



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

APPLICATION #: **V-20-156**

DATE ACCEPTED: **11/16/2020**

NOTICE TO APPLICANT

Address of Property:

1159 Cumberland RD NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, January 07, 2021 at 12:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU F is:

Debbie Skopczynski
(404) 874-7483
chair@npufatlanta.org

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.

Digitally signed by Racquel Jackson
DN: cn=Racquel Jackson,
o=Office of Zoning &
Development, ou=DCP,
email=rtjackson@atlantaga.gov,
c=US
Date: 2020.11.17 08:42:26 -05'00'

RJ, for Director, Office of Zoning and
Development

Jeff Goran



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-20-156

NPU F DATE FILED

Jeff Goran
Name of Applicant

BUILDING PERMIT AUTHORIZING
Porch Enclosure

at 1159 Cumberland Road NE 2/17
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 from the zoning regulation to reduce the required front yard setback from 35 feet to 33.2 feet in order to enclose an existing porch.

Applicant seeks no other variances at this time.

Complete review not conducted.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 06 Section 16-06.008 Paragraph (1)

Chapter Section Paragraph

Tamaria Letang 11/13/2020
Plan Reviewer Date

Applicant Date 11/16/2020



APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

Table with 2 columns: Application Type, Status. Rows: Variance (checked), Special Exception, Variance & Special Exception.

Date Filed: Application Number V-20-156
Name of Applicant: Jeff Goran Daytime Phone: 404-317-3064
Company Name (if applicable): email: jhgoran@gmail.com
Address: 1159 Cumberland Rd NE Atlanta GA 30306

Name of Property Owner: Jeff and Kristin Goran Phone: 404-735-2495
Address: 1159 Cumberland Rd NE Atlanta GA 30306

Description of Property

Address of Property: 1159 Cumberland Rd NE Atlanta GA 30306
Area: Lot 23, Block B Land Lot: 2 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.

Signature of Jeff Goran
Owner or Agent for Owner (Applicant)
Jeff Goran
Print Name of Owner

Sworn To And Subscribed Before Me This 17th Day Of Sept, 2020.

Signature of Notary Public
NOTARY PUBLIC



RECEIVED

DATE: 10/25/2020

SUMMARY & JUSTIFICATION FOR VARIANCES

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 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.").

To change the front setback of 35' to 33.2' to allow to enclose an existing screen porch. _____

No change to lot coverage. _____

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.

4971 covered square feet / 9577 total lot square feet = 51.91 % 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)? The existing screen porch was built in the 1930's. We are proposing no changes to the structure, just replacing the screens with windows.
- 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 porch is not useable year-round. With COVID, we need more useable space, including for remote work and virtual learning.
- 3) What conditions are peculiar to this particular piece of property? The porch was built in the 1930s, before the current setback requirements.
- 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. We are enclosing an original, existing screen porch, which won't affect lot coverage or any trees or grading issues.

September 8, 2020

To Whom It May Concern:

We write in connection with the variance application for our residence at 1159 Cumberland Road NE. We are requesting a variance to the front setback to allow us to enclose an existing screen porch.

The requested variances:

1. Front setback from 35' to 33.2' to enclose an existing screen porch.

We intend to stay in our home long-term, and the enclosed screen porch would bring added benefits to our use of the home – with no detriment to our neighbors or the general public, we believe.

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.

The existing screen porch was built in the 1930's – before there were the existing setback requirements. We are proposing no changes to the existing structure, except for replacing the screen with windows.

The application of the zoning ordinance of the City of Atlanta to this Particular piece of property would create an unnecessary hardship.

Since the screen porch was built when the house was built in 1930's, not being able to use this part of the house year-round would create unnecessary hardship. Even when the weather is nice for using the current porch, it gets covered with pollen in the spring and gets dirty other times, particularly during/after rain, which makes it less suitable for using it to eat or as an office. Particularly now with spending much more time and home and with us working remotely and our two elementary school aged children in virtual schooling, we need more space for our children to do school work at home. Because we are using part of the existing structure and not adding on, there is minimal impact to the lot or to the neighborhood; the plan to replace the screens with windows would fit with the existing architecture and scale of the street and the neighborhood.

