



**OFFICE OF ZONING AND DEVELOPMENT**

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-20-177**

DATE ACCEPTED: **12/11/2020**

**NOTICE TO APPLICANT**

Address of Property:

**1330 North Highland AVE NE**

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

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, January 14, 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](mailto: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=rjackson@atlantaga.gov,  
c=US  
Date: 2020.12.11 11:01:53 -05'00'

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

\_\_\_\_\_  
Sheena Stone



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-20-177

NPU F DATE FILED

Sheena Stone
Name of Applicant

BUILDING PERMIT AUTHORIZING
Accessory Structure (Garage) Addition

at 1330 North Highland Avenue NE 17/2
Street Address Quadrant Land Lot & District

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 1). reduce the required west side yard setback from 7 feet to 3 ft 6 inches, to 2). reduce the required rear yard setback from 15 feet to 9 feet, to 3). exceed the maximum height of an accessory structure from 20 feet to 22 feet 6.5 inches and to 4). exceed the area of an accessory structure from 30% of the main structure to 71% of the main structure in order to construct a 2nd story addition on an existing accessory structure (garage).

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 06 Section 16-06.008 Paragraph (2) (3)

Chapter 28 Section 16-28.004 Paragraph (3)

Tamaria Letang 12/10/2020
Plan Reviewer Date

Sheena Stone 12/10/20
Applicant Date



# APPLICATION FOR BOARD OF ZONING ADJUSTMENT

# RECEIVED

DATE: 11/16/2020

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"/>

Date Filed 11/16/2020

Application Number V-20-177

Name of Applicant Sheena Stone

Daytime Phone 770-855-1672

Company Name (if applicable) \_\_\_\_\_ email sheena357@gmail.com

Address 1330 North Highland Ave NE, Atlanta, GA 30306  
street city state zip code

Name of Property Owner Sheena & Benjamin Stone Phone 770-855-1672

Address 1330 North Highland Ave NE, Atlanta, GA 30306  
street city state zip code

Description of Property

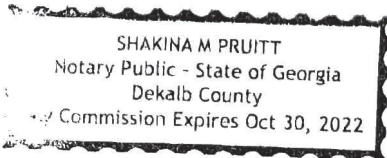
Address of Property 1330 North Highland Ave NE, Atlanta, GA 30306  
street city state zip code

Area: 92345 Land Lot: 2 District: 17th, Fulton County, GA.

Property is zoned: R4, Council District: 06, 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.



Sheena Stone  
Owner or Agent for Owner (Applicant)

Sheena Stone  
Print Name of Owner

Sworn To And Subscribed Before Me This 16 Day Of Nov, 2020.

Shakina M. Pruitt  
NOTARY PUBLIC



**RECEIVED**

DATE: 11/16/2020

**SUMMARY & JUSTIFICATION FOR VARIANCES**

responses must be provided for ALL questions. Incomplete applications will not be 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.").

Add second story onto existing, 539-sq.ft. garage by increasing height 7' and adding exterior stairs

Need approval to maintain accessory structure status for the 1,078 sq.ft. completed project, standing 22'6.5" high.

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.

5421 covered square feet / 9234 total lot square feet = 58.7 % 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)? Single family dwelling is 1,524 sq. ft. The accessory structure will be 71% of home. Garage was built 3'6" off side lot line & 9' off rear lot line.
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? Unfairly limited for owning a small house. Tearing down the garage to build a new garage within the setback guidelines would be more disruptive
- 3) What conditions are peculiar to this particular piece of property? The house was built in 1923. Lots and houses were much smaller then.
- 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 essence of ground cover, water run-off, and # of structures will remain unchanged.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS PUBLIC OR PRIVATE.



CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	239.63'	61.45'	61.28'	S 40°00'59"W

I HAVE THIS DATE, EXAMINED THE "FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (S) IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO HIS OPINION FOR SAID PARCEL.

