



**OFFICE OF ZONING AND DEVELOPMENT**

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-20-084**

DATE ACCEPTED **07/31/2020**

**NOTICE TO APPLICANT**

Address of Property:

**1775 Wildwood RD NE**

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

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, October 01, 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,

\_\_\_\_\_  
RJ, for Director, Office of Zoning and  
Development

*C Willis*  
\_\_\_\_\_  
Courtney Willis



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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-20-84

NPU F DATE FILED

Courtney Willis
Name of Applicant

BUILDING PERMIT AUTHORIZING
Retaining Walls

at 1775 Wildwood Road NE 17/3
Street Address Quadrant District & Land Lot

to be used for Residential purposes

The property is zoned R-3 (Single-Family Residential) District

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

Applicant seeks a special exception from the zoning ordinance to exceed the maximum height requirement for two retaining walls in the required half depth front yard from 3 feet maximum height to 6 feet maximum height of retaining walls.

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 28 Section 16-28.008 Paragraph (5)(a)(ii)

Chapter Section Paragraph

Tamaria Letang 7/21/2020
Plan Reviewer Date

C Willis 7-27-20
Applicant Date

**RECEIVED**  
 DATE: 7/31/2020

**APPLICATION FOR BOARD OF ZONING ADJUSTMENT**

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

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

Date Filed 06.23.20

Application Number V-20-84

Name of Applicant Courtney Willis Daytime Phone 170-855-2797

Company Name (if applicable) Southern Roots Studio, LLC email courtney@southernrootsstudio.com

Address 1172 Reeder Circle NE Atlanta GA 30306  
street city state zip code

Name of Property Owner SARA + ROBERT FRANCE Phone \_\_\_\_\_

Address 1775 WILDWOOD RD ATLANTA GA 30306  
street city state zip code

**Description of Property**

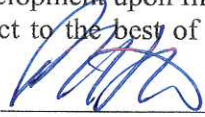
Address of Property 1775 WILDWOOD ROAD ATLANTA GA 30306  
street city state zip code

Area: 33,245SF Land Lot: 3 District: 17, FULTON County, GA.

Property is zoned: R-3, Council District: \_\_\_\_\_, Neighborhood Planning Unit (NPU): \_\_\_\_\_

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.

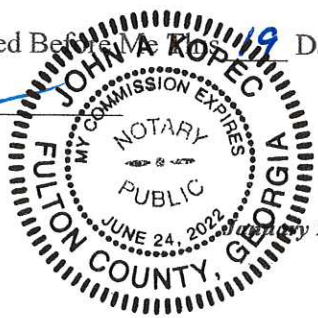


Owner or Agent for Owner (Applicant)

Robert France  
 Print Name of Owner

Sworn To And Subscribed Before Me this 19 Day Of June, 2020.

  
 NOTARY PUBLIC





V-20-84

**SUMMARY & JUSTIFICATION FOR VARIANCE**

**RECEIVED**

DATE: 7/31/2020

**Directions:** Complete responses must be provided for ALL questions. Incomplete applications are not 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 the criteria. Please submit a typewritten or legible justification.

Is the property described in this application 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 application number associated with the subject property: \_\_\_\_\_.

**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 (2) terraced retaining walls - maximum 6' ht. w/ 36" ht railings on top for safety steps and landings for access to front door off Wildwood Rd. No access allowable off Lenox Rd due to stream buffers.

**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.

10,106 covered square feet / 33,245 total lot square feet = 30 % proposed lot coverage  
 40 % 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)? Entire front yard road frontage is in stream buffers. Half-depth yd off Wildwood Rd has excessive grade changes which make access to home very difficult.
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? Zoning ordinance does not allow front door access off Lenox Rd due to buffers. Access off Wildwood Rd to front door is ~~not~~ not attainable w/o special exception due to topography. Only (2) 3' ht walls are allowable per code. We have a 12' grade change
- 3) What conditions are peculiar to this particular piece of property? from Road to finished floor.  
Same as question 2 above.
- 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. This condition is common in area and this special exception exists on similar properties with close proximity to applicants. Desirable landscaping will be provided to "soften" higher walls. Desirable masonry materials will be used.