Such conditions are peculiar to the particular piece of property involved.

Since the houses on Cumberland Road were built before there were the present zoning setbacks, most of the houses have setback issues at the front and sides.

Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance of the City of Atlanta.

Enclosing an original and existing screen porch to make it available for year-round use will not cause any detriment to the public. We will not be affecting the lot coverage or any trees or grading issues. The structure is existing and will have no impact to the site.

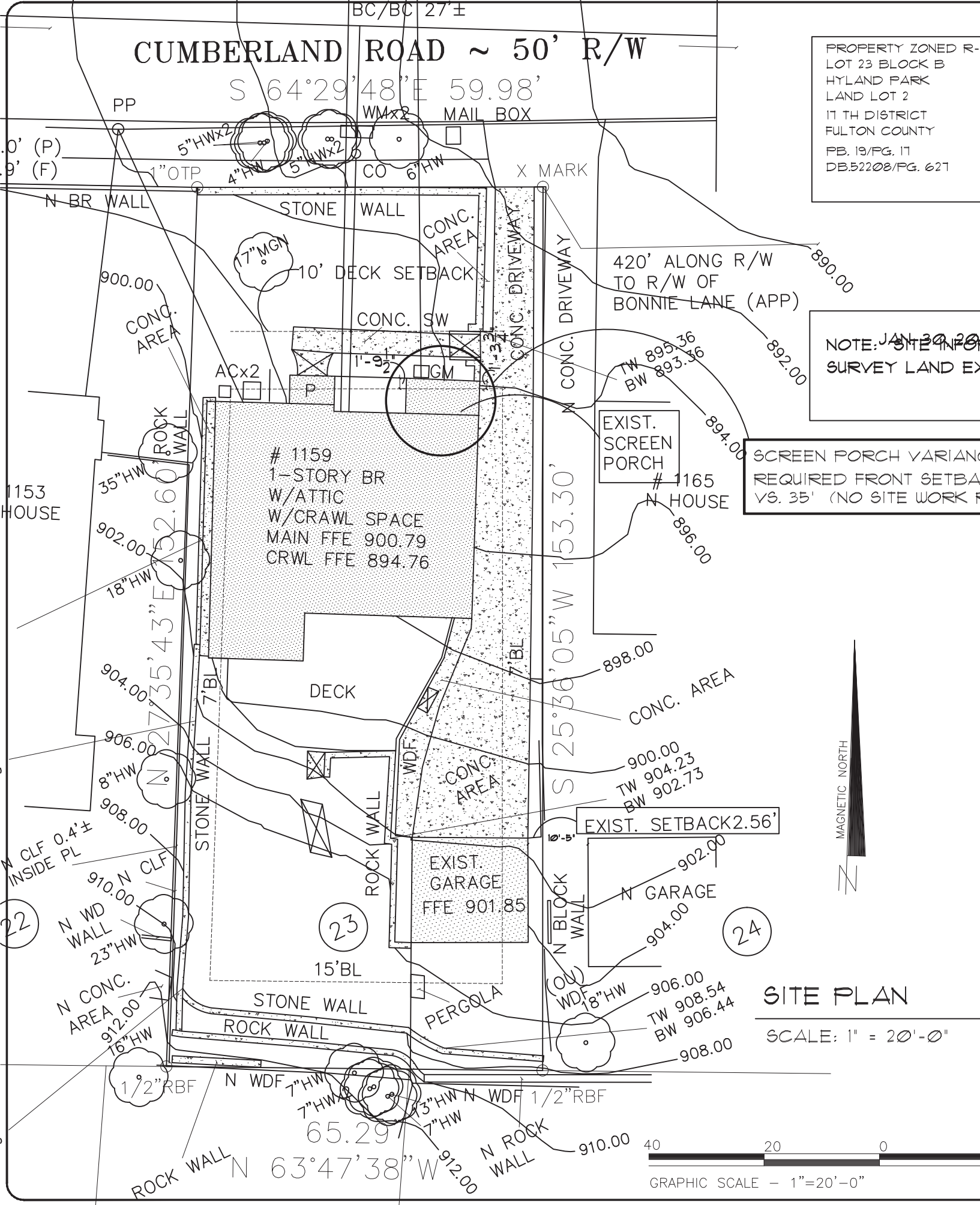
We appreciate your consideration of our request. Please don't hesitate to reach out if any additional information would be helpful.

