



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-21-281**

DATE ACCEPTED **10/22/2021**

NOTICE TO APPLICANT

Address of Property:

2069 Howard CIR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, December 09, 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:

Daniel Rice (NPU O)
706-247-3561
chair@atlantanpuo.org

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

Adam Stillman

Adam Stillman

V-21-281



APPLICATION FOR BOARD OF ZONING ADJUSTMENT

V-21-281

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

Variance	✓
Special Exception	
Variance & Special Exception	



Date Filed 10-15-2021 Application Number _____

Name of Applicant Adam Stillman Daytime Phone 770-330-3389

Company Name (if applicable) Adam Stillman Residential Design email apstillman@gmail.com

Address 350 Sinclair Ave NE Atlanta GA 30307
street city state zip code

Name of Property Owner Jennifer and Dean Harrelson Phone 704-685-2660

Address 2069 Howard Cir NE Atlanta GA 30307
street city state zip code

Description of Property

Address of Property 2069 Howard Cir NE Atlanta GA 30307
street city state zip code

Area: 7371 Land Lot: 212 District: 15, Fulton County, GA.

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

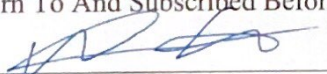
STATE TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received a preliminary plan review from the Office of Zoning and Development prior to seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

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.

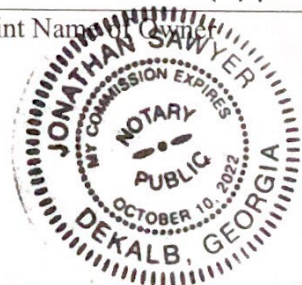

 Owner or Agent for Owner (Applicant)
Adam Stillman (applicant)

Print Name _____

Sworn To And Subscribed Before Me This 15th Day Of OCT, 2021.



 NOTARY PUBLIC





SUMMARY & JUSTIFICATION FOR VARIANCES

Directions: 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.”).

Convert existing patio to covered porch. Construct two-car garage connected via covered walk with guest house above

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.

3755 covered square feet / 7371 total lot square feet = 50.9 % 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)? Please see next page for all answer
- 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.



Property Address: 2069 Howard Cir NE

Variance requested:

- To decrease the west side yard setback from 7' to 3.5' and
- To decrease the rear yard setback from 15' to 8.0' and
- To increase the allowable lot coverage from 50% to 50.9% and
- To increase the size of an accessory structure from 30% to 40.2% of the size of the main dwelling

Variance Criteria:

1. **What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question?** The lot is 50 feet wide and 7371 square feet in area. This is deficient of a conforming R-4 lot by 20 feet in width and 1629 square feet in area. The lot has an existing non-conforming lot coverage of 51%. An existing garage sits within the east side yard setback, 0.9' from the property line. The lot is relatively flat before sloping up steeply at the rear (south). The R-4 zoning district was overlaid onto the neighborhood several decades after the property was platted.
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 zoning regulations would create an unnecessary hardship by significantly reducing the buildable area of the lot, and preventing construction of a guest house atop a proposed two-car garage attached to the main house via a covered walkway. Guest houses are an allowable use in R-4 zoning. The floor area ratio of the existing house is less than the maximum permitted by R-4 zoning; therefore, there are unused development rights on the lot that can be utilized within the proposed guest house without exceeding the allowable floor area ratio.
3. **What conditions are peculiar to this particular piece of property?** The lot is 20' narrower and 1629 square feet smaller than a conforming R-4 lot. The lot has an existing non-conforming lot coverage of 51%. The lot has an existing garage 0.9' from the side property line.
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.** Relief of the requested variance would not create a detriment to the public good, but rather would encourage the sustainability of the neighborhood by allowing the homeowners to expand their home for their family in a manner consistent with the development pattern of the neighborhood. The proposed garage and covered walkway will be further from the property lines than the existing garage, reducing an existing nonconformity. The proposed lot coverage will be less than the existing lot coverage, reducing an existing nonconformity; further, the use of permeable pavers for the driveway will reduce stormwater runoff. If the proposed covered walkway connecting the garage to the primary house were changed to heated space (for example, a window-lined hallway), the 30% limitation on accessory structures would not apply. The proposed accessory structure meets the allowable height requirements for accessory structures, so the proposed addition will be in scale with surrounding development. These factors combined serve to promote desirable living conditions and allow for the orderly evolution of the property, and as an extension the neighborhood.



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, Jennifee W Harrelson / Jerry Dean Harrelson (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 2069 Howard Cir NE Atlanta GA 30307 (PROPERTY ADDRESS). AS SHOWN IN THE RECORDS OF Dekalb 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 Stillman FIRST NAME Adam

ADDRESS 350 Sinclair Ave NE SUITE _____

CITY Atlanta STATE GA ZIP CODE 30307

OWNER'S TELEPHONE NUMBER: 770-330-3389

[Signature]
SIGNATURE OF OWNER

Jennifee W Harrelson / Jerry Dean Harrelson
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.

[Signature]
NOTARY PUBLIC

10/15/2021
DATE

SHERICE BURGESS
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires May 15, 2023

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& DEVELOPMENT
RECEIVED
DATE: 10/22/2021



Front (north) of house



Rear (south) of house



Left (east) side of house



Right (west) side of house

V-21-281
OFFICE OF ZONING & DEVELOPMENT
RECEIVED
DATE: 10/22/2021



Existing fireplace to be removed



Existing retaining walls to remain



Existing garage to be removed



Existing stone patio to be removed

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED 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 WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

FLOOD STATEMENT

TREE LEGEND
 HKY - HICKORY
 HLY - HOLLY
 DAK - DAK

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13089C0064K - EFFECTIVE DATE OF 08/15/2019. ZONE "X", AS DESCRIBED BY SAID MAP BEING "AREA OF MINIMAL FLOOD HAZARD".

CURRENT ZONING:
 R-4, SINGLE FAMILY RESIDENTIAL DISTRICT

MINIMUM LOT REQUIREMENTS:
 MINIMUM LOT AREA: 9,000 SF
 MINIMUM LOT FRONTAGE: 70 FEET

MINIMUM YARD REQUIREMENTS:
 FRONT YARD: 35 FEET
 SIDE YARD: 7 FEET
 REAR YARD: 15 FEET

MAXIMUM LOT COVERAGE: 50%

FOR A MORE COMPLETE AND FULL DISCLOSURE OF THE REGULATIONS AND RESTRICTIONS, SEE ATLANTA, GA. CODE OF ORDINANCES.