## SUMMARY & JUSTIFICATION FOR SPECIAL EXCEPTIONS

**Directions:** Complete responses must be provided. Incomplete applications will not be accepted. The space below may only be utilized for the summary of proposal or responses may be submitted as a separate attachment. Specific criteria for Board approval of special exceptions may be found on page 9. The justification must address the criteria. Please submit a separate justification for responses to the applicable special exception criteria.

Is the property described in this application 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 application number associated with the subject property: \_\_\_\_\_.

**Summary of proposed special exception request (shall not replace submittal of written criteria).** (Examples: "Installation of a swimming pool adjacent to the public right of way ("active recreation"), "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

- Parking & Loading:** List the hours and manner of operation for the proposed use, the maximum number of employees who will park on the site at any given time, and list the maximum estimated number of customers (visitors or similar persons) who will require automobile parking in connection with the use on the site at any given time. **If you are proposing off-site parking, see the attached Standards for off-site Parking Agreements (page 11).**

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- Walls and Fences:** Any request for walls or fences should include a site plan and elevations showing the full extent of the wall or fence and a drawing showing a typical portion of the wall or fence including gates of ornamental fences. Installation of (2) 6' ht walls off Wilkwood Rd in half-depth yd. Associated steps and railings. See site plan and elevations provided. Greater height than what is allowable is requested due to topography.

- Active Recreation:** \_\_\_\_\_
- 
- 
- 

- Non-Conforming Uses & Structures (i.e. duplex):** \_\_\_\_\_
- 
- 
- 

- All other Special Exception Requests:** \_\_\_\_\_
- 
- 
- 



# AUTHORIZATION BY PROPERTY OWNER

(Required only if the applicant 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, Sara and Robert Franco (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1775 Wildwood Rd. (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:**

LAST NAME Willis FIRST NAME Courtney  
ADDRESS 1172 Reeder Circle NE SUITE \_\_\_\_\_  
CITY Atlanta STATE GA ZIP CODE 30306

OWNER'S TELEPHONE NUMBER: (404) 931-5896

[Signature]  
SIGNATURE OF OWNER

Robert Franco  
PRINT NAME OF OWNER

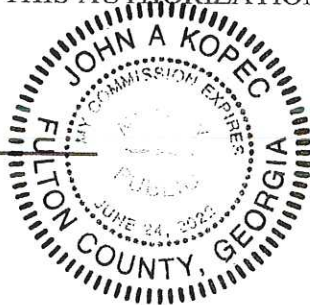


V-20-84

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

6/19/20  
DATE





site survey and existing conditions

Franco Family Home

1775 Wildwood Road Atlanta, GA 30306

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Revisions

Date 06.17.2020 Job No. \_\_\_\_\_

Sheet No. EC-1

Scale as shown

The field data upon which this plot is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plot has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.  
Equipment used: Topcon GTS-213 Total Station.



