



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-19-282**

DATE ACCEPTED: **12/10/2019**

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,

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

V-19-282
 Department of City Planning
 Office of Zoning & Development

DEC 10 2019

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-19-282
 NPU F _____ DATE FILED 12/10/2019

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)

Tamaria 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.

Department of City Planning
Office of Zoning & Development

Variance	X
Special Exception	
Variance & Special Exception	

DEC 10 2019

Date Filed 12/10/2019

Application Number V-19-002
65 Trinity Ave. S.W.
Ste. 1350
Atlanta, GA

Name of Applicant Caroline Lang Daytime Phone (901) 634-4549

Company Name (if applicable) Studio SOGO email caroline@studiosogo.com

Address 1631 S. Gordon Street SW Atlanta GA 30310
street city state zip code

Name of Property Owner Matthew Welch Fox Phone (404) 307-3937

Address 1634 Johnson Road NE Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 1634 Johnson Road NE Atlanta GA 30306
street city state zip code

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



V-19-282

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: _____

Office of City Planning
Office of Zoning & Development

Is the proposal subject to Inclusionary Zoning? YES NO

DEC 10 2019

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 / 1,2842 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 impair 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.

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, MATTHEW WELCH FOX (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1634 JOHNSON ROAD NE (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.

V-19-282

OWNER'S TELEPHONE NUMBER: 404.307.3937

Department of City Planning
Office of Zoning & Development

DEC 10 2019

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

[Signature]
SIGNATURE OF OWNER

MATTHEW WELCH FOX
PRINT NAME OF OWNER

NAME OF APPLICANT:

LAST NAME LANG FIRST NAME CAROLINE

ADDRESS 1631 S. GORDON ST SW SUITE

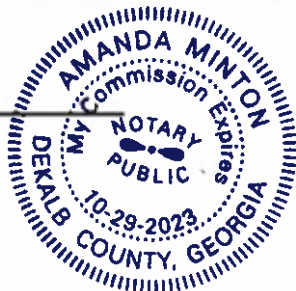
CITY ATLANTA STATE GA ZIP CODE 30310

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.

[Signature]
NOTARY PUBLIC
12.4.19



DATE

RECEIPT

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:

PAID
CITY OF ATLANTA
DEC 10 2019
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
684591	649	\$100.00	12/10/2019	SJKING		

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

SCS Development Services

ENGINEERS - SURVEYORS - LAND PLANNERS

2020 WESTSIDE COURT - STE E - SNELLVILLE GEORGIA 30078
 (770) 736-7666
 MAIL@SURVEYCONCEPTS.NET
 FAX (770) 736-4623

SURVEY FOR:
 MATTHEW FOX

PART OF LOT 3 BLOCK 2
 SUBDIVISION: JOHNSON ESTATES
 LAND LOT 58 18TH DISTRICT
 CITY OF ATLANTA
 DEKALB COUNTY, GEORGIA
 REFERENCED IN PLAT BOOK 11, PAGE 313

PROJECT: 53933
DWG BY: DCP
CHKD BY: JAS
DATE: 9/28/18
SCALE: 1"=30'

GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 344,873 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000± FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13089C0061J DATED 5/16/13.