AVERAGE SETBACK CALCULATIONS
 #2057 HOWARD CIRCLE - 34.4 FEET
 #2063 HOWARD CIRCLE - 35.6 FEET
 #2071 HOWARD CIRCLE - 34.7 FEET
 #2075 HOWARD CIRCLE - 35.2 FEET

AVERAGE FRONT SET BACK = 35 FEET
 * MEASUREMENTS USED FOR AVG. SETBACK CALCULATION.

LEGEND
 CMP CORRUGATED METAL PIPE
 DE DRAINAGE EASEMENT
 SSE SANITARY SEWER EASEMENT
 BSL BUILDING SETBACK LINE
 RBF REBAR FOUND
 IPP IRON PIN PLACED REBAR
 IPF IRON PIN FOUND
 OTP OPEN TOP PIN
 CTP CRIMP TOP PIN
 RB REBAR
 CB CATCH BASIN
 JB JUNCTION BOX
 HW HEAD WALL
 POB POINT OF BEGINNING
 MH MAN HOLE
 R/W RIGHT-OF-WAY
 PP POWER POLE
 LL LAND LOT
 M MEASURED
 D DEED
 P PLAT
 -X- FENCE
 X0.0 SPOT ELEVATION

GENERAL NOTES

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS NOTED OTHERWISE.
5. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS SHOWN OTHERWISE.
6. NO ZONING REPORT SUPPLIED. THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSIONS REGARDING THE ZONING DESIGNATIONS SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OF ATLANTA, GA. RECORDS.

SURVEYOR CERTIFICATION
 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. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

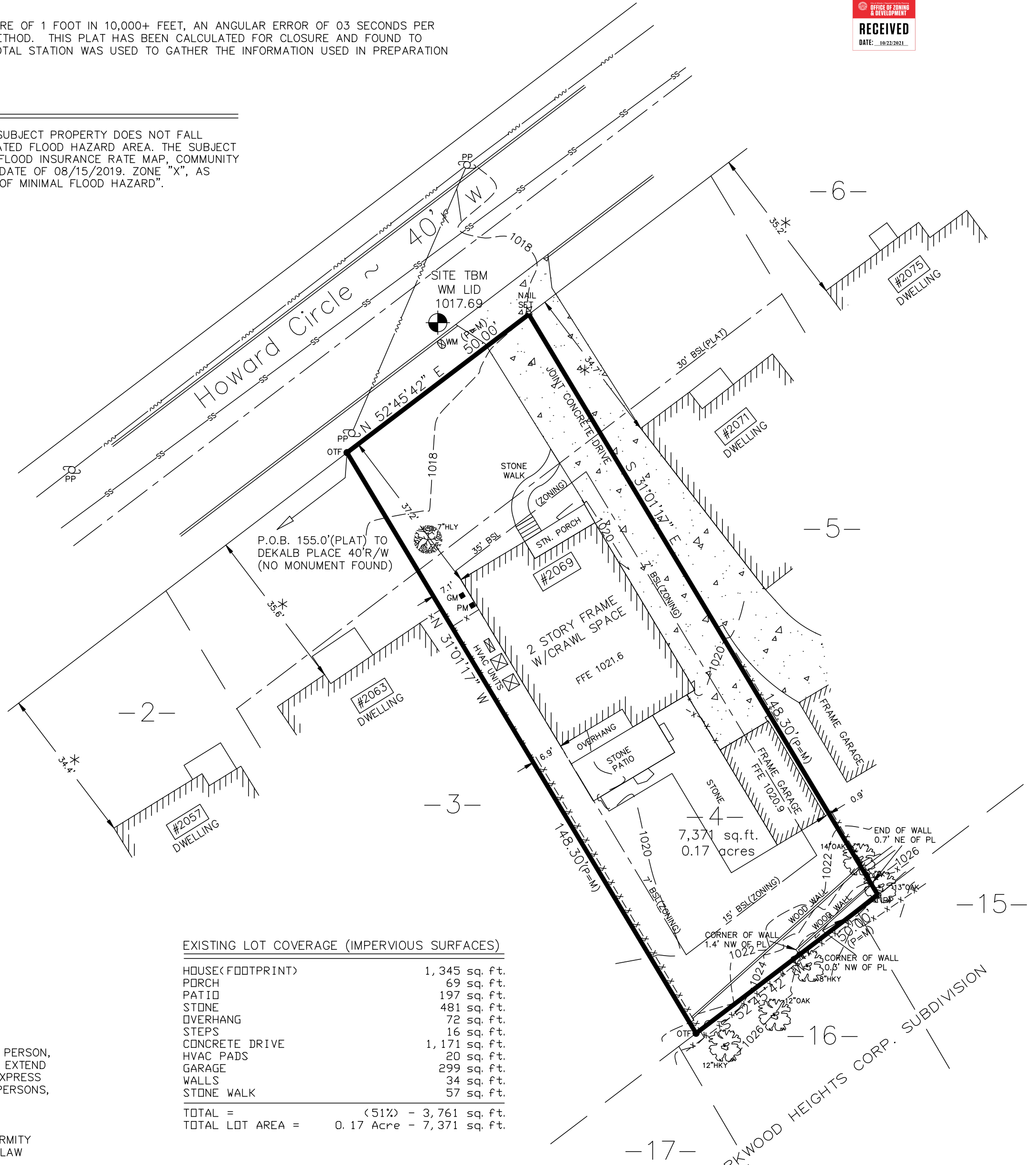
John W. Stanzilis, Jr.
 JOHN W. STANZILIS, JR.

PLAT CERTIFICATION NOTICE
 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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

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

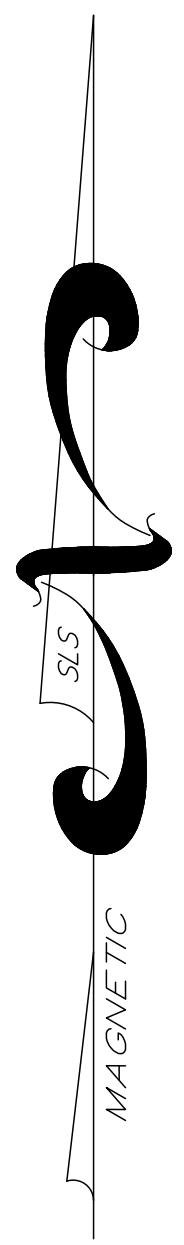
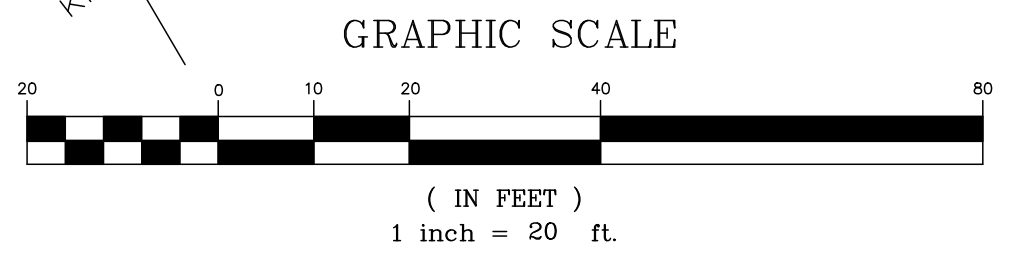
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-19, 43-15-22.

