



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

APPLICATION #: **V-21-072**

DATE ACCEPTED: **03/10/2021**

## NOTICE TO APPLICANT

Address of Property:

**451 Clifton RD NE**

City Council District: **5**      Neighborhood Planning Unit (NPU): **N**

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, May 06, 2021 at 12:00 p.m.**

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

The contact person for NPU N is:

**Catherine Woodling**  
**(404) 550-7271**  
**npunchair@gmail.com**

Contact info for adjacent NPUs is provided below if necessary:

**Additional Contacts:**

V-21-072



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,

*Rhonda Goodman*

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

*Ray Stache*      *JHB*

\_\_\_\_\_  
Ray Stache



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

V-21-072



**REFERRAL CERTIFICATE**

COUNCIL DISTRICT 5 APPLICATION NUMBER \_\_\_\_\_

NPU N DATE FILED \_\_\_\_\_

Ray Stache  
 Name of Applicant

**BUILDING PERMIT AUTHORIZING**  
*Construction of an accessory structure*

at 451 Clifton Road N.E. 15<sup>th</sup>/239  
 Street Address Quadrant District & Land Lot

to be used for Single Family Residential purposes

The property is zoned R-4

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

Applicant seeks a variance to reduce the rear yard setback from 15 feet to 9.6 feet for an accessory structure.

COMPLETE REVIEW WAS NOT CONDUCTED.

**1982 ZONING ORDINANCE, AS AMENDED**

Chapter 06 Section 16-06.008 Paragraph 3

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

J. Zymel 3/11/2021  
 Plan Reviewer Date

Ray Stache 3/11/21  
 Applicant Date

# APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

Variance	✓
Special Exception	
Variance & Special Exception	



Date Filed 3/10/2021 Application Number \_\_\_\_\_

Name of Applicant Ray Stache Daytime Phone 404-229-9240

Company Name (if applicable) \_\_\_\_\_ email ray.stache@cushwake.com

Address 451 Clifton Rd NE Atlanta Ga 30307  
street city state zip code

Name of Property Owner Raymond Allen Stache Phone 404-229-9240

Address 451 Clifton Rd NE Atlanta Ga 30307  
street city state zip code

**Description of Property**

Address of Property 451 Clifton Rd NE Atlanta Ga 30307  
street city state zip code

Area: 7,199sf Land Lot: 239 District: 15, Dekalb County, GA.

Property is zoned: R-4, Council District: 5,7, Neighborhood Planning Unit (NPU): N,B

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.

*Ray Stache*  
 \_\_\_\_\_  
 Owner or Agent for Owner (Applicant)  
**Raymond Allen Stache**  
 \_\_\_\_\_  
 Principal Owner

Sworn To And Subscribed Before Me This 10 Day Of March, 2021  
*[Signature]*  
 \_\_\_\_\_  
 NOTARY PUBLIC





# SUMMARY & JUSTIFICATION FOR VARIANCE

**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.").

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**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.

\_\_\_\_\_ covered square feet / \_\_\_\_\_ total lot square feet = \_\_\_\_\_% proposed lot coverage  
\_\_\_\_\_ % 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)? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 3) What conditions are peculiar to this particular piece of property? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 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. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Submitted 3.10.2021

*Section 16-26.003 Conditions for granting a Variance  
Variances may be granted by the Board of Zoning Adjustments  
only upon making all of the following findings.*

*(1) there are extraordinary and exceptional conditions  
pertaining to the particular piece of property in  
question because of its size, shape or topography;*

***The property has a small lot. It is less than 7,200sf which is less than 80% of the lot size for R-4 zoning.***

*(2) the application of the zoning ordinance of the City of  
Atlanta to this Particular piece of property would  
create an unnecessary hardship;*

***The request of for a small separate building to be used as an office on the property. With Covid my wife and I are both working at home. My wife is an artist, writer and health consultant. I am working out of her art room and she works on the kitchen table. Our back yard has our garden and small yard. To maintain as much usable yard space we need to push the structure as far back as possible. The space behind the building would be dead space that we could not see or get enough light to grow plants.***

*(3) such conditions are peculiar to the particular piece  
of property involved; and*

***Based on Atlanta GIS there are a total of 25 properties along the alley behind the subject property. At least 15 of these have structures with less than the required setback.***

*(4) 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.*

***Previous owner had approval for a similar variance from the City of Atlanta. (v 15-159)***

***The structure that was never built. (v-15-159)***

# 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, \_\_\_\_\_ (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT \_\_\_\_\_ (PROPERTY ADDRESS). AS SHOWN IN THE RECORDS OF \_\_\_\_\_ 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 \_\_\_\_\_ FIRST NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_ SUITE \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

OWNER'S TELEPHONE NUMBER: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF OWNER

\_\_\_\_\_  
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 OF MY KNOWLEDGE AND BELIEF.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
DATE





