



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

APPLICATION #: **V-19-197**

DATE ACCEPTED: **08/20/2019**

NOTICE TO APPLICANT

Address of Property:

791 Cumberland RD NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, October 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:

Debbi Skopczynski
404-874-7483
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 404-330-6146.

Signed



LM, for Director, Office of Zoning and
Development



JACKIE P PIPER

Department of City Planning
Office of Zoning & Development

V-19-197
AUG 20 2019

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



CITY OF ATLANTA

Office of Buildings – Zoning Division
55 TRINITY AVENUE, SUITE 3900
Atlanta, Georgia 30303
404-330-6175

Department of City Planning
Office of Zoning & Development

V-19-197
AUG 20 2019

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6

APPLICATION NUMBER V-19-197

NPU J

DATE FILED AUG 20, 2019

1. Jackie D, Piper
Name of Applicant

BUILDING PERMIT AUTHORIZING

Single-family dwelling addition

at 791 Cumberland RD NE 17th/52
Street Address Quadrant District & Land Lot

to be used for Single-family 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 western side yard building setback from 7 feet to 3 feet – for a screened porch addition.

Applicant seeks no other variances or exceptions at this time.

A Complete Plan Review Was Not Conducted.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2)

Chapter Section Paragraph

Scott A. Haerberlin 8-20-19
Plan Reviewer Date

Jackie P. Piper 8/20/19
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:

Variance	<input checked="" type="checkbox"/>
Special Exception	<input type="checkbox"/>
Variance & Special Exception	<input type="checkbox"/>

AUG 20 2019

15 Trinity Ave. S.W.
Ste. 3300
Atlanta, GA

Date Filed 8/20/19

Application Number V-19-107

Name of Applicant Jackie P. Piper Daytime Phone 678.427.3150

Company Name (if applicable) _____ email jackieppiper@gmail.com

Address 791 Cumberland Rd Atlanta GA 30306
street city state zip code

Name of Property Owner Jackie P. Piper Phone 678.427.3150

Address 791 Cumberland Rd Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 791 Cumberland Rd Atlanta GA 30306
street city state zip code

Area: 8999 sq ft Land Lot: 52 District: 17th, Fulton County, GA.

Property is zoned: R4, Council District: 6, Neighborhood Planning Unit (NPU): J

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.

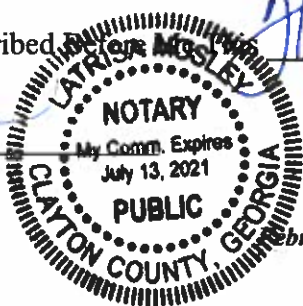
I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.

Jackie P. Piper
Owner or Agent for Owner (Applicant)

Jackie P. Piper
Print Name of Owner

Sworn To And Subscribed [Signature] Day Of Aug, 2019.

[Signature]
NOTARY PUBLIC



Application for Variance - Summary & Justification for Variances

The property described in this application is **NOT** subject to a pending application or ordinance for a Rezoning or Special Use Permit.

Zoning number for this property is **R4**

This proposal is **NOT** subject to Inclusionary Zoning

Summary of proposed construction changes to buildings or site:

Cover the existing brick patio with a screened in porch.

Proposed Lot Coverage (After Construction):

3548 covered square feet / 8999 total lot square feet = 39 % proposed lot coverage

50 % maximum allowed lot coverage

Variance Criteria:

- 1. What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape, or topography)?** We would like to cover our existing brick patio with a screened porch which will require a variance for reducing the side setback from 7 feet to 3 feet from the fence between our property and our neighbor's driveway. This will make the patio area more usable in all seasons, during rainstorms and to eliminate issues with mosquitoes and bees.
- 2. How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship?** Currently we can only use our patio for part of Spring and Fall when it's not raining. We have large family gatherings during holidays like Thanksgiving, Easter, Mothers and Fathers days and don't have room inside our house to accommodate the extended family. Having a screened porch covering the existing patio would allow us to have our entire extended family together inside the house.
- 3. What conditions are peculiar to this particular piece of property?** Our house sits significantly lower than our backyard neighbors and we often have standing water when it rains. This is the perfect breeding ground for mosquitoes. We also now have extremely large houses directly behind us with porches looking down onto our backyard. We essentially have no privacy in our backyard since these new houses and additions to older houses have been built this past year.
- 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.** Please see the attached diagrams illustrating the proposed porch and letters from all neighbors directly adjacent to our house providing their approval of our porch plans.