REVISIONS

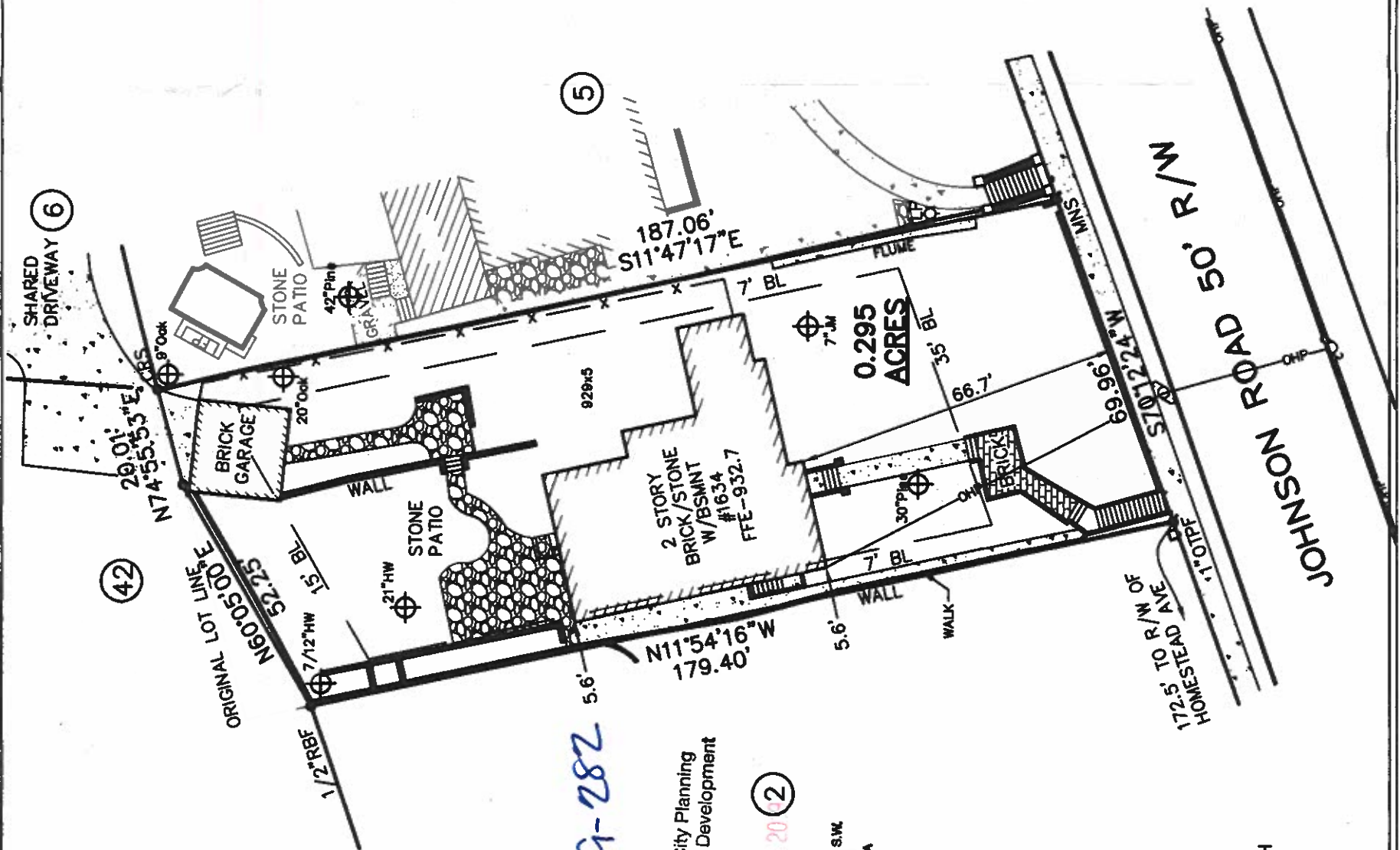
1) 3/11/19
 ADD IMPERVIOUS CALCULATIONS



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

EXISTING LOT COVERAGE:
 HOUSE-2,021 SF
 FRONT WALK-464 SF
 SIDE PATIO/WALK-366 SF
 STONE PATIO/WALK-772 SF
 GARAGE-351 SF
 DRIVEWAY-89 SF
 TOTAL-4,063 SF

4,063/12862=31.58%



- LEGEND**
- RBF REBAR FOUND (1/2" REBAR)
 - CRS CAPPED REBAR SET (1/2" REBAR)
 - CRBF CAPPED REBAR FOUND
 - OTF OPEN TOP FOUND
 - CTF CRIMP TOP FOUND
 - ☆ LIGHT POLE
 - BL BUILDING LINE
 - C.L.F CHAIN LINK FENCE
 - R/W RIGHT-OF-WAY
 - TPED PHONE PEDASTAL
 - CATV CABLE BOX
 - WM WATER METER
 - PB TRANSFORMER
 - (12.34'D) DEED DISTANCE
 - 12.34'(M) MEASURED DISTANCE
 - DE DRAINAGE EASEMENT
 - SSE SEWER EASEMENT
 - HW HEADWALL
 - JB JUNCTION BOX
 - CB CATCH BASIN
 - P PORCH
 - C/P CARPORT