IMPERVIOUS CALCULATIONS

EXISTING IMPERVIOUS CONDITIONS
HOUSE = 1,094.3± SQ.FT.
FRAME PORCH = 109.6± SQ.FT.
STEPS = 40.8± SQ.FT.
CONC. WALK = 77.3± SQ.FT.
CONCRETE DRIVEWAY = 1,697.2± SQ.FT.
PORTION OF WALL = 5.6± SQ.FT.
PORTION OF FIRE PLACE = 10.9± SQ.FT.
OVERLAND PATIO = 137.7± SQ.FT.
STONE PATIO = 209.4± SQ.FT.
BBQ = 58.8± SQ.FT.
TOTAL IMPERVIOUS AREA = 3,441.6± SQ.FT. OR 47.8%±

ZONING INFORMATION

CITY OF ATLANTA - R-4
MINIMUM LOT AREA: 9,000 SQUARE FEET
MINIMUM LOT WIDTH: 70 FEET
MAXIMUM FLOOR AREA RATIO: 0.50
MAXIMUM LOT COVERAGE: 50 PERCENT
MINIMUM FRONT SETBACK: 35 FEET
1/2 DEPTH FRONT SETBACK: 17.5 FEET
MINIMUM SIDE SETBACK: 7 FEET
MINIMUM REAR SETBACK: 15 FEET
MUST BE VERIFIED BY CITY OF ATLANTA PRIOR TO CONSTRUCTION.

V-21-072



LEGEND

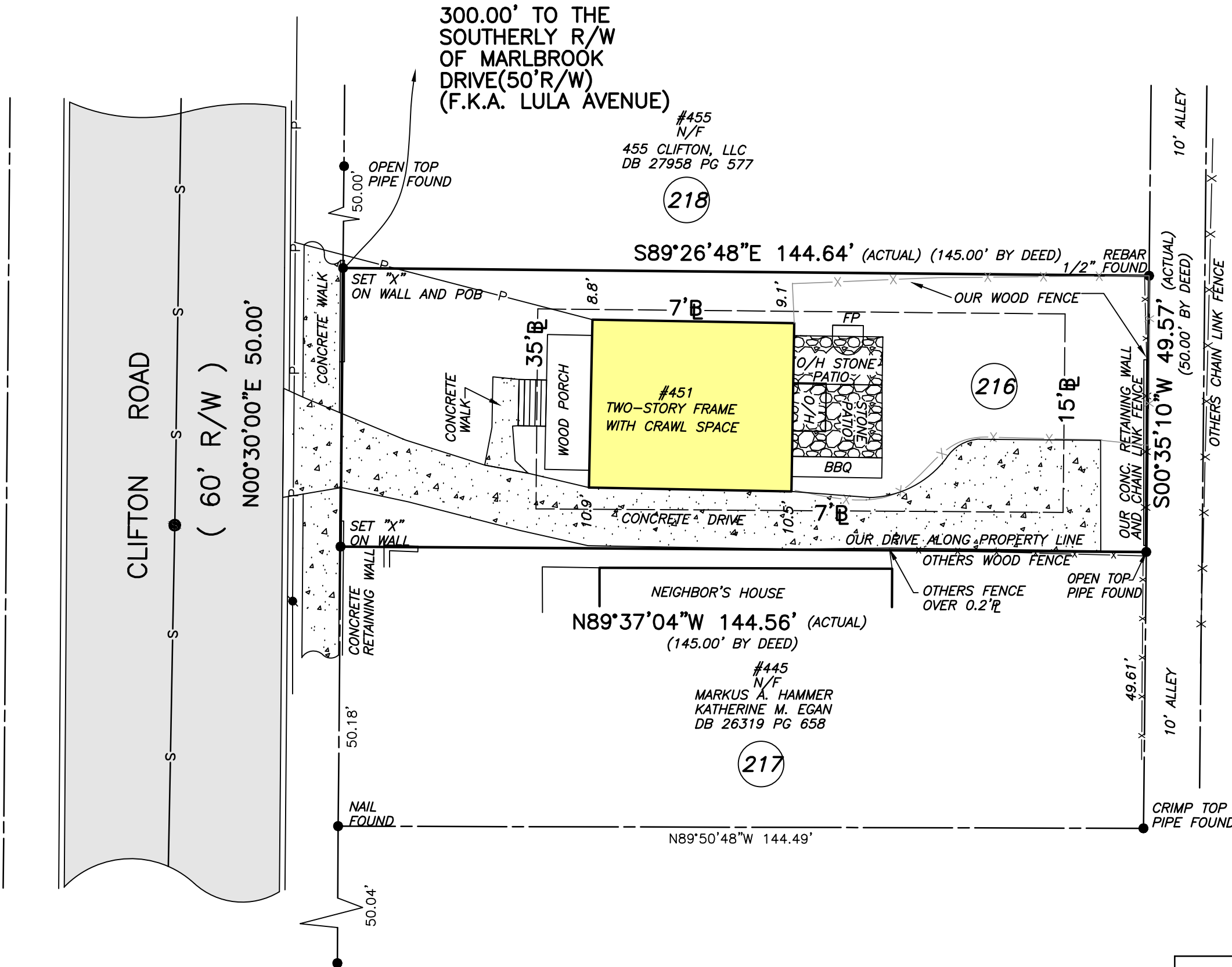
- Denotes Building Line
Denotes Property Line
Denotes Right-of-Way
Denotes Centerline
Denotes Back of Curb
Denotes Gutter
Denotes Edge of Paving
Denotes Top of Wall
Denotes Bottom of Wall
Denotes Fence
Denotes Reinforced Concrete Pipe
Denotes Corrugated Metal Pipe
Denotes Power Pole
Denotes Light Pole
Denotes Guy Wire
Denotes Power Line
Denotes Power Meter
Denotes Power Box
Denotes Fiber Optic
Denotes Air Condition
Denotes Telephone Box
Denotes Gas Meter
Denotes Gas Valve
Denotes Gas Line Marker
Denotes Water Meter
Denotes Water Valve
Denotes Fire Hydrant
Denotes Monitoring Well
Denotes Headwall
Denotes Junction Box
Denotes Drop Inlet
Denotes Sanitary Sewer Line
Denotes Sanitary Sewer Manhole
Denotes Clean Out
Denotes Point of Beginning
Denotes Point of Commencement

