



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

APPLICATION #: **V-18-361**

DATE ACCEPTED **11/16/2018**

NOTICE TO APPLICANT

Address of Property:

1663 North Rock Springs RD NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, January 10, 2019 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 RD NE
ATLANTA, GA 30324
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,



LM, for Director, Office of Zoning and
Development



Earl Jackson

Office of Planning

NOV 16 2018

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



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

Office of Planning

NOV 16 2018

55 Trinity Ave. S.W.
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 Atlanta, GA

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER Y-18-361

NPU F _____ DATE FILED _____

Earl Jackson

Name of Applicant

BUILDING PERMIT AUTHORIZING

Parking Turnaround

at 1663 North Rock Springs Road NE 17th/51
 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 allow a parking turnaround in the required front yard where none is allowed.

Pending lot acknowledgement/replat. Complete review not conducted.

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 28 Section 16-28.008 Paragraph (7)(a)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Tamaria Letang 11/16/18
 Plan Reviewer Date

Earl Jackson 11/16/18
 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	

Office of Planning

NOV 16 2018

Date Filed _____

Application Number _____ 55 Trinity Ave, S.W.
S.W. 1300
Atlanta, GA

Name of Applicant Earl Jackson Daytime Phone (404)294-0133

Company Name (if applicable) Metro Atlanta Permits email susan323@bellsouth.net

Address 3094 Brook Drive Decatur GA 30033
street city state zip code

Name of Property Owner William Davis Phone (678)662-4000

Address 1663 North Rock Springs Road NE Atlanta GA 30324
street city state zip code

Description of Property

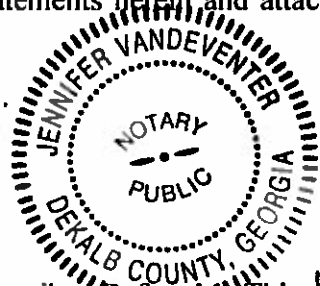
Address of Property 1663 North Rock Springs Road NE Atlanta GA 30324
street city state zip code

Area: 19,774 sq ft 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 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.



Owner or Agent for Owner (Applicant)

William Davis

Print Name of Owner

Sworn To And Subscribed Before Me This 14 Day Of NOV 20 18.

NOTARY PUBLIC

my commission expires 26 May 2019

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: _____.

Is the proposal subject to Inclusionary Zoning? ___ YES ___ **X** 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.")).
Construct a circular pad of brick pavers interspersed by grass in the front yard, directly adjacent to the existing driveway.

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.

7,070 covered square feet / 19,774 total lot square feet = 35.8 % 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
- 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
- 3) What conditions are peculiar to this particular piece of property? see attached
- 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

Office of Planning

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Justification Statement

Office of Planning

Re: 1663 North Rock Springs NE Atlanta, GA 30324

NOV 16 2018

The applicant requests relief from code Sec.-1628.008 (a) which allows parking in the required front yard to be in driveways only.

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Ste. 3330
Atlanta, GA

This residential lot is zoned R4. The existing residence was constructed in 1924 before the current zoning laws were applicable. This variance request seeks to allow a circular pad of brick pavers interspersed by grass placed directly adjacent to the existing driveway on the front yard of the property. This circular pad is approximately 647 square feet within a front yard of approximately 4,100 square feet. This pad is similar in material to the driveway and will allow an area to occasionally park vehicles and to turn around parked vehicles.

The existing driveway that runs to the rear of the property from the street is too narrow for use on a daily basis and cannot be widened as it is bordered by the house on one side and the property line on the other. In addition, the topography drops off dramatically at the rear of the house making the use of that driveway even more infeasible. For these reasons, the possibility of adding a turnaround or additional parking on to the rear of the existing residence is not a viable solution.

We feel that this request meets the criteria for a variance in that:

