



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-22-055**

DATE ACCEPTED **04/06/2022**

NOTICE TO APPLICANT

Address of Property:

472 Ridgewood RD NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, June 02, 2022, 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:

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

Tiara Crumby

Tiara Crumby

V-22-055





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-22-055



BOARD OF ZONING ADJUSTMENT (BZA) REFERRAL F

DATE ISSUED: April 4, 2022

COUNCIL DISTRICT 5 NPU N APPLICATION NUMBER

Tiara Crumby

Name of Applicant

SCOPE OF WORK

Addition to the existing single family dwelling.

at <u>472 Ridgewood Road</u>	<u>NE</u>	<u>15th/238</u>
Street Address	Quadrant	District & Land Lot

to be used for **Residential** purposes. The property is zoned R-4 (Single Family Residential)

- Prior to the issuance of a Building Permit, the applicant must seek a variance/special exception for the following reasons:

Applicant seeks a variance to reduce the front yard setback from 35 feet to 25.4 feet.

The Applicant has not requested additional variances/special exceptions based on application materials submitted.

1982 ZONING ORDINANCE, AS AMENDED

Chapter & Section: Sec. 16-06.008

Chapter & Section: _____

Chapter & Section: _____

Racquel T. Jackson 4/4/2022
 Plan Reviewer Date

[Signature]
 Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

V-22-055

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 _____ Application Number _____
 Name of Applicant Tiara Crumby Daytime Phone 678-886-7501
 Company Name (if applicable) Permitting Consulting Group email pcgroupinc@comcast.net
 Address 1004 Glen Ivy Marrietta GA 30062
street city state zip code


Name of Property Owner Jonathan Zurick & Robin McGee Phone 917-902-2879
 Address 472 Ridgewood Road, NE Atlanta Georgia 30307
street city state zip code

Description of Property

Address of Property 472 Ridgewood Road, NE Atlanta Georgia 30307
street city state zip code
 Area: 0.17 Land Lot: 238 District: 15, DeKalb County, GA.
 Property is zoned: R-4, Council District: 5, Neighborhood Planning Unit (NPU): N

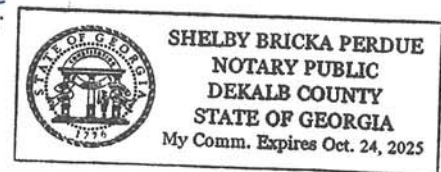
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received a preliminary plan review from the Office of Zoning and Development prior to seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

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)
JONATHAN ZURICK
 Print Name of Owner

Sworn To And Subscribed Before Me This 21st Day Of March, 2022.

 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: TBD.

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.").

Homeowners are requesting a variance to allow a front yard addition that extends into the current front yard setback. The addition is an open, non heated porch cover for an existing stoop.

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.

2894 covered square feet / 7485 total lot square feet = 38.66 % 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)? See response number 1 in letter attachment.
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? See response number 2 in letter attachment.
- 3) What conditions are peculiar to this particular piece of property? See response number 3 in letter attachment.
- 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. See response number 4 in letter attachment.



Allyson T. McCarthy
President *Turco McCarthy, LLC*
allyson@turcomccarthy.com

December 14, 2021

To: City of Atlanta Zoning / Variance Department
55 Trinity Ave. SW Atlanta GA 30303

Re: Responses for Variance Request
case: XX-XXXXXX
472 Ridgewood Road, NE
Atlanta, GA 30307



Dear Variance Review Staff -

Please see the response below associated with the variance application noted above.

Response #1:

The lot does not meet the minimum lot requirements for the R-4 District. It is 20' more narrow in width than the 70' minimum requirement. The site area is approximately 1,500 sf less than the required 9,000 sf minimum. The existing dwelling's footprint is wider across the lot than in depth therefore restricting additions to either the front yard setback or to the rear of the house.

Response #2:

The homeowners want to replace an existing uncovered 3' x 6' front stoop with a new covered front stoop that is 6' x 9'. The new design allows cover at the existing front door to the home that bumps out of the front wall. The new design allows more area to maneuver on the front stoop waiting to get into the home as it will now align with the width of the front entry space.



Existing front house entry

The zoning regulations would cause an unnecessary hardship because of the lot width size irregularity. The existing dwelling currently encroaches into the front yard. The addition will minimally increase the level of encroachment without enlarging the front wall heated spaces.

Response #3:

As the existing dwelling is wider across the lot than in depth and encroaches into the side yard setbacks, plus the width is 20' more narrow than zoning for R-4, the property has peculiar conditions. The only place to add a covered stoop for house guests, that would not be in a setback, is in the rear yard. The homeowners' request for a front covered area at the existing front door is reasonable. Many new and existing dwellings in the R-4 district have covered front porches larger than the new design being requested.

Response #4:

The proposed new covered front stoop design would not impose on the light or air of the adjacent properties nor cause impediment of access to the rear yard due to emergency. The design is not out of character for the neighborhood nor street.

Please call with any questions.

Very Truly Yours,

Allyson T. McCarthy, AIA, NCARB, LEED BC+D
President, Turco McCarthy Designs, LLC
404.395.4569 | allyson@turcomccarthy.com | www.turcomccarthy.com



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, Jonathan Zurick (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 472 Ridgewood Rd 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 Crumby FIRST NAME Tiara

ADDRESS 1004 Glen Ivy SUITE _____

CITY Marietta STATE GA ZIP CODE 30062

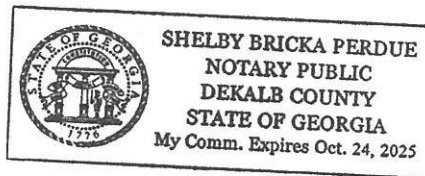
OWNER'S TELEPHONE NUMBER: 917-902-2879

[Signature]
SIGNATURE OF OWNER

Jonathan Zurick
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
3/16/2022
DATE

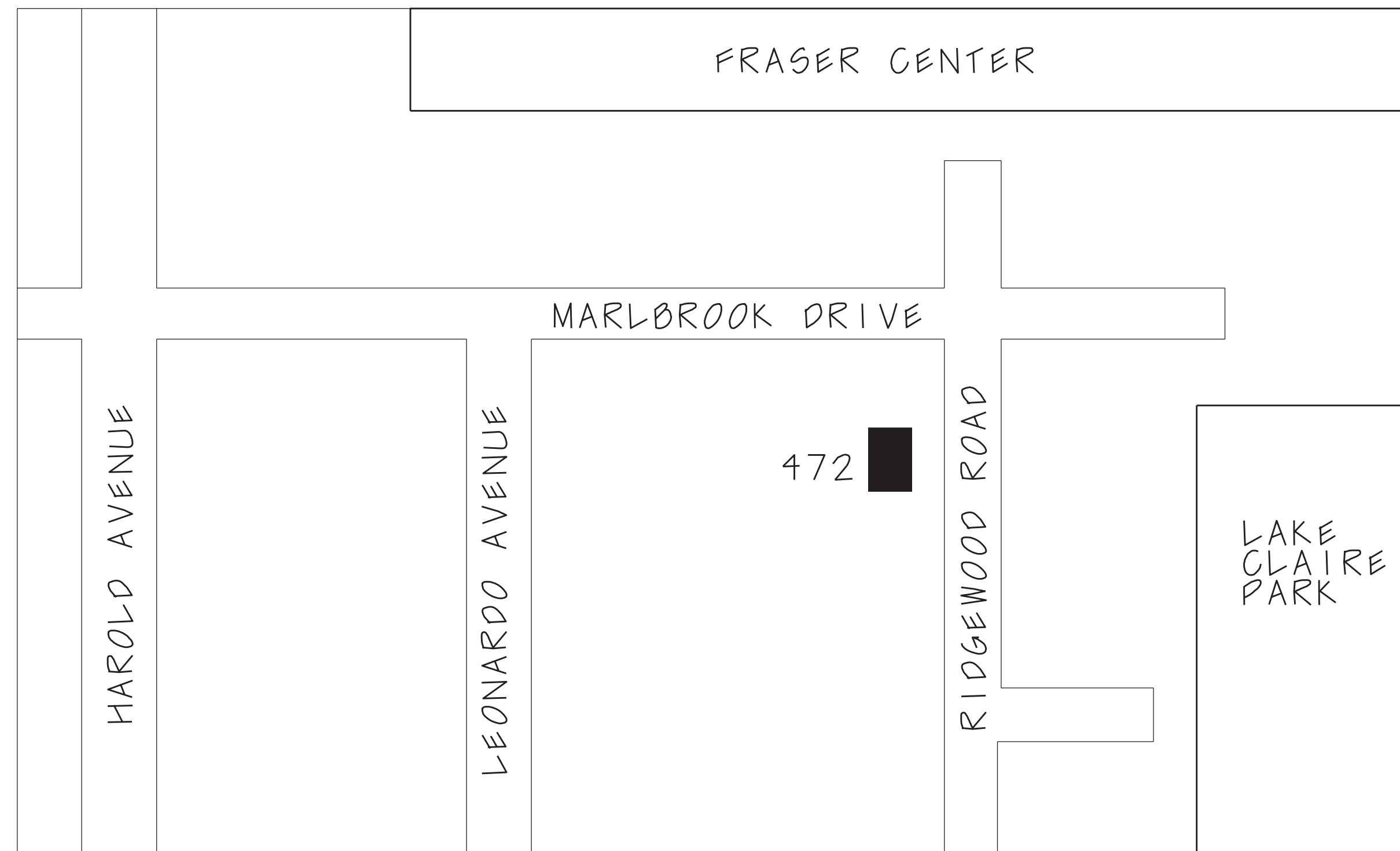


ADDITION AND RENOVATION TO:

472 RIDGEWOOD ROAD, NE
ATLANTA, GEORGIA

30307

LOCATION MAP



PROJECT TEAM:

OWNER:

JONATHAN ZURICK AND ROBIN MCGEE

917.902.2879

JONATHAN.ZURICK@GMAIL.COM

CONTRACTOR:

NAME

COMPANY

ADDRESS

PHONE

EMAIL

ARCHITECT:

ALLYSON MCCARTHY

TURCO MCCARTHY, LLC

462 HAROLD AVE., NE
ATLANTA, GA
30307

404.395.4569

ALLYSON@TURCOMCCARTHY.COM

STRUCTURE:

MARIA ARGUELLES

3LP ENGINEERING, LLC

107 WEATHERSTONE DRIVE
SUITE 540
WOODSTOCK, GEORGIA 30188

954.261.8936

MARIA@3LPENGINEERING.COM

APPLICABLE CODES:

2018 INTERNATIONAL RESIDENTIAL CODE
W/ GA AMEND. 2020

2018 INTERNATIONAL PLUMBING CODE
W/ GA AMEND. 2020

2018 INTERNATIONAL MECHANICAL CODE
W/ GA AMEND. 2020

NATIONAL ELECTRICAL CODE, 2020 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE,
2015 EDITION W/ GA AMEND 2020

2018 INTERNATIONAL FIRE CODE
W/ GA AMEND. 2020

2018 INTERNATIONAL FUEL GAS CODE
W/ GA AMEND 2020

ZONING

ZIP CODE: 30307, NPU - N

ZONING / LAND USE: R-4 SFR

LOT SIZE: SEE SURVEY

LOT COVERAGE: SEE SURVEY

MAXIMUM HEIGHT: 35'-0"

SETBACKS: 35' FRONT, 7' SIDES, 15' REAR

SCOPE OF WORK

HOMEOWNERS ARE REMOVING THE REAR HIP ROOF TO EXPAND THE SECOND FLOOR TO INCLUDE TWO ADDITIONAL BEDROOMS.

THE EXISTING SITTING ROOM AND BATHROOM ARE TO REMAIN. THE BATHROOM WILL HAVE A NEW VANITY AND STORAGE IN PLACE OF THE EXISTING GARDEN TUB.

ON THE MAIN FLOOR, THE HOMEOWNERS ARE EXPANDING THE KITCHEN INTO AN EXISTING ROOM TO ADD A LAUNDRY, PANTRY AND FAMILY ROOM. THERE IS ALSO A NEW MASTER SUITE ADDITION EXPANDING THE EXISTING REAR BEDROOM.

ON THE FRONT OF THE HOME, A NEW COVERED PORCH IS BEING ADDED FOR RAIN COVER OF PACKAGES AND GUESTS.

DRAWING LIST

A0.0	COVER SHEET
A0.1	GENERAL NOTES
AE2.0	EXISTING AND NEW FLOOR PLAN - CRAWLSPACE
AE2.1	EXISTING FLOOR PLANS - DEMOLITION
A2.1	NEW FLOOR PLAN AND RCP - MAIN
A2.2	NEW FLOOR PLAN AND RCP - SECOND
A2.3	EXISTING AND NEW ROOF PLANS
AE4.1	EXISTING EXTERIOR ELEVATIONS
A4.1	NEW EXTERIOR ELEVATIONS
A4.2	NEW EXTERIOR ELEVATION AND WALL SECTION
A5.1	WALL SECTIONS

SQUARE FOOTAGE CHART

EXISTING SF HEATED:	
MAIN:	1,332 SF
SECOND:	482 SF
TOTAL EXISTING:	1,814 SF
NEW PROPOSED SF HEATED:	
MAIN:	1,631 SF
SECOND:	1,025 SF
TOTAL HEATED:	2,656 SF
UNHEATED SF:	
CRAWLSPACE:	402 SF
DECK:	194 SF
COVERED STOOP:	54 SF
TOTAL:	556 SF
UNHEATED ALTERED INTO HEATED ALTERED:	150 SF
NEW DISTURBED LAND AREA: SEE A2.3	323 SF

RELEASED FOR CONSTRUCTION



TURCO MCCARTHY, LLC
ARCHITECTURE
AND DESIGN

ATLANTA, GEORGIA
404.395.4569

2022@TURCO MCCARTHY, LLC

GA.RA009856

ADDITION AND RENOVATION
TO:
472 RIDGEWOOD ROAD, NE
ATLANTA, GEORGIA
30307

PROJECT NO.: 2021-14

ISSUED * DATE

DESIGN / PRICING
PACKAGE:
08-12-2021

PERMIT DOCUMENTS:
01-28-2022

COVER SHEET

A0.0

SCALE: NONE

The field data upon which this plot is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plot has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

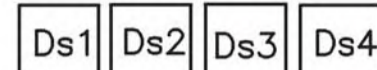
FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0064K, DATED 08/15/19

LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X = FENCE LINE
- O = FLOOD HAZARD ZONE LINE
- SS = STORM SEWER LINE/PIPE
- W = WATER LINE
- G = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND

NO GRADED SLOPE SHALL EXCEED 3H:1V
ON ALL DISTURBED AREAS



DISTURBED AREA = 3500 sf.
0.080 ACRES

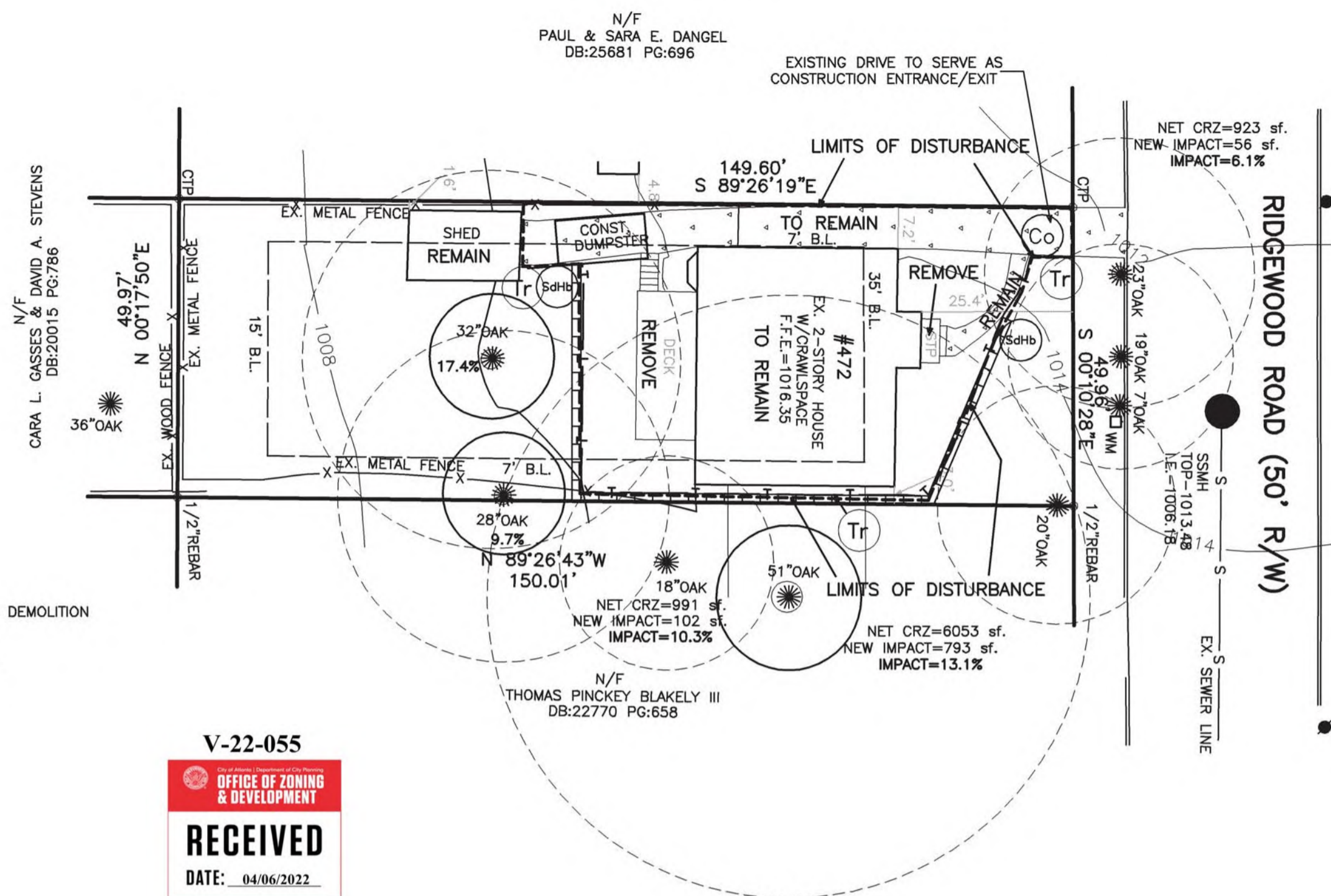
EXISTING LOT COVERAGE:

HOUSE = 1372 sf.
DRIVEWAY = 665 sf.
FRONT WALK = 55 sf.
FRONT STOOP = 29 sf.
REAR DECK = 266 sf.
SHED = 220 sf.
TOTAL = 2607 sf.
LOT COVERAGE = 34.83%

DIRT/DEBRIS STATEMENTS:

FILL QUANTITIES = 0 CU YRDS
CUT QUANTITIES = 0 CU YRDS
- NO GRADING TO BE PERFORMED DURING DEMOLITION
- QUANTITIES ARE APPROXIMATE
DEBRIS QUANTITIES = 30 CU YRDS
- DEBRIS TO BE REMOVED IN DUMPSTERS