SURVEY NOTES

- 1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 64,788 FEET.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.



Know what's below. Call before you dig.



REFERENCE MATERIAL

- 1. LIMITED WARRANTY DEED IN FAVOR OF RAYMOND ALLEN STACHE AND MADELINE RAINS DEED BOOK 26621 PAGE 247 DEKALB COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA.



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Michael R. Noles (Signature)

Michael R. Noles Georgia RLS No. 2646 3-2-21

Table with 3 columns: NO., REVISIONS, DATE

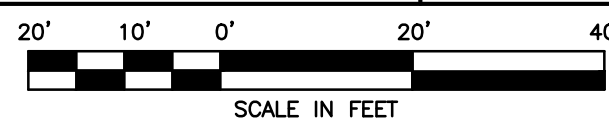


McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR RAYMOND ALLEN STACHE

451 CLIFTON ROAD N.E. ATLANTA, GEORGIA

TOTAL AREA= 0.165± ACRES OR 7,199± SQ. FT.



DB: RT

LOT 216 EDGEWOOD PARK SUBDIVISION

LAND LOT 239 15TH DISTRICT DEKALB COUNTY, GEORGIA
PLAT PREPARED: 3-2-2021
FIELD: 2-26-2021 SCALE: 1"=20'
JOB#255137 PG 3-K PG 403

**View of 451 and 445 Clifton**





**View of 452 and 446 Clifton**



**View of 451 and 455 Clifton**





**Front Photos – 452 Clifton**



**View of 452 and 462 Clifton**





**YARD PHOTOS – 451 Clifton Rd**

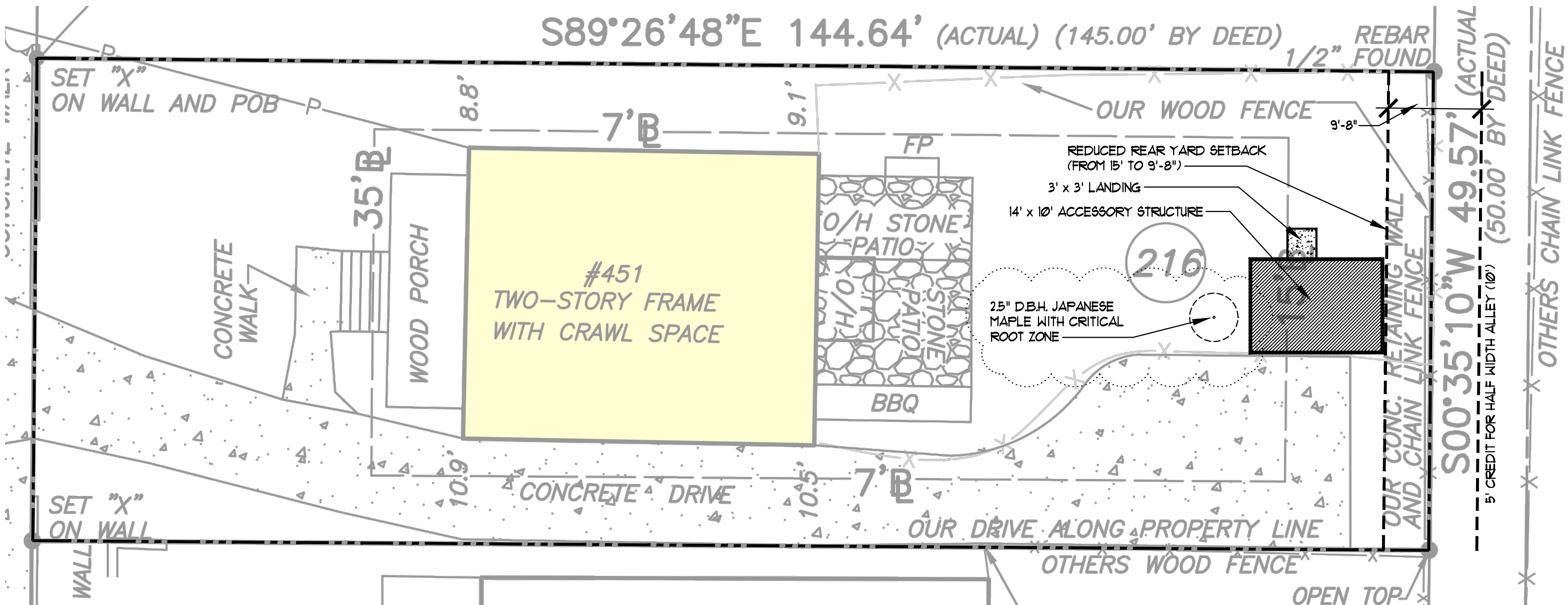








S89°26'48"E 144.64' (ACTUAL) (145.00' BY DEED)



