NOTICE TO APPLICANT
Address of Property:
1325 North Highland AVE NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, March 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,

[Signature]
RG, for Director, Office of Zoning and 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

REFERRAL CERTIFICATE

COUNCIL DISTRICT  0  APPLICATION NUMBER  V-18-001

NPU  F  DATE FILED  January 3, 2018

Garrett Coley  
Name of Applicant

BUILDING PERMIT AUTHORIZING  
Addition to a single-family dwelling

at  1325 North Highland  NE  17-2
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 regulations to (1) Reduce the required east side
yard setback from 15 feet to 5 feet 2.5 inches. (2) Reduce required the half depth set back from
17.5 feet to 7 feet.

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  (3)

Chapter  28  Section  16-28.007  Paragraph  (e)

Chapter  Section  Paragraph

Chapter  Section  Paragraph

Thomas Otoo  12/12/2017  
Plan Reviewer  Date

Applicant  Date
APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

<table>
<thead>
<tr>
<th>Variance</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Exception</td>
<td></td>
</tr>
<tr>
<td>Variance &amp; Special Exception</td>
<td></td>
</tr>
</tbody>
</table>

Date Filed: ________________  Application Number: V-18-001

Name of Applicant: Garrett Coley  Daytime Phone: (470) 986-0078

Company Name (if applicable): ____________________________  email: coleypromits10@gmail.com

Address: PO Box 957421  Decatur  GA  30009

Name of Property Owner: Bradley White  Phone: (404) 234-5397

Address: 1325 North Highland  Atlanta  GA  30306

Description of Property

Address of Property: 1325 North Highland  Atlanta  GA  30306

Area: 0.239  Land Lot: 2  District: 17th  Fulton  County, GA.

Property is zoned: K-4, Council District: __________, Neighborhood Planning Unit (NPU): ________

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.

[Signature]

Sworn To And Subscribed Before Me This ___ Day Of Nov., 2017.

[Signature]

NOTARY PUBLIC

May 2017 - Page 6 of 12
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). 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.”).

Proposed construction is for a 20’x20’ open air detached garage on 5 wood post with brick veneer centered on existing gate

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.

covered square feet total lot square feet % proposed lot coverage

% 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)?

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship?

3) What conditions are peculiar to this particular piece of property?

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
1) Existing concrete driveway/parking pad have been in place for many years. With current placement of concrete drive/parking pad and security gates, erection of carport will need to be centered with existing security gate and require posts on the east side (back of lot) to be outside City of Atlanta setback for back yard of 17' from 15' to 15'2.5". The existing concrete pad is a 20'x20' square.

2) Property is surrounded bordered by large pecan trees that routine drop debris, nuts and sap that have now permanently damaged two vehicles (including dents from nuts and sap stains under clear coat on vehicles). A carport will keep nuts/branches off vehicles and eliminate need to severely cut back branches of several pecan trees.

3) Lot is zoned R-4 and is level. No special conditions exist.

4) Concrete parking pad is already in place; erecting carport will not detrimentally impact coverage ratio of lot. Numerous other homes in area have comparable structures. Architecture of carport will complement house and other area homes.
AUTHORIZATION BY PROPERTY OWNER
(Required only if the applicant is not the owner of the property subject to the proposed application.)

(Please Print Clearly)

I, Bradley White SPRAD (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM
THE OWNER OF THE PROPERTY AT 1325 N. Highland Ave 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 Coley FIRST NAME Garrett
ADDRESS PO Box 957421 SUITE
CITY Dunwoody STATE GA ZIP CODE 30095

OWNER’S TELEPHONE NUMBER: 404-234-5317

SIGNATURE OF OWNER:

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.

AMY SCHLIO
NOTARY PUBLIC

DATE

May 2017 - Page 9 of 12
## RECEIPT

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

**Application:** V-18-001  
**Application Type:** Planning/BZA/Variance/NA  
**Address:** 1325 NORTH HIGHLAND AVE NE, ATLANTA, GA 30306  
**Owner Name:** RIGGS RUSSELL B RIGGS ALEXIS  

<table>
<thead>
<tr>
<th>Receipt No.</th>
<th>Payment Method</th>
<th>Ref Number</th>
<th>Amount Paid</th>
<th>Payment Date</th>
<th>Cashier ID</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>558132</td>
<td>Credit Card</td>
<td></td>
<td>$100.00</td>
<td>01/03/2018</td>
<td>RPLEWIS</td>
<td></td>
</tr>
</tbody>
</table>

**Owner Info.:** RIGGS RUSSELL B RIGGS ALEXIS

**Work Description:** Variance to reduce the required east side yard setback from 15 feet to 5 feet 2.5 inches. (2) to reduce the required half depth set back from 17.5 feet to 7 feet.

---