OWNER/24 HR CONTACT:
JONATHON ZURICK
(917)902-2879
JONATHON.ZURICK@GMAIL.COM

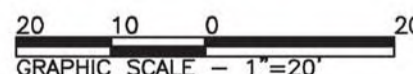


EXISTING FLOOR AREA:

MAIN FLOOR HEATED = 1332 sf.
2ND FLOOR HEATED = 482 sf.
TOTAL = 1814 sf.
FAR: 1814/7485 = 0.242

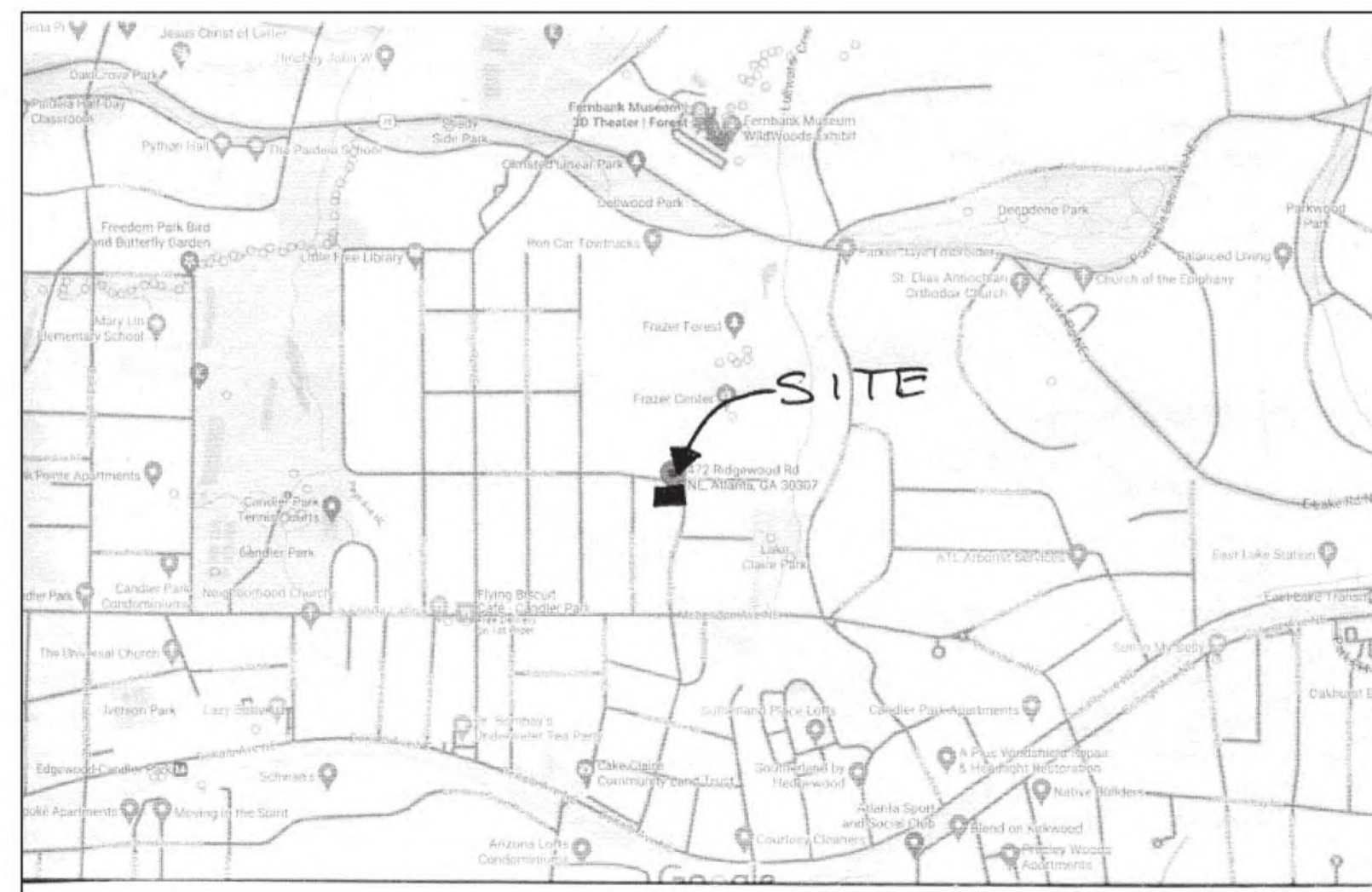
ZONING INFORMATION:

CLASSIFICATION: R-4
SETBACKS: FRONT - 35 FEET
SIDE - 7 FEET
REAR - 15 FEET
MINIMUM LOT AREA - 9000 sf.
MINIMUM STREET FRONTAGE - 70 FEET
MAXIMUM LOT COVERAGE - 50%
MAXIMUM FLOOR AREA RATIO - 0.50
MINIMUM OFFSTREET PARKING - 1 SPACE



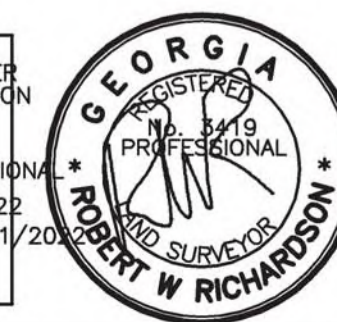
EROSION CONTROL NOTES:

- A) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO LAND-DISTURBING ACTIVITIES.
- B) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- C) DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH. DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST DAILY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- E) ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- F) SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).
- G) THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.



RELEASED FOR CONSTRUCTION

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ROBERT W. RICHARDSON
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000089322
ISSUED 10/11/2019 EXPIRES 10/11/2022
01/31/22
SIGNATURE DATE



ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE, GA. 30052
ENGINEERING * LAND SURVEYING
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM
REVISION:
REF. PLAT: PB. 10 P. 56

EXISTING CONDITIONS/DEMOLITION PLAN FOR:

472 RIDGEWOOD ROAD
TAX PARCEL: 15 238 05 041

LAND LOT: 238	LOT: 47	BLOCK: _____
DISTRICT: 15TH	SUB: BRANTLEY & DOBY	
DEKALB COUNTY	AREA = 0.172 ACRES	
GEORGIA	JOB No. 21766D1	
FIELD DATE: 01/05/22		
PLAT DATE: 01/31/22		

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0064K, DATED 08/15/19

LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- LL = LAND LOT
- L.L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X = FENCE LINE
- O = FLOOD HAZARD ZONE LINE
- SS = STORM SEWER LINE/PIPE
- W = WATER LINE
- G = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND

EXISTING FLOOR AREA:

MAIN FLOOR HEATED = 1332 sf.
 2ND FLOOR HEATED = 482 sf.
 TOTAL = 1814 sf.
 FAR: 1814/7485 = 0.242

PROPOSED FLOOR AREA:

MAIN FLOOR HEATED = 1631 sf.
 2ND FLOOR HEATED = 1025 sf.
 TOTAL HEATED = 2656 sf.
 FAR: 2656/7485 = 0.355

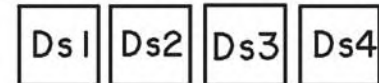
ZONING INFORMATION:

CLASSIFICATION: R-4
 SETBACKS: FRONT - 35 FEET
 SIDE - 7 FEET
 REAR - 15 FEET
 MINIMUM LOT AREA - 9000 sf.
 MINIMUM STREET FRONTAGE - 70 FEET
 MAXIMUM LOT COVERAGE - 50%
 MAXIMUM FLOOR AREA RATIO - 0.50
 MINIMUM OFFSTREET PARKING - 1 SPACE

OWNER/24 HR CONTACT:
JONATHON ZURICK
 (917)902-2879
 JONATHON.ZURICK@GMAIL.COM

NO GRADED SLOPE SHALL EXCEED 3H:1V

ON ALL DISTURBED AREAS



DISTURBED AREA = 3500 sf.
 0.080 ACRES

EXISTING LOT COVERAGE:

HOUSE = 1372 sf.
 DRIVEWAY = 665 sf.
 FRONT WALK = 55 sf.
 FRONT STOOP = 29 sf.
 REAR DECK = 266 sf.
 SHED = 220 sf.
 TOTAL = 2607 sf.
 LOT COVERAGE = 34.83%

PROPOSED LOT COVERAGE:

EX. HOUSE = 1372 sf.
 DRIVEWAY = 665 sf.
 FRONT WALK = 44 sf.
 SHED = 220 sf.
 NEW FRONT PORCH = 61 sf.
 HOUSE ADDITION = 315 sf.
 NEW REAR DECK = 217 sf.
 TOTAL = 2894 sf.
 LOT COVERAGE = 38.66%

NO TREES TO BE REMOVED DURING CONSTRUCTION

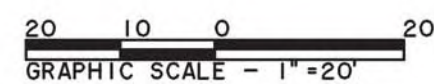
LOT AREA:
 7485 sf.
 0.172 ACRES

DIRT/DEBRIS STATEMENTS:

FILL QUANTITIES = 0 CU YRDS
 CUT QUANTITIES = 0 CU YRDS
 - NO GRADING TO BE PERFORMED DURING DEMOLITION
 - QUANTITIES ARE APPROXIMATE
 DEBRIS QUANTITIES = 30 CU YRDS
 - DEBRIS TO BE REMOVED IN DUMPSTERS

GREEN INFRASTRUCTURE:

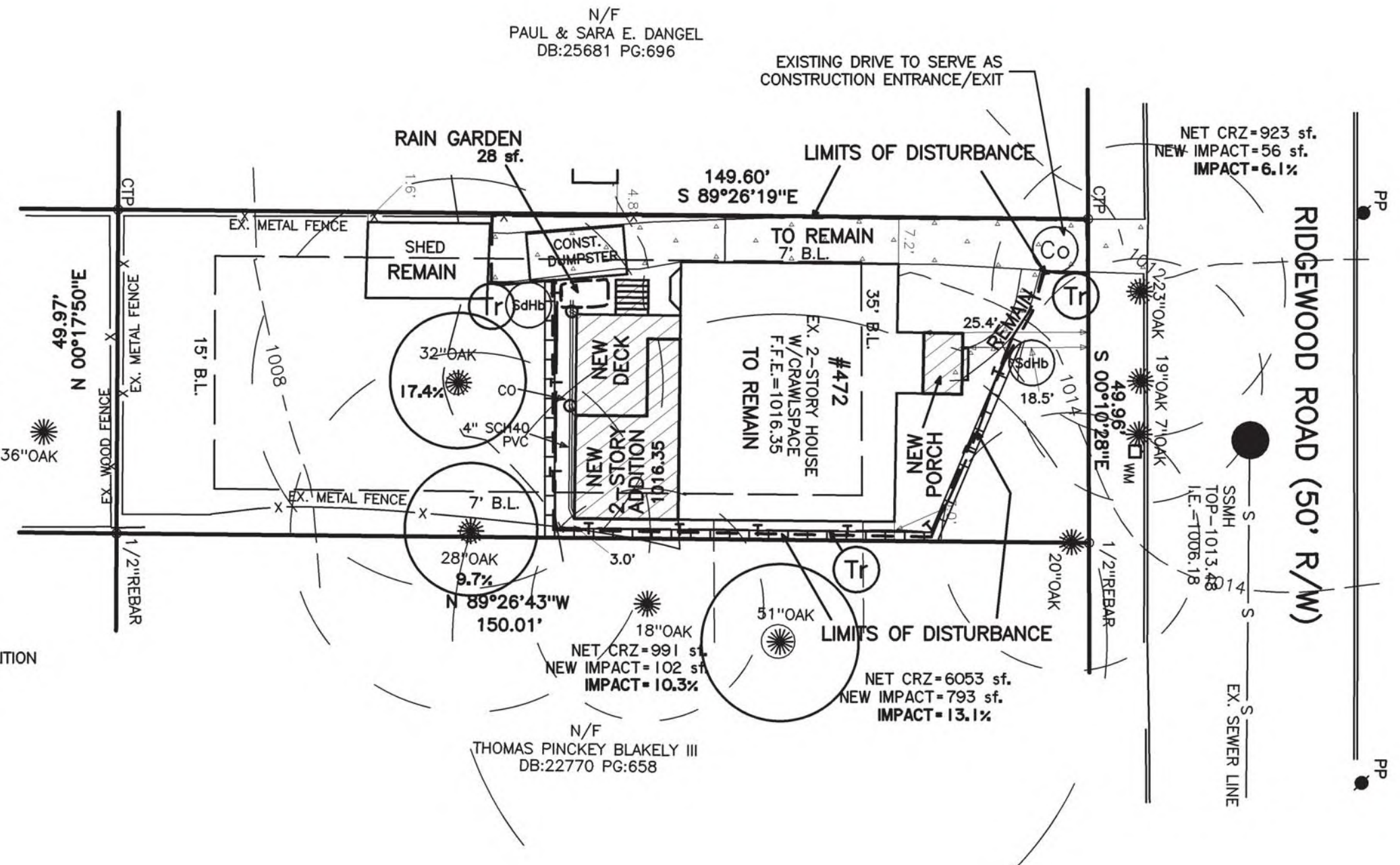
AREA TO BE TREATED = 593 sf.
 RAIN GARDEN TO BE UTILIZED
 DEPTH OF SOIL MEDIA = 36"
 AREA OF GARDEN REQUIRED = 28 sf.



EROSION CONTROL NOTES:

- A) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO LAND-DISTURBING ACTIVITIES.
- B) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- C) DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH. DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST DAILY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- E) ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- F) SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).
- G) THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.

N/F
 CARA L. GASSES & DAVID A. STEVENS
 DB:20015 PG:786



V-22-055



APPLICABLE BUILDING CODES:

- INTERNATIONAL BUILDING CODE
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020), (2022)
- INTERNATIONAL RESIDENTIAL CODE
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020) - EFFECTIVE JANUARY 1, 2020
- INTERNATIONAL FIRE CODE
2018 EDITION, (CONTACT STATE FIRE MARSHALL)
- INTERNATIONAL PLUMBING CODE
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020), (2022)
- INTERNATIONAL MECHANICAL CODE
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020), (2022)
- NATIONAL ELECTRICAL CODE
2020 EDITION, WITH GEORGIA AMMENDMENTS (2021)
- INTERNATIONAL ENERGY CONSERVATION CODE
2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMMENDMENTS (2020), (2022)
- INTERNATIONAL SWIMMING POOL AND SPA CODE
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020)
- NFPA 101
LIFE SAFETY CODE 2018 EDITION WITH STATE AMMENDMENTS (2020) - EFFECTIVE JANUARY 1, 2020

PAGE 2 OF 4

SITE PLAN FOR:

472 RIDGEWOOD ROAD
 TAX PARCEL: 15 238 05 041

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ROBERT W. RICHARDSON
 LEVEL II CERTIFIED DESIGN PROFESSIONAL
 CERTIFICATION NUMBER 0000089322
 ISSUED: 10/17/2019 EXPIRES 10/11/2022
 01/31/22
 SIGNATURE DATE



ALPHA LAND SERVICES
 P.O. BOX 1651
 LOGANVILLE, GA. 30052
 ENGINEERING * LAND SURVEYING
 OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM
 REVISION: _____

LAND LOT: 238	LOT: 47	BLOCK: _____
DISTRICT: 15TH	SUB: BRANTLEY & DOBY	
DEKALB COUNTY		
GEORGIA		
FIELD DATE: 01/05/22	AREA = 0.172 ACRES	
PLAT DATE: 01/31/22	JOB No. 2176651	