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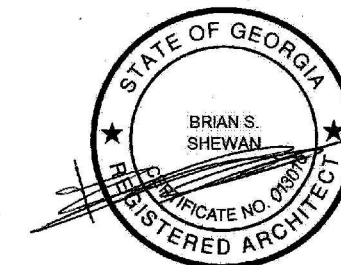
**LOT COVERAGE:**

EXISTING IMPERVIOUS: PER SURVEY	3441.6 SQ. FT.
PROPOSED NEW IMPERVIOUS: ACCESSORY STRUCTURE	140 SQ. FT.
CONCRETE LANDING	9 SQ. FT.
TOTAL PROPOSED NEW IMPERVIOUS	149 SQ. FT.
TOTAL PROPOSED IMPERVIOUS	3590.6 SQ. FT.
LOT AREA:	7199 SQ. FT.
LOT COVERAGE:	49.9%

**PROPOSED SITE PLAN**

SCALE: 1" = 10'-0"

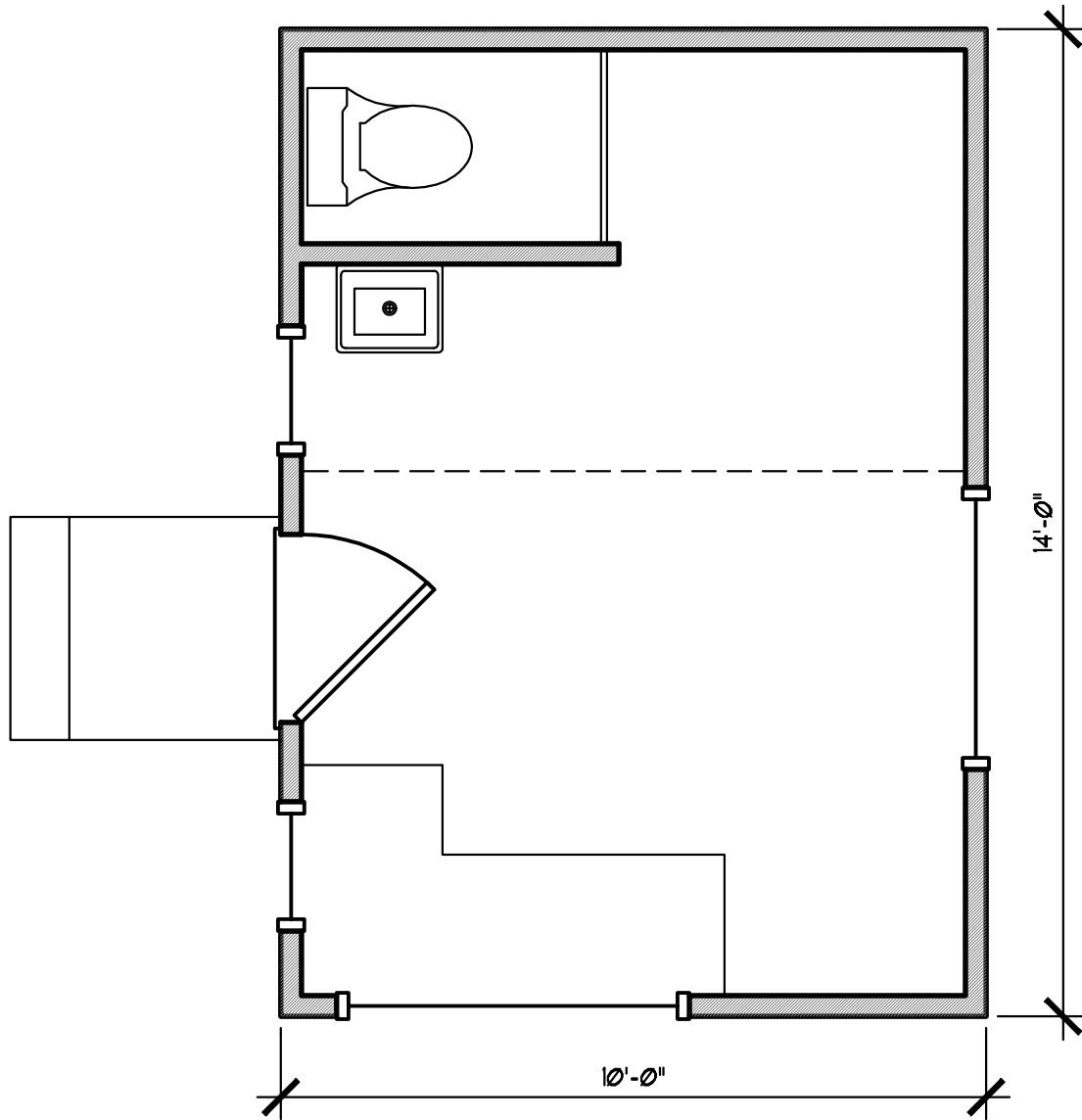
APPLICATION FOR A VARIANCE TO REDUCE REAR YARD SETBACK (FROM 15' TO 9'-8")