1. There are exceptional conditions pertaining to the property due to the fact that the home was built before the adoption of current zoning regulations. The house also has a driveway that is narrower than current practices, which does not allow for feasible daily parking in the rear of the property. The existing driveway is directly adjacent to the south house wall and fenced in by the property line, and is only 7.7 feet in width. In addition, the section of the driveway adjacent to the house has a steep drop in topography as it proceeds to the back yard. This narrow width, combined with the steep descent angle, means that navigating the driveway to the back of the house is difficult with any vehicle larger than a small sedan and impossible for any large work vehicle. As such, parking in the rear of the property is impractical and often dangerous.
2. Application of the zoning ordinance to this particular piece of property would create an unnecessary hardship. North Rock Springs Road on this block is a narrow and busy thoroughfare that lacks street parking, as it is only the width of two lanes. The current driveway lacks an ability to turn a parked vehicle around. Without that ability, there is often a dangerous attempt to back into busy traffic on the road from the driveway. In addition, without a front pad, any construction or maintenance crew working on the residence has been required to park their vehicles directly on the street, removing one lane of traffic and causing issues with traffic flow.
3. The conditions are peculiar to the particular piece of property. As stated above, the limitations of the property have been present since before the adoption of the current zoning regulations. The existing driveway that connects the back of the property to the street cannot be expanded or widened as it is already abuts the property line. As such, there is a limitation unique to this property that prevents normal parking in the rear of the property.
4. Relief will not cause any detriment to the public good nor impair the purposes and intent of the zoning ordinance. The brick pad surface is interspersed by grass and does not detract from the appearance of the front yard. It is a natural addition to the grass surface already present and is constructed in a way to be both attractive and to blend with the existing yard. The brick surface covers less than a third of the front yard area, and the interspersed grass as well as the porous brick structure allows for normal drainage and prevents significant water runoff. The improvements to this property will enhance the appearance and street front appeal in this neighborhood.

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, William Davis (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1663 N Rock Springs Rd. 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: Metro Atlanta Permits (Susan Johnson owner)

LAST NAME Jackson / VanDeventer FIRST NAME Earl / Jen

ADDRESS 3094 Brook Drive SUITE _____


CITY Decatur STATE GA ZIP CODE 30033

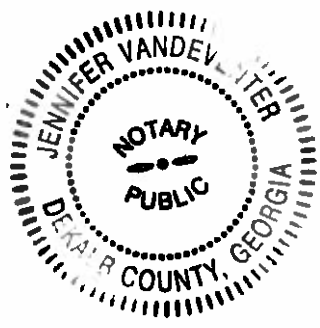
OWNER'S TELEPHONE NUMBER: 678-662-4000


SIGNATURE OF OWNER

William Davis
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.


NOTARY PUBLIC
24 OCT 2018 *my commission expires 26 May 2019*
DATE



Office of Planning

RECEIPT

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

PAID
CITY OF ATLANTA
NOV 16 2018
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR
N. Mitchell

Application: V-18-361
Application Type: Planning/BZA/Variance/NA
Address: 1663 NORTH ROCK SPRINGS RD NE, ATLANTA, GA 30324
Owner Name: BROADNAX ROBERT V
Owner Address:
Application Name: 1663 NORTH ROCK SPRINGS RD NE

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
614191		\$100.00	11/16/2018	PAMITCHELL		

Owner Info.: BROADNAX ROBERT V

Work Description: APPLICANT SEEKS A VARIANCE FORM THE ZONING REGULATION TO ALLOW A PARKING TURNAROUND IN THE REQUIRED FRONT YARD WHERE NONE IS ALLOWED.

Office of Planning

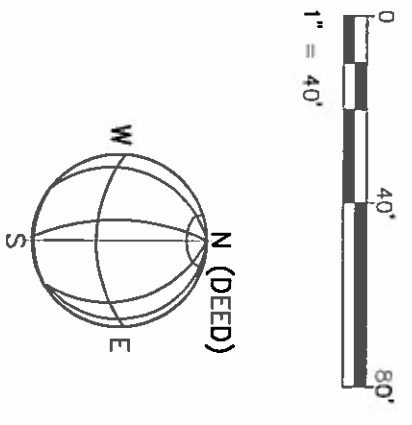
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85 Trinity Ave., S.W.
 Ste 3330
 Atlanta, GA

- GENERAL NOTES:
- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 - 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 - 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 - 4: No Geodetic monuments were found within 500 feet of this site
 - 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Line #	Length	Direction
L1	1.98	N01°22'05"W