RELEASED FOR CONSTRUCTION



TURCO M'CARTHY, LLC
 ARCHITECTURE
 AND DESIGN
 ATLANTA, GEORGIA
 404.395.4569
 2022@TURCO M'CARTHY, LLC

V-22-055
 OFFICE OF ZONING
 & DEVELOPMENT
RECEIVED
 DATE: 04/06/2022

GA.RA009856

ADDITION AND RENOVATION
 TO:
 472 RIDGEWOOD ROAD, NE
 ATLANTA, GEORGIA
 30307

PROJECT NO.: 2021-14

ISSUED * DATE

DESIGN / PRICING
 PACKAGE:
 08-12-2021

PERMIT DOCUMENTS:
 01-28-2022

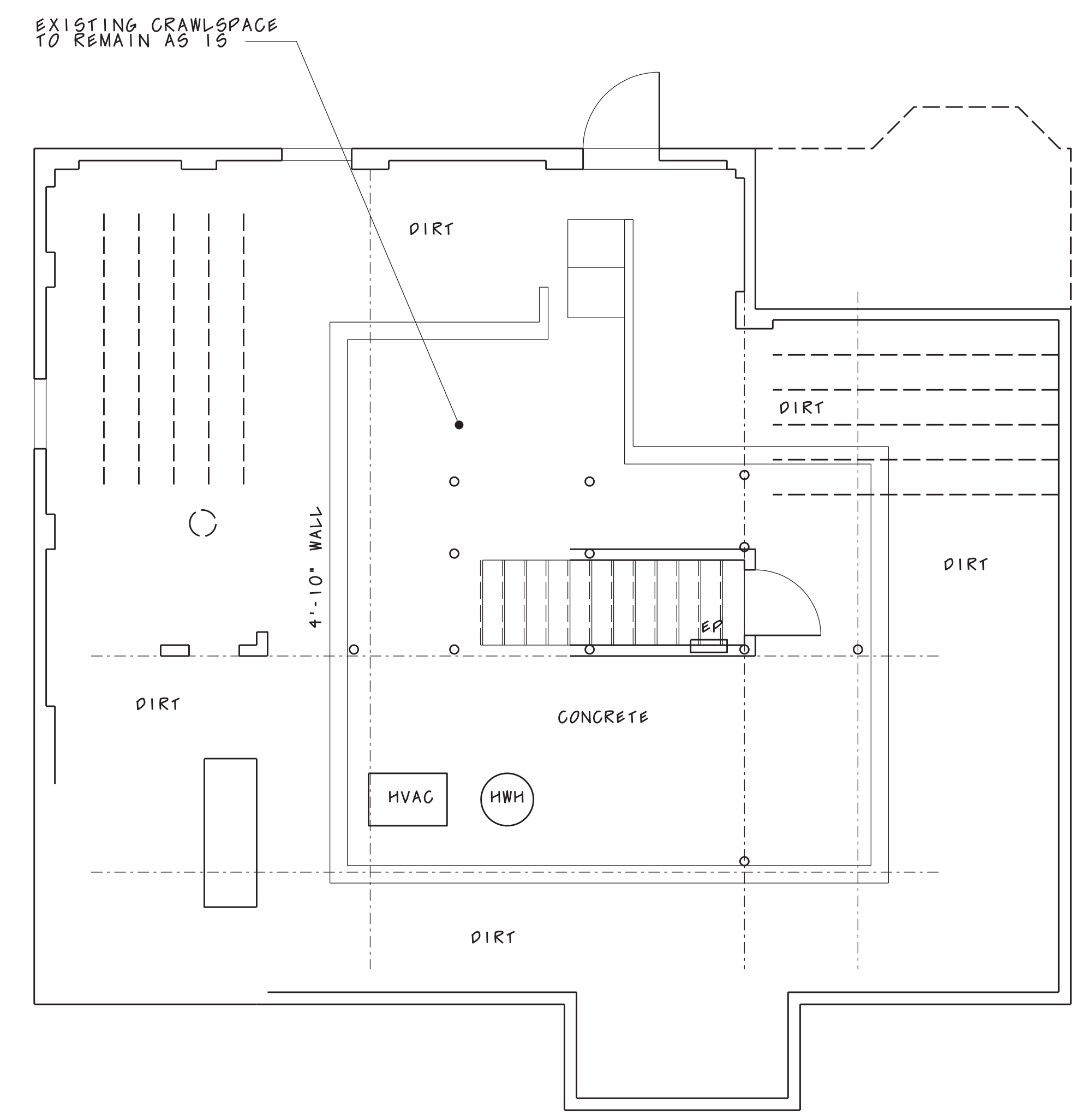
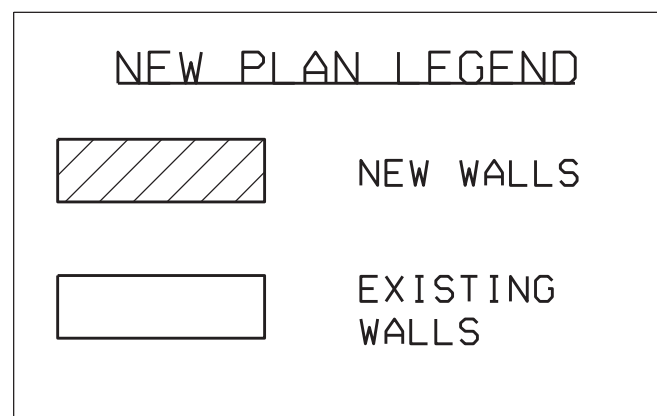
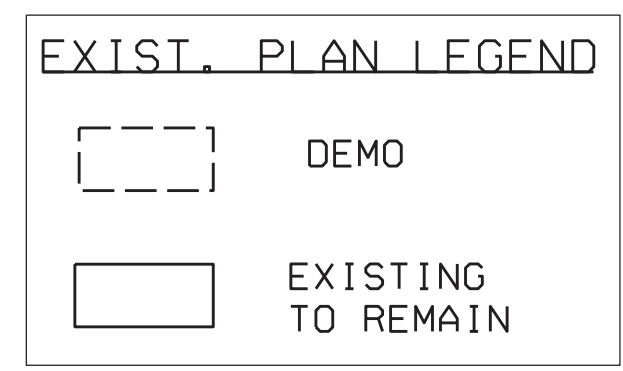
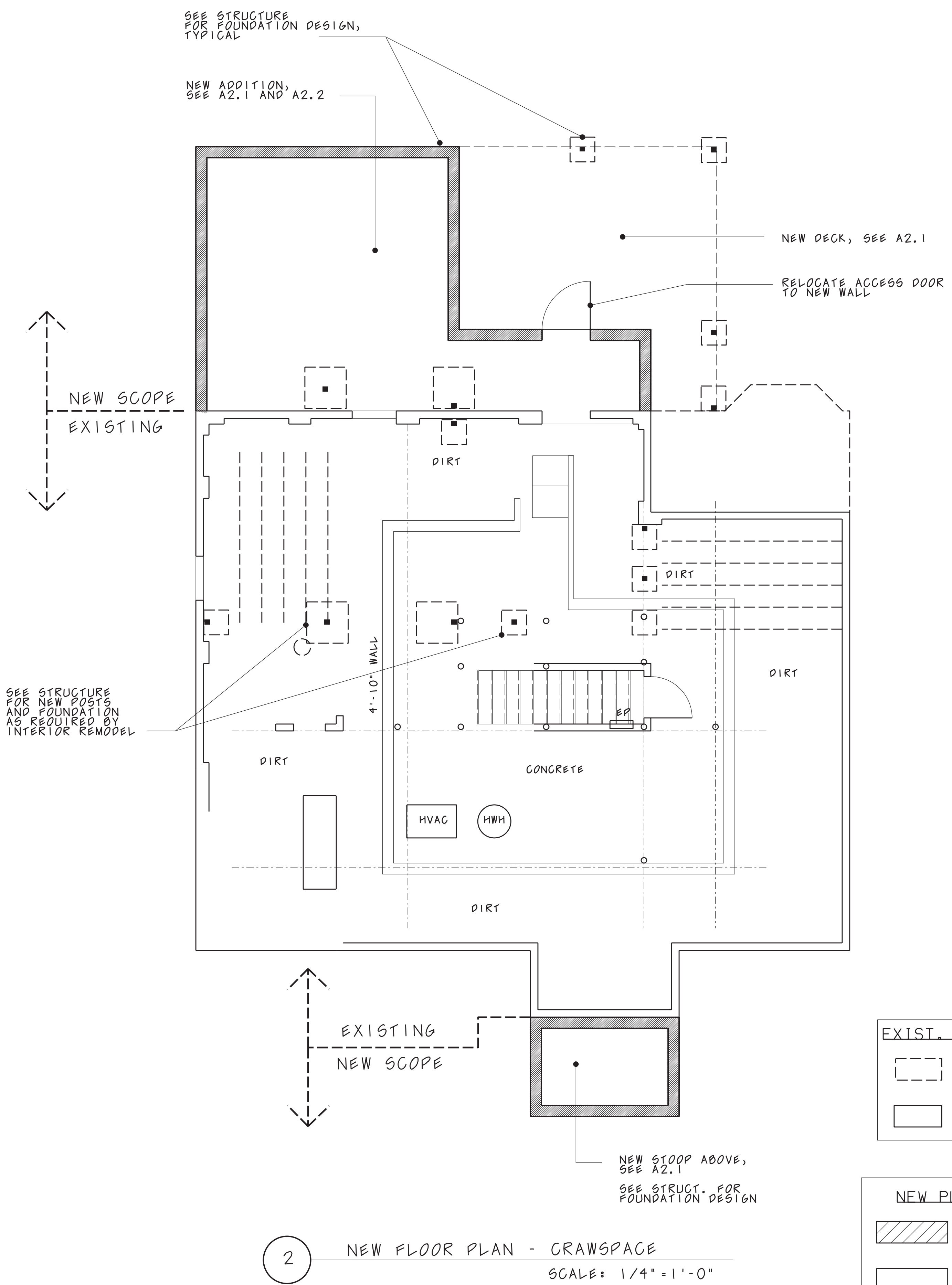
EXISTING & NEW
 FLOOR PLAN -
 CRAWLSPACE

AE2.0

SEE GENERAL NOTES
 SHEET AO.1, TYPICAL

RELEASED FOR CONSTRUCTION

SCALE: 1/4" = 1'-0"





TURCO M'CARTHY, LLC
ARCHITECTURE
AND DESIGN
ATLANTA, GEORGIA
404.395.4569
2022@TURCO M'CARTHY, LLC

V-22-055



RECEIVED

DATE: 04/06/2022

GA.RA009856

ADDITION AND RENOVATION
TO:
472 RIDGEWOOD ROAD, NE
ATLANTA, GEORGIA
30307

PROJECT NO.: 2021-14

ISSUED * DATE

DESIGN / PRICING
PACKAGE:
08-12-2021

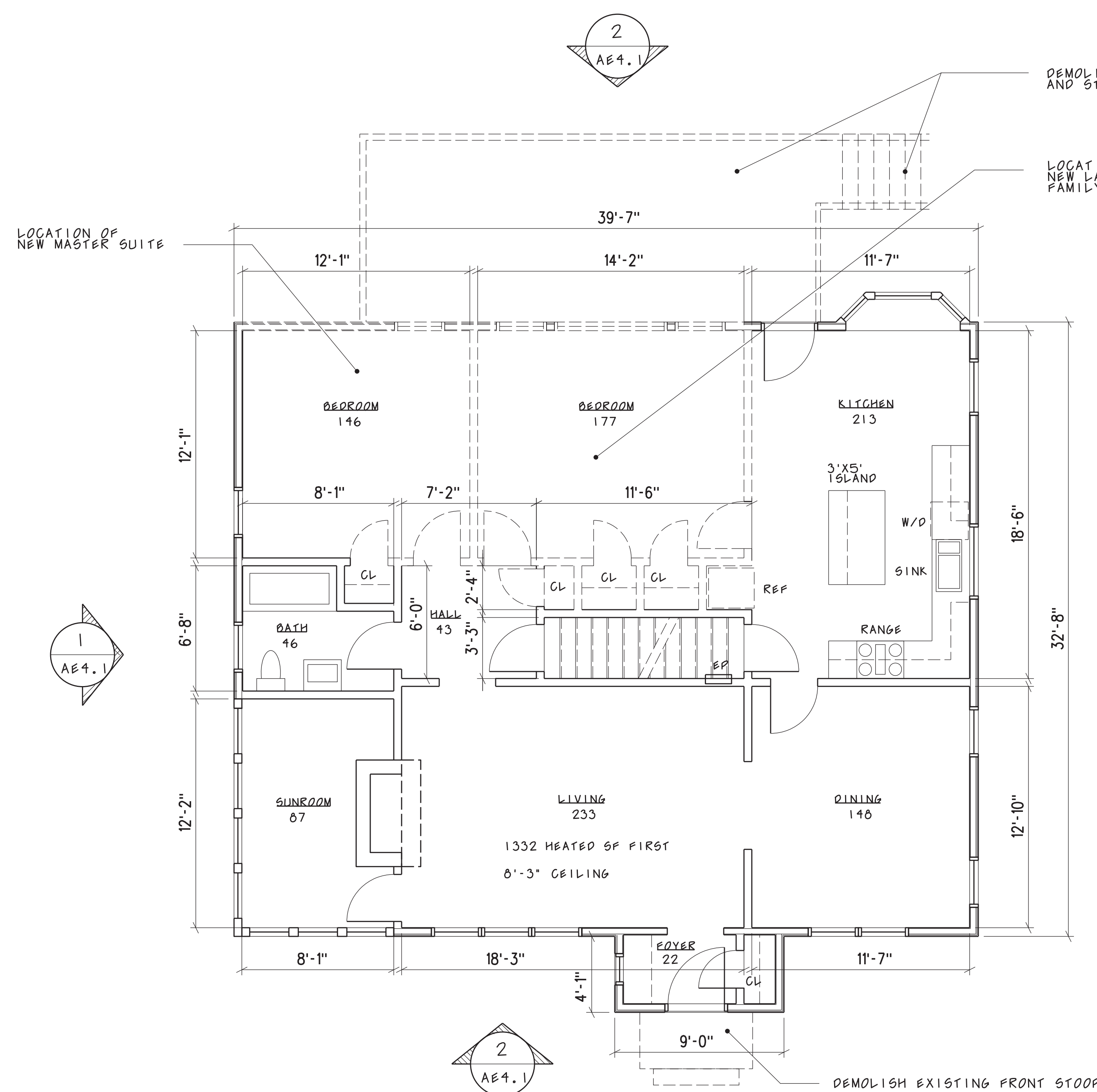
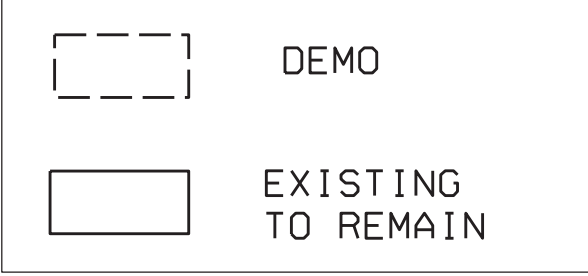
PERMIT DOCUMENTS:
01-28-2022

EXISTING FLOOR
PLANS - DEMOLITION

AE2.1

SCALE: 1/4" = 1'-0"