451 CLIFTON ROAD

PROPOSED SITE PLAN | SCALE: 1" - 10'-0"

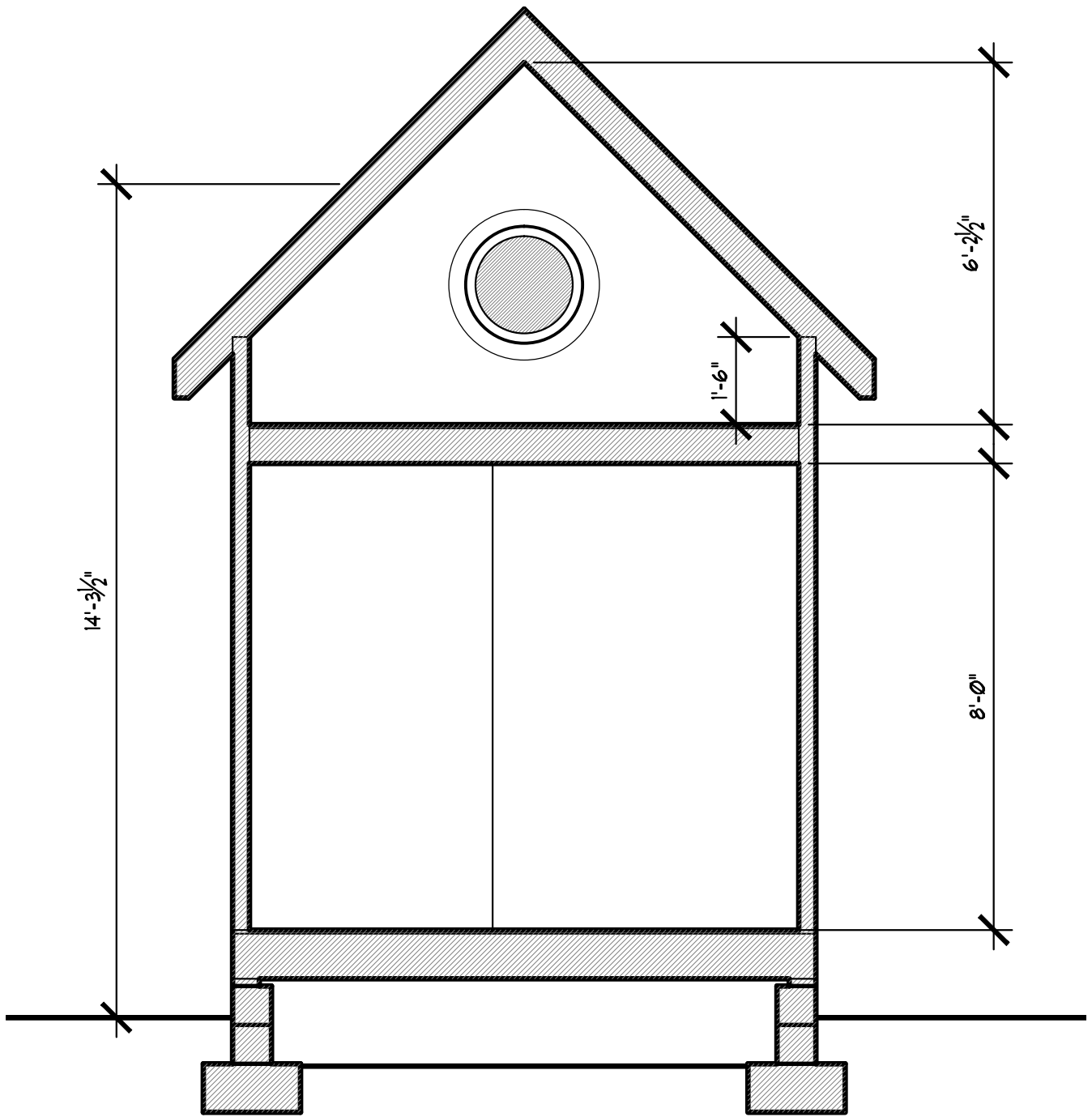
9 MARCH 2021 - UPDATED 12 APRIL 2021



451 CLIFTON ROAD

FLOOR PLAN | SCALE:  $\frac{3}{8}$ " = 1'-0"