Sincerely,

Jeff Goran and Kristin Goran



V-20-156



DRAWING INDEX

SITE-1	COVER SHEET & SITE PLAN
A-1	EXIST. & PROPOSED FIRST FLOOR PLAN
A-2	EXIST. & PROPOSED EXTERIOR ELEVATIONS

PROPOSED CONDITIONS

SECTION 16-06 CITY OF ATLANTA ZONING ORDINANCE

ZONING ANALYSIS
 R-4 (SINGLE FAMILY RESIDENTIAL)
 SECTION 16-06 CITY OF ATLANTA ZONING ORDINANCE

MINIMUM LOT AREA: 9,000 SF
 EXISTING: 9,577 SF

MINIMUM LOT FRONTAGE: 70'
 EXISTING: 60'

EXISTING AND PROPOSED LOT COVERAGE IS SAME

(NO SITE WORK IS INVOLVED)

EXISTING LOT COVERAGE: 4,971 SF

EXISTING TOTAL: 4971/9577 = 51.91%

ALLOWED LOT COVERAGE: 50%

PROJECT ADDRESS:	1159 CUMBERLAND ROAD N.E., ATLANTA
ZONING:	R-4
OCCUPANCY:	SINGLE FAMILY
CONSTRUCTION TYPE:	TYPE VB
BUILDING HEIGHT:	1.5 STORIES : 25' AVERAGE HEIGHT (35' HEIGHT ALLOWED)
LOT:	9,577 SF
FAR CALCULATIONS	
BUILDING AREA (FAR)	BASEMENT FINISHED 0 SF
	FIRST FLOOR: 1,840 SF
	SECOND FLOOR: 1,200 SF
	NEW PORCH FINISHED 141 SF
	ATTIC 0 ATTIC AREA OVER 7'
	TOTAL: 3,181 SF (3181/ 9577 = 33.2%)
	ALLOWED FAR : 50%

SIZE OF LOT: 9577 SF SF

PROJECT DESCRIPTION: EXISTING HOUSE TO REMAIN AS IS. NO SITE WORK. EXISTING FRONT SCREEN PORCH TO BE FINISHED & HEATED (NO CHANGE OF STRUCTURAL)



Bonnie Henry
 Designs

1200 CUMBERLAND RD. NE
 ATLANTA, GA 30306
 PHONE/FAX (404) 872-8451

VARIANCE FOR SCREEN PORCH
Jeff & Kristin Goran
 1159 Cumberland Road
 Atlanta, GA 30306

