

Historic Preservation Studio
Office of Design
55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303 (404) 330-6145



Department of
CITY PLANNING

Application #: _____
Date Accepted: _____

Application for Variances and Special Exceptions

Applicant's Name Laura Daniel

Applicant's Address 368 Moreland Ave NE, Suite 240

City Atlanta State GA Zip 30307

Phone # 706.402.6789 E-Mail laura@revivearchitecture.com

DESCRIPTION OF PROPERTY:

Property Address 1130 Alta Ave NE, Atlanta, GA 30307

Zoning Category R-5, HC20LSA1 - Inman Park SA1 Beltline? Yes In SPI / MR / MRC / NC? No

Is Inclusionary Zoning applicable to this project? Yes No

*Note: IZ is applicable to all new or conversion multifamily residential rental projects with ten (10) or more units in either the Beltline Overlay District or four Westside Neighborhoods (English Avenue, Vine City, Ashview Heights, or AUC). For these projects, applicant must complete and submit the supplemental Inclusionary Zoning Certification form.

DESCRIPTION OF PROJECT:

Describe clearly and in detail all proposed construction, alterations, repairs and other changes to the exterior appearance or site. The Office of Design Staff will use this description to determine the appropriate application type. Additional pages may be used if more space is needed, but "See Attached" will not be accepted

Rear addition to an existing house. A portion of the new addition is visible from the public right of way. We are submitting for both a Type III COA and a Variance request.

The Office of Design Accepts Applications
Monday through Friday from 8:30 Am to 3:00 PM
Incomplete applications will NOT be accepted.

Application Checklist

Required Submission Materials: (*Incomplete applications will NOT be accepted*). All submitted materials are retained by the Office of Design and not returned to the applicant.

Variances and Special Exceptions must be accompanied with an application for a Certificate of Appropriateness to approve the proposed work. Variances and Special Exceptions require a separate application and fee.

- Variances:
 - Responses to all five (5) of the Variance Criteria found in this packet.
 - Project documents such as a site plan or elevations showing the requested deviations from the Zoning Ordinance (disregard if you are submitting this request along with another application for a Certificate of Appropriateness).
 - Completed and Notarized Authorization by Property Owner Form (disregard if you are submitting this request along with another application for a Certificate of Appropriateness)
- Special Exceptions:
 - Responses to one (1) of the four (4) Special Exception Criteria found in this packet.
 - Project documents such as a site plan or elevations showing the requested deviations from the Zoning Ordinance (disregard if you are submitting this request along with another application for a Certificate of Appropriateness).
 - Completed and Notarized Authorization by Property Owner Form (disregard if you are submitting this request along with another application for a Certificate of Appropriateness)
 -

While it is not required and will not affect the outcome of your review, the Office of Design Staff strongly recommends that you contact your neighborhood association for their input on your project before submitting for a review.

ADDENDUM - VARIANCE PETITION

Directions: Complete responses must be provided for ALL questions. Incomplete applications will not be accepted. If extra space is needed, please attach information and reference attachments for the appropriate question. Applicant, having received a determination that proposed action is at broad variance with the referenced zoning regulations when seeking a Certificate of Appropriateness, hereby requests that the Atlanta Urban Design Commission grant a variance for (description of variance):

for the following reasons:

(1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)?

The answer to this question is on the following page

(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 answer to this question is on the following page

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

The answer to this question is on the following page

(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 answer to this question is on the following page

(5) State whether the property described in this application forms any part of the subject matter of a pending application or ordinance for a zoning change or Special Use Permit. _____YES X NO

I HEREBY FILE THIS REQUEST FOR VARIANCE FROM THE TERMS OF THE ZONING REGULATIONS FOR THE
 Inman Park Historic District DISTRICT AND OTHER TERMS OF THE ZONING ORDINANCE OF THE
CITY OF ATLANTA, WHICH APPLY TO THE PROPERTY IN QUESTION. I HEREBY AUTHORIZE THE OFFIC OF
DESIGN STAFF AND THE MEMBERS OF THE ATLANTA URBAN DESIGN COMMISSION TO INSPECT THE PREMISES
OF THE ABOVE DESCRIBED PROPERTY. I HEREBY DEPOSE AND SAY THAT ALL STATEMENTS HEREIN AND
ATTACHED STATEMENTS SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Laura Daniel

Applicant

For Doug Young, Executive Director.

Sec. 16-20L.006.2.b *New additions to existing structures: The following setback requirements and maximum floor area ratio shall apply to all permitted uses of new additions to existing structures: Rear setbacks shall be subject to the compatibility rule. The compatibility rule shall not apply to the front and side setbacks of any addition to an existing structure, however the front and side yard setbacks of the addition shall not be less than the respective setback, at its closest point, of the existing structure.*

- 1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)?

Answer: The natural topography of 1130 Alta Ave has a steep grade slope from the front to the rear of the lot.

- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship?

Answer: Strict compliance to the zoning section 16-20L.006.2.b is unnecessarily burdensome to the property at 1130 Alta Ave. Given the natural topography, the new side addition will have limited visibility from the public right of way; the majority of the addition will be below grade and not visible from the street. Additionally, the new structure will be located behind the driveway and will be obstructed by a parked car.

Furthermore, a bonus of the structure is the included design for a screened area for the trash and recycling herbie curbies. These items will no longer be placed in an unsightly location visible from the public row.

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

Answer: The steep grade from the front to the rear of the lot obstructs the view of the side and rear yard from the public right of way.

- 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.

Answer: Due to the property's natural topography, building a side addition that extends further than the existing structure into the side yard does not do harm to the intent of the historic zoning requirement. As shown in the drawings provided the new side addition minimally rises above the driveway thereby not disrupting the existing rhythm of the block face. The new addition begins 68' back from the sidewalk and is set to the basement level of the house. The established open space between the houses is not disrupted.

Compatibility - There are several houses on Alta Ave and one particular house on Austin Ave that have side additions that project further than the original historic structure. See included sheet A-8.3 for a location map and photos of each house. 1124 Alta, Ave; 1110 Alta Ave; 1157 Alta Ave; 1131 Austin Ave (the property directly behind 1130 Alta Ave).

Additionally, the side addition is within the city standard R-5 Setbacks, FAR (floor area ratio), and Lot Coverage

- R-5 Side Yard Setback = 7'-0".

- 1130 Alta Ave Side Yard Setback = 8'-0"
- R-5 FAR = 50%
 - 1130 Alta Ave FAR = 50%
- R-5 Lot Coverage = 55%
 - 1130 Alta Ave Lot Coverage = 55%

5) State whether the property described in this application forms any part of the subject matter of a pending application or ordinance for a zoning change or Special Use Permit.

Answer: NO

Authorization by Property Owner

(Required only if the applicant is not the owner of the property subject to the proposed application.)

(Please Print Clearly)

I, Kate Wood (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1130 Alta Ave NE (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 Wood FIRST NAME Kate
ADDRESS 1130 Alta Ave. NE SUITE _____
CITY Atlanta STATE GA ZIP CODE 30307

OWNER'S TELEPHONE NUMBER: 404-775-0002

Kate Wood
SIGNATURE OF OWNER

Kate A. Wood
PRINT NAME OF OWNER

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMES, WHO SWEARS THAT THE INFORMATION CONTAINED IN THIS AUTHORIZATION IS TRUE AND CORRECT TO THE BEST KNOWLEDGE AND BELIEF.

Clifton Anthony Wade
NOTARY PUBLIC

3/11/2021
DATE