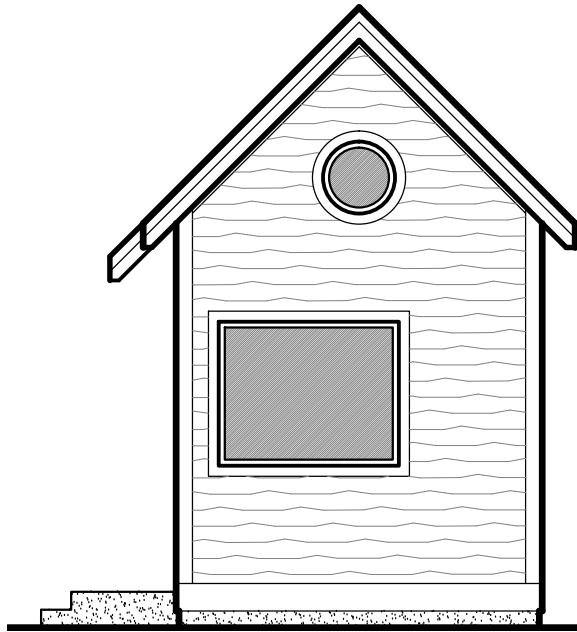
4 APRIL 2021



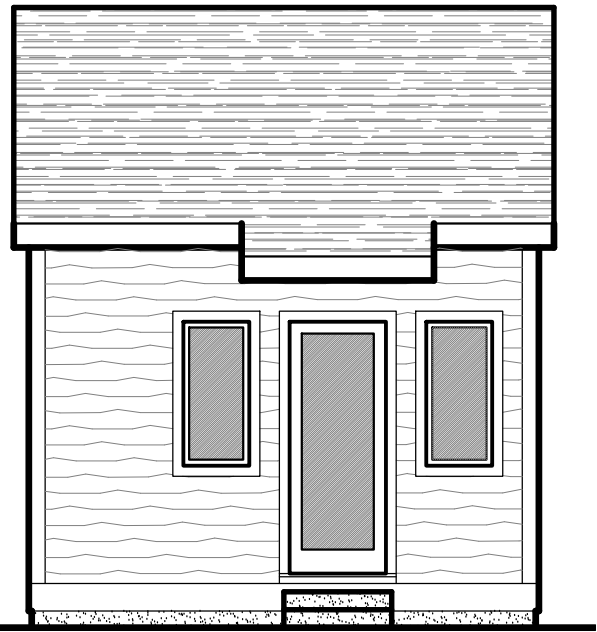
451 CLIFTON ROAD

SECTION | SCALE:  $\frac{3}{8}'' = 1'-0''$

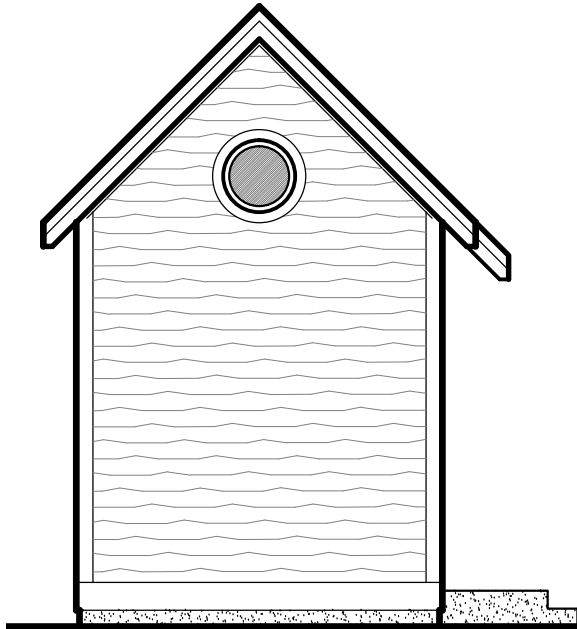
4 APRIL 2021



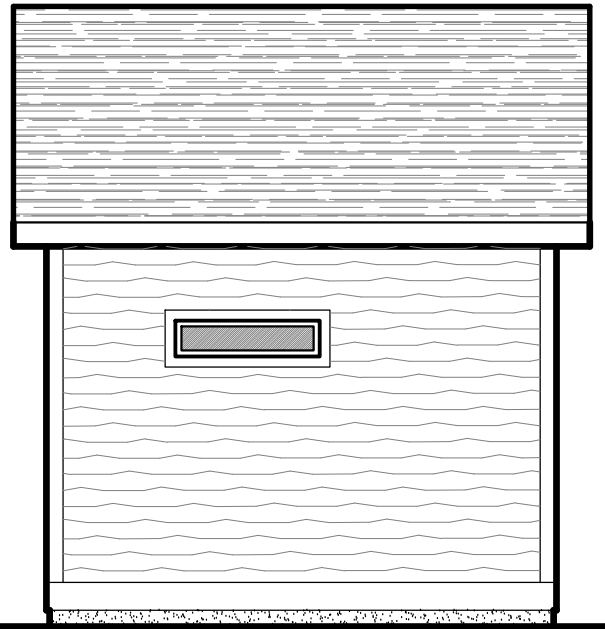
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