PROJECT
1912

SUBMITTALS	DATES
VARIANCE	8/19/20

DRAWING TITLE
 SITE PLAN
 & GENERAL NOTES

DRAWING REFERENCE

SITE-1



EXIST. PORCH TO BE ENCLOSED



EXIST. FRONT OF HOUSE

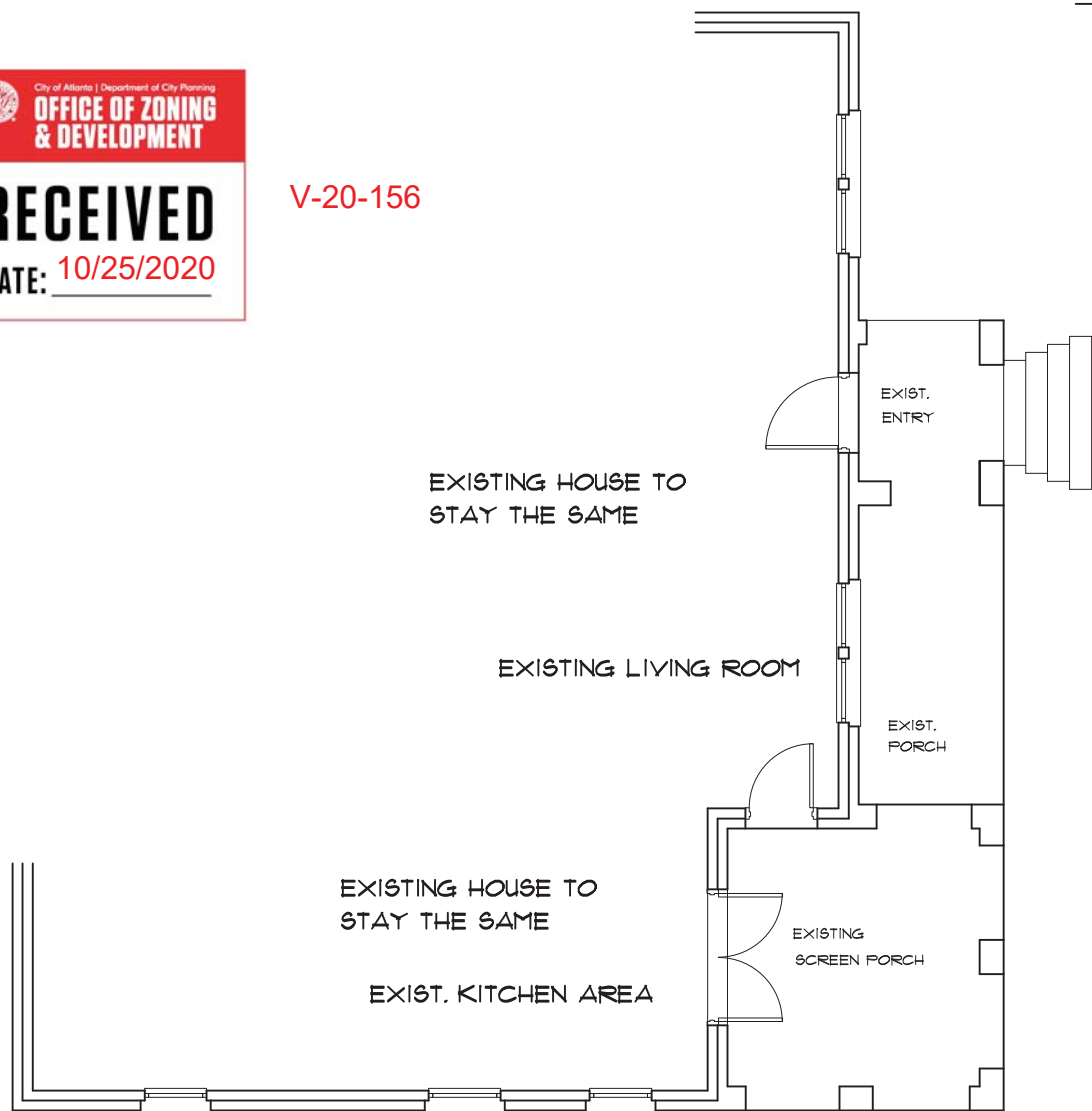