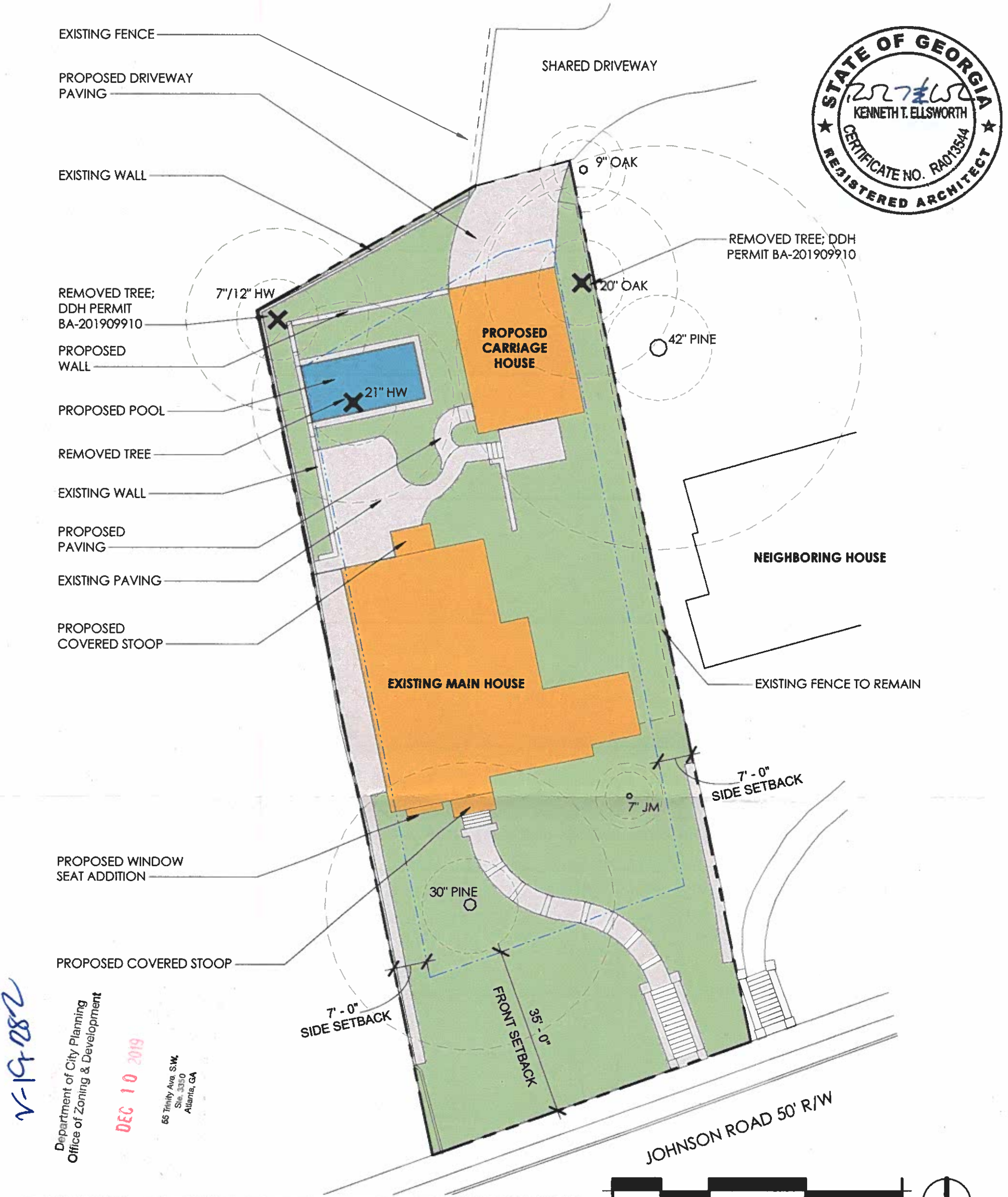
Department of City Planning
 Office of Zoning & Development

65 Trinity Ave. S.W.
 Atlanta, GA

DEC 10 2018



NOTE: THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.



V-19-082

Department of City Planning
Office of Zoning & Development
DEC 10 2019
65 Trinity Ave S.W.
Ste. 3350
Atlanta, GA

1 1" = 20'-0" ARCHITECTURAL SITE PLAN



SCOPE OF WORK
NEW CARRIAGE HOUSE WITH OPEN CARPORT PROPOSED AT REAR YARD.
PROPOSED ALTERATIONS TO EXISTING HOUSE TO INCLUDE SMALL WINDOW SEAT ADDITION, AND 2 NEW COVERED ENTRIES.
SITE IMPROVEMENTS TO INCLUDE NEW FRONT WALKWAY/STAIR, NEW POOL, AND NEW LANDSCAPE WALLS AND WALKWAYS.

PROPERTY DATA

LAND LOT -	56
DISTRICT -	18TH
LOT -	3
PARCEL ID -	18 056 03 054
ZONING -	R-4
LOT SIZE -	12,862 SF (0.29 ACRES)

LOT COVERAGE

ALLOWED -	50% OF 12,862 SF = 6,431 SF
EXISTING -	4,063 SF
PROPOSED -	5,292 SF = 41%

FAR

ALLOWED -	.50 X 12,863 = 6,431 SF
EXISTING -	2,825 SF
PROPOSED	3,429 SF = .27 FAR

SEEKING VARIANCE FOR ACCESSORY STRUCTURE AREA TO BE UP TO 50% OF THE MAIN STRUCTURE AREA

ALLOWED SF- 30% OF MAIN STRUCTURE = .3 X 2,825 = 847.5 SF

ACCESSORY SF- CARPORT- 480 SF

1ST FLOOR HEATED- 174 SF

2ND FLOOR HEATED- 430 SF

2ND FLOOR UNHEATED- 200 SF

TOTAL ACCESSORY SF- 1,284 SF = 45% OF MAIN STRUCTURE

SITE PLAN
V1
12/10/19

1634 JOHNSON ROAD NE
Atlanta, GA 30306