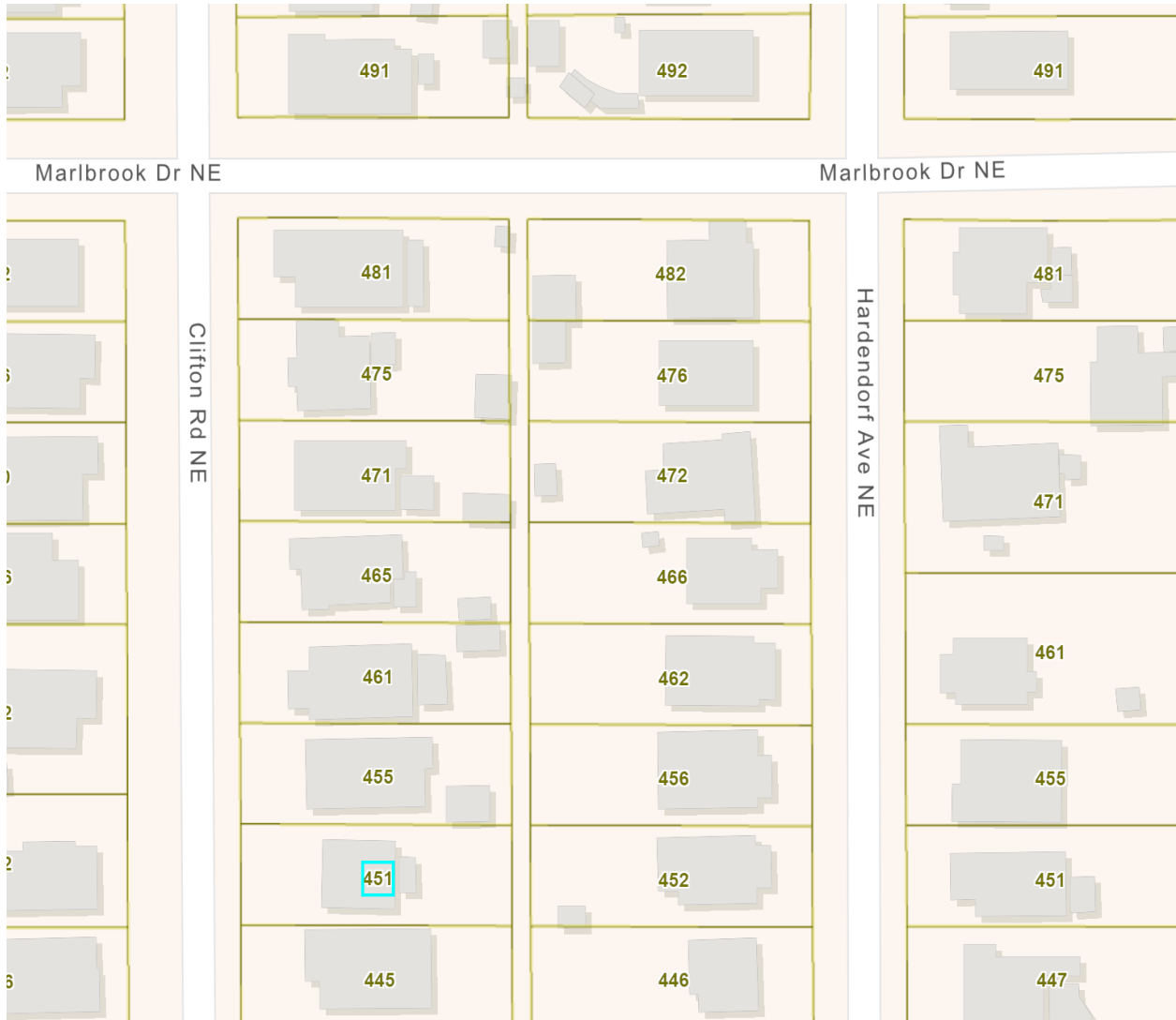
451 CLIFTON ROAD

ELEVATIONS | SCALE: 3/16" = 1'-0"

4 APRIL 2021



# ALLEYWAY STRUCTURES



NE

Clifton R

470	
466	NR
462	S
452	S
446	S
442	S
438	

471	
465	NR
461	S
455	S
451	S
445	S
441	S
435	S

472	
466	S
462	S
456	S
452	S
446	S
440	S
436	

S = Support  
 NR = No Response

Raymond Stache  
451 Clifton Road NE  
Atlanta Ga 30307  
404-229-9240  
Ray.stache@cushwake.com

3/19/2021

Re: Proposed Renovations & Additions to ~~451~~ <sup>441</sup> Clifton Road, V-12-072

~~451~~  
451

Dear Neighbor,

We are planning on building a 10'x14' structure in the back of our property. The purpose of the building is to be used as a studio and office for my wife Madeline. The exterior will be reclaimed wood siding with a tin roof.

Due to the size of our lot and the small back yard we want to reduce the backyard set back from 15' to 9'8". This reduces the dead space behind the structure and allows us to keep an existing Japanese Maple tree.

These plans will be presented first at the Thursday, April 15, 2021 meeting of the Lake Claire Neighbors (LCN). That meeting will be held via Zoom at 7:15pm. After that, these plans will be presented at the Neighborhood Planning Unit – N (NPU-N) meeting on Thursday, April 22, 2021 at 7pm, via Zoom.

Should you have any questions about this project, please feel free to contact us at the contact information listed above.

Sincerely,

Raymond Stache

**Acknowledgement of Notification:**

- I have been made aware of variance request <variance request number> and given the opportunity to comment on the proposal.
- I have additional questions.
- I have been informed but have no opinion.