EXIST. SIDE OF FRONT HOUSE

AREA WHERE ROOF TO BE BUILT ON EXIST. PORCH

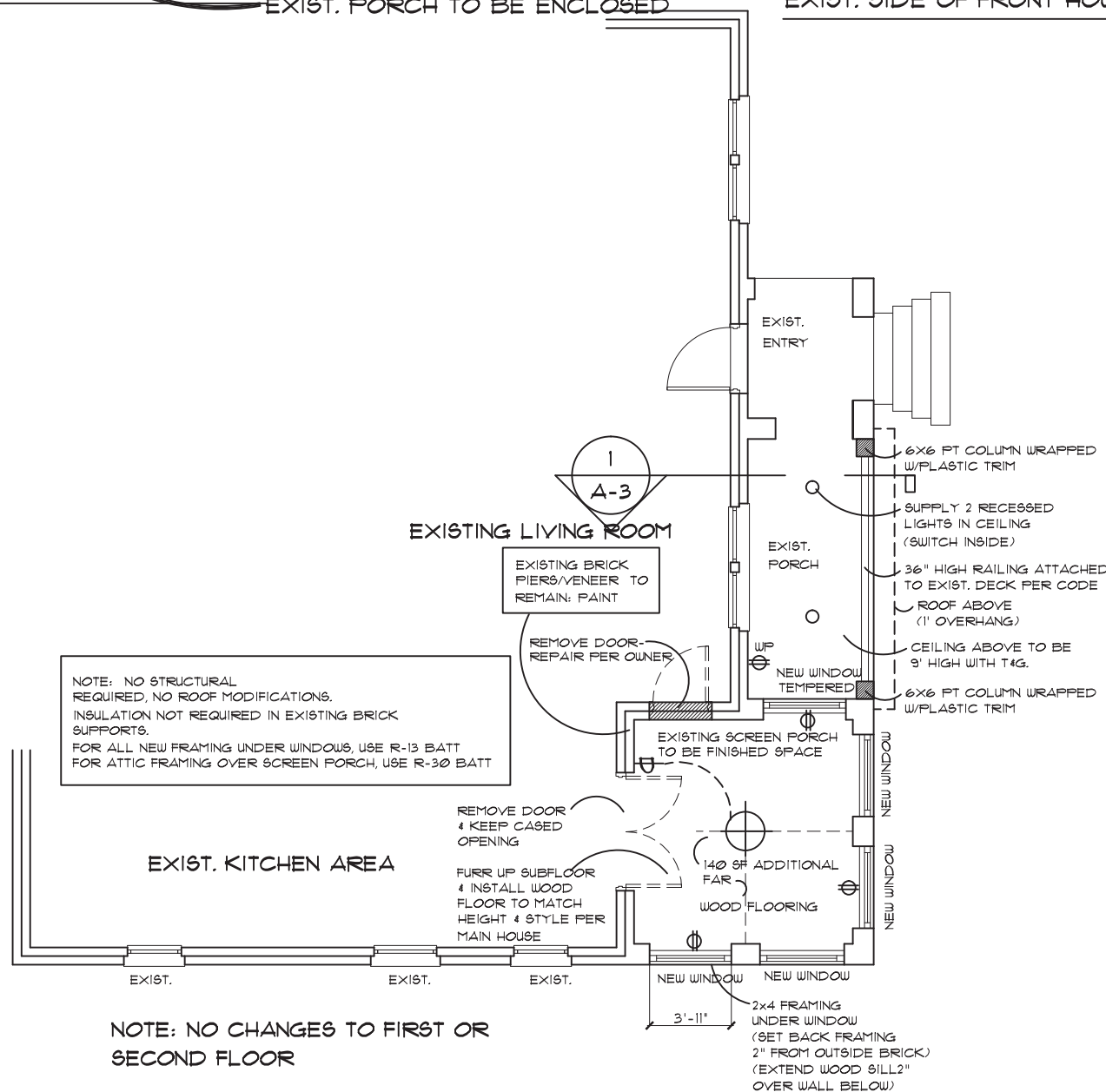


V-20-156



EXISTING PARTIAL FIRST FLOOR PLAN

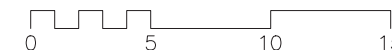
SCALE: 1/8" = 1'-0"