MAP ID \_\_\_\_\_ EFFECTIVE DATE: \_\_\_\_\_

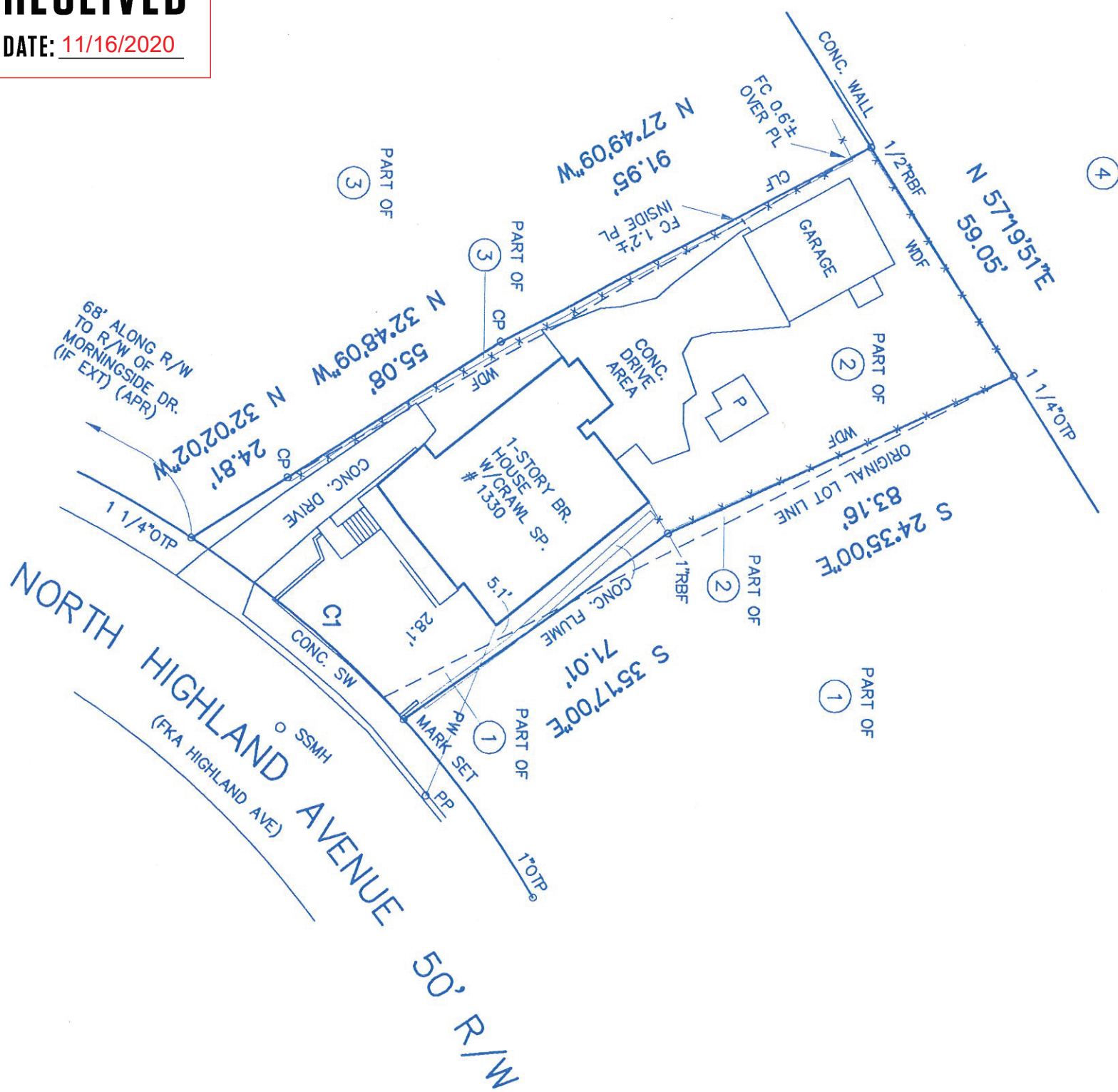
ZONE: \_\_\_\_\_

\* L E G E N D \*

IPF IRON PIN FOUND	POB POINT OF BEGINNING
IPS IRON PIN SET	LLI LAND LOT LINE
OTP OPEN TOP PIPE FOUND	MH MAN HOLE
CTP CRIMP TOP PIPE FOUND	SSL SANITARY SEWER LINE
RBF REINFORCING BAR FOUND	CB CATCH BASIN
AI ANGLE IRON FOUND	DI JUNCTION BOX
CP CALCULATED POINT	YI YARD INLET
-X-X FENCE	HW HEAD WALL
CLF CHAIN LINK FENCE	PP POWER POLE
WDF WOOD FENCE	PW SANITARY SEWER EASEMENT
WRF WIRE FENCE	DE DRAINAGE EASEMENT
BL BUILDING CORNER	UE UTILITY EASEMENT
R/W RIGHT-OF-WAY	AE ACCESS EASEMENT
PC PROPERTY LINE	TD TOP OF BANK
CL CENTER LINE	CMP CORRUGATED CONC. PIPE
CP-T CARPORT	APP AS PER PLAT
BR BRICK	APP AS PER DEED
FR FRAME	APP AS PER RECORD
WD WOOD	APP AS PER FIELD
PLAT DEED	BC BACK OF CURB
D DEED	ED EDGE OF PAVEMENT
R RECORD	OU OWNERSHIP UNCLEAR
F FIELD	N NBORS.

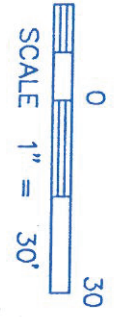
City of Atlanta | Department of City Planning  
**OFFICE OF ZONING & DEVELOPMENT**  
**RECEIVED**  
 DATE: 11/16/2020

V-20-177



PROPERTY ADDRESS:  
 1330 NORTH HIGHLAND AVENUE  
 ATLANTA, GA

LAND AREA:  
 0.21 AC



PLAT PREPARED FOR: **SCOTT AMY**

PART OF LOTS 1, 2 & 3	BLOCK 12
SUBDIVISION MORNINGSIDE	