CERTIFICATE OF AUTHORIZATION NO. LSF000374



EXISTING LOT COVERAGE (IMPERVIOUS SURFACES)

HOUSE (FOOTPRINT)	1,345 sq. ft.
PORCH	69 sq. ft.
PATIO	197 sq. ft.
STONE	481 sq. ft.
OVERHANG	72 sq. ft.
STEPS	16 sq. ft.
CONCRETE DRIVE	1,171 sq. ft.
HVAC PADS	20 sq. ft.
GARAGE	299 sq. ft.
WALLS	34 sq. ft.
STONE WALK	57 sq. ft.
TOTAL =	(51%) - 3,761 sq. ft.
TOTAL LOT AREA =	0.17 Acre - 7,371 sq. ft.

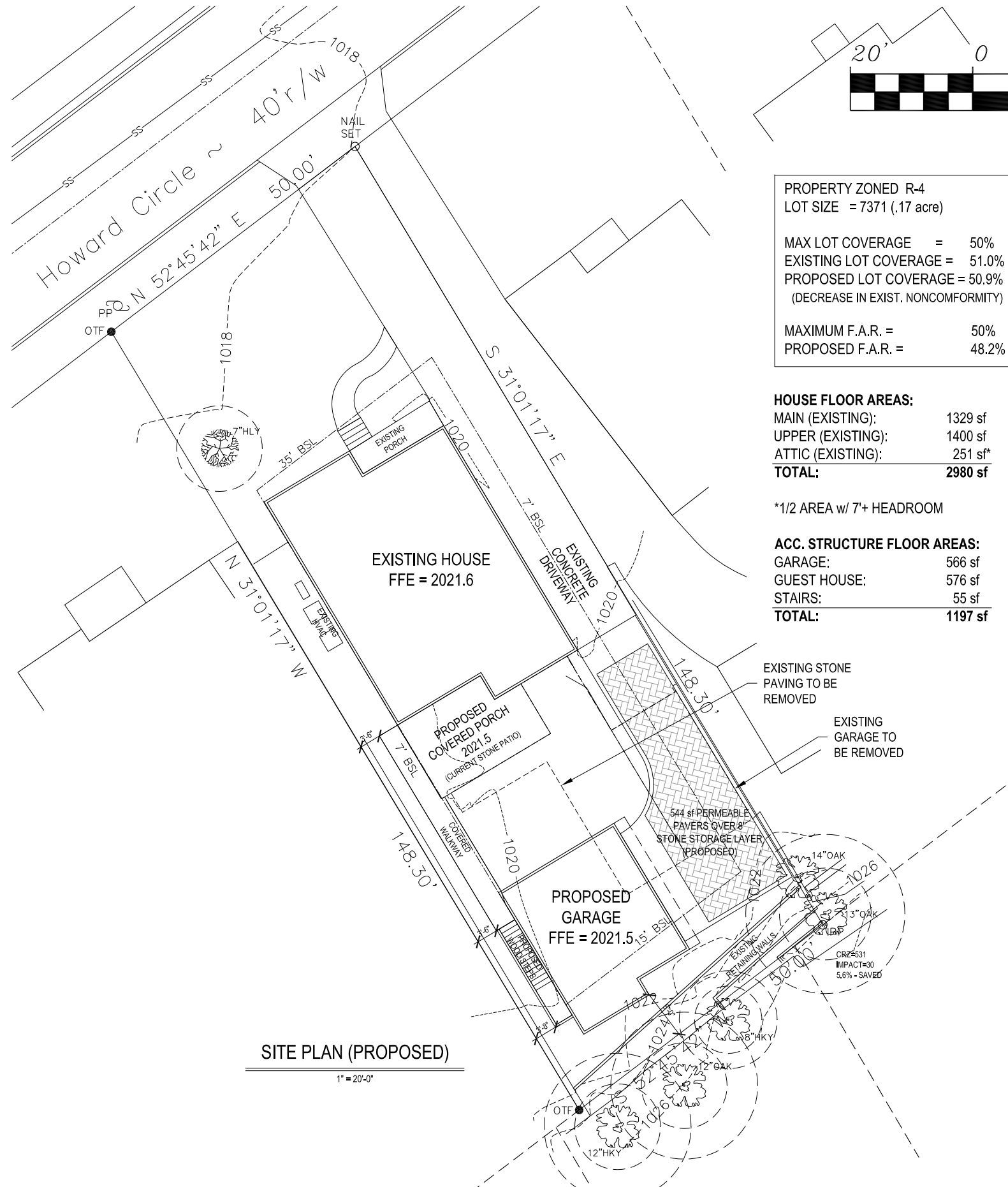


2103781.dwg

LOCATED IN THE CITY OF ATLANTA

JOB # 21-3781		ABOVE THE GROUND SURVEY PREPARED FOR: Jerry Dean Harrelson, II & Jennifer Wolcott Harrelson	FIELD DATE 08/14/21 PLAT DATE 09/13/21	SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 30339-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052		
		LAND LOT(S) 212 LOT 4	15th DISTRICT BLOCK "B"			
PLAT BOOK 12, PAGE 76 DEED BOOK 27737, PAGE 523	SURVEYED: PLOTTED: APPROVED:	DRAFTED: DISC #: SHEET 1 OF 1	REVISION BY: DATE:	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.		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED						

V-21-281
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RECEIVED
 DATE: 10/22/2021



SITE PLAN (PROPOSED)
 1" = 20'-0"

PROPERTY ZONED R-4
 LOT SIZE = 7371 (.17 acre)
 MAX LOT COVERAGE = 50%
 EXISTING LOT COVERAGE = 51.0%
 PROPOSED LOT COVERAGE = 50.9%
 (DECREASE IN EXIST. NONCOMFORMITY)
 MAXIMUM F.A.R. = 50%
 PROPOSED F.A.R. = 48.2%

HOUSE FLOOR AREAS:
 MAIN (EXISTING): 1329 sf
 UPPER (EXISTING): 1400 sf
 ATTIC (EXISTING): 251 sf*
TOTAL: 2980 sf

*1/2 AREA w/ 7+ HEADROOM

ACC. STRUCTURE FLOOR AREAS:
 GARAGE: 566 sf
 GUEST HOUSE: 576 sf
 STAIRS: 55 sf
TOTAL: 1197 sf

EXISTING STONE PAVING TO BE REMOVED
 EXISTING GARAGE TO BE REMOVED

LOT COVERAGE CALCULATIONS:

