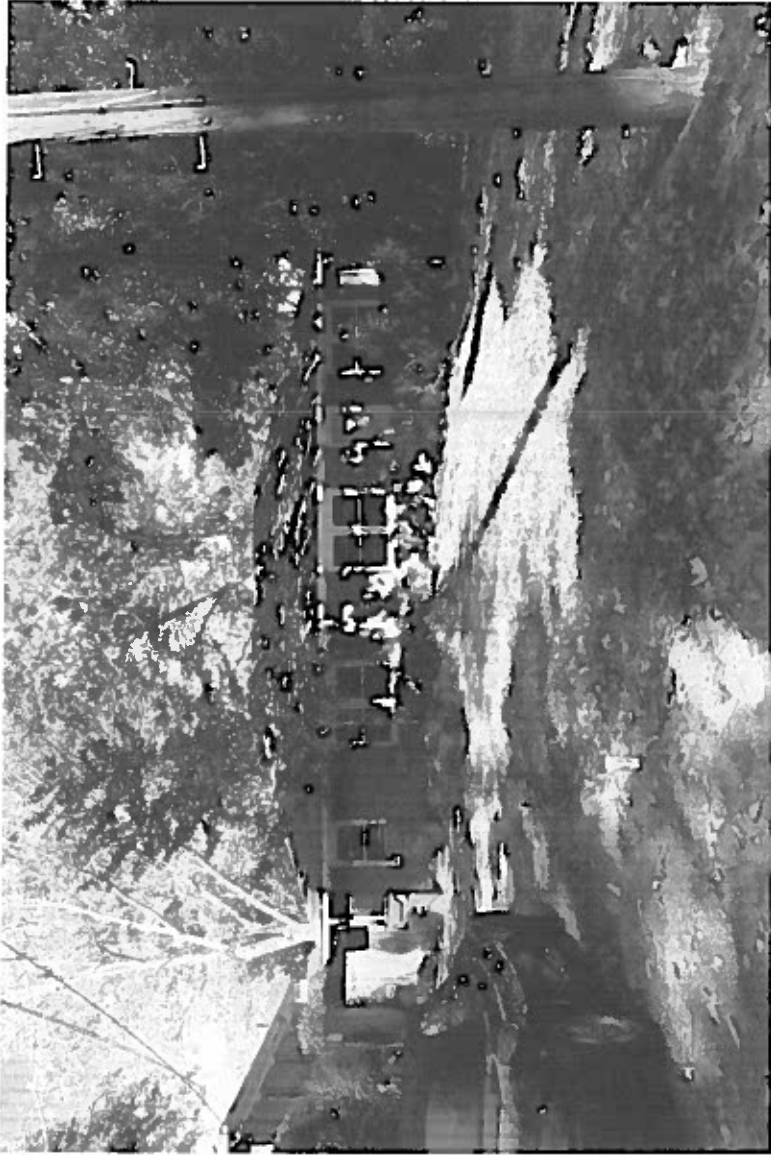










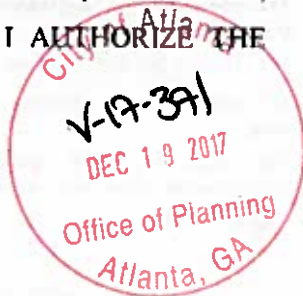


### AUTHORIZATION BY PROPERTY OWNER

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

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

I, Albert Gardner Rordam (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1270 Spring Valley Lane (PROPERTY ADDRESS). AS SHOWN IN THE RECORDS OF DeKalb 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 Sean FIRST NAME Cash  
ADDRESS 2308 Lawrenceville Highway SUITE 5  
CITY Decatur STATE GA ZIP CODE 30033

OWNER'S TELEPHONE NUMBER: 770 243 9534

[Signature]  
SIGNATURE OF OWNER

Albert Gardner Rordam  
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

11.15.17  
DATE commission expires 02.20.18

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 20 2017

EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR

Application: V-17-371  
Application Type: Planning/BZA/Variance/NA  
Address: 1270 SPRING VALLEY LN NE, ATLANTA, GA 30306  
Owner Name: RORDAM ALBERT G  
Owner Address: ATLANTA, GA  
Application Name:



Receipt No.	556897					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Cash		\$100.00	12/20/2017	PAMITCHELL		

Owner Info.: RORDAM ALBERT G  
ATLANTA, GA

Work Description: Variance to reduce the west side yard from 7' (Required) to 5' (Proposed) for a second story addition