LAND LOT 2	SECTION
FULTON COUNTY, GEORGIA	DATE JULY 27, 2004
PLAT BOOK 21, PAGE 51	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK	



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS OBTAINED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

COORD FILE 21973  
 JOB NUMBER 2-31187

**SURVEY SYSTEMS & ASSOC., INC.**

P.O. BOX 8688  
 ATLANTA GA. 31106-0688

FAX (404)760-0011  
 PHONE (404)760-0010

THE FLOOD INFORMATION ON THIS PLAN HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY SHOW THE FLOOD INFORMATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR CORROBORATIVE FLOOD INFORMATION SHALL BE OBTAINED FROM THE LOCAL ORANGE COUNTY SURVEYOR FOR FURTHER INFORMATION CONTACT THE LOCAL ORANGE COUNTY DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAN WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE APPROXIMATE AND IS NOT RECORDED. FINISHES SHOULD NOT BE PLACED USING SIZE DIMENSIONS FROM HOUSE. NORTH-SOUTH IS PUBLIC OR PRIVATE.



CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	239.63'	61.45'	61.28'	S 40°00'59"W

I HAVE THIS DATE, EXAMINED THE TIA, FLOOD, HAZARD MAP, AND FOUND IN MY OPINION REFERENCED PARCEL (S) IS NOT IN AN AREA HAVING IS NOT RESPONSIBLE FOR ANY DAMAGE DONE TO OR FROM SAID PARCEL.