	EXISTING	PROPOSED
HOUSE/FRONT PORCH:	1414 sf	1414 sf
PATIO/SCREEN PORCH:	269 sf	269 sf
STONE PAVING:	481 sf	-
STEPS/WALKS:	73 sf	250 sf
CONCRETE DRIVE:	1171 sf	1202 sf
HVAC PADS:	20 sf	20 sf
GARAGE:	299 sf	566 sf
WALLS:	34 sf	34 sf
TOTAL:	3761 sf	3755 sf

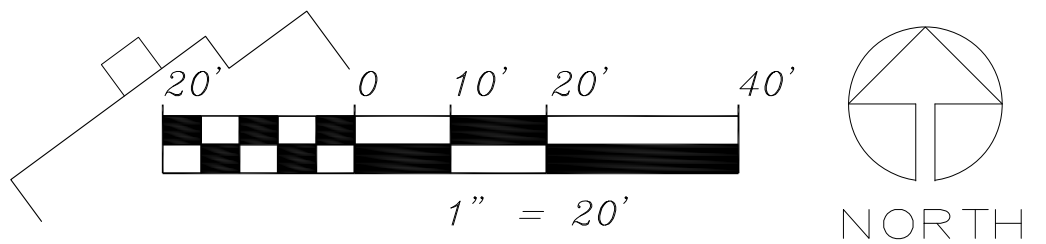
ACCESSORY STRUCTURE AREAS:
 MAIN HOUSE: 2980 sf
 ACC. STRUCTURE: 1197 sf
 (40.2% OF MAIN HOUSE)

REAR YARD CALCULATION:
 REAR YARD AREA: 3073 sf
 GARAGE: 566 sf (18.4% OF YARD)

F.A.R. CALCULATION:
 HOUSE FLOOR AREA: 2980 sf
 GUEST HOUSE FLOOR AREA: 576 sf
TOTAL: 3556 sf

STORMWATER TREATMENT CALCULATION:
 SCREEN PORCH: 269 sf
 COVERED WALK: 138 sf
 GUEST HOUSE: 576 sf
TOTAL TO BE TREATED: 983 sf

PERMEABLE PAVER AREA REQUIRED: 275 sf
 PERMEABLE PAVER AREA PROVIDED: 544 sf



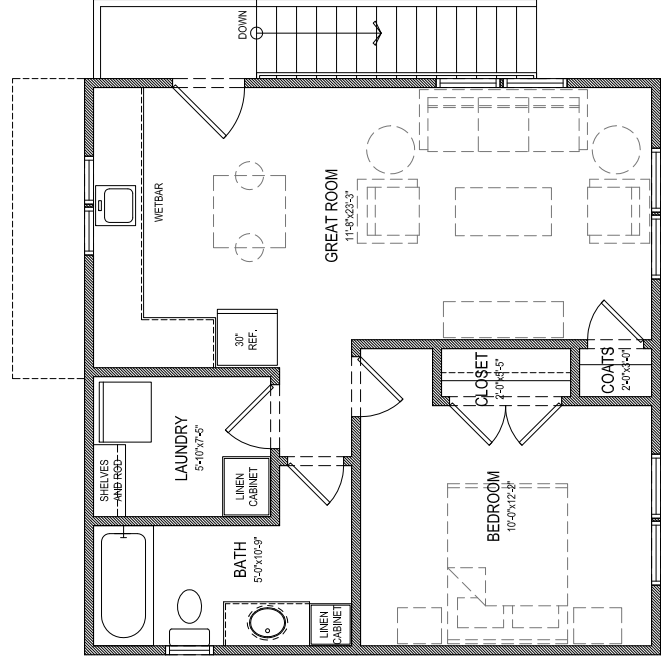
Adam Stillman
 Residential Design
 Your Home. You're Home.
 (770) 330-3389
 adam@adamstillman.net

2069 Howard Circle NE
 Atlanta, Georgia

revisions

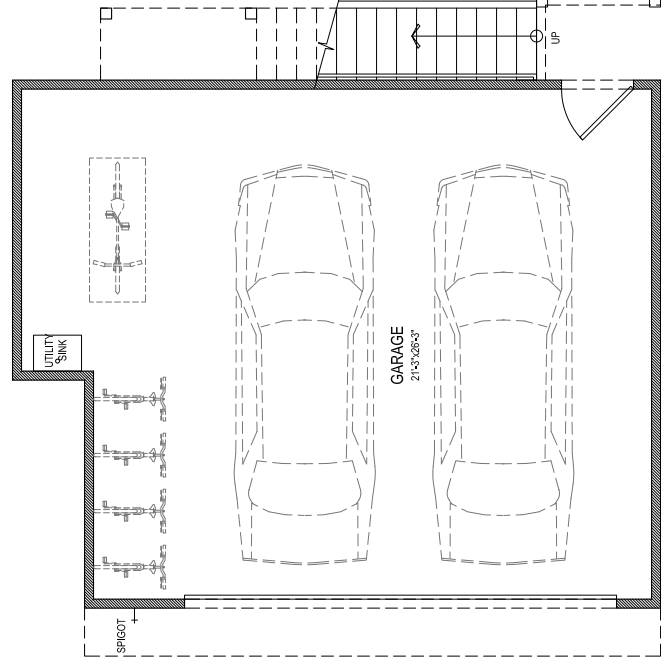
title	
SITE PLAN	
scale	
1" = 20'-0"	
drawn	checked
APS	
date	sheet no.
09-20-2021	S-1
project no.	
2069How	