EXIST. PLAN LEGEND



1 EXISTING FLOOR PLAN - MAIN
SCALE: 1/4" = 1'-0"

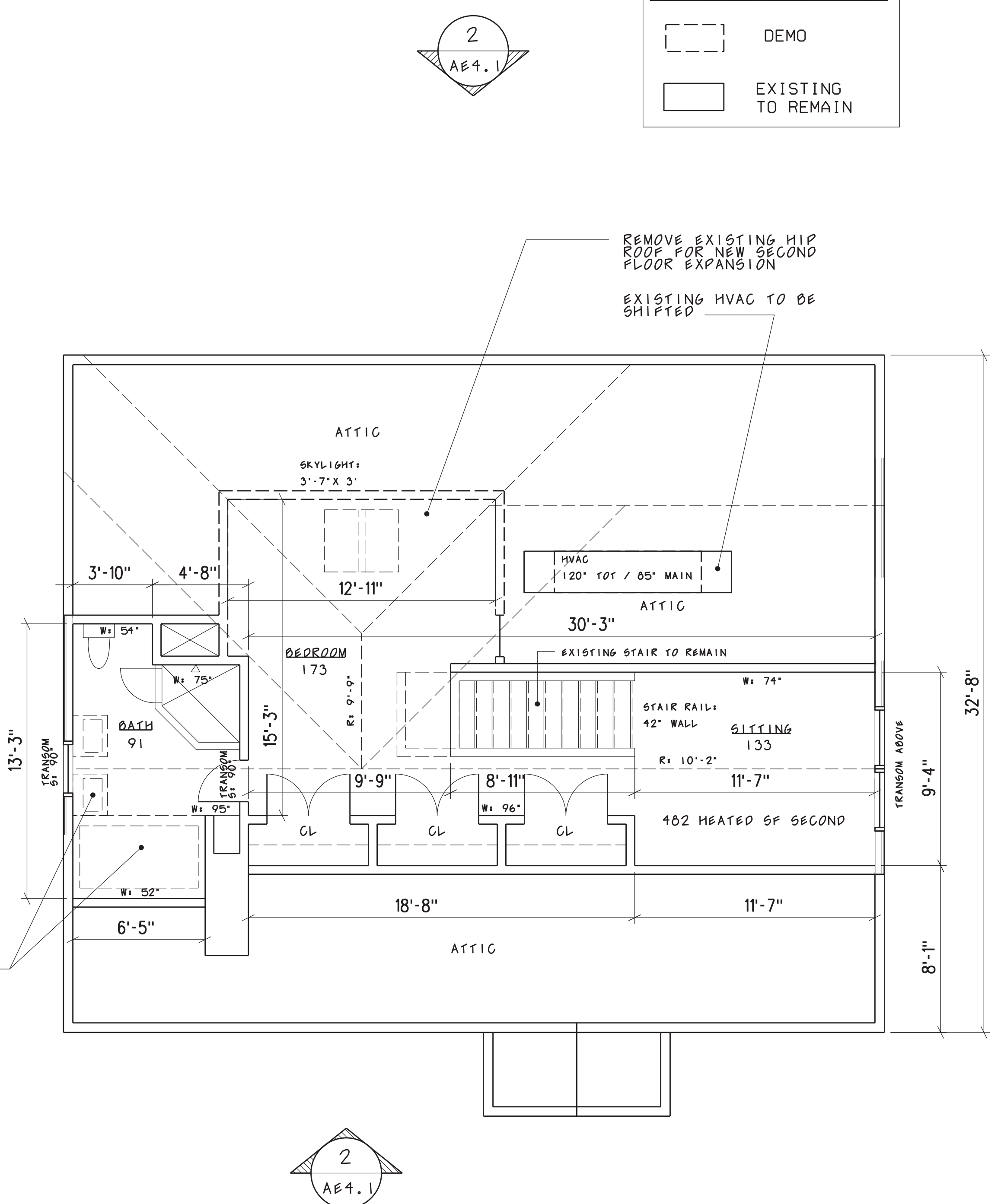
DEMOLISH EXISTING DECK AND STAIRS

LOCATION OF NEW LAUNDRY AND FAMILY ROOM

LOCATION OF NEW MASTER SUITE

REMOVE GARDEN TUB AND PEDESTAL SINKS

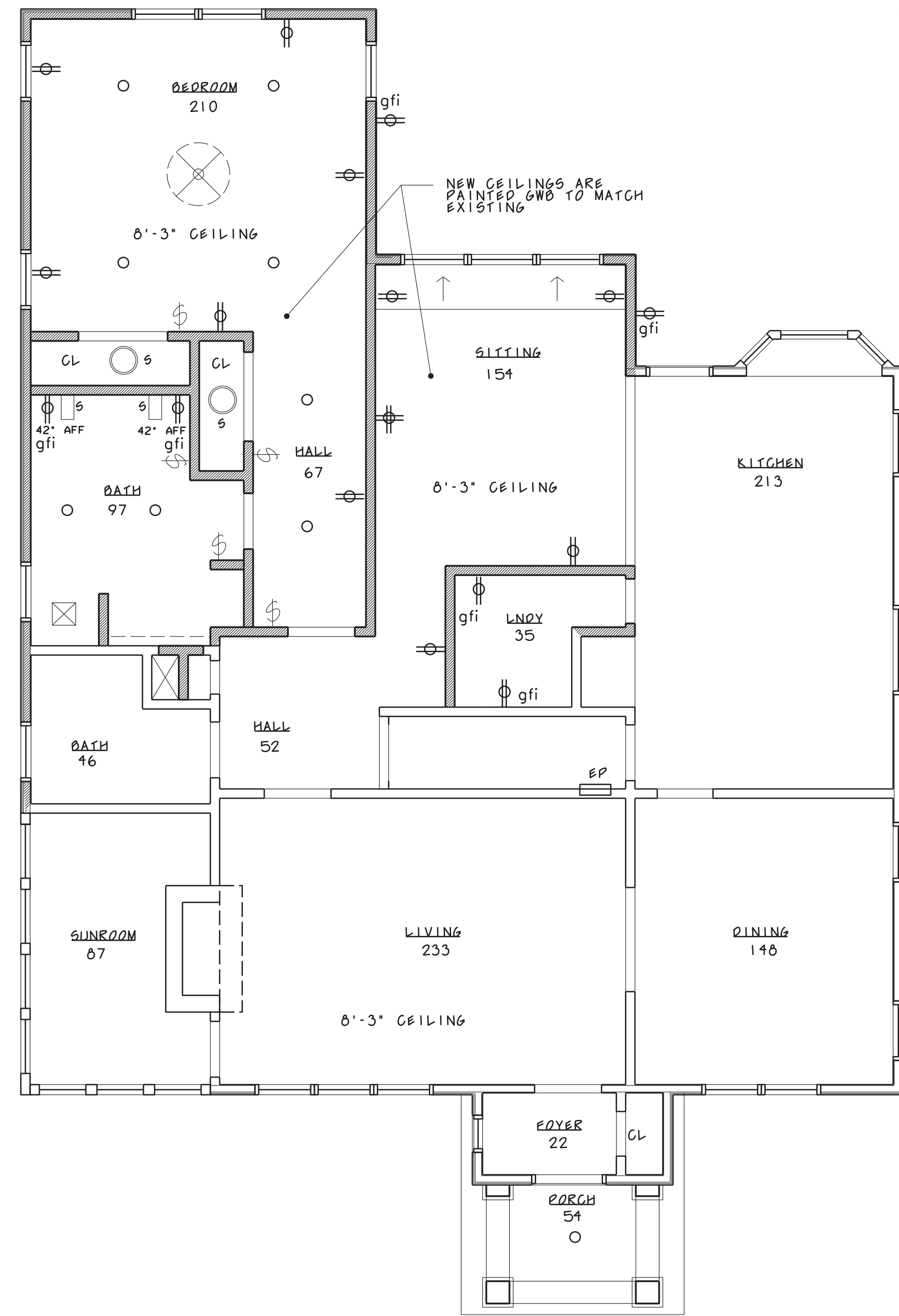
DEMOLISH EXISTING FRONT STOOP



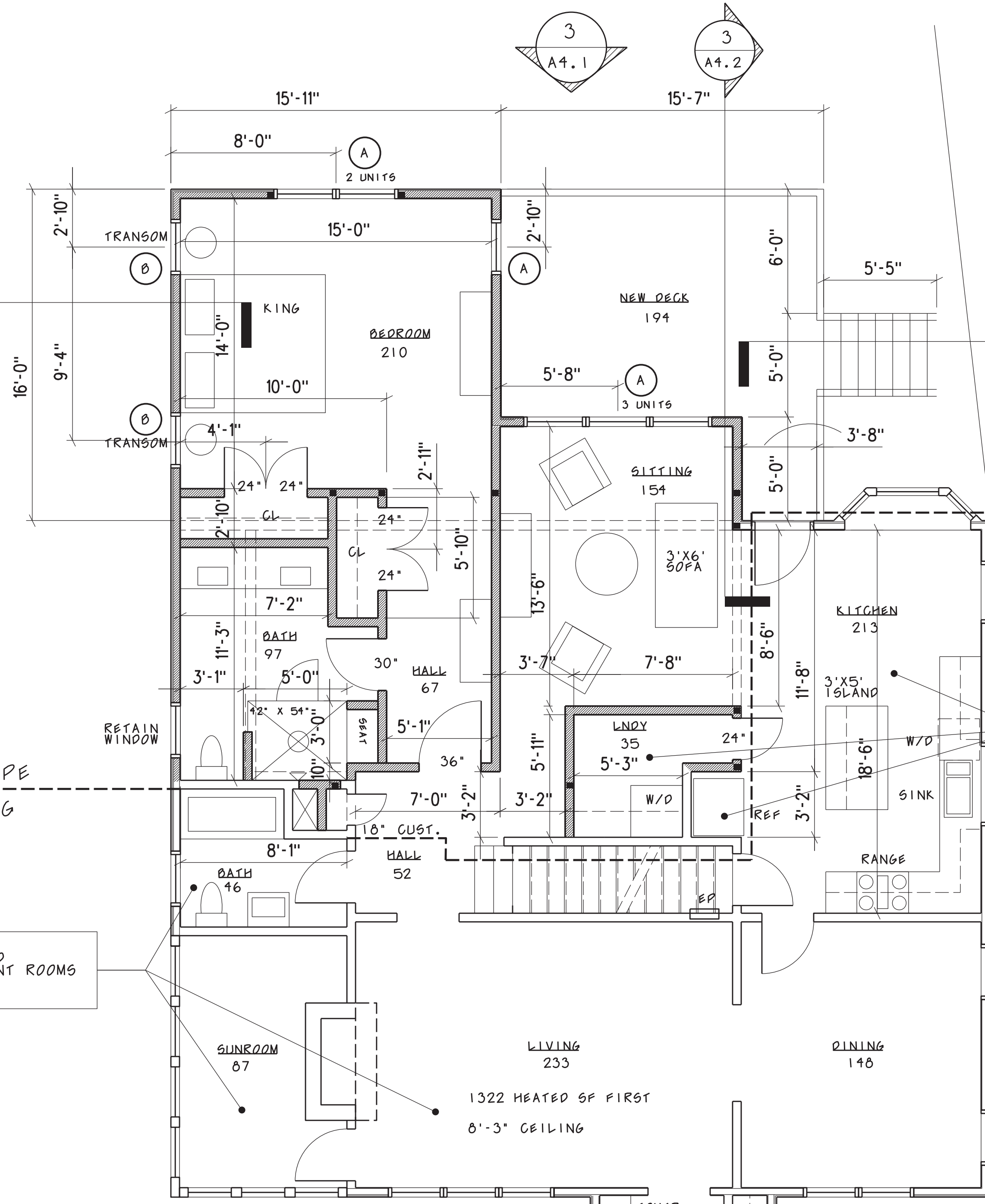
2 EXISTING FLOOR PLAN - SECOND
SCALE: 1/4" = 1'-0"

SEE GENERAL NOTES SHEET AO.1, TYPICAL

RELEASED FOR CONSTRUCTION



2 NEW RCP PLAN - MAIN
SCALE: 1/4" = 1'-0"



1 NEW FLOOR PLAN - MAIN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

RECESSED LED CAN OR SPOT TO MATCH EXISTING ON 2ND	○	SURFACE MOUNTED - SIZE SHAPE TO D	○ S
FAN W/L - WITH LIGHT	⊗	SMOKE ALARM	○ SD
PENDANT	⊗	CO ALARM	○ CD
CHANDLIER OR SEMI MOUNT	⊗	EXHAUST	⊗
EXTERIOR SCENES	□		
INTERIOR SCENES	□		

ELECTRICAL OUTLET LEGEND

STANDARD OUTLET SW - SWITCH	⊕	SWITCH	⊕
GFI OUTLET 36" AFF 42" AFF	⊕ gfi	FLOOR OUTLET	⊕ flr
QUAD OUTLET	⊕	DISPOSAL SWITCH	⊕ D

SMART HOUSE SYSTEMS AND LOW VOLTAGE BY OTHERS - CAN RECOMMEND A CONSULTANT UPON REQUEST

WALL TYPES
NEW INTERIOR WALLS ARE WOOD STUDS WITH 5/8" GWD.
USE GREENBOARD AT WET WALLS
SEE WALL SECTIONS FOR EXTERIOR WALLS.
SEE STRUCT. FOR FRAMING SIZE AND SPACING.

DOOR / WINDOW NOTES
NEW DOORS TO BE WOOD AND MATCH EXISTING STYLE, TBD BY OWNER
PROVIDE LOCKS AS DIRECTED BY OWNER
DOOR HEIGHTS ARE 6'-8" WIDTHS ARE NOTED ON PLAN
SEE PLAN FOR NEW WINDOW DESIGNATION AND DESCRIPTION ON A4'S

NEW PLAN LEGEND

	NEW WALLS
	EXISTING WALLS

SEE GENERAL NOTES SHEET A0.1, TYPICAL

RELEASED FOR CONSTRUCTION



TURCO MCCARTHY, LLC
ARCHITECTURE AND DESIGN
ATLANTA, GEORGIA
404.395.4569
2022@TURCO MCCARTHY, LLC

GA.RA009856

ADDITION AND RENOVATION TO:
472 RIDGEWOOD ROAD, NE
ATLANTA, GEORGIA
30307

PROJECT NO.: 2021-14

ISSUED * DATE

DESIGN / PRICING PACKAGE:
08-12-2021

PERMIT DOCUMENTS:
01-28-2022

NEW FLOOR PLAN MAIN

A2.1

SCALE: 1/4" = 1'-0"



TURCO M'CARTHY, LLC
ARCHITECTURE
AND DESIGN
ATLANTA, GEORGIA
404.395.4569
2022@TURCO M'CARTHY, LLC



GA.RA009856

ADDITION AND RENOVATION
TO:
472 RIDGEWOOD ROAD, NE
ATLANTA, GEORGIA
30307

PROJECT NO.: 2021-14

ISSUED * DATE

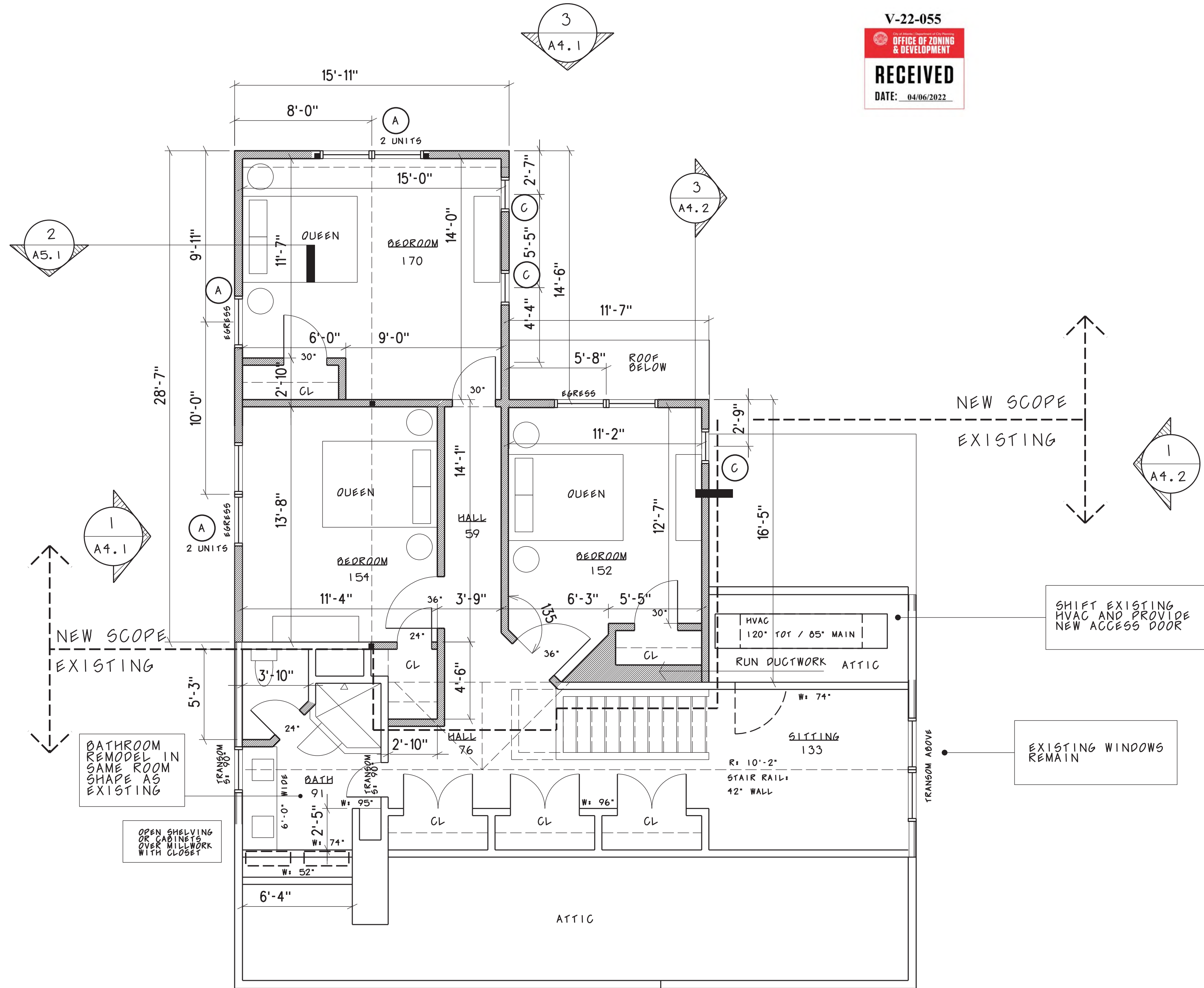
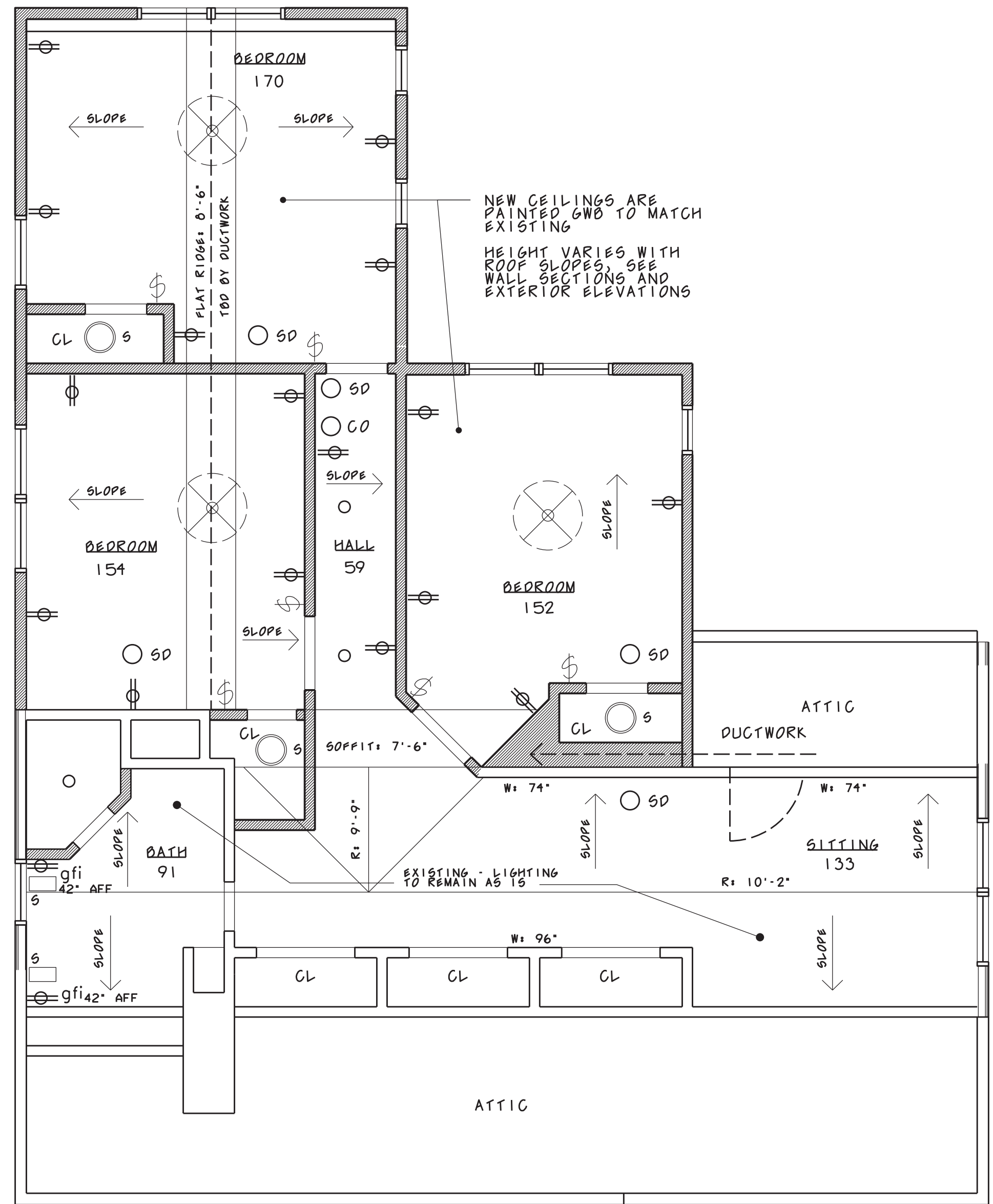
DESIGN / PRICING
PACKAGE:
08-12-2021

PERMIT DOCUMENTS:
01-28-2022

NEW FLOOR PLAN
SECOND

A2.2

SCALE: 1/4" = 1'-0"



LIGHTING LEGEND

RECESSED LED CAN OR SPOT TO MATCH EXISTING ON 2ND		SURFACE MOUNTED - SIZE SHAPE TBD	
FAN W/L WITH LIGHT		SMOKE ALARM	
PENDANT		CO ALARM	
CHANDELIER OR SEMI MOUNT		EXHAUST	
EXTERIOR SCENCE			
INTERIOR SCENCE			

ELECTRICAL OUTLET LEGEND

STANDARD OUTLET SW - SWITCH		SWITCH	
GFI OUTLET 36" AFF 42" AFF		FLOOR OUTLET	
QUAD OUTLET		DISPOSAL SWITCH	

SMART HOUSE SYSTEMS AND LOW VOLTAGE BY OTHERS - CAN RECOMMEND A CONSULTANT UPON REQUEST

WALL TYPES

NEW INTERIOR WALLS ARE WOOD STUDS WITH 5/8" GWD.

USE GREENBOARD AT WET WALLS

SEE WALL SECTIONS FOR EXTERIOR WALLS.

SEE STRUCT. FOR FRAMING SIZE AND SPACING.

DOOR / WINDOW NOTES

NEW DOORS TO BE WOOD AND MATCH EXISTING STYLE, TBD BY OWNER

PROVIDE LOCKS AS DIRECTED BY OWNER

DOOR HEIGHTS ARE 6'-8" WIDTHS ARE NOTED ON PLAN

SEE PLAN FOR NEW WINDOW DESIGNATION AND DESCRIPTION ON A4'S

NEW PLAN LEGEND

	NEW WALLS
	EXISTING WALLS

SEE GENERAL NOTES SHEET A0.1, TYPICAL

RELEASED FOR CONSTRUCTION



TURCO MCCARTHY, LLC
ARCHITECTURE
AND DESIGN
ATLANTA, GEORGIA
404.395.4569
2022@TURCO MCCARTHY, LLC

GA.RA009856

ADDITION AND RENOVATION
TO:
472 RIDGEWOOD ROAD, NE
ATLANTA, GEORGIA
30307

PROJECT NO.: 2021-14

ISSUED * DATE

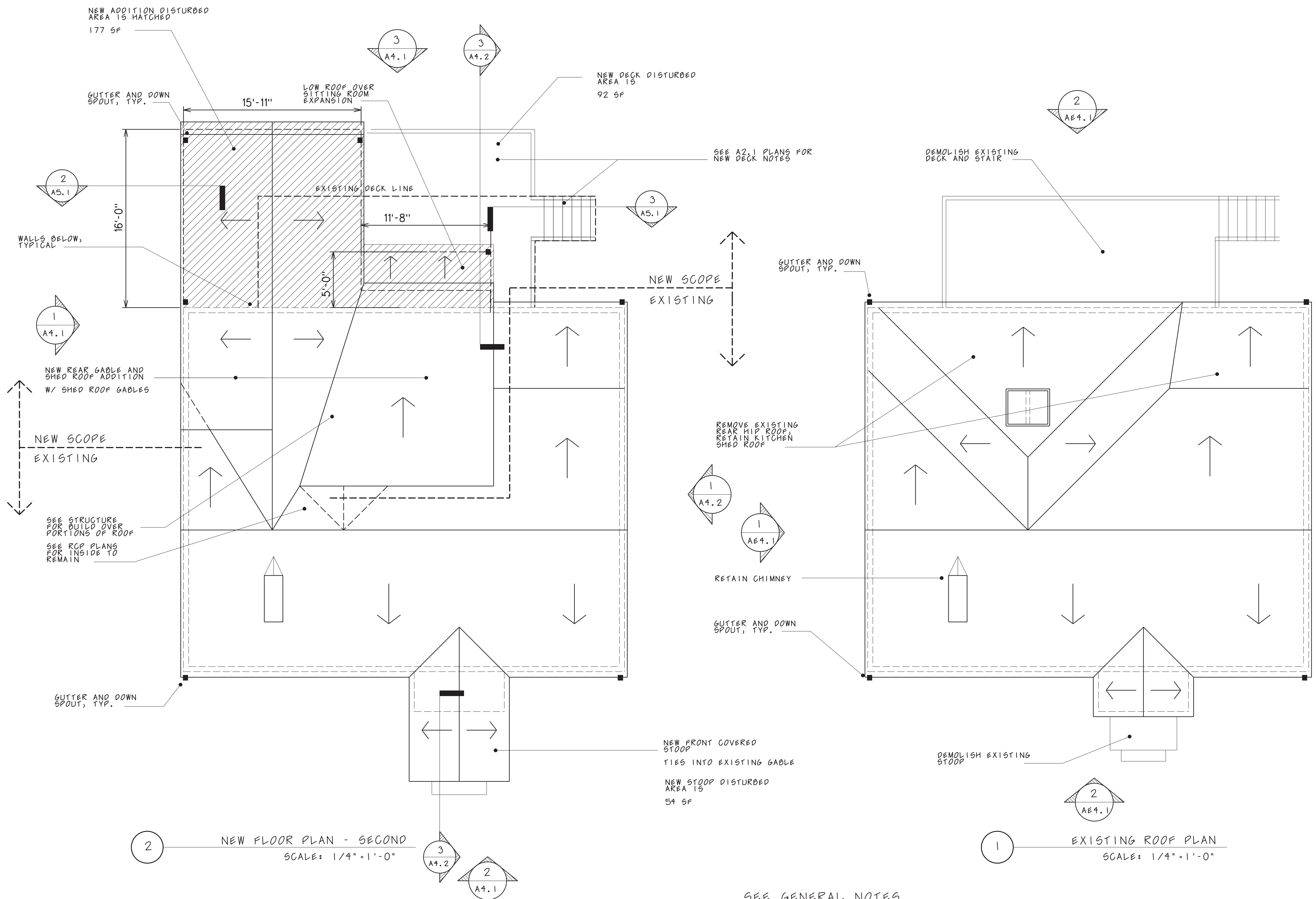
DESIGN / PRICING
PACKAGE:
08-12-2021

PERMIT DOCUMENTS:
01-28-2022

EXISTING AND
NEW ROOF PLAN

A2.3

SCALE: 1/4" = 1'-0"