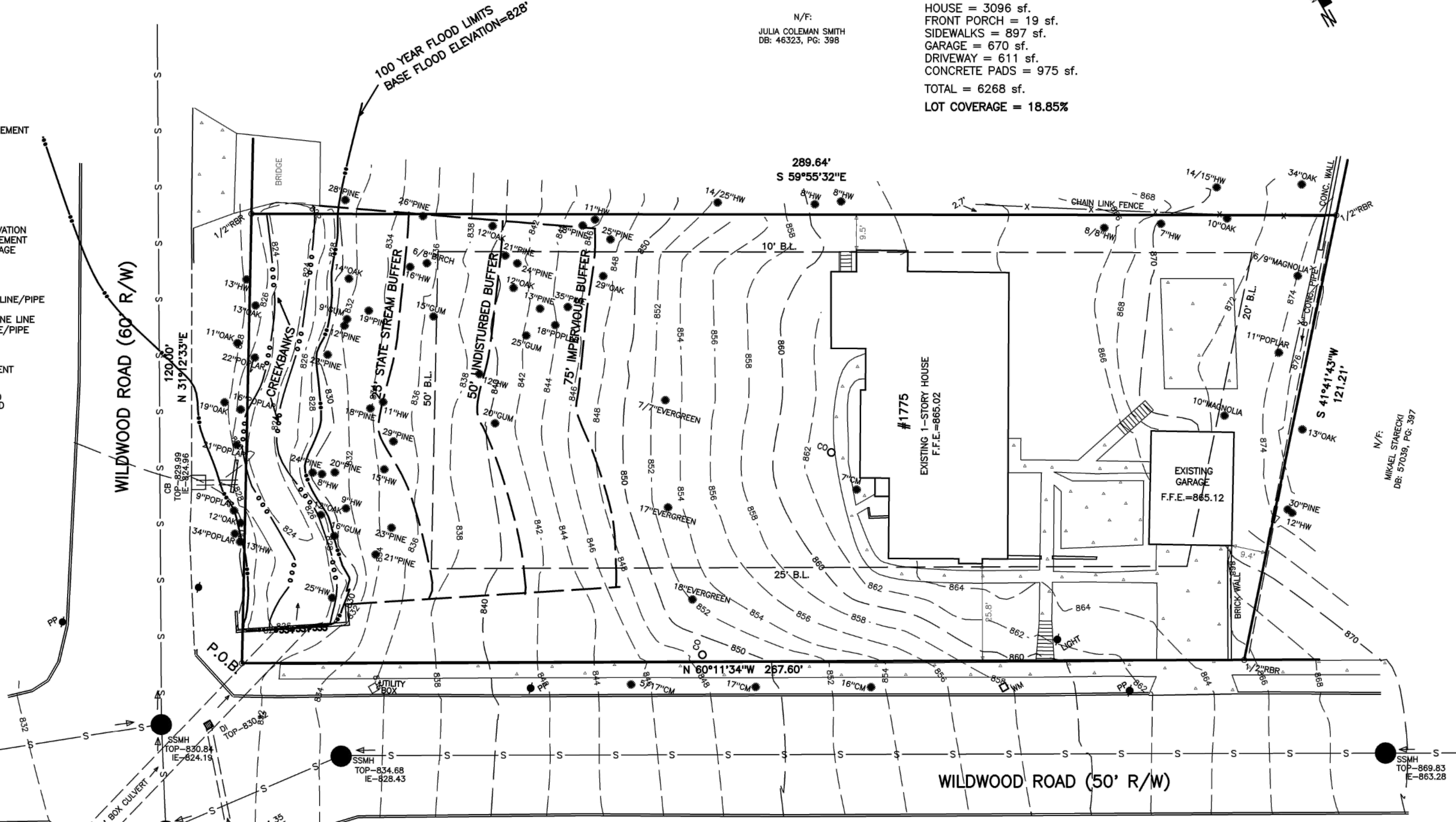
V-20-84

LOT AREA:  
0.763 ACRES  
33,245 sf.

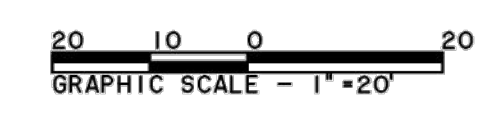
EXISTING LOT COVERAGE:  
HOUSE = 3096 sf.  
FRONT PORCH = 19 sf.  
SIDEWALKS = 897 sf.  
GARAGE = 670 sf.  
DRIVEWAY = 611 sf.  
CONCRETE PADS = 975 sf.  
TOTAL = 6268 sf.  
LOT COVERAGE = 18.85%

FLOOD HAZARD STATEMENT:  
A PORTION OF THIS PROPERTY IS IN THE FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0261 G, DATED 09/18/13

- LEGEND**
- IPF = 1/2" REBAR FOUND
  - IPS = 1/2" REBAR PIN SET
  - LL = LAND LOT
  - LLL = LAND LOT LINE
  - P.L. = PROPERTY LINE
  - CL = CENTERLINE
  - B.L. = BUILDING LINE
  - R/W = RIGHT-OF-WAY
  - S.S.E. = SANITARY SEWER EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - MH = MANHOLE
  - C.B. = CATCH BASIN
  - J.B. = JUNCTION BOX
  - HW = HEADWALL
  - D.I. = DROP INLET
  - PP = POWER/UTILITY POLE
  - F.H. = FIRE HYDRANT
  - I.E. = INVERT ELEVATION
  - F.F.E. = FINISHED FLOOR ELEVATION
  - F.F.B. = FINISHED FLOOR BASEMENT
  - F.F.G. = FINISHED FLOOR GARAGE
  - BOC = BACK OF CURB
  - EP = EDGE OF PAVEMENT
  - N/F = NOW OR FORMERLY
  - P.O.B. = POINT OF BEGINNING
  - SS- = SANITARY SEWER LINE/PIPE
  - X-X-X- = FENCE LINE
  - O- = FLOOD HAZARD ZONE LINE
  - S- = STORM SEWER LINE/PIPE
  - W- = WATER LINE
  - G- = GAS LINE
  - FW = FLOW WELL
  - C.E. = CONSTRUCTION EASEMENT
  - C&G = CURB AND GUTTER
  - LS = LIGHT STANDARD
  - OTF = OPEN TOP PIPE FOUND
  - CTP = CRIMP TOP PIPE FOUND
  - WD = WOOD DECK
  - CO = CLEAN OUT