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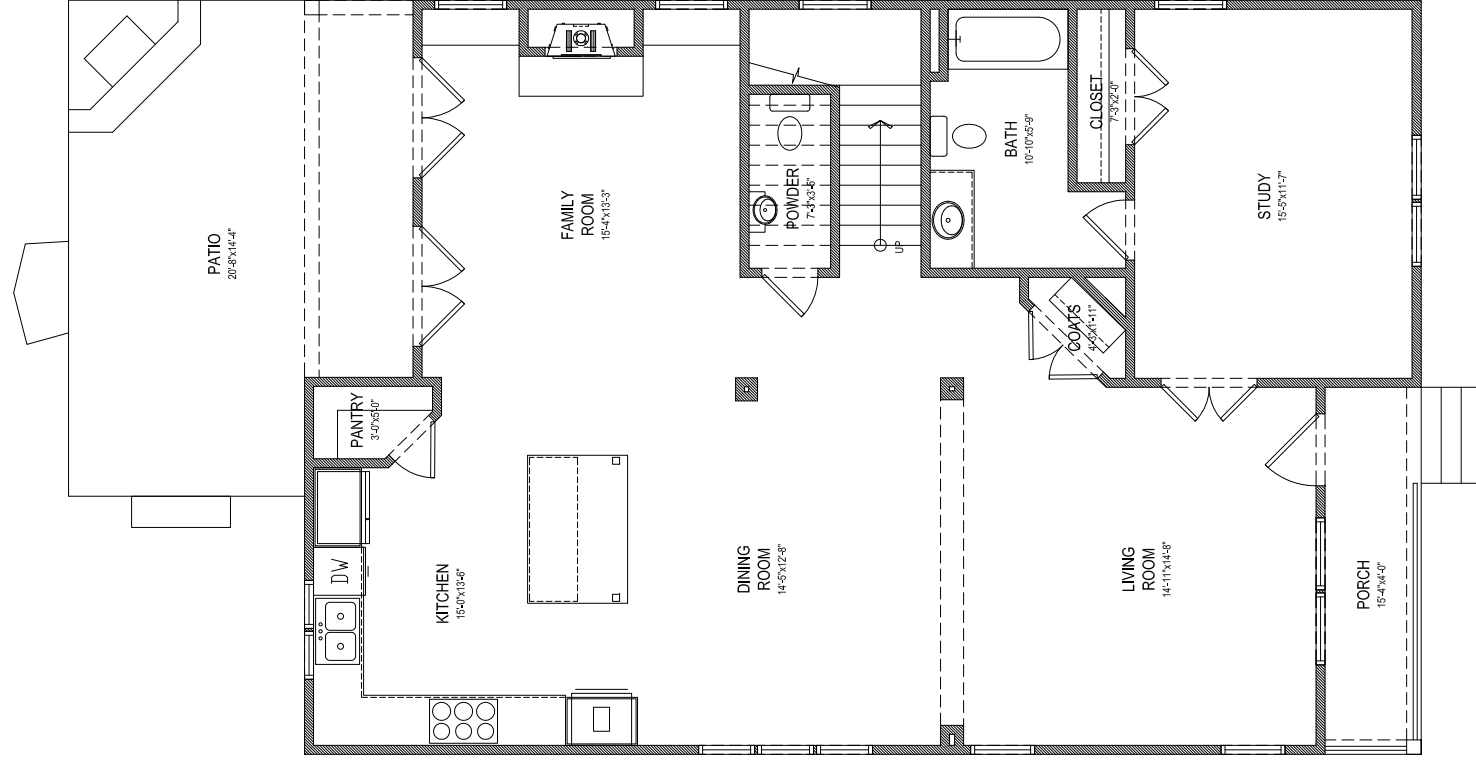
**PROPOSED UPPER LEVEL
GUEST HOUSE FLOOR PLAN**

1/8" = 1'-0"



**PROPOSED UPPER LEVEL
GUEST HOUSE FLOOR PLAN**

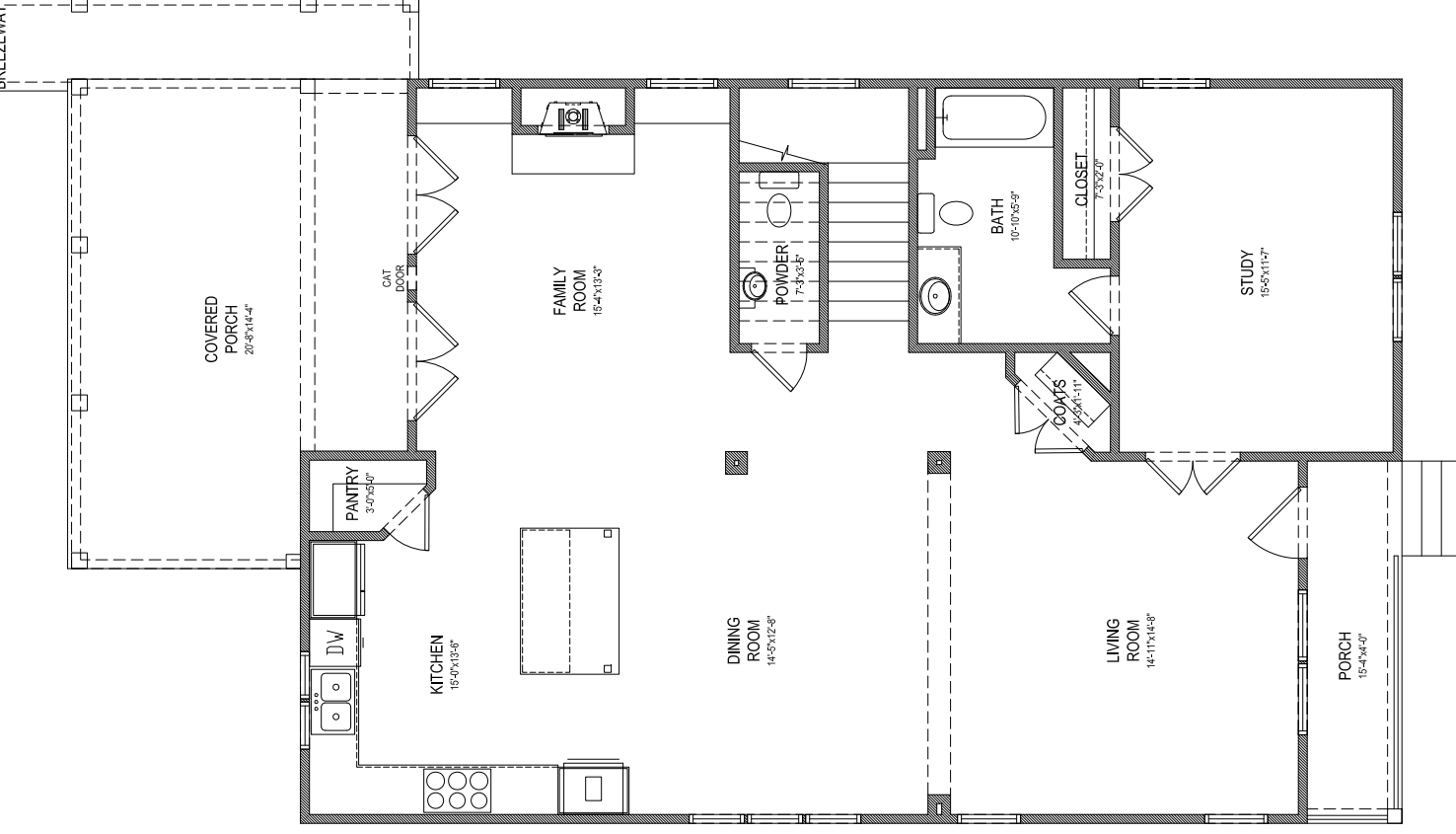
1/8" = 1'-0"