Department of City Planning
Office of Zoning & Development
V-19-197
AUG 20 2019

65 Trinity Ave S.W.
Ste. 3350
Atlanta GA

Variance Approval Statement

Department of City Planning
Office of Zoning & Development

V-19-01
AUG 20 2019

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

August 15, 2019

Don & Jackie Piper
791 Cumberland Rd
Atlanta GA, 30306

Dear Don & Jackie:

We understand that you intend to make a formal application to the City of Atlanta for a variance from the requirements of the zoning regulations as they apply to your home:

791 Cumberland Rd; Atlanta, GA 30306

Kathy and I would like to express our support of your building a screened porch in your backyard 3 feet from the fence separating our driveway from your back patio. We understand that the current zoning requirement is 7 feet and attest that we have no objection to your building the patio 3 feet from the fence.

Sincerely,



Kathy & Alan Bremer
785 Cumberland Rd
Atlanta, GA 30306

Variance Approval Statement

Department of City Planning
Office of Zoning & Development

V-19-197
AUG 20 2019

65 Trinity Ave. S.W.
Ste. 3350
Atlanta GA

August 16, 2019

Don & Jackie Piper
791 Cumberland Rd
Atlanta GA, 30306

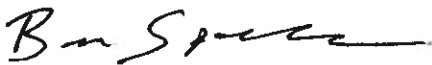
Dear Don & Jackie:

We understand that you intend to make a formal application to the City of Atlanta for a variance from the requirements of the zoning regulations as they apply to your home:

791 Cumberland Rd; Atlanta, GA 30306

I would like to express my support of your building a screened porch in your backyard 3 feet from the fence separating your back patio from your neighbor's (785 Cumberland Rd) driveway. We understand that the current zoning requirement is 7 feet and attest that we have no objection to your building the patio 3 feet from the fence.

Sincerely,



Brian Spillman
788 Yorkshire Rd
Atlanta, GA 30306

V-19-197
AUG 20 2019

Variance Approval Statement

65 Tech. Ave. S.W.
Ste. 3350
Atlanta, GA

August 16, 2019

Don & Jackie Piper
791 Cumberland Rd
Atlanta GA, 30306

Dear Don & Jackie:

We understand that you intend to make a formal application to the City of Atlanta for a variance from the requirements of the zoning regulations as they apply to your home:

791 Cumberland Rd; Atlanta, GA 30306

I would like to express my support of your building a screened porch in your backyard 3 feet from the fence separating your back patio from your neighbor's (785 Cumberland Rd) driveway. We understand that the current zoning requirement is 7 feet and attest that we have no objection to your building the patio 3 feet from the fence.

Sincerely,



Frank Winter
794 Yorkshire Rd
Atlanta, GA 30306

Variance Approval Statement

Department of City Planning
Office of Zoning & Development

V-19-197
AUG 20 2019

August 18, 2019

65 Trinity Ave. S.W.
Ste. 3350
Atlanta GA

Don & Jackie Piper
791 Cumberland Rd
Atlanta GA, 30306

Dear Don & Jackie:

I understand that you intend to make a formal application to the City of Atlanta for a variance from the requirements of the zoning regulations as they apply to your home:

791 Cumberland Rd; Atlanta, GA 30306

I would like to express our support of your building a screened porch in your backyard 3 feet from the fence separating your back patio from your neighbors (785 Cumberland Rd) driveway. I understand that the current zoning requirement is 7 feet and attest that I have no objection to your building the patio 3 feet from the fence.

Sincerely,



Dr. Hao Gao
797 ~~785~~ Cumberland Rd
Atlanta, GA 30306

LOT 9
BLOCK 14
UNIT
SUB. MORNINGSIDE ~ NORTH HIGHLAND ~ VIRGINIA HIGHLANDS
AREA = 8 999 SQ. FT.

The field data upon which this plat is based has a closure precision of one foot in 10000 feet and an angular error of 7 seconds per angle point and was adjusted using the Compass Rule.