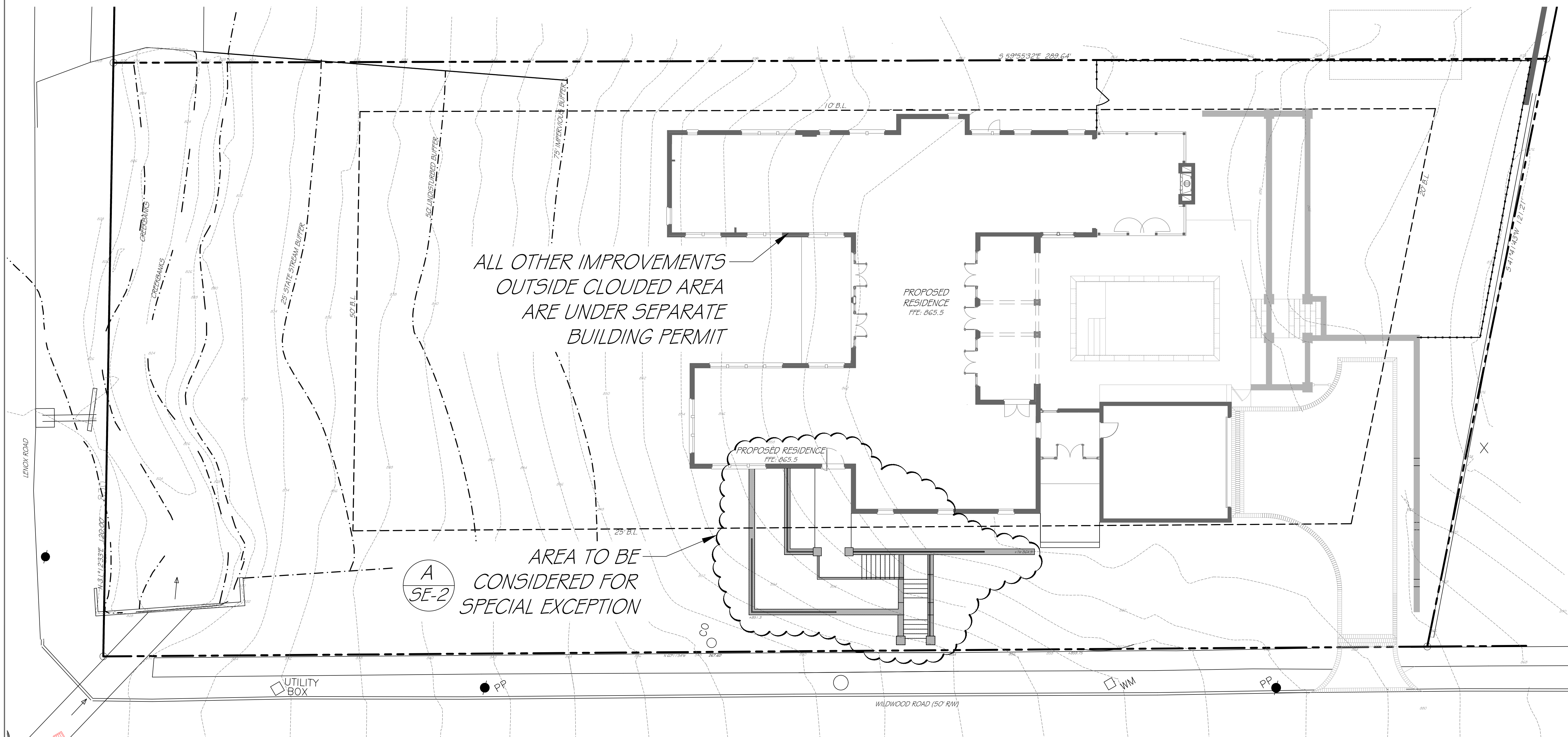


THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-67



<b>ALPHA LAND SERVICES</b> P.O. BOX 1651 LOGANVILLE, GA, 30052 CONTACT: ROBERT RICHARDSON PH: 770.886.4096 EMAIL: ROBERT@ALPHALANDSERVICES.COM		SURVEY FOR: <b>1775 WILDWOOD ROAD</b> TAX PARCEL #17-000300030065	
REVISION:	LAND LOT: 3	LOT: 1	BLOCK: 5
	DISTRICT: 17TH	SUB: LENOX PARK	
	FULTON COUNTY		
REF. PLAT: PB. 34 P. 64-65	FIELD DATE: 12/04/19	AREA = 0.763 ACRES	
	PLAT DATE: 12/05/19	JOB No. 19-12-571	





ALL OTHER IMPROVEMENTS  
OUTSIDE CLOUDED AREA  
ARE UNDER SEPARATE  
BUILDING PERMIT

A  
SE-2

AREA TO BE  
CONSIDERED FOR  
SPECIAL EXCEPTION

A  
SE-1

OVERALL SITE PLAN

SCALE: 1" = 10'-0"

plans for special exception for

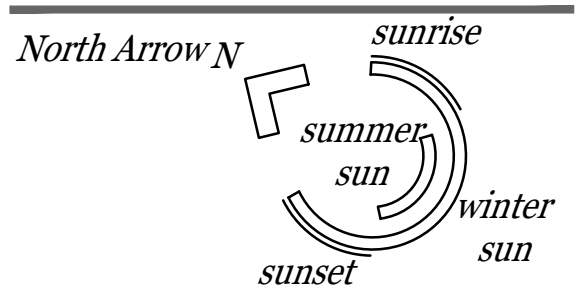
# Franco Family Home

1775 Wildwood Road Atlanta, GA 30306

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Revisions

Date 06.17.2020 Job No.



Sheet No. SE-1

Scale 1" = 10'