**EXISTING
MAIN LEVEL FLOOR PLAN**

1/8" = 1'-0"

FLOOR AREAS:
 MAIN (EXISTING): 1329 sf
 UPPER (EXISTING): 1400 sf
 ATTIC (EXISTING): 251 sf
 TOTAL: 2980 sf
 *1/2 AREA W/ 7" HEADROOM



**PROPOSED
MAIN LEVEL FLOOR PLAN**

1/8" = 1'-0"

HOUSE FLOOR AREAS:
 MAIN (EXISTING): 1329 sf
 UPPER (EXISTING): 1400 sf
 ATTIC (EXISTING): 251 sf
 TOTAL: 2980 sf
 *1/2 AREA W/ 7" HEADROOM

ACC. STRUCTURE FLOOR AREAS:
 GARAGE: 509 sf
 GUEST HOUSE: 55 sf
 STAIRS: 55 sf
 TOTAL: 1197 sf



revisions

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title MAN LEVEL FLOOR PLANS	
scale 1/8" = 1'-0"	
drawn APS	checked
date 10-20-2021	sheet no.
project no. 2069How	A-1

2069 Howard Circle NE

Atlanta, Georgia

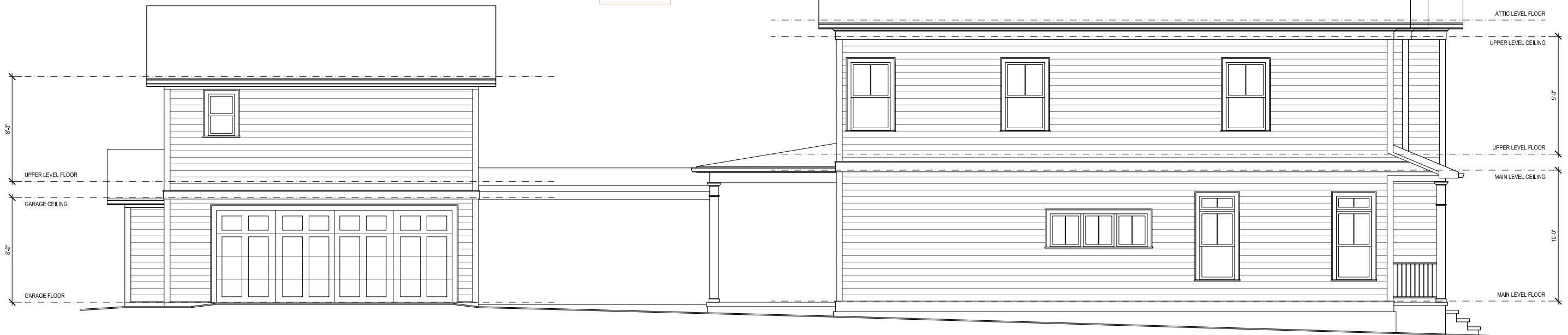


Your Home. You're Home.
 (770) 330-3389
 adam@adamstillman.net

LEFT (EAST) ELEVATION

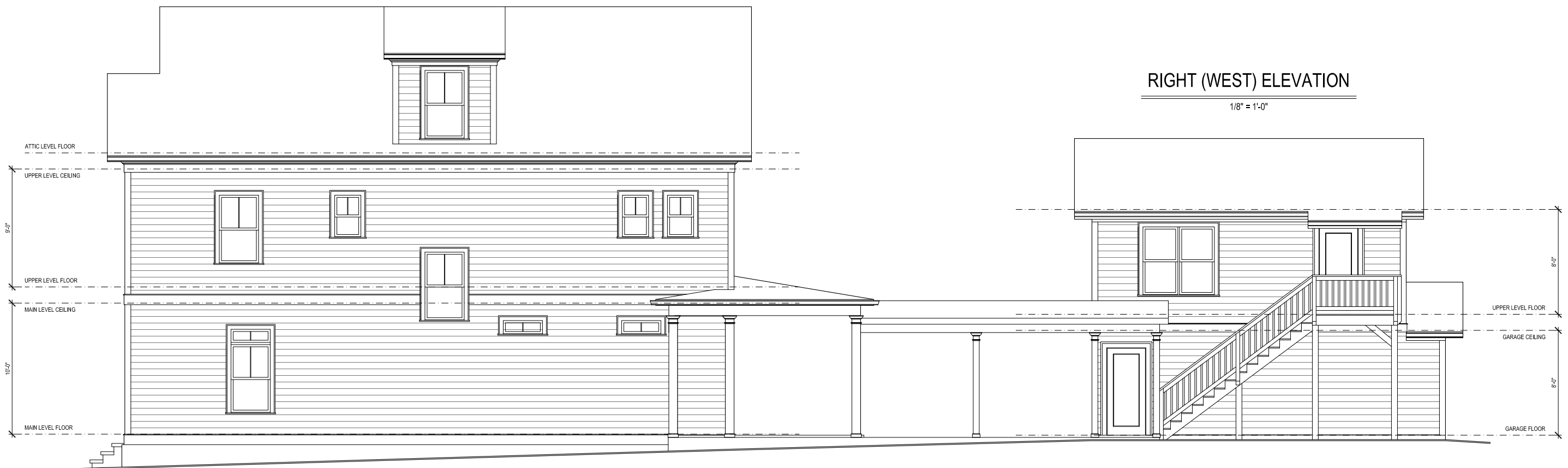
1/8" = 1'-0"

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RIGHT (WEST) ELEVATION

1/8" = 1'-0"



2069 Howard Circle NE
 Atlanta, Georgia

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title LEFT & RIGHT ELEVATIONS	
scale 1/8" = 1'-0"	
drawn APS	checked
date 10-20-2021	sheet no. A-2
project no. 2069How	



GARAGE FRONT
(NORTH) ELEVATION

1/8" = 1'-0"



GARAGE REAR
(SOUTH) ELEVATION

1/8" = 1'-0"



HOUSE REAR
(SOUTH) ELEVATION

1/8" = 1'-0"



2069 Howard Circle NE

Atlanta, Georgia

revisions

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title FRONT & REAR ELEVATIONS	
scale 1/8" = 1'-0"	
drawn APS	checked
date 10-20-2021	sheet no. A-3
project no. 2069How	

RECEIPT

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070

V-21-281



Application: V-21-281
Application Type: Planning/BZA/Variance/NA
Address: 2069 HOWARD CIR NE, ATLANTA, GA 30307
Owner Name: BELHON PATRICK G OR BELHON KERI H
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
779959		\$100.00	10/22/2021	PUBLICUSER0		

Owner Info.: BELHON PATRICK G OR BELHON KERI H

Work Description: Applicant seeks a variance from the zoning regulation to 1). reduce the required west side yard from 7 feet to 3.5 feet to 2). reduce the required rear yard setback from 15 feet to 8 feet, to 3). exceed the maximum lot coverage from 50 % to 50.9 %, and to 4). increase the maximum total floor area of an accessory structure from 30% of the main structure to 40.2% of the main structure to construct a new detached garage.