<Signature of LCN member>

Samuel M. Rawlins

~~Linda Howard~~

441 Clifton Road.

~~455 Clifton Road~~

Raymond Stache  
451 Clifton Road NE  
Atlanta Ga 30307  
404-229-9240  
Ray.stache@cushwake.com

3/19/2021

Re: Proposed Renovations & Additions to 451 Clifton Road, V-12-072

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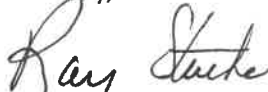
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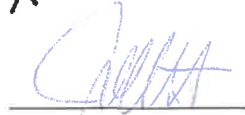
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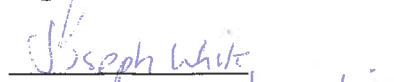
  
Raymond Stache

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<Signature of LCN member>

  
~~Jennifer Hatcher~~ Joe White

452 Clifton Road



Raymond Stache  
451 Clifton Road NE  
Atlanta Ga 30307  
404-229-9240  
Ray.stache@cushwake.com

3/19/2021

Re: Proposed Renovations & Additions to 451 Clifton Road, V-12-072

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<Signature of LCN member>



Marcus A Hammer

445 Clifton Road

Raymond Stache  
451 Clifton Road NE  
Atlanta Ga 30307  
404-229-9240  
Ray.stache@cushwake.com

3/19/2021

Re: Proposed Renovations & Additions to 451 Clifton Road, V-12-072

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<Signature of LCN member>



Eric Dobbs

---

446 Hardendorf

Raymond Stache  
451 Clifton Road NE  
Atlanta Ga 30307  
404-229-9240  
Ray.stache@cushwake.com

3/19/2021

Re: Proposed Renovations & Additions to 451 Clifton Road, V-12-072

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Should you have any questions about this project, please feel free to contact us at the contact information listed above.

Sincerely,

  
Raymond Stache

**Acknowledgement of Notification:**

- I have been made aware of variance request <variance request number> and given the opportunity to comment on the proposal.
- I have additional questions.
- I have been informed but have no opinion.

\_\_\_\_\_  
<Signature of LCN member>

  
James R Bilotto

\_\_\_\_\_  
452 Hardendorf

Raymond Stache  
451 Clifton Road NE  
Atlanta Ga 30307  
404-229-9240  
Ray.stache@cushwake.com

3/19/2021

Re: Proposed Renovations & Additions to 451 Clifton Road, V-12-072

Dear Neighbor,

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<Signature of LCN member>



John Miller Tobin

440 Hardendorf



Raymond Stache  
451 Clifton Road NE  
Atlanta Ga 30307  
404-229-9240  
Ray.stache@cushwake.com

3/19/2021

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\_\_\_\_\_  
<Signature of LCN member>

  
Gregory Davis

\_\_\_\_\_  
456 Hardendorf

Raymond Stache  
451 Clifton Road NE  
Atlanta Ga 30307  
404-229-9240  
Ray.stache@cushwake.com

3/19/2021

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Dear Neighbor,

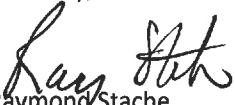
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\_\_\_\_\_  
<Signature of LCN member>

  
\_\_\_\_\_  
Kathryn Bryant

\_\_\_\_\_  
461 Clifton Road

Raymond Stache  
451 Clifton Road NE  
Atlanta Ga 30307  
404-229-9240  
Ray.stache@cushwake.com

3/19/2021

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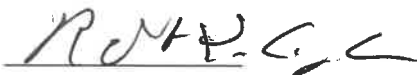


Raymond Stache

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<Signature of LCN member>



Robert F Cunningham

446 Clifton Road



Raymond Stache  
451 Clifton Road NE  
Atlanta Ga 30307  
404-229-9240  
Ray.stache@cushwake.com

3/19/2021

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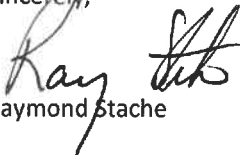
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<Signature of LCN member>

\_\_\_\_\_  
Anna Marra

\_\_\_\_\_  
462 Clifton Road

Raymond Stache  
451 Clifton Road NE  
Atlanta Ga 30307  
404-229-9240  
Ray.stache@cushwake.com

3/19/2021

Re: Proposed Renovations & Additions to 451 Clifton Road, V-12-072

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\_\_\_\_\_  
<Signature of LCN member>

  
Saed M Reyes

\_\_\_\_\_  
435 Clifton Road

Raymond Stache  
451 Clifton Road NE  
Atlanta Ga 30307  
404-229-9240  
Ray.stache@cushwake.com

3/19/2021

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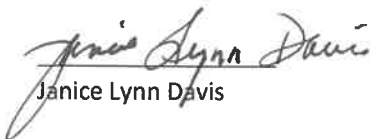


Raymond Stache

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\_\_\_\_\_  
<Signature of LCN member>



Janice Lynn Davis

\_\_\_\_\_  
442 Clifton Road

Raymond Stache  
451 Clifton Road NE  
Atlanta Ga 30307  
404-229-9240  
Ray.stache@cutshale.com

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*Julia Howard*  
Julia Howard

455 Clifton Road