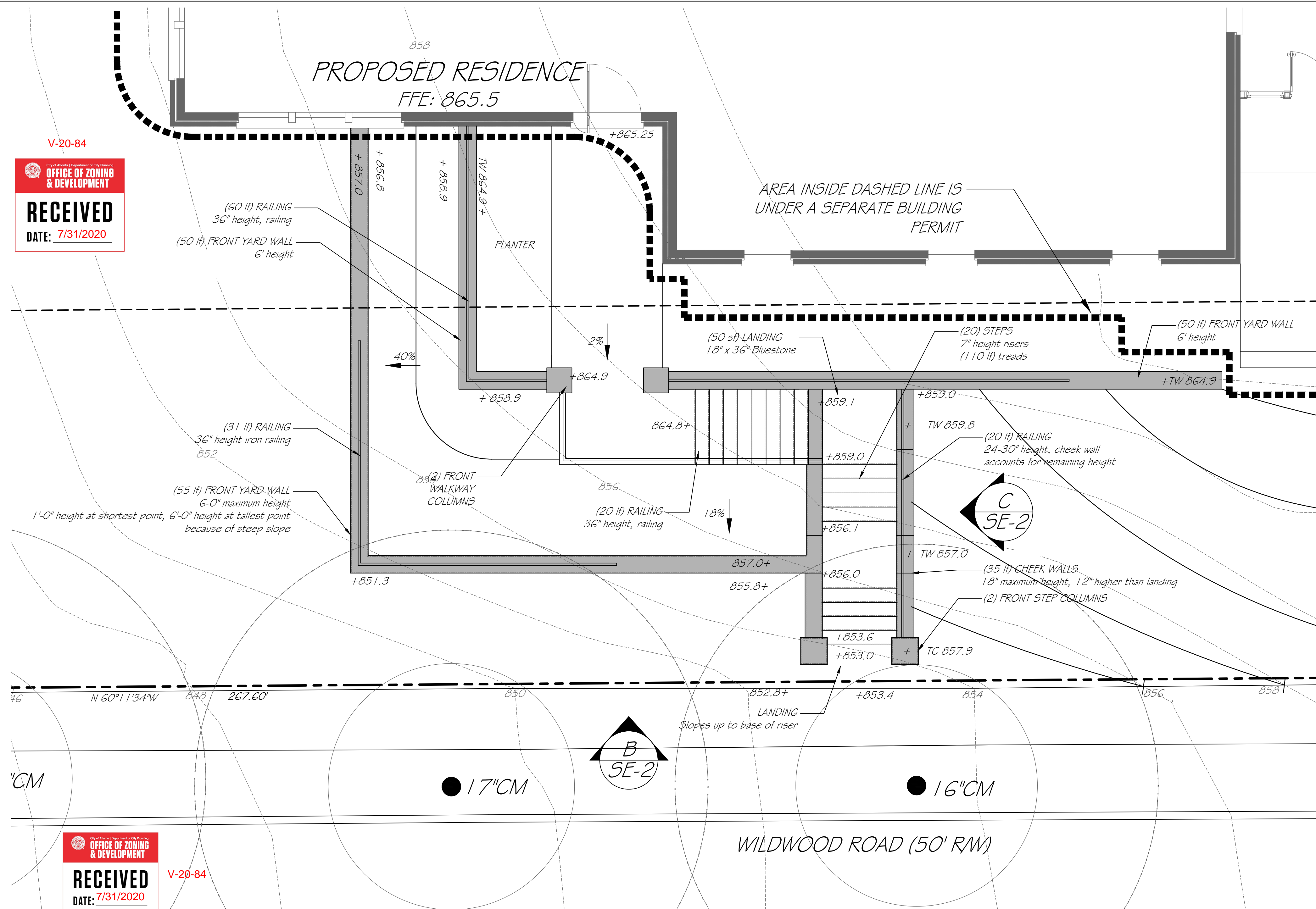


plans and elevations for special exception for Franco Family Home

1775 Wildwood Road Atlanta, GA 30306