MAP ID: \_\_\_\_\_ EFFECTIVE DATE: \_\_\_\_\_

ZONE: \_\_\_\_\_

\* L E G E N D \*

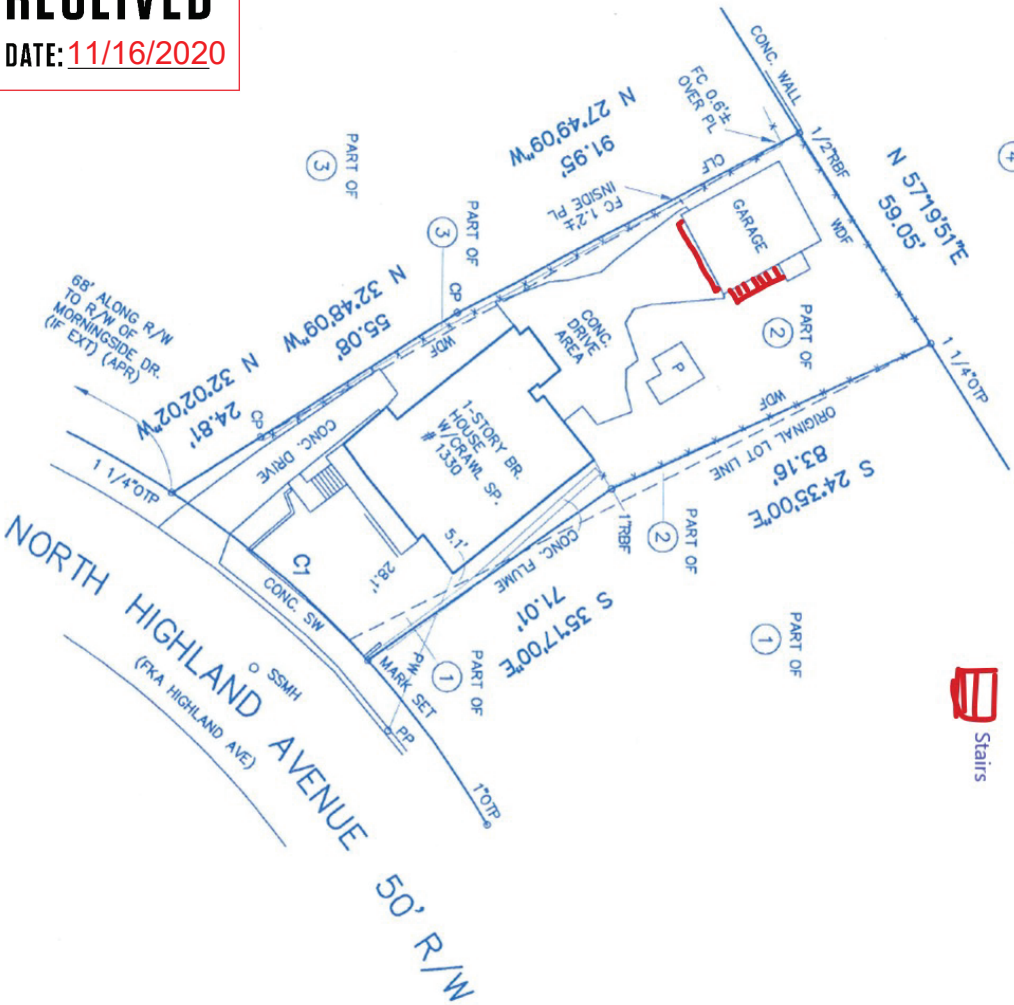
IPF	IRON PIN FOUND	POB	POINT OF BEGINNING
IPS	IRON SET	LLI	LAND LOT LINE
OIP	OPEN TOP PIPE FOUND	MH	MAN HOLE
OSP	OPEN TOP PIPE FOUND	SSL	SEWER SINKER LINE
RBF	REINFORCED BR FOUND	GB	GAS BOX
AI	ANGLE IRON FOUND	DI	DRAINAGE INLET
CP	CALCULATED POINT	VI	VIOLATION
WJF	WOOD JOINT FENCE	PP	POWER POLE
WFF	WOOD FENCE	FW	POWER LINE
WFC	WIRE FENCE	SSS	SEWER SINKER
FC	FENCE CORNER	DE	DEED
FC	FENCE CORNER	UE	UTILITY EASEMENT
R/W	RIGHT-OF-WAY	AE	ACCESS EASEMENT
PL	PROPERTY LINE	TH	TRAIL
CC	CENTERLINE	AMP	ACCESSORY METAL PIPE
CPT	CARPENTRY	ROP	REINFORCED CONC. PIPE
BR	BRICK	AS	AS PER PLAT
BR	BRICK	APR	AS PER RECORD
FR	FRAMING	APF	AS PER FIELD
PL	PLAT	BC	BACK OF CURB
P	PIER	BT	EDGE OF PAVEMENT
D	DEED	CH	CHANGING UNDER
R	RECORD	OH	OVERHANG
F	FIELD	N	NORMS

New roof line

Stairs

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**SCOTT AMY**

PART OF LOTS 1, 2 & 3      BLOCK 12

SUBDIVISION      MORNINGSIDE

LAND LOT 2      17TH DISTRICT      SECTION

FULTON COUNTY, GEORGIA

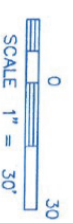
PLAT BOOK 21      PAGE 51      DATE JULY 27, 2004

DEED BOOK      .PAGE      ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

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

THIS RECORD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGLE ERROR OF 65 SECONDS PER ANGLE POINT AND AN ELECTRONIC TOTAL STATION AND A 10' CHAIN WERE USED TO OBTAIN THE DIMENSIONS USED IN THE PREPARATION OF THIS PLAT.

NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.



COORD FILE 21973  
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