2 NEW FLOOR PLAN - SECOND
SCALE: 1/4" = 1'-0"

1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

SEE GENERAL NOTES
SHEET AO.1, TYPICAL

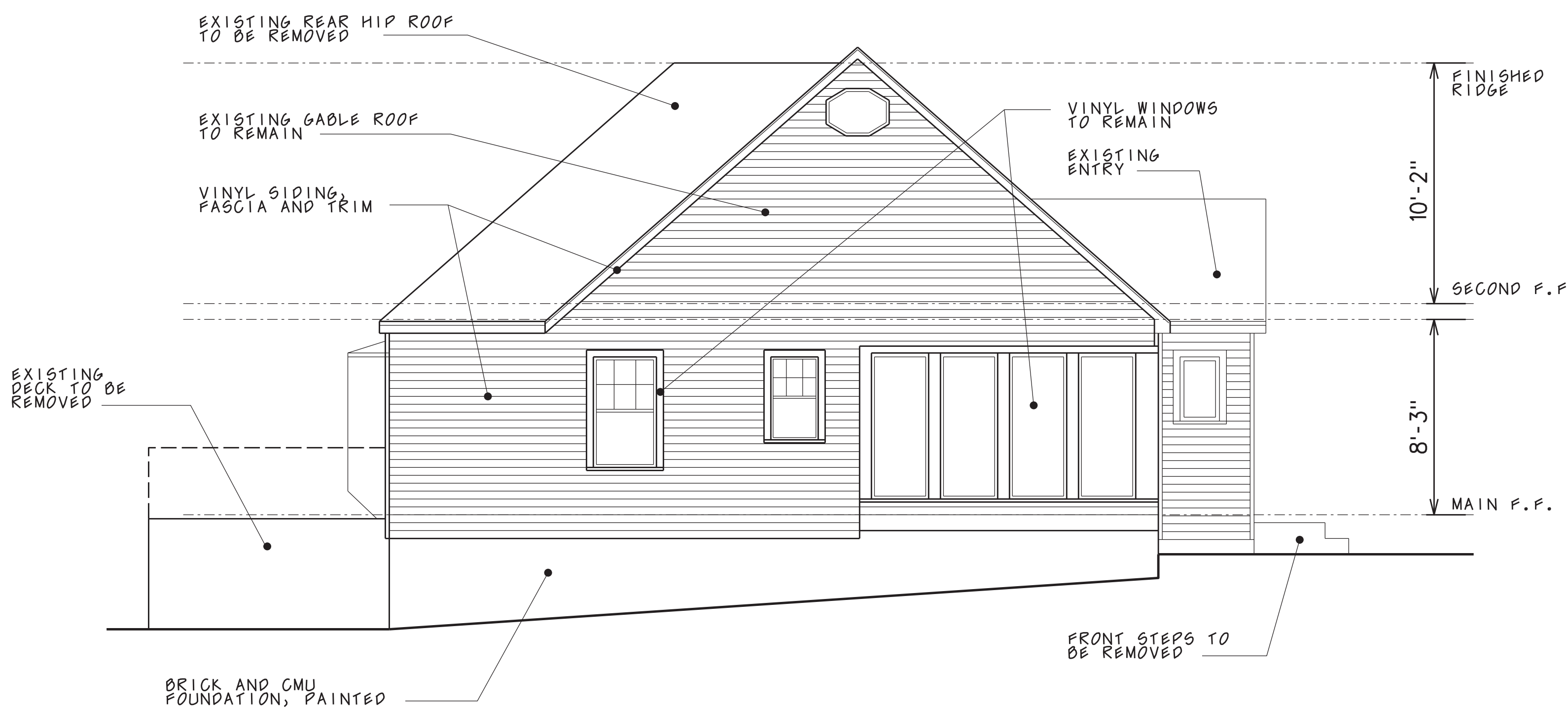
RELEASED FOR CONSTRUCTION



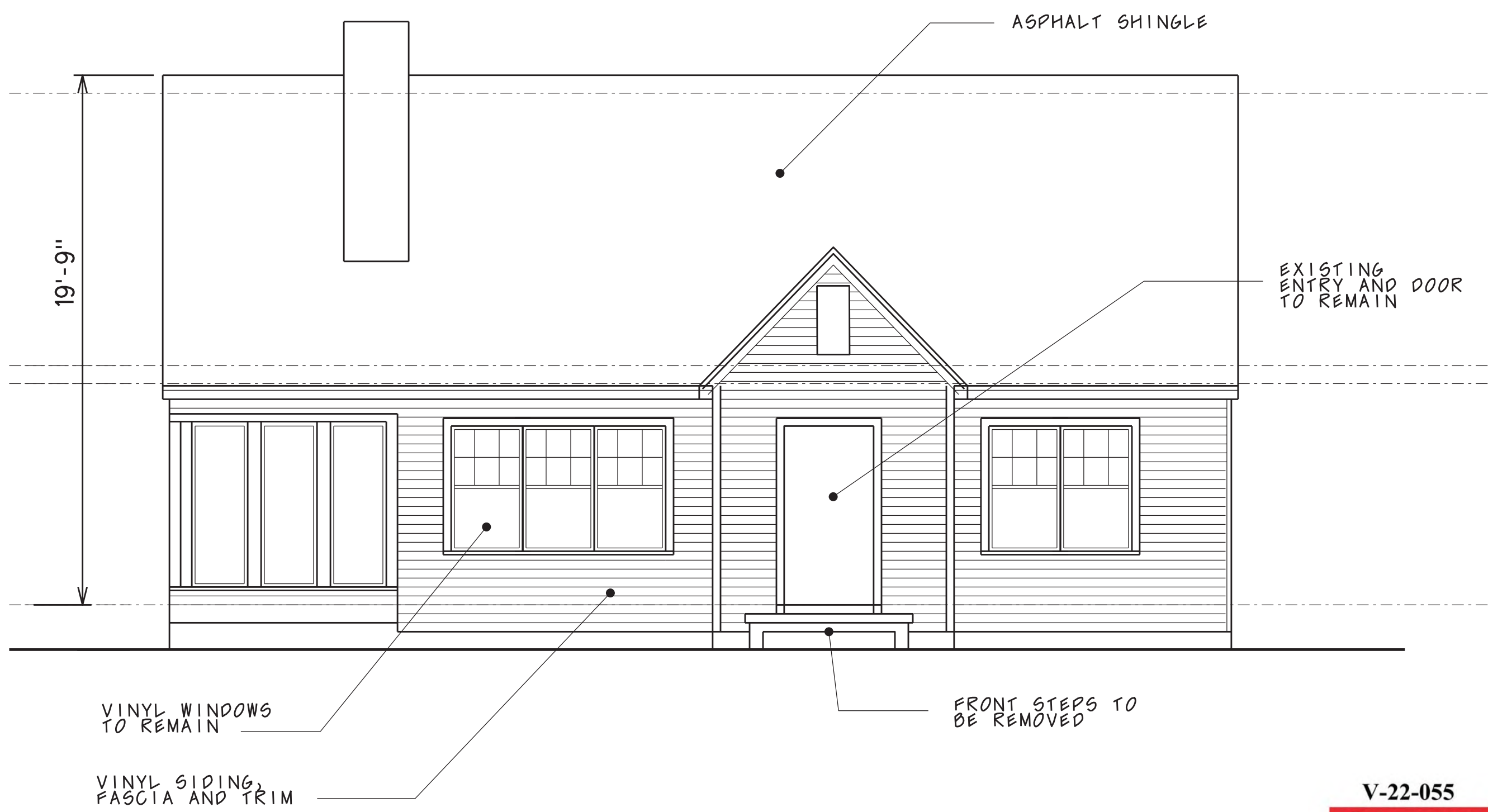
TURCO MCCARTHY, LLC
 ARCHITECTURE
 AND DESIGN
 ATLANTA, GEORGIA
 404.395.4569
 2022@TURCO MCCARTHY, LLC

GA.RA009856

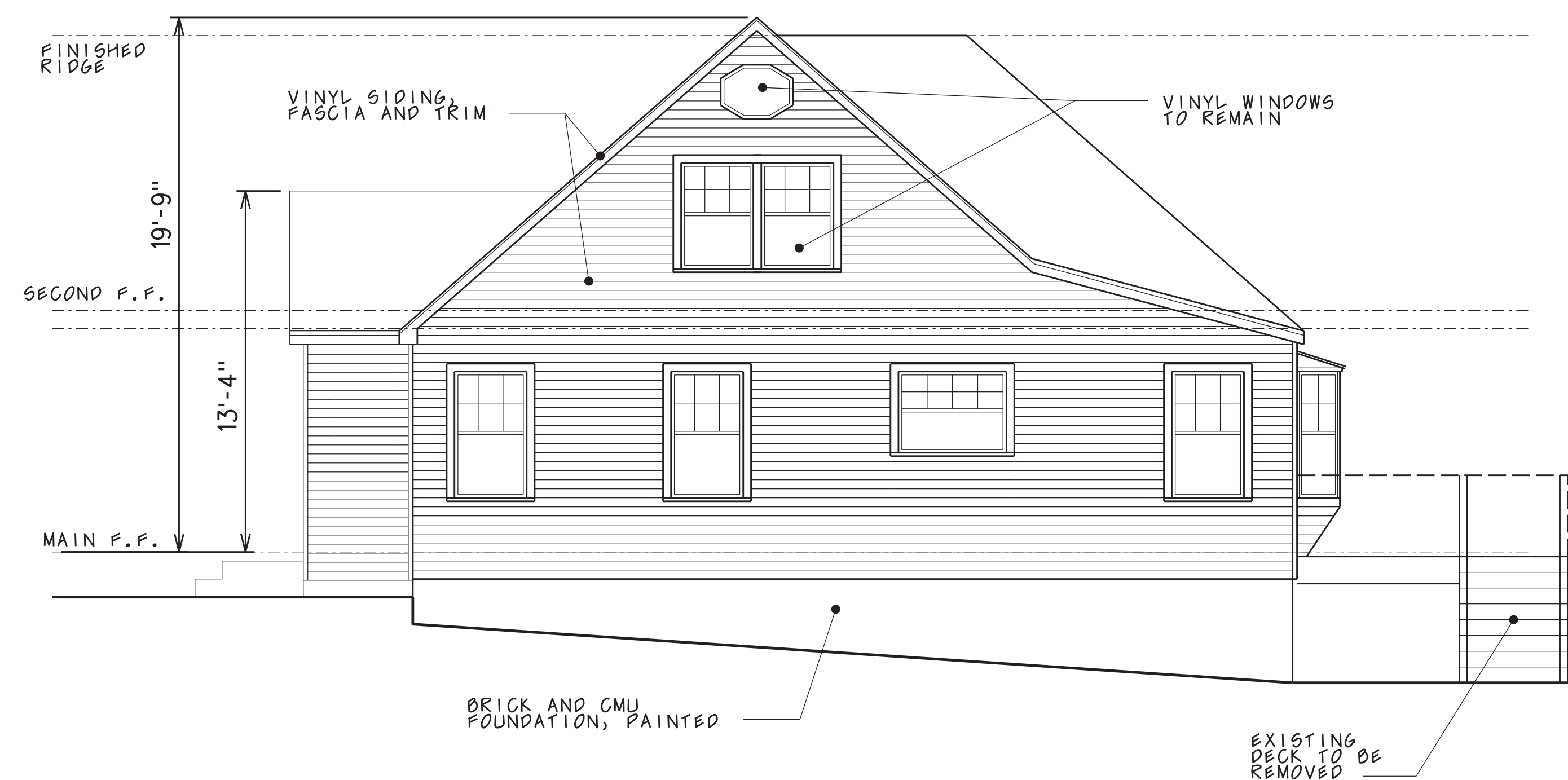
ADDITION AND RENOVATION
 TO:
 472 RIDGEWOOD ROAD, NE
 ATLANTA, GEORGIA
 30307



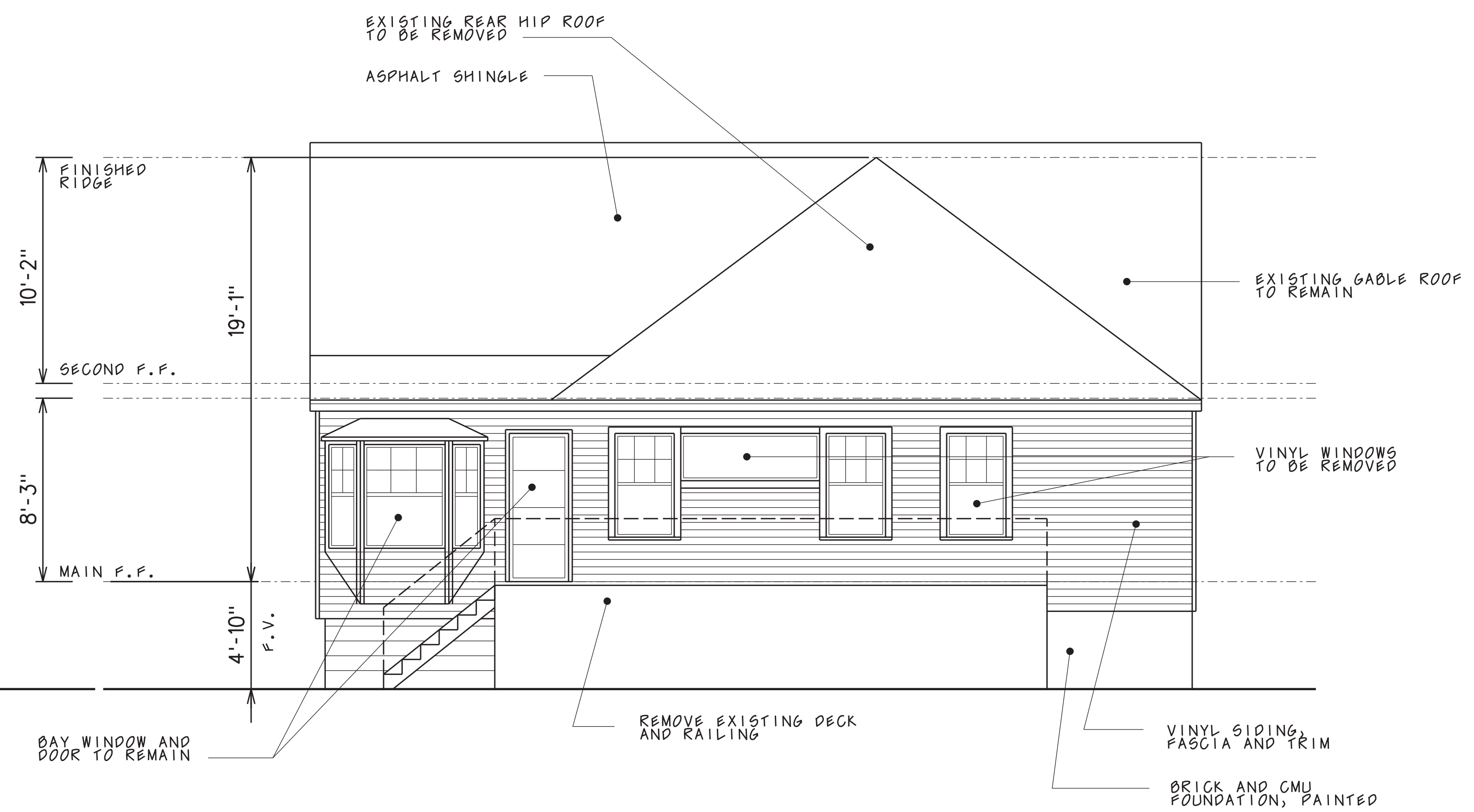
1 EXISTING SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 EXISTING EAST ELEVATION
 SCALE: 1/4" = 1'-0"



4 EXISTING NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



3 EXISTING WEST ELEVATION
 SCALE: 1/4" = 1'-0"

SEE GENERAL NOTES
 SHEET AO.1, TYPICAL

RELEASED FOR CONSTRUCTION

PROJECT NO.: 2021-14

ISSUED * DATE
 DESIGN / PRICING PACKAGE: 08-12-2021
 PERMIT DOCUMENTS: 01-28-2022

EXISTING EXTERIOR ELEVATIONS

AE4.1

SCALE: 1/4" = 1'-0"