2075 - two houses to east (left)



2071 - house to east (left)



2063 - house to west(right)



2057 - two houses to west (right)



Looking across existing stone patio toward 2063 Howard



View toward toward houses from southeast corner of 2069



View toward houses from southwest corner of 2069



View toward back of lot along shared fence line



Existing retaining wall and fence at southwest corner of 2069

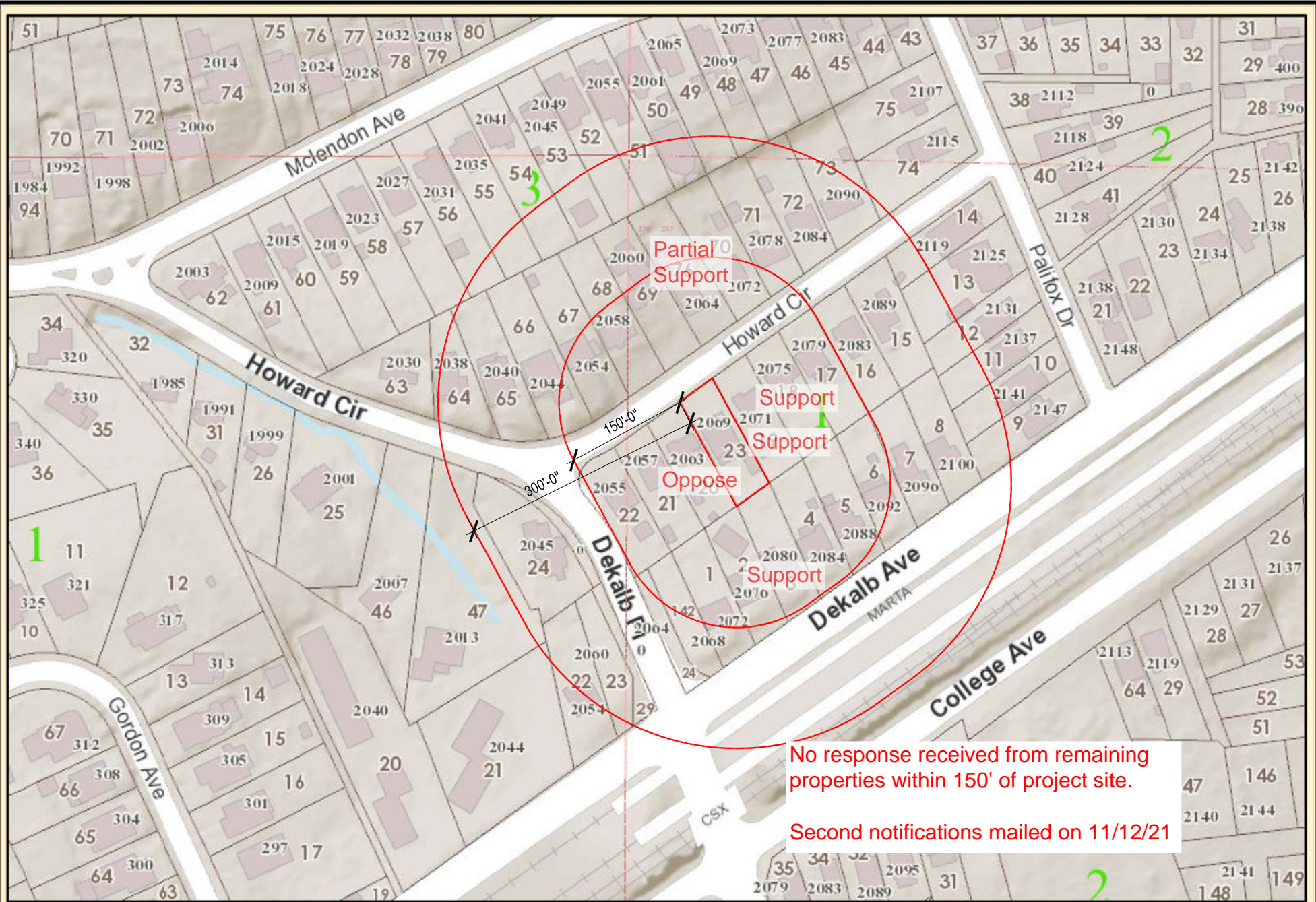


View toward back of lot with retaining walls and embankment

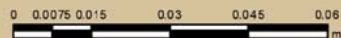


Back yard of 2063 Howard Circle from southwest corner





DeKalb County Parcel Map



Date Printed: 10/27/2021



DeKalb County GIS Disclaimer

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Name (Print): Malcolm Burman & Colleen Pollitzer

Signature: 

Address: 2063 Howard Circle NE

Email and/or phone: malcolm.m.burman@gmail.com 404-630-4866

I have received the plans for 2069 Howard Circle, including information on the variance request to:

- To decrease the west side yard setback from 7' to 3.5' and the rear yard setback from 15' to 8.0'
- To increase the allowable lot coverage from 50% to 50.9%
- To increase the size of an accessory structure from 30% to 40.2% of the size of the main dwelling

I support the variance

I oppose the variance

I have additional questions or no position on the variance at this time

Comments
(optional):

Name (Print): JOHAN SEGRING

Signature:  _____

Address: 2071 HOWARD CIR NE
ATLANTA, GA 30307

Email and/or phone: johan.segring@gmail.com +1.404.935.8702

I have received the plans for 2069 Howard Circle, including information on the variance request to:

- To decrease the west side yard setback from 7' to 3.5' and the rear yard setback from 15' to 8.0'
- To increase the allowable lot coverage from 50% to 50.9%
- To increase the size of an accessory structure from 30% to 40.2% of the size of the main dwelling

I support the variance

I oppose the variance

I have additional questions or no position on the variance at this time

Comments (optional): _____

Name (Print): Christopher Williams

Signature: 

Address: 2080 Dekalb Ave NE
Atlanta, GA 30307

Email and/or phone: Chris041885@gmail.com

I have received the plans for 2069 Howard Circle, including information on the variance request to:

