



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-18-344**

DATE ACCEPTED **10/24/2018**

NOTICE TO APPLICANT

Address of Property:

1350 North Highland AVE NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, December 13, 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,



JF, for Director, Office of Zoning and
Development



MARY TURNIPSEED



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

OCT 18

55 Trinity Avenue, Suite 3350
Atlanta, GA

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-18-344

NPU F DATE FILED _____

Mary Turnipseed

Name of Applicant

**BUILDING PERMIT AUTHORIZING
Construction of a Detached Accessory Structure**

at 1350 North Highland AVE NE 2nd /17
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 west side setback from 7 feet to 2.4 feet. (2) Reduce the required rear yard side setback from 15 feet to 7 feet to construct a detached accessory structure. (3) Exceed total floor area of proposed detached accessory structure from 30 % to 37 % of the main structure.

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 6 Section 16-06.008 Paragraph (3)

Chapter 28 Section 16-28.004 Paragraph (3)

Thomas Otoo 10/24/2018
Plan Reviewer Date

Mary Turnipseed 10/24/2018
Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

Variance	X
Special Exception	
Variance & Special Exception	

Date Filed _____

Application Number V18-344

Name of Applicant Mary Turnipseed Daytime Phone 404-310-4685

Company Name (if applicable) Mary Turnipseed Architecture email mary@maryturnipseed.com

Address 659 Auburn Ave # 6-B Atlanta GA 30312
street city state zip code

Name of Property Owner Stephen Vaughn Phone 404-915-9008

Address 1350 N. Highland Ave NE Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 1350 N. Highland Ave NE Atlanta GA 30308
street city state zip code

Area: 0.2444 ACRES Land Lot: 2 District: 17th, Fulton County, GA.
10,646 SF

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

TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received a preliminary plan review from the Office of Zoning and Development prior to 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.



Mary F. Turnipseed
Owner or Agent for Owner (Applicant)

Mary F. Turnipseed
Print Name of Owner

Sworn To And Subscribed Before Me This 23 Day Of October 2018.

Ashley Mosley
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.

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: _____.

Is the proposal subject to Inclusionary Zoning? YES NO

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.").

Renovate kitchen, dining, half bath & add new mudroom and back porch. Renovate upper floor to include 2 bathrooms, laundry and study. Build new 2 car garage carriage house.

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.

5,507.42 existing sf / 10,646.52 total lot sf = 51.73 % existing lot coverage
5,433.77 covered square feet / 10,646.52 total lot square feet = 51.04 % 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 letter

- 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 letter

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

- 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 letter

V-18-244

October 23, 2018

Mary Turnipseed, R.A.
659 Auburn Avenue, Suite G-8
Atlanta, GA 30312

Department of City Planning
Office of Zoning & Development

Ms. Keyetta M. Holmes, AICP
Office of Zoning and Development
55 Trinity Avenue, Suite 3350
Atlanta, GA 30303

OCT 24

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

re: Renovation and Addition to the Vaughn Residence
1350 N. Highland Avenue, NE 30306

Dear Ms. Holmes,

Our project is located at 1350 N. Highland Avenue in the Morningside area. The scope of work is as follows:

- Renovate the current kitchen, dining room and half bath and create a mud room entry and back porch
- Renovate the upper floor to include 2 bathrooms, laundry and study area within a new dormer and build out an office space within existing attic space
- Build a new 2 car garage carriage house

The house is a one and a half story bungalow built in the 1920's, zoned R-4 on .2444 acres or 10,646 SF and backs up to a 10 feet alley. The existing lot coverage is 51.73% and the proposed lot coverage will be 51.04%. There are no trees in the rear yard and the critical root plates of several mature trees to the west of the site will not be impacted by the additions.

