NOTICE TO APPLICANT
Address of Property:
1634 Johnson RD NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, February 6, 2020 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 404-330-6145.

Signed,

[Signatures]

RG, for Director, Office of Zoning and Development
Caroline Lang
City of Atlanta
Office of Zoning and Development
55 Trinity Avenue, Suite 3300
Atlanta, Georgia 30303
Phone: 404-330-6145

REFERRAL CERTIFICATE

COUNCIL DISTRICT    6    APPLICATION NUMBER    V-19-282

NPU F    DATE FILED    11/10/2019

Caroline Lang
Name of Applicant

Accessory Structure

at    1634 Johnson Road    NE    18th/56
Street Address    Quadrant    District & Land Lot

to be used for    Residential purposes

The property is zoned    R-4 (Single-Family Residential)    District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a variance to exceed the maximum total floor area allowed for an accessory structure from 30 percent of the main structure to 50 percent of the main structure in order to construct an accessory structure

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 28    Section 16-28.004    Paragraph (3)

Tamarie Letang    12/10/19
Plan Reviewer    Date

Caroline Lang    12/10/19
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>
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<tr>
<td>Special Exception</td>
<td></td>
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<tr>
<td>Variance &amp; Special Exception</td>
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</tbody>
</table>

Date Filed 10/10/2019

Name of Applicant  Caroline Lang

Daytime Phone  (901) 634-4549

Company Name (if applicable)  Studio SOGO

e-mail  caroline@studiosogo.com

Address  1631 S. Gordon Street SW

Atlanta  GA  30310

Name of Property Owner  Matthew Welch Fox

Phone  (404) 307-3937

Address  1634 Johnson Road NE

Atlanta  GA  30306

Description of Property

Address of Property  1634 Johnson Road NE

Atlanta  GA  30306

Area: 12,862 sf  Land Lot: 56  District: 18th, 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 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.

Caroline Lang
Owner or Agent for Owner (Applicant)

Matthew Welch Fox-
Print Name of Owner

Sworn To And Subscribed Before Me This 10 Day Of Dec, 2019.

NOTARY PUBLIC

February 2018 - Page 4 of 13
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.”).

- Accessory structure: Demolish existing carport and construct new carriage house on site. Main house: small
  addition for a window seat, 2 new covered entries. Landscape: demolish existing front walkway and
  construct new walkway, new pool, new landscape walls.

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.

5,292 covered square feet / 12,842 total lot square feet = 41% 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)?

   Extreme topography and existing location of carport and shared drive

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 extreme slope at the front yard will not allow for a
garage and driveway approach from the front. A detached carriage house must be located off of the
shared driveway at the rear of the property, as opposed to an addition to the main structure.

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

   The existing carport's structure has been severely compromised by the existing adjacent tree, and
   must be removed and reconstructed.

4) Submit facts to show that relief, if granted, would not cause substantial detriment to the public good or
impart the purposes and intent of the Zoning Ordinance of the City of Atlanta.

   The combined area of the main structure and accessory structure are below the FAR. The
   accessory structure will be within the property setbacks.
I, **MATTHEW WELCH FOX** (OWNER’S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT **1634 JOHNSON RD NW** (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.

**OWNER’S TELEPHONE NUMBER:** 404-307-3937

**SIGNATURE OF OWNER**

**PRINT NAME OF OWNER**

**NAME OF APPLICANT:**

LAST NAME **LANG** FIRST NAME **CAROLINE**

ADDRESS 1631 S. GORDON ST SW SUITE ______

CITY **ATLANTA** STATE **GA** ZIP CODE **30310**

**APPLICANT’S TELEPHONE NUMBER:** (901) 634-4549

**APPLICANT’S EMAIL ADDRESS:** CAROLINE@STUDIOSOGO.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.

**NOTARY PUBLIC**

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

Application: V-19-282
Application Type: Planning/BZA/Variance/NA
Address: 1634 JOHNSON RD NE, ATLANTA, GA 30306
Owner Name: SCRIBNER DOUGLAS G OR PEOPLES HEATHER R
Owner Address:
Application Name:

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Owner Info.: SCRIBNER DOUGLAS G OR PEOPLES HEATHER R

Work Description: Applicant seeks a variance to exceed the maximum total floor area allowed for an accessory structure from 30 percent of the main structure to 50 percent of the main structure in order to construct an accessory structure.