- To decrease the west side yard setback from 7' to 3.5' and the rear yard setback from 15' to 8.0'
- To increase the allowable lot coverage from 50% to 50.9%
- To increase the size of an accessory structure from 30% to 40.2% of the size of the main dwelling

I support the variance

I oppose the variance

I have additional questions or no position on the variance at this time

Comments
(optional):

PLANNING
BOARD OF CITY

City of Atlanta
150 Peachtree Street, N.E.
Atlanta, Georgia 30303
Phone: (404) 478-4500
Fax: (404) 478-4501
www.atlantaga.gov

Name (Print): CAROL M. BELL KATHRYN V. ALDRICH

Signature: Carol M. Bell Kathryn V. Aldrich

Address: 2064 Howard Circle
Atlanta, GA 30307

Email and/or phone: 404 9663389 404 2478157

I have received the plans for 2069 Howard Circle, including information on the variance request to:

- A • To decrease the west side yard setback from 7' to 3.5' and the rear yard setback from 15' to 8.0'
- B • To increase the allowable lot coverage from 50% to 50.9%
- C • To increase the size of an accessory structure from 30% to 40.2% of the size of the main dwelling

CMS I support the variance for B & C not A

I oppose the variance

I have additional questions or no position on the variance at this time

Comments (optional): I think a 3.5' west side yard setback
should remain 7' vs 3.5' ... all other
requests acceptable - Carol Bell
Kathryn Aldrich

Name (Print): James Matthew Craig

Signature: J. Matthew Craig

Address: 2075 Howard Circle NE
Atlanta, GA 30307

Email and/or phone: jmvrcraig@gmail.com

I have received the plans for 2069 Howard Circle, including information on the variance request to:

- To decrease the west side yard setback from 7' to 3.5' and the rear yard setback from 15' to 8.0'
- To increase the allowable lot coverage from 50% to 50.9%
- To increase the size of an accessory structure from 30% to 40.2% of the size of the main dwelling

I support the variance

I oppose the variance

I have additional questions or no position on the variance at this time

Comments (optional):

scanned and emailed, or sent via a text message photograph. My contact information is at the bottom of this page. Please do not hesitate to contact me if you have any

Thank you
AGOST SERRAJO



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To: HEATHER MEGHAN MOREAU
or Current Resident
2088 Dekalb Ave NE
Atlanta, GA 30307



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or Current Resident
2084 Dekalb Ave NE
Atlanta, GA 30307



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To: SCHUETT ANA ITZEL
or Current Resident
2072 Howard Cir NE
Atlanta, GA 30307



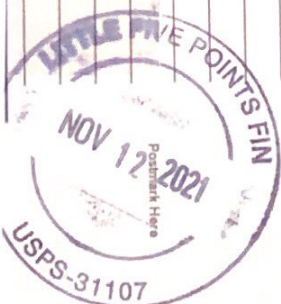
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To: FAULKNER CHAD MICHAEL
or Current Resident
2092 Dekalb Ave NE
Atlanta, GA 30307

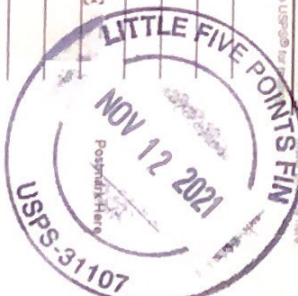


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To: GIBSON JOANNA
or Current Resident
2079 Howard Cir NE
Atlanta, GA 30307



To: DAVIS HIROBOWSKI NICOLE
or Current Resident
2076 Dekalb Ave NE
Atlanta, GA 30307



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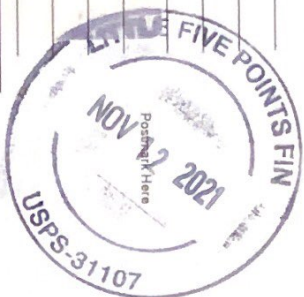
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From: _____

To: BITTINGER COLLEEN LYNNIE
or Current Resident
2078 Howard Cir NE
Atlanta, GA 30307

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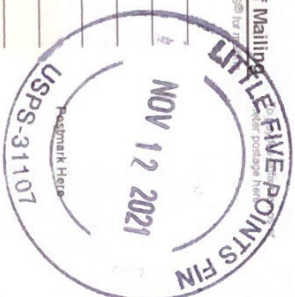
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From: _____

To: MDQ CONSTRUCTIONS INC
or Current Resident
2068 Dekalb Ave NE
Atlanta, GA 30307

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From: _____

To: MCCOY SAKAH L
or Current Resident
2058 Howard Cir NE
Atlanta, GA 30307

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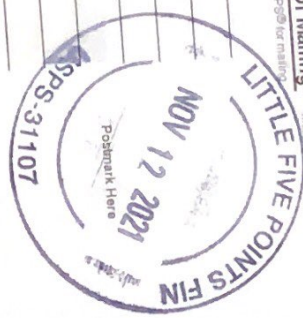
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From: _____

To: 20185 WY 61 LLC
or Current Resident
2072 Dekalb Ave NE
Atlanta, GA 30307

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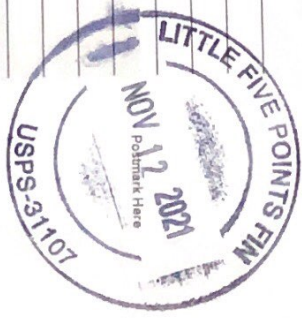
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From: _____

To: KHAN SALEEM AHMED
or Current Resident
2060 Howard Cir NE
Atlanta, GA 30307

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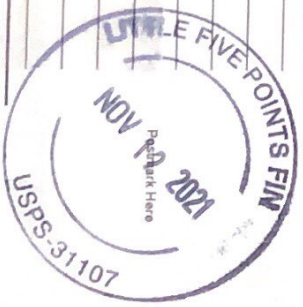
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From: _____

To: WILLIAMS PETER A
or Current Resident
2057 Howard Cir NE
Atlanta, GA 30307

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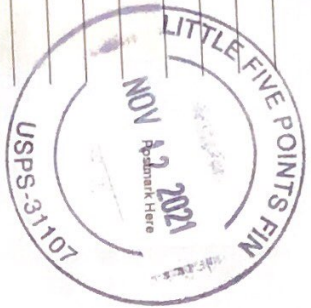
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From:

To: MACCHIAVERNA MARC
or Current Resident
2055 Howard Cir NE
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From:

To: ALLISON ADAM THOMAS
or Current Resident
2044 Howard Cir NE
Atlanta, GA 30307

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From:

To: OSIECKI STACEY LYNN
or Current Resident
2054 Howard Cir NE
Atlanta, GA 30307

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