TURCO MCCARTHY, LLC
ARCHITECTURE
AND DESIGN
ATLANTA, GEORGIA
404.395.4569

2022@TURCO MCCARTHY, LLC

GA.RA009856

ADDITION AND RENOVATION
TO:
472 RIDGEWOOD ROAD, NE
ATLANTA, GEORGIA
30307

PROJECT NO.: 2021-14

ISSUED * DATE

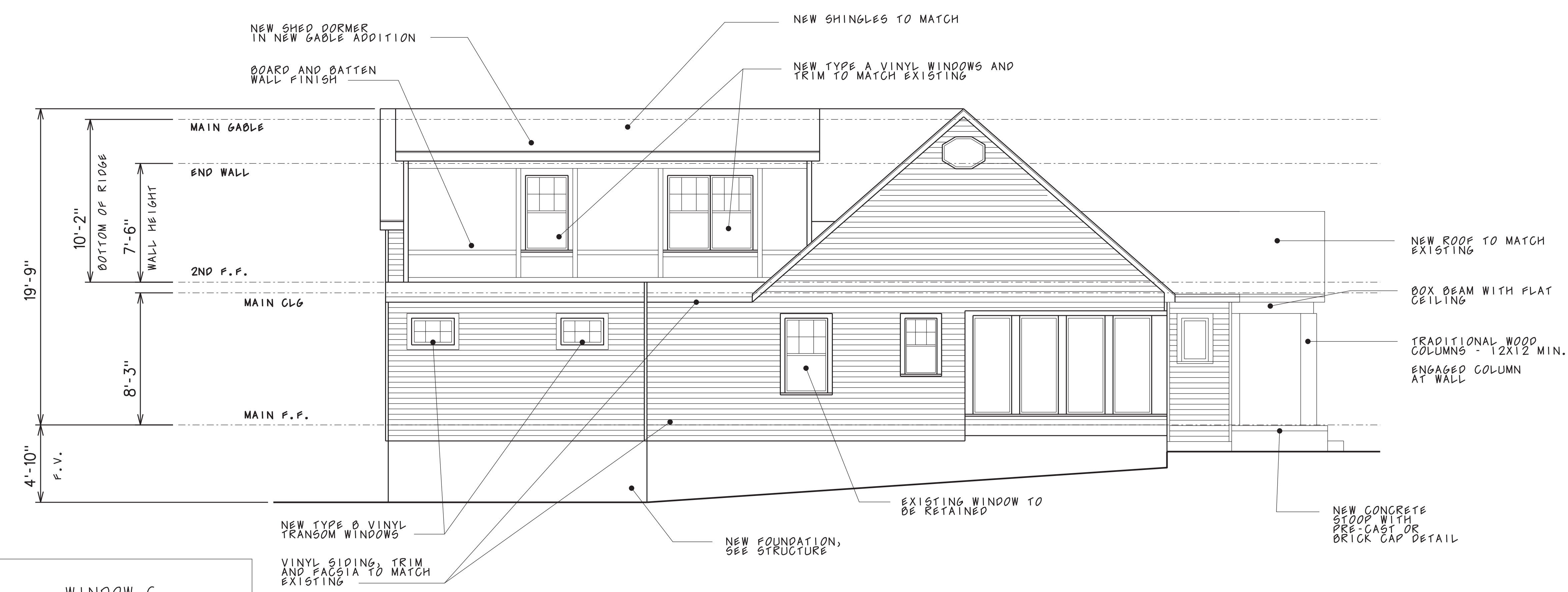
DESIGN / PRICING
PACKAGE:
08-12-2021

PERMIT DOCUMENTS:
01-28-2022

NEW EXTERIOR
ELEVATIONS

A4.1

SCALE: 1/4" = 1'-0"

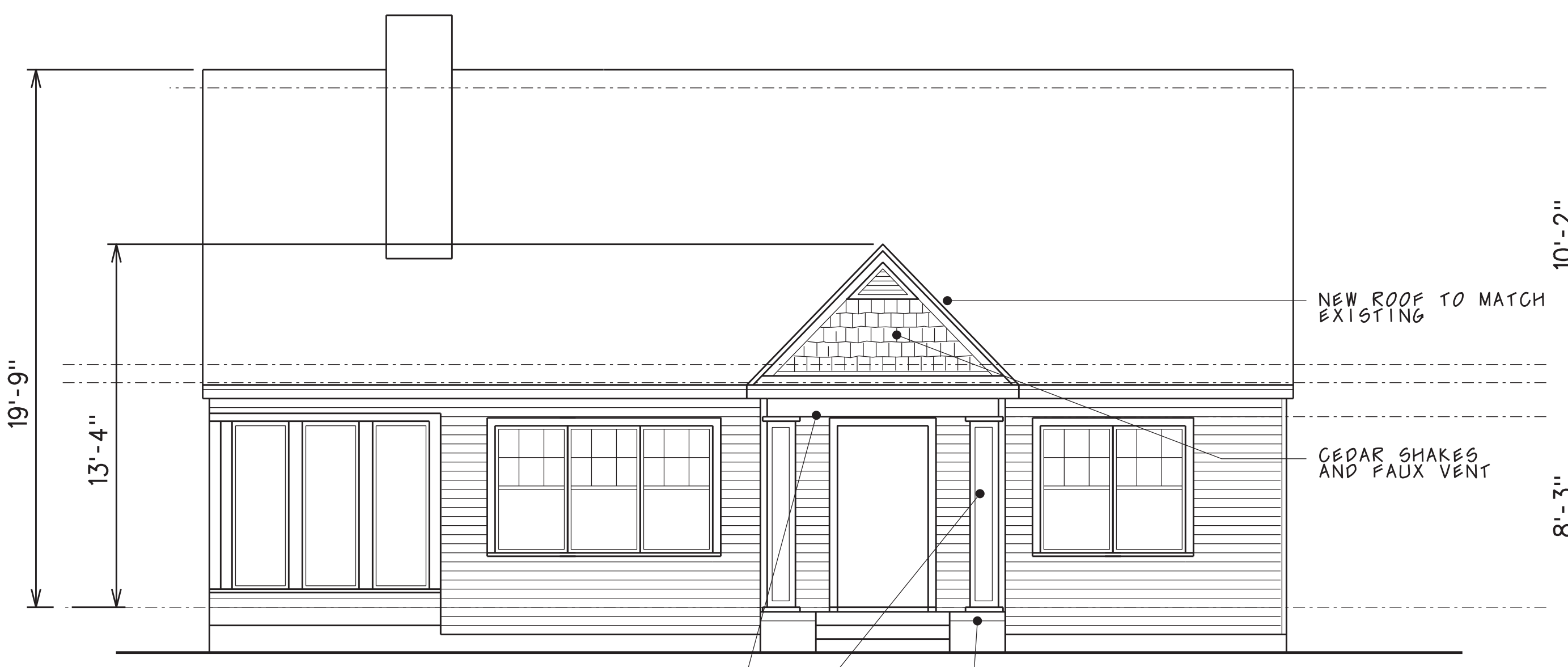


1 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

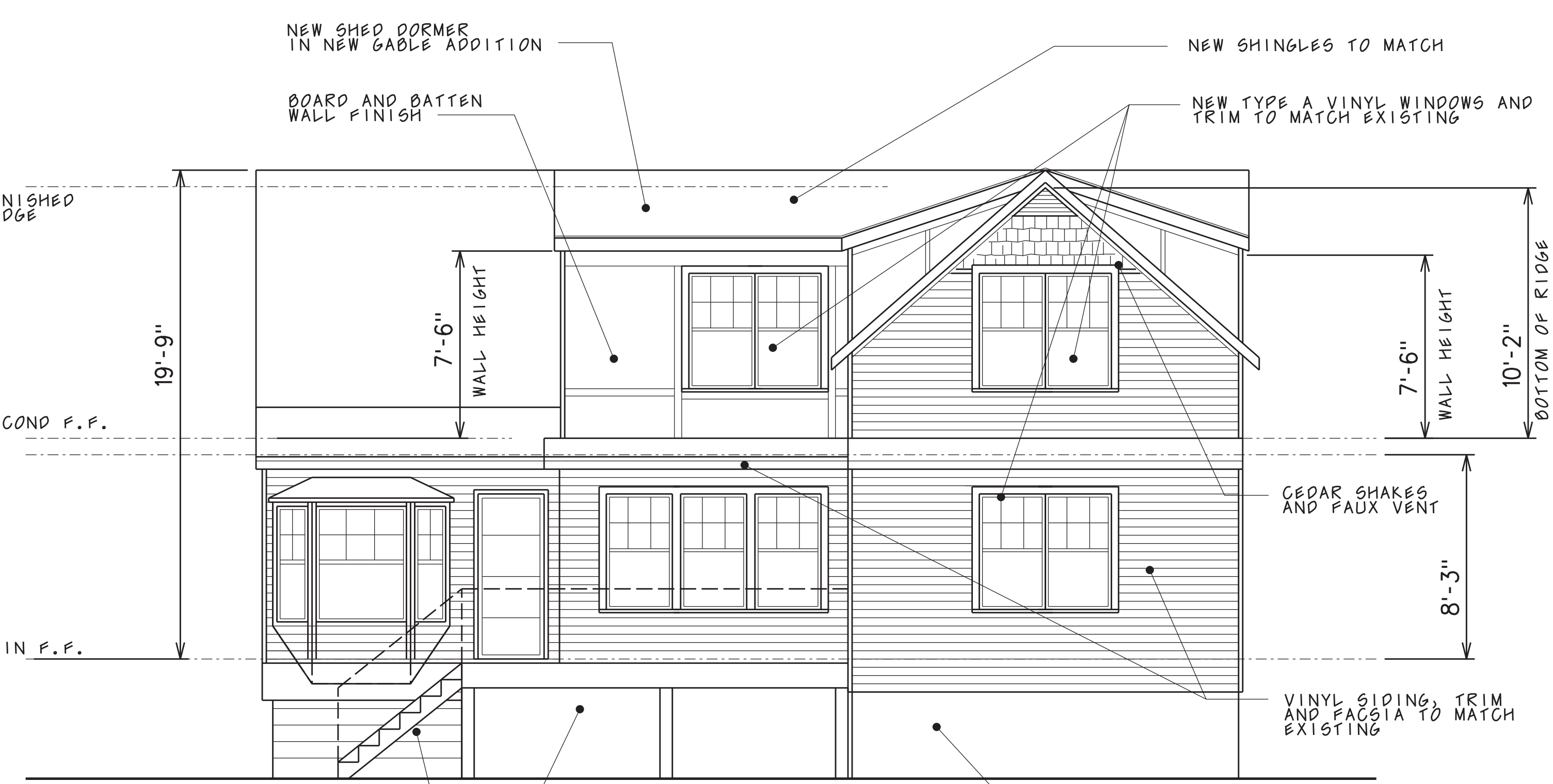
WINDOW DESCRIPTIONS

WINDOW A	WINDOW B	WINDOW C
6/1 DIVIDED LIGHT OPERABLE DOUBLE HUNG VINYL WINDOW	6 DIVIDED LIGHT FIXED TRANSOM VINYL WINDOW	4 DIVIDED LIGHT FIXED TRANSOM VINYL WINDOW
2'-8" W X 4'-8" H	2'-8" W X 1'-8" H	2'-0" W X 2'-4" H
2' SILL A.F.F.	5' SILL A.F.F.	4'-4" SILL A.F.F.
INSULATED	INSULATED	INSULATED
TRIM TO MATCH EXISTING	TRIM TO MATCH EXISTING	TRIM TO MATCH EXISTING

SEE PLANS ON A2.1 AND A2.2 FOR WINDOW DESIGNATIONS



2 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"

SEE GENERAL NOTES SHEET A0.1, TYPICAL

RELEASED FOR CONSTRUCTION



TURCO MCCARTHY, LLC
ARCHITECTURE
AND DESIGN
ATLANTA, GEORGIA
404.395.4569

2022@TURCO MCCARTHY, LLC

GA.RA009856

ADDITION AND RENOVATION
TO:
472 RIDGEWOOD ROAD, NE
ATLANTA, GEORGIA
30307

PROJECT NO.: 2021-14

ISSUED * DATE

DESIGN / PRICING
PACKAGE:
08-12-2021

PERMIT DOCUMENTS:
01-28-2022

NEW EXTERIOR
ELEVATION AND
WALL SECTION

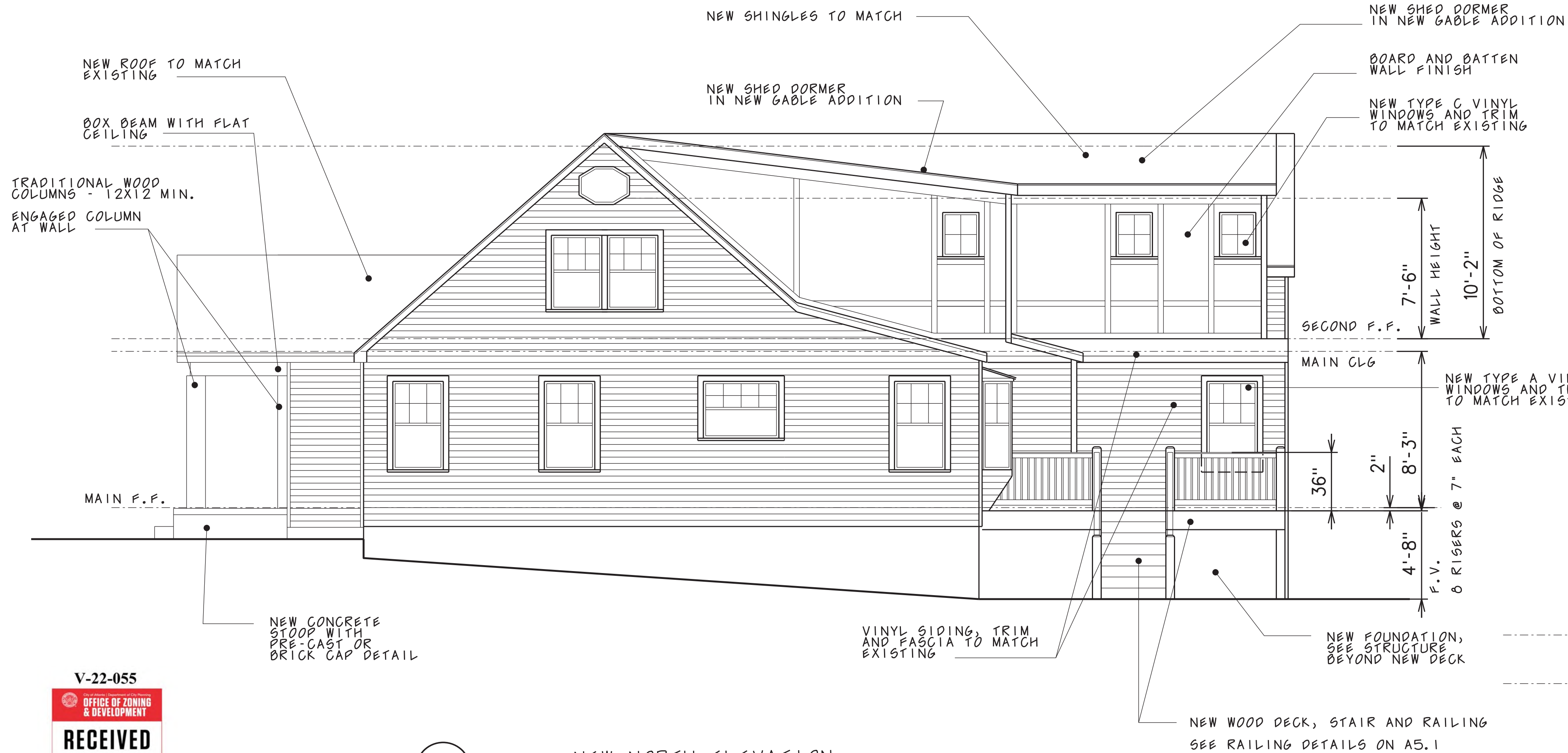
A4.2

SCALE: VARIES

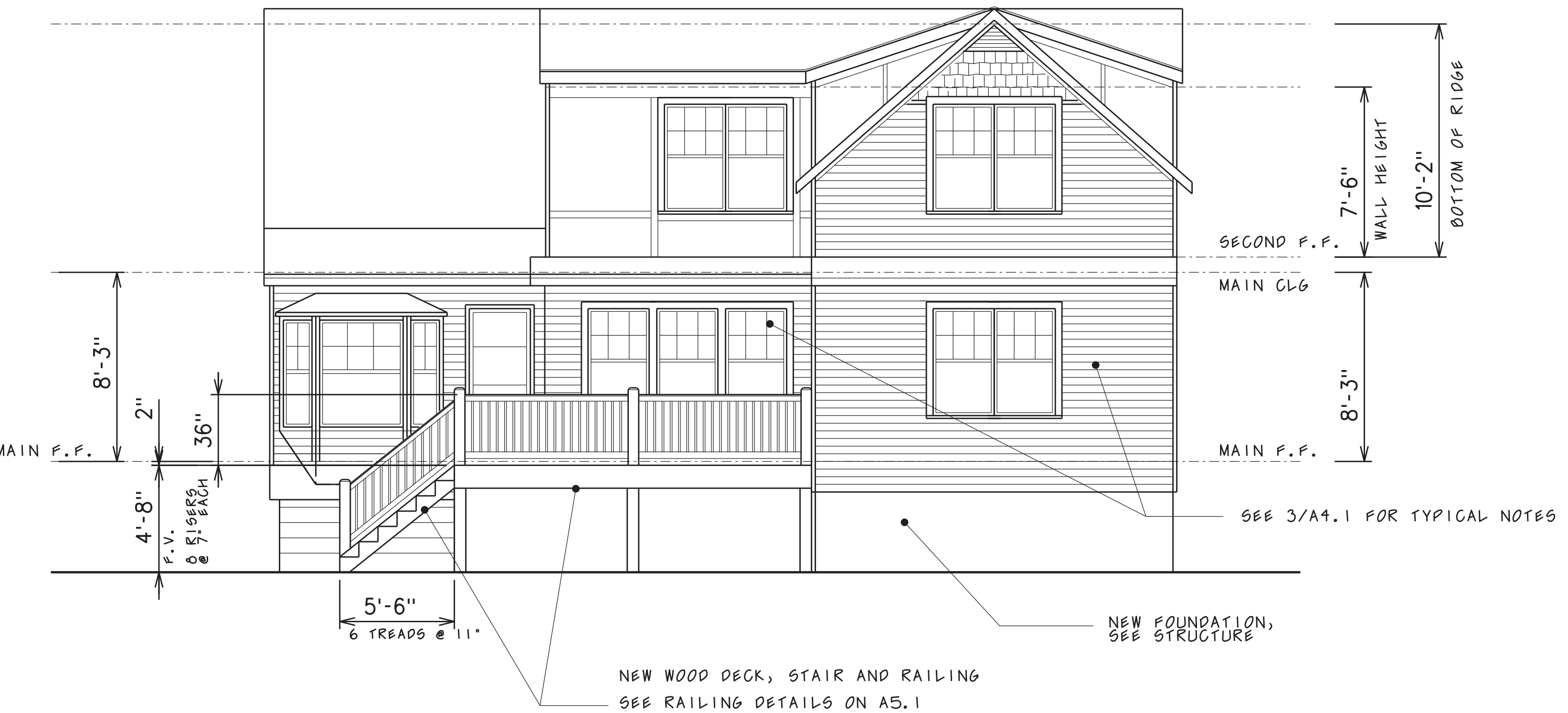
WINDOW DESCRIPTIONS

WINDOW A	WINDOW B	WINDOW C
6/1 DIVIDED LIGHT OPERABLE DOUBLE HUNG VINYL WINDOW	6 DIVIDED LIGHT FIXED TRANSPARENT VINYL WINDOW	4 DIVIDED LIGHT FIXED TRANSPARENT VINYL WINDOW
2'-8" W X 4'-8" H	2'-8" W X 1'-8" H	2'-0" W X 2'-4" H
2" SILL A.F.F.	5" SILL A.F.F.	4'-4" SILL A.F.F.
INSULATED	INSULATED	INSULATED
TRIM TO MATCH EXISTING	TRIM TO MATCH EXISTING	TRIM TO MATCH EXISTING