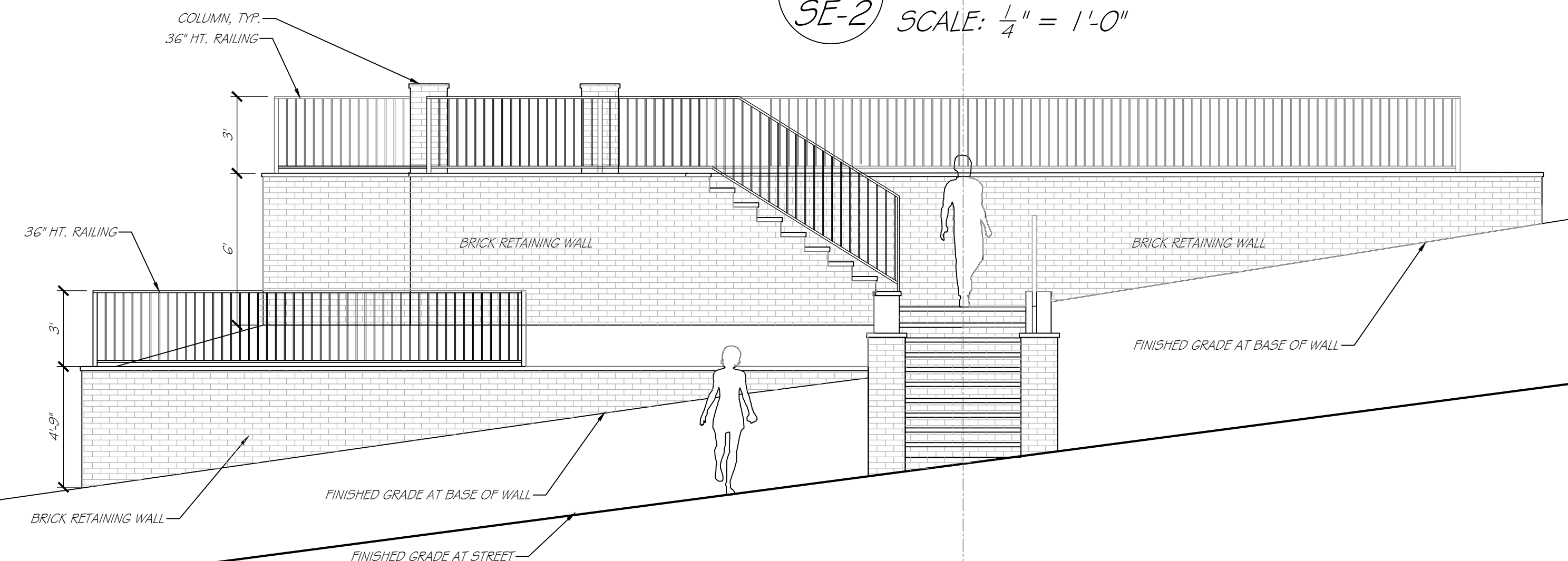
PHOTOS OF EXISTING CONDITIONS DIRECTLY ACROSS LENOX ROAD (SIMILAR CONDITIONS)