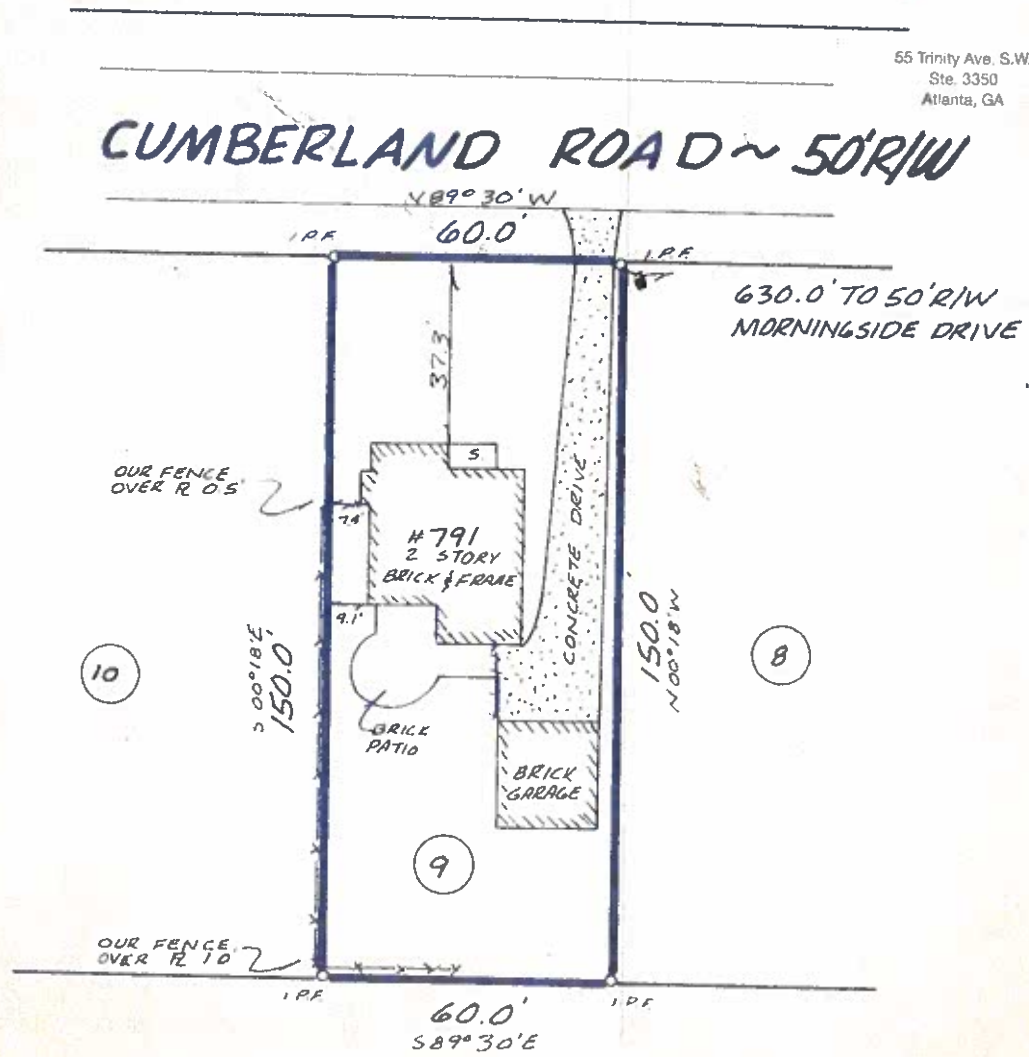
This plat has been calculated for closure and is found to be accurate within one foot in 10000 feet.

Equipment used: Topcon GTS 28 Total Station
Department of City Planning
Office of Zoning & Development Int

V-19-107
AUG 20 2015

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

CUMBERLAND ROAD ~ 50'RIW



SURVEY FOR
GEORGIA FEDERAL BANK, F.S.B.
PROPERTY OF
DON L. PIPER & JACKIE P. PIPER

LAND LOT 52 17TH DISTRICT
FULTON COUNTY, GEORGIA
SCALE 1" = 40' DATE: APRIL 10, 1991
REG. LAND SURVEYOR NO. 1999
CARTER LAND SURVEYING CO.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED

James H. Carter



This Is To Certify That
This Property (Is Not)
In A Special Flood Hazard
Area As Shown On The
Applicable "FIA Official
Flood Hazard Map"

NO. 91030040

SOUTHERN REPROGRAPHICS 306437

RECEIPT

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

PAID
CITY OF ATLANTA
AUG 20 2019

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR



Application: V-19-197
Application Type: Planning/BZA/Variance/NA
Address: 791 CUMBERLAND RD NE, ATLANTA, GA 30306
Owner Name: PIPER DON L & JACKIE P
Owner Address:
Application Name: 791 CUMBERLAND RD

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
664681		\$100.00	08/20/2019	PAMITCHELL		

Owner Info.: PIPER DON L & JACKIE P

Work Description: APPLICANT SEEKS A VARIANCE FROM THE ZONING REGULATION(S) TO (1) REDUCE THE REQUIRED WESTERN SIDE YARD BUILDING SETBACK FROM 7 FT TO 3.5 FT - FOR A SCREENED PORCH ADDITION.

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

08/20/2019 11:25:13

DEBIT CARD

DEBIT SALE

Card #: 10XXXXXXXXXX9234
Network: PULSE
Chip Card: US DEBIT
AID: A0000000042203
ATC: 0098
AFQC: 188EEE56307129E3
SEQ #: 4
Batch #: 316
INVOICE: 4
Approval Code: 230578
Entry Method: Chip Read
Mode: Issuer - PIN Verified

SALE AMOUNT \$100.00

CUSTOMER COPY

Department of City Planning
Office of Zoning & Development

AUG 20 2019

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