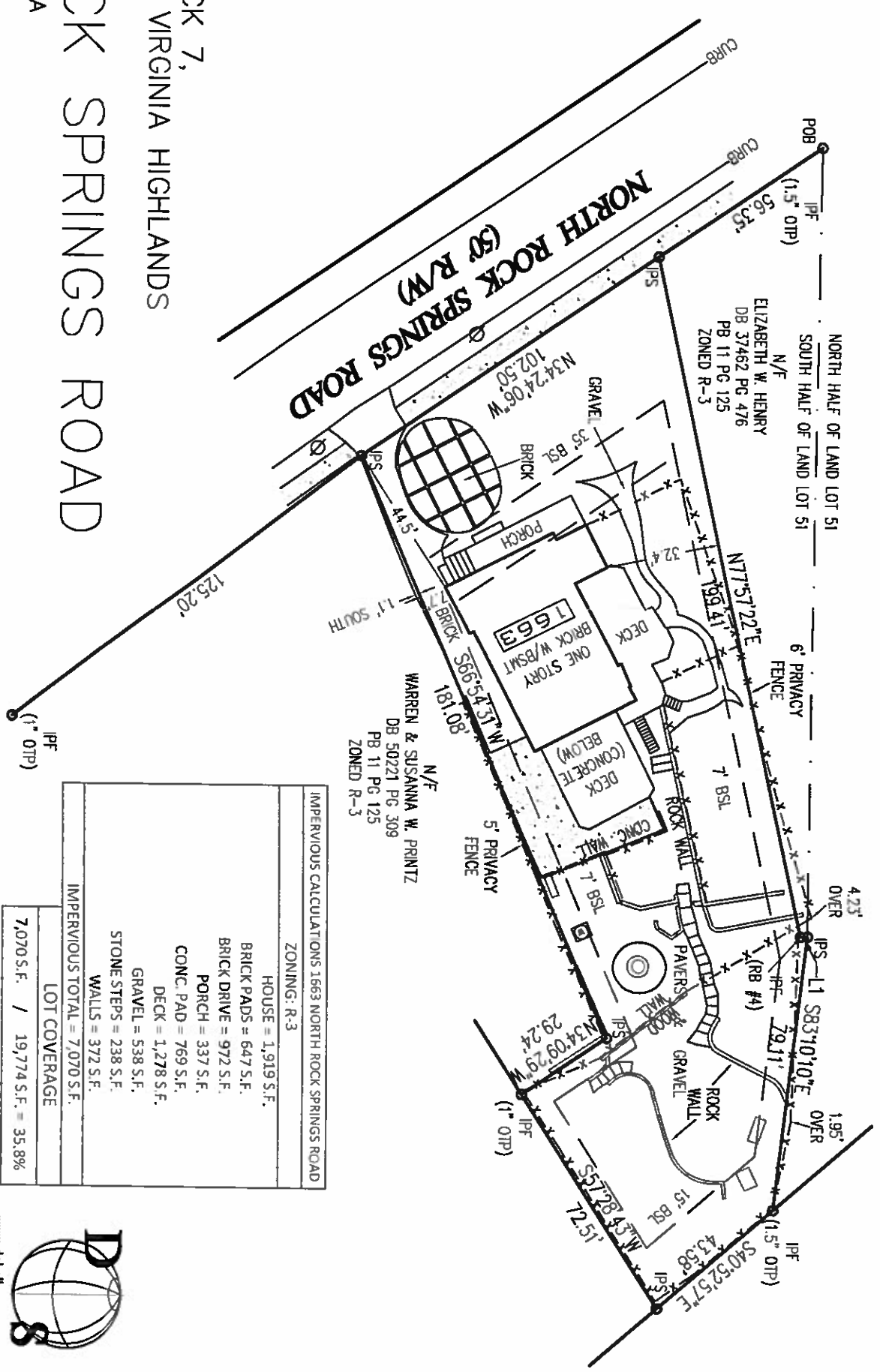
LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- ⊗ PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- ⊗ FH FIRE HYDRANT
- ⊗ CB CATCH BASIN
- ⊗ MH MANHOLE
- ⊗ WM WATER METER
- ⊗ WV WATER VALVE
- ⊗ GV GAS VALVE
- ⊗ GM GAS METER
- ⊗ LP LIGHT POLE
- ⊗ CONCRETE PAD



FOR
 DEKALB SURVEYS, INC.
 407 WEST PONCE DE LEON AVENUE
 SUITE B
 DECATUR, GEORGIA 30030
 404.373.9003

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IMPERVIOUS CALCULATIONS 1663 NORTH ROCK SPRINGS ROAD

ZONING: R-3
HOUSE = 1,919 S.F.
BRICK PADS = 647 S.F.
BRICK DRIVE = 972 S.F.
PORCH = 337 S.F.
CONC. PAD = 769 S.F.
DECK = 1,278 S.F.
GRAVEL = 538 S.F.
STONE STEPS = 238 S.F.
WALLS = 372 S.F.
IMPERVIOUS TOTAL = 7,070 S.F.
LOT COVERAGE
7,070 S.F. / 19,774 S.F. = 35.8%

DATE OF FIELD SURVEY: 9-21-2018
 THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.
 EQUIPMENT:
 ELECTRONIC TOTAL STATION
 SURVEY FOR
 SARAH REID
 LOT 2 & PART OF 1 & 34, BLOCK 7,
 MORNINGSIDe—NORTH HIGHLANDS VIRGINIA HIGHLANDS
1663 NORTH ROCK SPRINGS ROAD
 CITY OF ATLANTA, FULTON COUNTY, GEORGIA
 LAND LOT 51, DIST 17
 DATE: SEPTEMBER 27, 2018