We respectfully request:

- Reduce the west side yard from 7 feet to 2.4 feet for the main house**
- Reduce the west side yard from 7 feet to 3.0 feet for the garage carriage house**
- Reduce the rear yard from 10 feet to 7 feet for the garage carriage house (plus half of 10 foot alley)**
- Increase the maximum size of an accessory structure from 30% of the main dwelling to 37% for the construction of a detached garage carriage house**

We are requesting three setback variances: the requested 2.4 feet for the main house is to allow for creating an office within existing attic space; the requested 3.0 feet for the garage carriage house is to allow for backing out of the garage carriage house; the requested 7.0 feet for the rear yard is for minimizing lot coverage and more use of the back yard with the existing 10 foot alley providing separation in the rear.

We are requesting to increase the maximum allowed 30% of the floor area of the main house to 37% for the construction of the 2 car garage carriage house. The proposed 1144 SF 2 car garage carriage house is 36.35% of the existing 3147 SF main house. The proposed square footage of the main house with the renovation and addition, which may be phased later, will be 3442 SF. The 50% total allowed floor area ratio (FAR) of the 10,646 SF lot is 5,323 SF. With the proposed main house renovation and the proposed garage carriage house, the total square footage is 4586 SF for an FAR of 43.08% (4586 SF/10646 SF).

Extraordinary/Exceptional Conditions Pertaining to the Property because of its Size/Shape

The lot is 50.01' wide in the front and 62.23' wide in the back, which is non-conforming in width. The placement of the house on the lot complies with the current Zoning Ordinance in all respects except the existing west side yard setback is 2.4 at the front of the house. The placement of the house on the lot was done when the house was built in the 1920's.

The Application of the Zoning Ordinance to this Property would create an Unnecessary Hardship

The renovation and additions have been designed with the goal of preserving ample backyard space and maintaining the historic look of the existing house and neighborhood. The application of the side yard setback requirements would prevent us from expanding our home in an efficient and pragmatic manner. The existing main house is well under the maximum allowed floor area ratio of 50% and leaves unused development rights.

Such conditions are peculiar to the particular piece of property involved

The lot width, required setback conditions and the existing encroachment of the house on the lot make renovation and additions difficult without a variance.

Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Zoning Ordinance of Atlanta

The proposal will not distract from people's use and enjoyment of adjoining and surrounding properties. The proposed construction is in harmony with construction on neighboring lots, and allows for adequate light and air on adjacent properties. We believe the proposed construction is in keeping with the orderly evolution of this neighborhood and will promote desirable living conditions for the homeowner as well as the neighborhood.

Thank you for your consideration of our request. Please do not hesitate to contact me if you have any questions or concerns

Sincerely,

Mary F. Turnipseed, R. A
mary@maryturnipseed.com
404-310-4685

Department of City Planning
Office of Zoning & Development

OCT 24 2011

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

V-18-344

AUTHORIZATION BY PROPERTY OWNER

(Required only if the person filing the application 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, Stephen VAUGHN (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1350 N. Highland Ave (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.

Department of City Planning
Office of Zoning & Development

OWNER'S TELEPHONE NUMBER: 404-915-9008

OCT 24

[Signature]
SIGNATURE OF OWNER

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

Stephen M. VAUGHN
PRINT NAME OF OWNER

NAME OF APPLICANT:

LAST NAME Turnipseed FIRST NAME Mary

ADDRESS 659 Auburn Ave NE SUITE G-8

CITY Atlanta STATE GA ZIP CODE 30312

APPLICANT'S TELEPHONE NUMBER: 404-310-4685

APPLICANT'S EMAIL ADDRESS: mary@maryturnipseed.com

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.

Rosalind A. Whitlock
NOTARY PUBLIC


10/19/2018
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
OCT 24 2018
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR



Application: V-18-344
Application Type: Planning/BZA/Variance/NA
Address: 1350 NORTH HIGHLAND AVE NE, ATLANTA, GA 30306
Owner Name: FOX ANDREA R & GIBBS CARRIE
Owner Address:
Application Name: 1350 NORTH HIGHLAND AVE NE

Receipt No.	Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
610074	Credit Card		\$100.00	10/24/2018	BSIMMONS		

Owner Info.: FOX ANDREA R & GIBBS CARRIE

Work Description: APPLICANT SEEKS VARIANCE