NOTE: NO CHANGES TO FIRST OR SECOND FLOOR

PROPOSED PARTIAL FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



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VARIANCE FOR SCREEN PORCH

Jeff & Kristin Goran
1159 Cumberland Road
Atlanta, GA 30306

PROJECT
1912

SUBMITTALS	DATES
VARIANCE	8/19/20

DRAWING TITLE

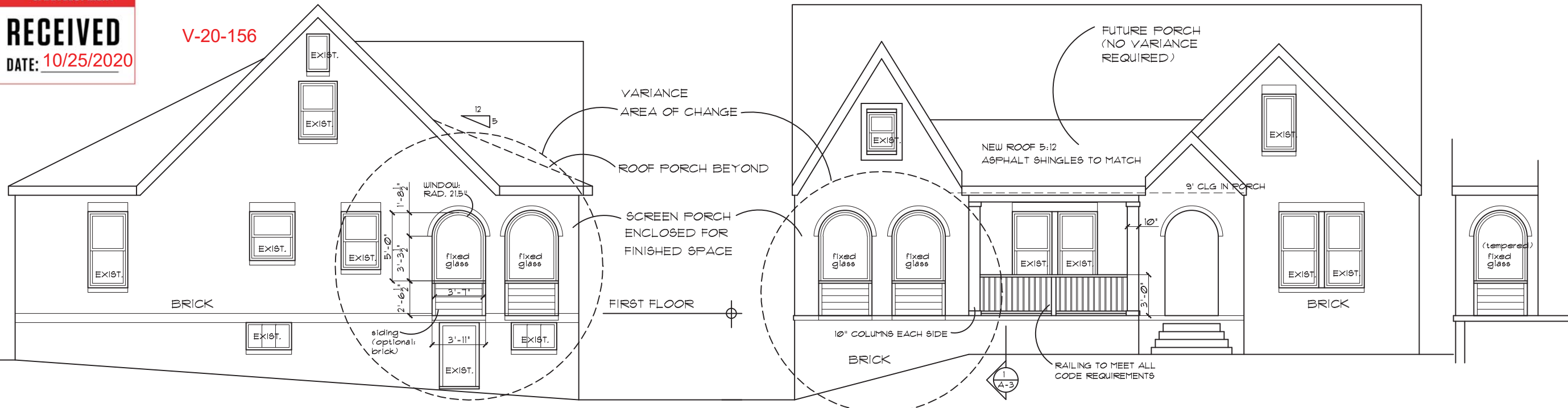
EXISTING & NEW
PARTIAL FLOOR PLANS

DRAWING REFERENCE

A-1

RECEIVED
 DATE: 10/25/2020

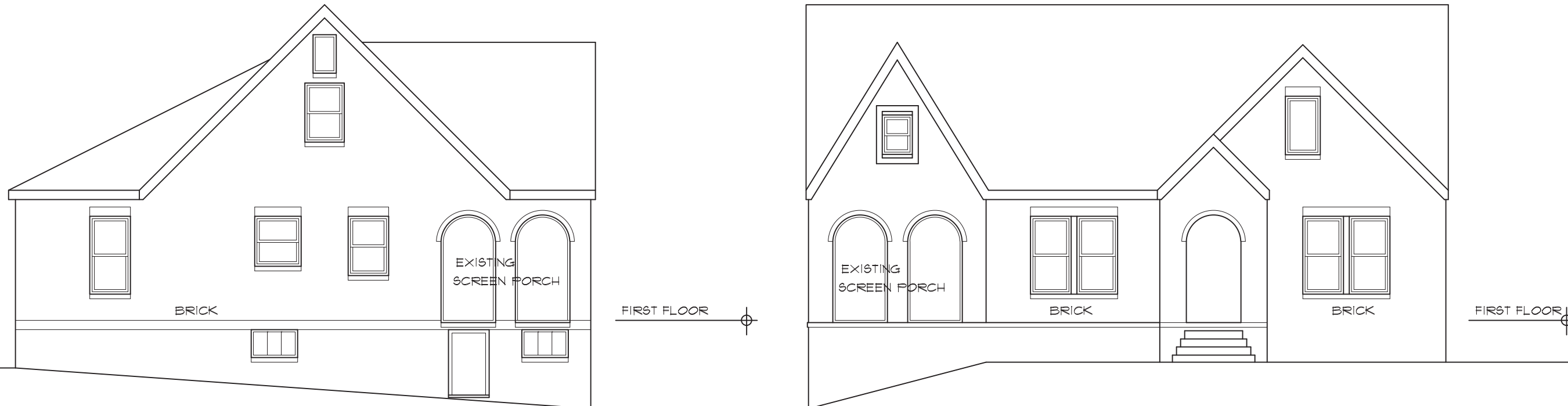
V-20-156



PROPOSED DRIVEWAY SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

PROPOSED FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

PROPOSED PORCH ELEV.
 SCALE: 1/4" = 1'-0"



EXISTING DRIVEWAY SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

EXISTING FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



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VARIANCE FOR SCREEN PORCH
 Jeff & Kristin Goran
 1159 Cumberland Road
 Atlanta, GA 30306

PROJECT
 1912

SUBMITTALS	DATES
VARIANCE	8/19/20

DRAWING TITLE
 EXISTING & NEW
 EXTERIOR ELEVATIONS

DRAWING REFERENCE