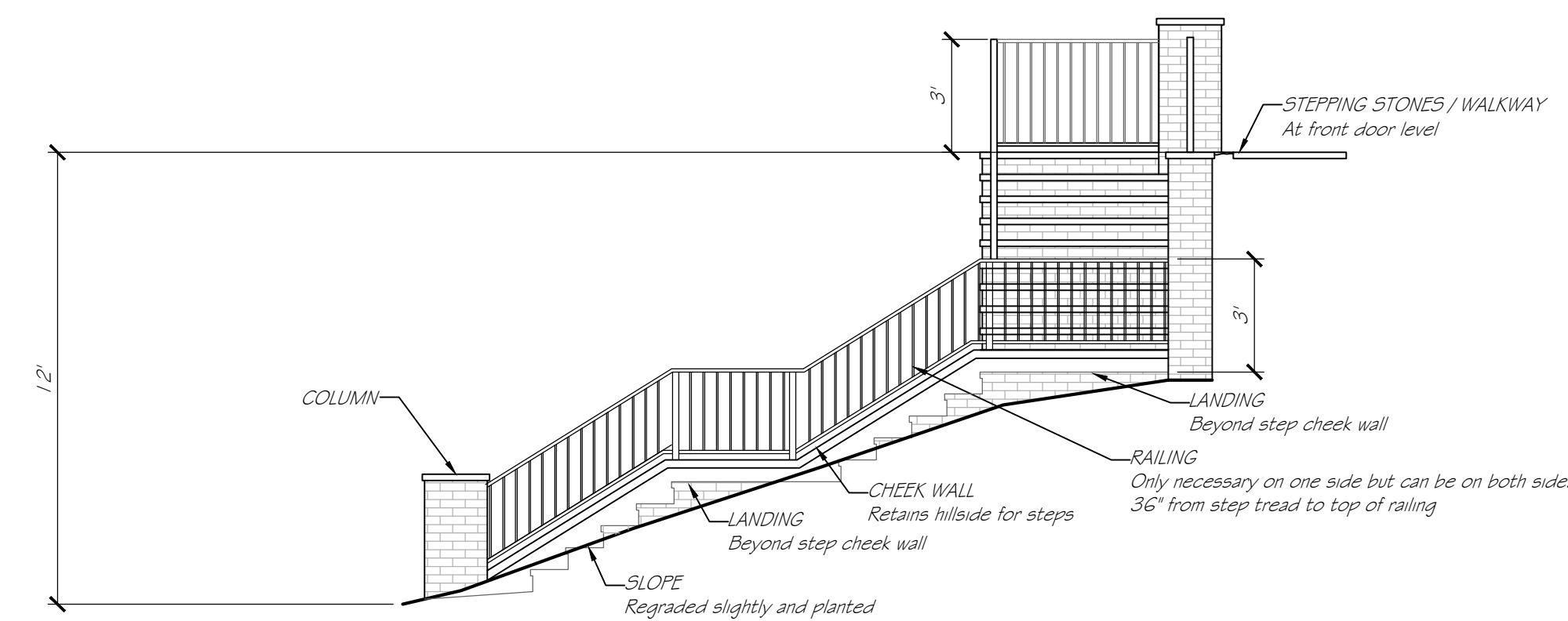
V-20-84 RECEIVED DATE: 7/31/2020

RECEIVED DATE: 7/31/2020 V-20-84

A SITE GRADING PLAN FOR SPECIAL EXCEPTION SCALE: 1/4" = 1'-0"



B PROPOSED WALLS- WILDWOOD ROAD ELEVATION SCALE: 1/4" = 1'-0"



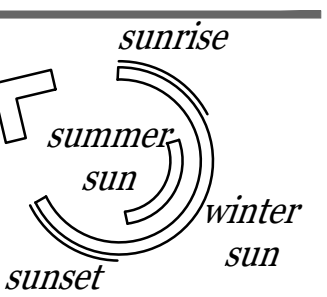
C PROPOSED WALLS- SIDE ELEVATION SCALE: 1/4" = 1'-0"

Revisions

Date Job No.