SEE PLANS ON A2.1 AND A2.2 FOR WINDOW DESIGNATIONS

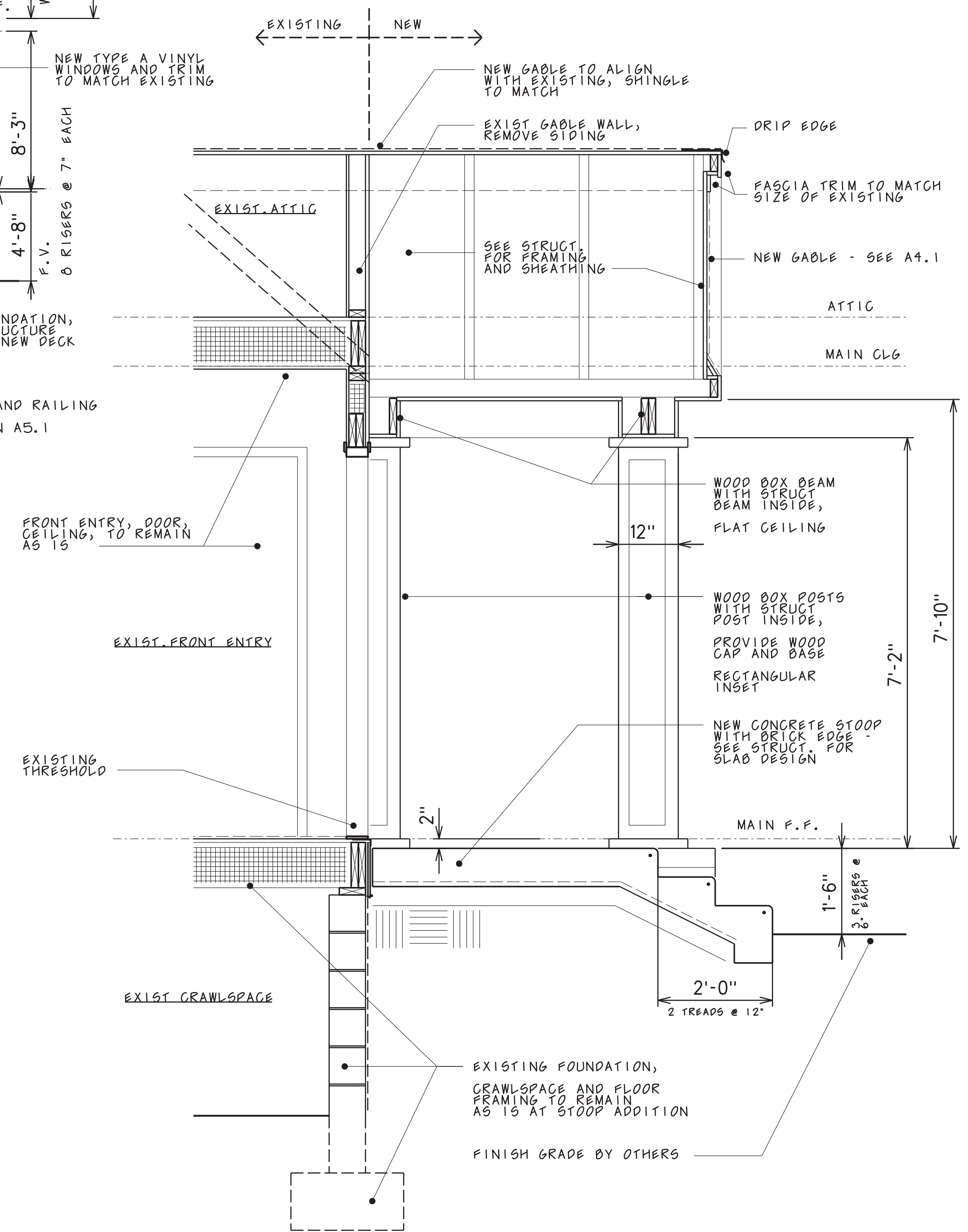


1 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NEW WEST ELEVATION WITH RAILING
SCALE: 1/4" = 1'-0"

SEE GENERAL NOTES SHEET AO.1, TYPICAL



3 NEW WALL SECTION - FRONT STOOP
SCALE: 3/4" = 1'-0"

RELEASED FOR CONSTRUCTION



RECEIPT

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

Application: V-22-055
Application Type: Planning/BZA/Variance/NA
Address: 472 RIDGEWOOD RD NE, ATLANTA, GA 30307
Owner Name: MCGEE LORNA
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
805704		\$100.00	04/05/2022	PUBLICUSER986282		

Owner Info.: MCGEE LORNA

Work Description: Addition to the existing single-family dwelling. The applicant seeks a variance to reduce the front yard setback from 35 feet to 25.4 feet.



Robin McGee & Jonathan Zurick
472 Ridgewood Rd NE Atlanta GA 30307
Phone: 917-902-2879
Email: Jonathan.Zurick@gmail.com

April 16th, 2022

Re: Proposed Renovation & Addition to 472 Ridgewood Rd / V-22-055

Dear Neighbor,

We are planning a home renovation which will add an additional bedroom and bathroom along with a modest covered front stoop to our property. We have lived in the neighborhood for nearly 8 years. We love it here and with our growing family we could benefit from some additional space.

These renovation plans require a variance specific to covered front stoop as it results in a reduction of the front yard setback from 35 feet to 25.4 feet. The other renovation work is limited to the back of our existing home (modification to existing first and second floor) and aligns with the existing frame of the house and side yard setback and does not appear to require a variance.

These plans will be presented first at the Thursday, May 19th, meeting of the Lake Claire Neighbors (LCN). That meeting will be held at 7:15pm. After that, these plans will be presented at the Neighborhood Planning Unit – N (NPU-N) meeting on Thursday, May 26th at 7pm.

Should you have any questions about this project, please feel free to contact us at the contact information listed above. You may also reach out to our architect, Allyson Turco McCarthy at allyson@turcomccarthy.com or 404-395-4569.

Sincerely,
Robin & Jon

Acknowledgement of Notification:

I have been made aware of the variance request V-22-055 and given the opportunity to comment on the proposal.

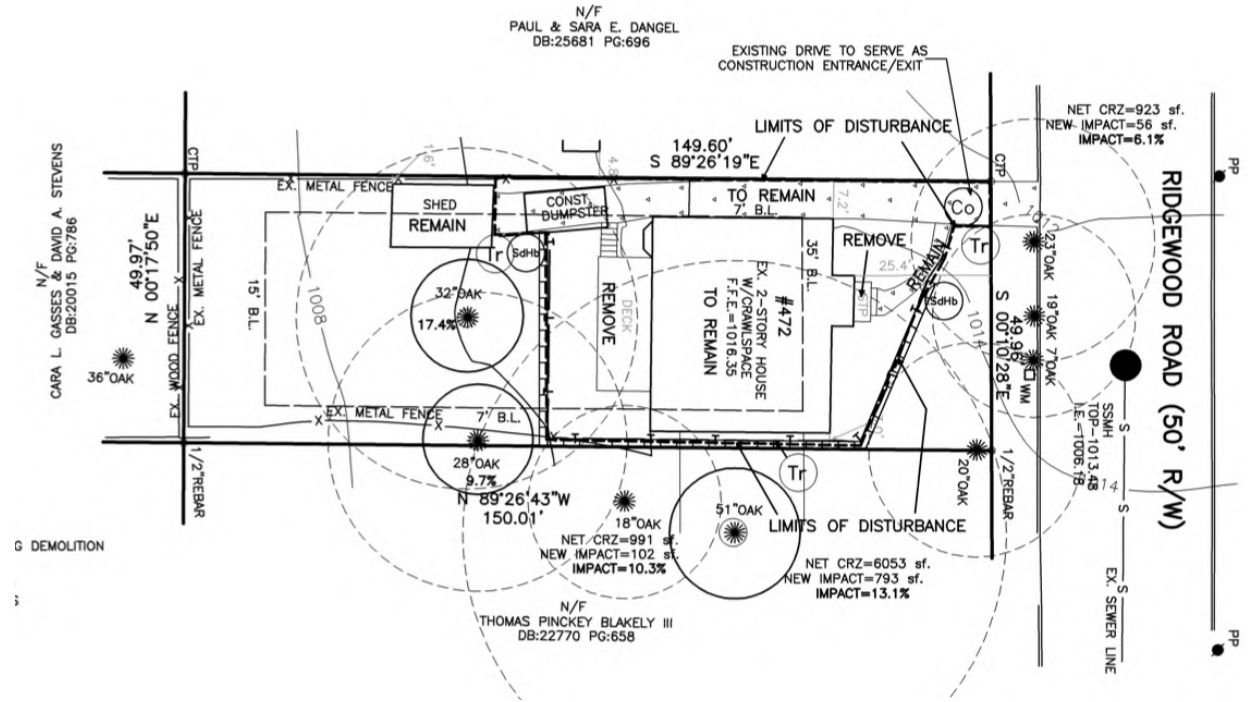
- I support the request
- I have additional questions
- I have been informed but have no opinion

<Signature of LCN member>

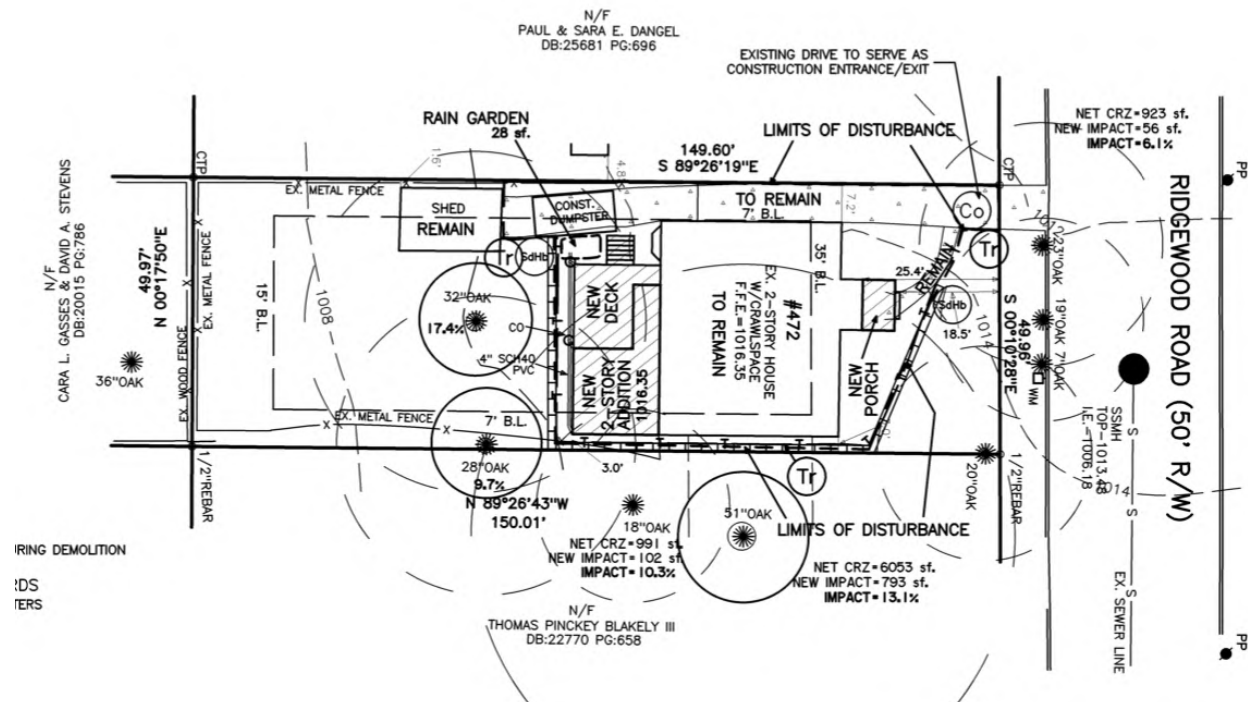
<Printed Name of LCN member>

<Address of LCN member>

Site Plan - Existing



Site Plan - Proposed



Robin McGee & Jonathan Zurick
472 Ridgewood Rd NE Atlanta GA 30307
Phone: 917-902-2879
Email: Jonathan.Zurick@gmail.com

April 16th, 2022

Re: Proposed Renovation & Addition to 472 Ridgewood Rd / V-22-055

Dear Neighbor,

We are planning a home renovation which will add an additional bedroom and bathroom along with a modest covered front stoop to our property. We have lived in the neighborhood for nearly 8 years. We love it here and with our growing family we could benefit from some additional space.

These renovation plans require a variance specific to covered front stoop as it results in a reduction of the front yard setback from 35 feet to 25.4 feet. The other renovation work is limited to the back of our existing home (modification to existing first and second floor) and aligns with the existing frame of the house and side yard setback and does not appear to require a variance.

These plans will be presented first at the Thursday, May 19th, meeting of the Lake Claire Neighbors (LCN). That meeting will be held at 7:15pm. After that, these plans will be presented at the Neighborhood Planning Unit – N (NPU-N) meeting on Thursday, May 26th at 7pm.

Should you have any questions about this project, please feel free to contact us at the contact information listed above. You may also reach out to our architect, Allyson Turco McCarthy at allyson@turcomccarthy.com or 404-395-4569.

Sincerely,
Robin & Jon

Acknowledgement of Notification:

I have been made aware of the variance request V-22-055 and given the opportunity to comment on the proposal.

- I support the request
 I have additional questions
 I have been informed but have no opinion


<Signature of LCN member>

Kristen Melvin
<Printed Name of LCN member>

465 Ridgewood
<Address of LCN member>

Robin McGee & Jonathan Zurick
472 Ridgewood Rd NE Atlanta GA 30307
Phone: 917-902-2879
Email: Jonathan.Zurick@gmail.com

April 16th, 2022

Re: Proposed Renovation & Addition to 472 Ridgewood Rd / V-22-055

Dear Neighbor,

We are planning a home renovation which will add an additional bedroom and bathroom along with a modest covered front stoop to our property. We have lived in the neighborhood for nearly 8 years. We love it here and with our growing family we could benefit from some additional space.

These renovation plans require a variance specific to covered front stoop as it results in a reduction of the front yard setback from 35 feet to 25.4 feet. The other renovation work is limited to the back of our existing home (modification to existing first and second floor) and aligns with the existing frame of the house and side yard setback and does not appear to require a variance.

These plans will be presented first at the Thursday, May 19th, meeting of the Lake Claire Neighbors (LCN). That meeting will be held at 7:15pm. After that, these plans will be presented at the Neighborhood Planning Unit – N (NPU-N) meeting on Thursday, May 26th at 7pm.

Should you have any questions about this project, please feel free to contact us at the contact information listed above. You may also reach out to our architect, Allyson Turco McCarthy at allyson@turcomccarthy.com or 404-395-4569.

Sincerely,
Robin & Jon

Acknowledgement of Notification:

I have been made aware of the variance request V-22-055 and given the opportunity to comment on the proposal.

- I support the request
- I have additional questions
- I have been informed but have no opinion


<Signature of LCN member>

Justin Moorhead
<Printed Name of LCN member>

463 Leonardo Ave NE
<Address of LCN member>

Robin McGee & Jonathan Zurick
472 Ridgewood Rd NE Atlanta GA 30307
Phone: 917-902-2879
Email: Jonathan.Zurick@gmail.com

April 16th, 2022

Re: Proposed Renovation & Addition to 472 Ridgewood Rd / V-22-055

Dear Neighbor,

We are planning a home renovation which will add an additional bedroom and bathroom along with a modest covered front stoop to our property. We have lived in the neighborhood for nearly 8 years. We love it here and with our growing family we could benefit from some additional space.

These renovation plans require a variance specific to covered front stoop as it results in a reduction of the front yard setback from 35 feet to 25.4 feet. The other renovation work is limited to the back of our existing home (modification to existing first and second floor) and aligns with the existing frame of the house and side yard setback and does not appear to require a variance.

These plans will be presented first at the Thursday, May 19th, meeting of the Lake Claire Neighbors (LCN). That meeting will be held at 7:15pm. After that, these plans will be presented at the Neighborhood Planning Unit – N (NPU-N) meeting on Thursday, May 26th at 7pm.

Should you have any questions about this project, please feel free to contact us at the contact information listed above. You may also reach out to our architect, Allyson Turco McCarthy at allyson@turcomccarthy.com or 404-395-4569.

Sincerely,
Robin & Jon

Acknowledgement of Notification:

I have been made aware of the variance request V-22-055 and given the opportunity to comment on the proposal.

- I support the request
- I have additional questions
- I have been informed but have no opinion



<Signature of LCN member>

Michael Hill

<Printed Name of LCN member>

443 Ridgewood Rd

<Address of LCN member>

Robin McGee & Jonathan Zurick
472 Ridgewood Rd NE Atlanta GA 30307
Phone: 917-902-2879
Email: Jonathan.Zurick@gmail.com

April 16th, 2022

Re: Proposed Renovation & Addition to 472 Ridgewood Rd / V-22-055

Dear Neighbor,

We are planning a home renovation which will add an additional bedroom and bathroom along with a modest covered front stoop to our property. We have lived in the neighborhood for nearly 8 years. We love it here and with our growing family we could benefit from some additional space.

These renovation plans require a variance specific to covered front stoop as it results in a reduction of the front yard setback from 35 feet to 25.4 feet. The other renovation work is limited to the back of our existing home (modification to existing first and second floor) and aligns with the existing frame of the house and side yard setback and does not appear to require a variance.

These plans will be presented first at the Thursday, May 19th, meeting of the Lake Claire Neighbors (LCN). That meeting will be held at 7:15pm. After that, these plans will be presented at the Neighborhood Planning Unit – N (NPU-N) meeting on Thursday, May 26th at 7pm.

Should you have any questions about this project, please feel free to contact us at the contact information listed above. You may also reach out to our architect, Allyson Turco McCarthy at allyson@turcomccarthy.com or 404-395-4569.

Sincerely,
Robin & Jon

Acknowledgement of Notification:

I have been made aware of the variance request V-22-055 and given the opportunity to comment on the proposal.

- I support the request
 I have additional questions
 I have been informed but have no opinion


<Signature of LCN member>

Doug Best
<Printed Name of LCN member>

445 Ridgewood Rd NE, Atlanta, GA 30307
<Address of LCN member>

Robin McGee & Jonathan Zurick
472 Ridgewood Rd NE Atlanta GA 30307
Phone: 917-902-2879
Email: Jonathan.Zurick@gmail.com

April 16th, 2022

Re: Proposed Renovation & Addition to 472 Ridgewood Rd / V-22-055

Dear Neighbor,

We are planning a home renovation which will add an additional bedroom and bathroom along with a modest covered front stoop to our property. We have lived in the neighborhood for nearly 8 years. We love it here and with our growing family we could benefit from some additional space.

These renovation plans require a variance specific to covered front stoop as it results in a reduction of the front yard setback from 35 feet to 25.4 feet. The other renovation work is limited to the back of our existing home (modification to existing first and second floor) and aligns with the existing frame of the house and side yard setback and does not appear to require a variance.