06.17.2020

North Arrow

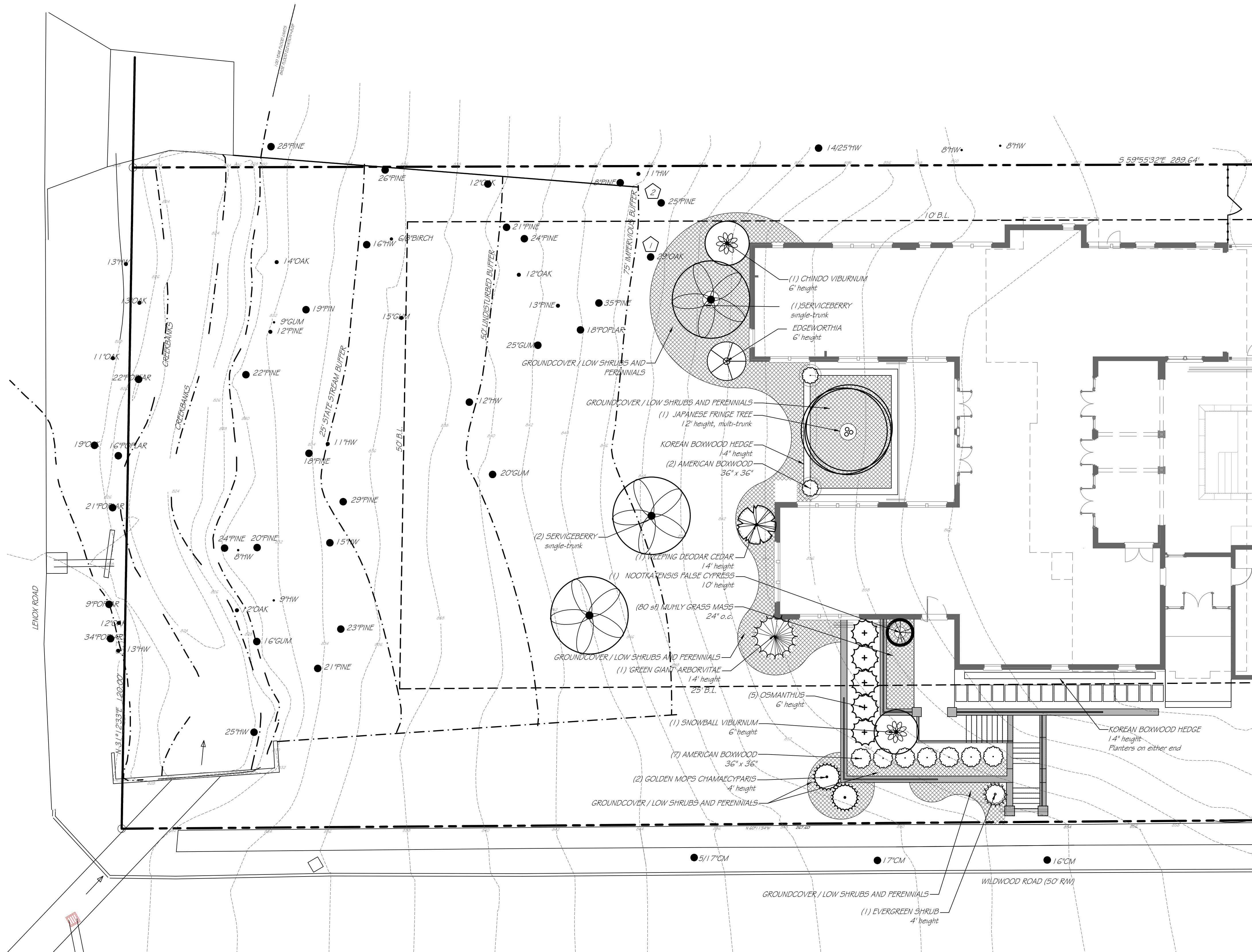


Sheet No. SE-2

Scale AS SHOWN

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A  
 SE-3 PROPOSED LANDSCAPE PLAN  
 SCALE: 1" = 10'

landscape plan  
**Franco Family Home**  
 1775 Wildwood Road Atlanta, GA 30306

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Revisions	

Date	Job No.
06.17.2020	
North Arrow	sunrise
	summer sun
	winter sun
	sunset
Sheet No.	SE-3
Scale	1" = 10'