These plans will be presented first at the Thursday, May 19th, meeting of the Lake Claire Neighbors (LCN). That meeting will be held at 7:15pm. After that, these plans will be presented at the Neighborhood Planning Unit – N (NPU-N) meeting on Thursday, May 26th at 7pm.

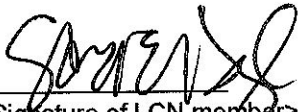
Should you have any questions about this project, please feel free to contact us at the contact information listed above. You may also reach out to our architect, Allyson Turco McCarthy at allyson@turcomccarthy.com or 404-395-4569.

Sincerely,
Robin & Jon

Acknowledgement of Notification:

I have been made aware of the variance request V-22-055 and given the opportunity to comment on the proposal.

- support the request
 I have additional questions
 I have been informed but have no opinion


<Signature of LCN member>

SARA E DANGE
<Printed Name of LCN member>

472 Ridgewood Rd.
<Address of LCN member>

Robin McGee & Jonathan Zurick
472 Ridgewood Rd NE Atlanta GA 30307
Phone: 917-902-2879
Email: Jonathan.Zurick@gmail.com

April 16th, 2022

Re: Proposed Renovation & Addition to 472 Ridgewood Rd / V-22-055

Dear Neighbor,

We are planning a home renovation which will add an additional bedroom and bathroom along with a modest covered front stoop to our property. We have lived in the neighborhood for nearly 8 years. We love it here and with our growing family we could benefit from some additional space.

These renovation plans require a variance specific to covered front stoop as it results in a reduction of the front yard setback from 35 feet to 25.4 feet. The other renovation work is limited to the back of our existing home (modification to existing first and second floor) and aligns with the existing frame of the house and side yard setback and does not appear to require a variance.

These plans will be presented first at the Thursday, May 19th, meeting of the Lake Claire Neighbors (LCN). That meeting will be held at 7:15pm. After that, these plans will be presented at the Neighborhood Planning Unit – N (NPU-N) meeting on Thursday, May 26th at 7pm.

Should you have any questions about this project, please feel free to contact us at the contact information listed above. You may also reach out to our architect, Allyson Turco McCarthy at allyson@turcomccarthy.com or 404-395-4569.

Sincerely,
Robin & Jon

Acknowledgement of Notification:

I have been made aware of the variance request V-22-055 and given the opportunity to comment on the proposal.

- I support the request
 I have additional questions
 I have been informed but have no opinion



<Signature of LCN member>

RUSSELL A. FAULKNER

<Printed Name of LCN member>

458 RIDGEWOOD RD NE

<Address of LCN member>

Robin McGee & Jonathan Zurick
472 Ridgewood Rd NE Atlanta GA 30307
Phone: 917-902-2879
Email: Jonathan.Zurick@gmail.com

April 16th, 2022

Re: Proposed Renovation & Addition to 472 Ridgewood Rd / V-22-055

Dear Neighbor,

We are planning a home renovation which will add an additional bedroom and bathroom along with a modest covered front stoop to our property. We have lived in the neighborhood for nearly 8 years. We love it here and with our growing family we could benefit from some additional space.

These renovation plans require a variance specific to covered front stoop as it results in a reduction of the front yard setback from 35 feet to 25.4 feet. The other renovation work is limited to the back of our existing home (modification to existing first and second floor) and aligns with the existing frame of the house and side yard setback and does not appear to require a variance.

These plans will be presented first at the Thursday, May 19th, meeting of the Lake Claire Neighbors (LCN). That meeting will be held at 7:15pm. After that, these plans will be presented at the Neighborhood Planning Unit – N (NPU-N) meeting on Thursday, May 26th at 7pm.

Should you have any questions about this project, please feel free to contact us at the contact information listed above. You may also reach out to our architect, Allyson Turco McCarthy at allyson@turcomccarthy.com or 404-395-4569.

Sincerely,
Robin & Jon

Acknowledgement of Notification:

I have been made aware of the variance request V-22-055 and given the opportunity to comment on the proposal.

- I support the request
- I have additional questions
- I have been informed but have no opinion


<Signature of LCN member>

Jessica Pennington
<Printed Name of LCN member>

477 Ridgewood Rd.
<Address of LCN member>

Robin McGee & Jonathan Zurick
472 Ridgewood Rd NE Atlanta GA 30307
Phone: 917-902-2879
Email: Jonathan.Zurick@gmail.com

April 16th, 2022

Re: Proposed Renovation & Addition to 472 Ridgewood Rd / V-22-055

Dear Neighbor,

We are planning a home renovation which will add an additional bedroom and bathroom along with a modest covered front stoop to our property. We have lived in the neighborhood for nearly 8 years. We love it here and with our growing family we could benefit from some additional space.

These renovation plans require a variance specific to covered front stoop as it results in a reduction of the front yard setback from 35 feet to 25.4 feet. The other renovation work is limited to the back of our existing home (modification to existing first and second floor) and aligns with the existing frame of the house and side yard setback and does not appear to require a variance.

These plans will be presented first at the Thursday, May 19th, meeting of the Lake Claire Neighbors (LCN). That meeting will be held at 7:15pm. After that, these plans will be presented at the Neighborhood Planning Unit – N (NPU-N) meeting on Thursday, May 26th at 7pm.

Should you have any questions about this project, please feel free to contact us at the contact information listed above. You may also reach out to our architect, Allyson Turco McCarthy at allyson@turcomccarthy.com or 404-395-4569

Sincerely,
Robin & Jon

Acknowledgement of Notification:

I have been made aware of the variance request V-22-055 and given the opportunity to comment on the proposal.

- I support the request
 I have additional questions
 I have been informed but have no opinion


<Signature of LCN member>

TOM P BLAKELEY III
<Printed Name of LCN member>

462 RIDGEWOOD RD NE, ATLANTA 30307
<Address of LCN member>

Robin McGee & Jonathan Zurick
472 Ridgewood Rd NE Atlanta GA 30307
Phone: 917-902-2879
Email: Jonathan.Zurick@gmail.com

April 16th, 2022

Re: Proposed Renovation & Addition to 472 Ridgewood Rd / V-22-055

Dear Neighbor,

We are planning a home renovation which will add an additional bedroom and bathroom along with a modest covered front stoop to our property. We have lived in the neighborhood for nearly 8 years. We love it here and with our growing family we could benefit from some additional space.

These renovation plans require a variance specific to covered front stoop as it results in a reduction of the front yard setback from 35 feet to 25.4 feet. The other renovation work is limited to the back of our existing home (modification to existing first and second floor) and aligns with the existing frame of the house and side yard setback and does not appear to require a variance.

These plans will be presented first at the Thursday, May 19th, meeting of the Lake Claire Neighbors (LCN). That meeting will be held at 7:15pm. After that, these plans will be presented at the Neighborhood Planning Unit – N (NPU-N) meeting on Thursday, May 26th at 7pm.

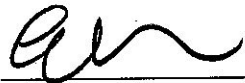
Should you have any questions about this project, please feel free to contact us at the contact information listed above. You may also reach out to our architect, Allyson Turco McCarthy at allyson@turcomccarthy.com or 404-395-4569.

Sincerely,
Robin & Jon

Acknowledgement of Notification:

I have been made aware of the variance request V-22-055 and given the opportunity to comment on the proposal.

- I support the request
 I have additional questions
 I have been informed but have no opinion



<Signature of LCN member>

Emily Oren

<Printed Name of LCN member>

471 Ridgewood Rd NE, Atlanta, GA 30307

<Address of LCN member>

Robin McGee & Jonathan Zurick
472 Ridgewood Rd NE Atlanta GA 30307
Phone: 917-902-2879
Email: Jonathan.Zurick@gmail.com

April 16th, 2022

Re: Proposed Renovation & Addition to 472 Ridgewood Rd / V-22-055

Dear Neighbor,

We are planning a home renovation which will add an additional bedroom and bathroom along with a modest covered front stoop to our property. We have lived in the neighborhood for nearly 8 years. We love it here and with our growing family we could benefit from some additional space.

These renovation plans require a variance specific to covered front stoop as it results in a reduction of the front yard setback from 35 feet to 25.4 feet. The other renovation work is limited to the back of our existing home (modification to existing first and second floor) and aligns with the existing frame of the house and side yard setback and does not appear to require a variance.

These plans will be presented first at the Thursday, May 19th, meeting of the Lake Claire Neighbors (LCN). That meeting will be held at 7:15pm. After that, these plans will be presented at the Neighborhood Planning Unit – N (NPU-N) meeting on Thursday, May 26th at 7pm.

Should you have any questions about this project, please feel free to contact us at the contact information listed above. You may also reach out to our architect, Allyson Turco McCarthy at allyson@turcomccarthy.com or 404-395-4569.

Sincerely,
Robin & Jon

Acknowledgement of Notification:

I have been made aware of the variance request V-22-055 and given the opportunity to comment on the proposal.

- I support the request
 I have additional questions
 I have been informed but have no opinion

Patricia Del Rey
<Signature of LCN member>

Patricia Del Rey
<Printed Name of LCN member>

477 Leonardo Ave NE
<Address of LCN member>

Robin McGee & Jonathan Zurick
472 Ridgewood Rd NE Atlanta GA 30307
Phone: 917-902-2879
Email: Jonathan.Zurick@gmail.com

April 16th, 2022

Re: Proposed Renovation & Addition to 472 Ridgewood Rd / V-22-055

Dear Neighbor,

We are planning a home renovation which will add an additional bedroom and bathroom along with a modest covered front stoop to our property. We have lived in the neighborhood for nearly 8 years. We love it here and with our growing family we could benefit from some additional space.

These renovation plans require a variance specific to covered front stoop as it results in a reduction of the front yard setback from 35 feet to 25.4 feet. The other renovation work is limited to the back of our existing home (modification to existing first and second floor) and aligns with the existing frame of the house and side yard setback and does not appear to require a variance.

These plans will be presented first at the Thursday, May 19th, meeting of the Lake Claire Neighbors (LCN). That meeting will be held at 7:15pm. After that, these plans will be presented at the Neighborhood Planning Unit – N (NPU-N) meeting on Thursday, May 26th at 7pm.

Should you have any questions about this project, please feel free to contact us at the contact information listed above. You may also reach out to our architect, Allyson Turco McCarthy at allyson@turcomccarthy.com or 404-395-4569.

Sincerely,
Robin & Jon

Acknowledgement of Notification:

I have been made aware of the variance request V-22-055 and given the opportunity to comment on the proposal.

- I support the request
 I have additional questions
 I have been informed but have no opinion


<Signature of LCN member>

Cara Stevens
<Printed Name of LCN member>

471 Leonardo Ave.
<Address of LCN member>

Robin McGee & Jonathan Zurick
472 Ridgewood Rd NE Atlanta GA 30307
Phone: 917-902-2879
Email: Jonathan.Zurick@gmail.com

April 16th, 2022

Re: Proposed Renovation & Addition to 472 Ridgewood Rd / V-22-055

Dear Neighbor,

We are planning a home renovation which will add an additional bedroom and bathroom along with a modest covered front stoop to our property. We have lived in the neighborhood for nearly 8 years. We love it here and with our growing family we could benefit from some additional space.

These renovation plans require a variance specific to covered front stoop as it results in a reduction of the front yard setback from 35 feet to 25.4 feet. The other renovation work is limited to the back of our existing home (modification to existing first and second floor) and aligns with the existing frame of the house and side yard setback and does not appear to require a variance.

These plans will be presented first at the Thursday, May 19th, meeting of the Lake Claire Neighbors (LCN). That meeting will be held at 7:15pm. After that, these plans will be presented at the Neighborhood Planning Unit – N (NPU-N) meeting on Thursday, May 26th at 7pm.

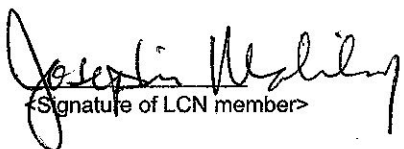
Should you have any questions about this project, please feel free to contact us at the contact information listed above. You may also reach out to our architect, Allyson Turco McCarthy at allyson@turcomccarthy.com or 404-395-4569

Sincerely,
Robin & Jon

Acknowledgement of Notification:

I have been made aware of the variance request V-22-055 and given the opportunity to comment on the proposal.

- support the request
 I have additional questions
 I have been informed but have no opinion


<Signature of LCN member>

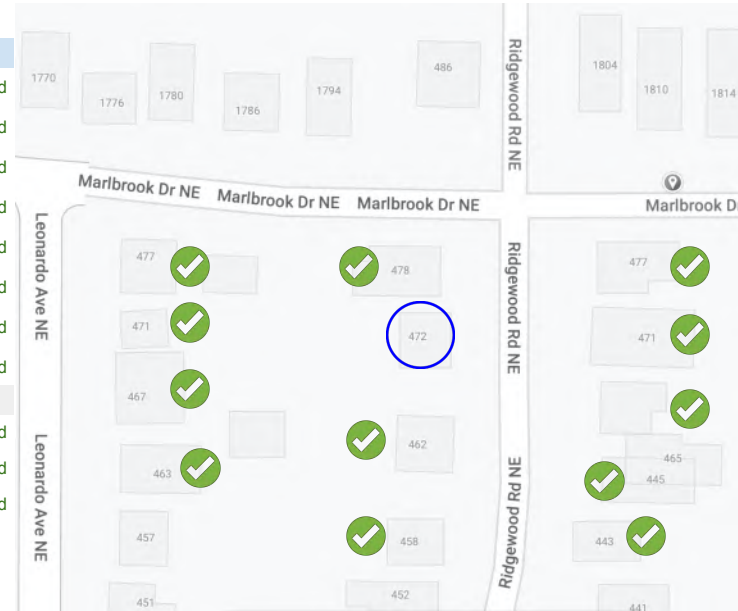
JOSEPHINE MALILAY
<Printed Name of LCN member>

467 LEONARDO AVE, NE, ATL. GA 30307
<Address of LCN member>

residing at 144 GARDEN LN.
DECATUR, GA
30030

472 Ridgewood Rd - Variance Acknowledge

Address	Owner	Notification means	Date	Status
1 478 Ridgewood Rd	Sara & Paul Dangel	Hand deliveried & discussed	4/23/2022	signed / approved
2 462 Ridgewood Rd	Tom Blakely	Hand deliveried & discussed	4/16/2022	signed / approved
3 471 Ridgewood Rd	Emily & Yotam Oren	Hand deliveried & discussed	4/22/2022	signed / approved
4 465 Ridgewood Rd	Kristen & Nick Melvin	Hand deliveried & discussed	4/24/2022	signed / approved
5 477 Ridgewood Rd	Caroline Brown & Jessica Pennington	Hand deliveried & discussed	4/23/2022	signed / approved
6 445 Ridgewood Rd	Cynthia Zeldin & Douglas Busk	Hand deliveried & discussed	4/27/2022	signed / approved
7 458 Ridgewood Rd	Russell Faulkner	Hand deliveried & discussed	4/24/2022	signed / approved
8 443 Ridgewood Rd	Leah Cardí & Michael Hill	Hand deliveried & discussed	4/26/2022	signed / approved
9 477 Leonardo Ave	Patricia Del Rey	Hand deliveried & discussed	4/25/2022	signed / approved
10 471 Leonardo Ave	Cara Gasses & David Stevens	Hand deliveried (mailbox)	4/25/2022	signed / approved
11 467 Leonardo Ave	Josephine Maililay	Mailed letter (lives in Decatur)	4/17/2022	signed / approved
12 463 Leonardo Ave	Justin Moorhead & Lucas Gosdin	Hand deliveried (mailbox)	4/25/2022	







462 Ridgewood Rd



478 Ridgewood Rd





Front overall view facing house – East Elevation. 462 (left), 472 (center), 478 (right) Ridgewood.

Adjacent house 462 with driveway, carport and tree. (below)

See site / survey. Tree was shown out of abundance of caution and the structural root plate is not on the applicants property.

It's CRZ has grown within the existing residences positioning which falls under NET calculations.

Homeowners wish to retain all trees.



Rear yard (west) view. 478 (left) and 472 (applicant) 462 (right).



Correspondence supporting the side yard addition without a side yard setback variance.

See City of Atlanta Zoning Ordinance Sec. 16-24.004(6) for Limited nonconforming side yard expansions allowed:

1. Existing residence is a two story addition with a new two story addition that aligns with the exterior wall.
2. The existing residence and addition do not encroach more than 4' into the 7' setback and therefore the overall height of 24'-7" is still 4' below the maximum allowable of 35'.
3. We are in R-4 zoning district

Note the applicants also mention the scope of work for the side/rear addition, outside the front yard variance, in the neighbor's letter. They ask for the neighbors support or to share if there are questions or concerns. All neighbors signed letters of support.

Below is the inquiry made by the architect to the City for verification that the side yard setback was not required when the Lake Claire Zoning Committee requested verification. Also included is the response citing the zoning section mentioned above.

Reply Reply all Forward Delete Archive Mark More

V-22-055 472 Ridgewood Road - Inquiry due to Neighborhood Question when submitted for review

To Jackson, Racquel on 2022-04-15 10:27
Details

Good Morning Ms. Jackson -

I am the architect for the above project which was submitted for a front yard setback variance. When we shared the stamped drawings with the neighborhood to begin the review process, the zoning rep asked why we did not have a second variance request for the side yard as well.

She requested confirmation that this is not an oversight and to be honest, the clients and I certainly want to verify that I have not misunderstood the ordinance Chapter 24 for Non conforming properties and find later in the process we do require the variance.

I am reaching out as you are listed at the plan review contact. Our expediter may also reach out but I thought as the architect, I should inquire.

Thank you,
Allyson McCarthy

RE: [EXTERNAL] Case V-22-055

From Jackson, Racquel on 2022-04-18 16:04
Details Plain text

Good Afternoon, please see the code section below. Additions are allowed in the side yard without a variance as long as the addition meets the conditions below.

Sec. 16-24.004 (6) Limited nonconforming side yard expansions allowed:

(a) In the R-4, R-4A, R-4B and R-5 zoning districts, vertical additions and renovations to existing single-family structures and accessory structures with non-conforming side yard setbacks are authorized within such nonconforming side yards provided:

(i) Such additions and renovations shall not exceed the existing degree of horizontal setback nonconformity along the length of the nonconforming structure; and

(ii) Such additions and renovations within the nonconforming area shall not exceed the maximum building height allowed in the applicable zoning district minus the distance of the existing side yard nonconformity. For example, if an existing single-family structure encroaches into the required side yard setback by four feet, any vertical addition or renovation will be limited to a maximum height of 31 feet, which is the allowed maximum height (35 feet) minus the existing nonconformity (four feet).

(iii) This provision shall be applied only to additions and renovations to existing nonconforming single-family structures and accessory structures within the referenced zoning districts. New structures shall comply with the side yard setbacks required in the applicable zoning district.

https://library.municode.com/ga/atlanta/codes/code_of_ordinances?nodeid=PTIIICOORANDECO_PT16ZO_CH24NO_S16-24.004NOST

Racquel T. Jackson
Urban Planner, III
Secretary to the Board of Zoning Adjustment
City of Atlanta, Office of Zoning & Development