



**OFFICE OF ZONING AND DEVELOPMENT**

55 Trinity Avenue S.W., Suite 3350  
Atlanta, Georgia 30303  
(404) 330-6145

APPLICATION #: **V-24-181**

DATE ACCEPTED: **09/24/2024**

V-24-181



**NOTICE TO APPLICANT**

Address of Property:  
**607 Clifton RD NE**

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

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, November 14, 2024 at 12:00 p.m.**

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

The contact person for NPU N is:

**Amy Stout**  
**404-392-3422**  
**npunchair@gmail.com**

Contact info for adjacent NPUs is provided below if necessary:

Please click the link below to access the directory designated as the "meeting location."

[www.atlantaga.gov/government/departments/city-planning/neighborhood-planning-units/neighborhood-and-npu-contacts](http://www.atlantaga.gov/government/departments/city-planning/neighborhood-planning-units/neighborhood-and-npu-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 404-330-6637.

Signed,

*Lisheba Brown*

LB, for Director, Office of Zoning and  
Development

*Dianne Barfield*

Dianne Barfield

# APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

Variance	X
Special Exception	
Variance & Special Exception	

V-24-181



Date Filed 9.22.24

Application Number \_\_\_\_\_

Name of Applicant Dianne Barfield Daytime Phone 404 606 2403

Company Name (if applicable) BARfield consultants

Address 607 CLIFTON Rd Atlanta GA 30307  
street city state zip code

Name of Property Owner Spencer Brent Phone 404-667-4992

Address 607 Clifton Rd Atlanta GA 30307  
street city state zip code

## Description of Property

Address of Property 607 Clifton Rd Atlanta GA 30307  
street city state zip code

Area: 10,088 s.f. Land Lot: 239 District: 15 DeKalb County, GA.

Property is zoned: R4, 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.

Dianne Barfield  
Owner or Agent for Owner (Applicant)

Spencer Brent  
Print Name of Owner

Sworn To And Subscribed Before Me This 22 Day Of Sept 2024.

[Signature]  
NOTARY PUBLIC





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

**BOARD OF ZONING ADJUSTMENT (BZA) REFERRAL FORM**

V-24-181

DATE FILED: September 24, 2024



COUNCIL DISTRICT 5 NPU N APPLICATION NUMBER \_\_\_\_\_

1. Dianne Barefield  
 Name of Applicant

**SCOPE OF WORK**

Build a fire place with chimney in back yard

607 Clifton Rd NE 15-239  
 Street Address Quadrant District & Land Lot

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

2. Prior to the issuance of a Building Permit, the applicant must seek a variance/special exception for the following reasons Applicant is seeking a Variance from the zoning ordinance to

(1) To reduce the rear yard setback from 15ft to .6ft.

(2) To reduce the south side yard setback 7ft to 2.5ft.

(3) Increase maximum lot coverage from 50% to 50.4%

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

**1982 ZONING ORDINANCE, AS AMENDED**

Chapter & Section: Chapter 6 Section 16-06.008 (3) & (2)

Chapter & Section: Chapter 6 Section 16-06.008 (6)

Chapter & Section: \_\_\_\_\_

Yedidiah Omodare 09/24/24  
 Plan Reviewer Date

Dianne Barefield 9.24.24  
 Applicant Date







V-24-181



607 Clifton Road

Justification for Zoning Variance

Owner seeks a variance from the zoning regulations to reduce the rear yard setback from 15 feet to .6 feet and reduce the side yard from 7 feet to 2.5 feet for the construction of a fireplace. Owner also request an increase in the maximum lot coverage from 50% to 50.4%

The extraordinary and exceptional conditions pertaining to this particular piece of property is the width being less than the standard requirement and existing development on the property.

The application of the zoning regulations creates a hardship in not allowing the owners full enjoyment of their property, in particular the rear yard. The construction of an outdoor fireplace with chimney anchored between two existing walls provides passive recreation for the family.

The conditions peculiar to this lot is the existing development on the property and the functionality of the living arrangements in relation to the rear yard. There is limited open area between the house and the rear yard due to existing conditions including a free standing garage and planter walls. Although the lot is not deficient in lot area, the configuration of existing development limits the availability of amenities for outdoor living.

Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning ordinance due to the actual placement of the fireplace and its limited size. The footprint of the fireplace is only 31 square feet and is well below the allowable height for an accessory structure. It is intended for the use of the family and due to the passive nature will not create any noise or intensity of use beyond normal outdoor activity. Variances that allow property owners to make improvements are generally considered to enhance the neighborhood and create stability. Such improvements add value which discourages blight. The nature of this improvement is in keeping with orderly growth.

# 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, Spencer Brent (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 607 Clifton Rd NE Atlanta, GA 30307 (PROPERTY ADDRESS). AS SHOWN IN THE RECORDS OF \_\_\_\_\_ COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

**NAME OF APPLICANT:**

LAST NAME BARFIELD FIRST NAME Quane  
ADDRESS P O Box 475 SUITE \_\_\_\_\_  
CITY MORROW STATE GA ZIP CODE 30260

OWNER'S TELEPHONE NUMBER: 404 667 4992

SIGNATURE OF OWNER

Spencer M. Brent  
PRINT NAME OF OWNER

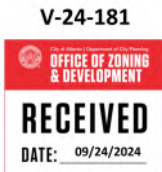
PERSONALLY APPEARED BEFORE ME THE ABOVE NAMES, WHO SWEARS THAT THE INFORMATION CONTAINED IN THIS AUTHORIZATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael D. Mellars  
NOTARY PUBLIC  
8/2/2024  
DATE





RESERVED FOR THE CLERK OF COURTS



**LEGEND AND SYMBOLS USED**

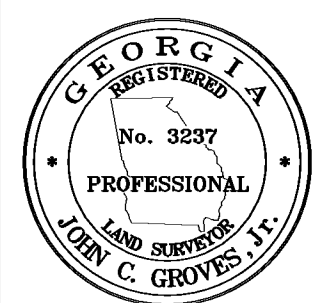
- IPF - Iron Pin Found
- IPS - Iron Pin Set (1/2" Capped Rebar)
- RBF - Rebar Found
- OTF - Open Top Pipe Found
- CTF - Crimped Top Pipe Found
- MON - Monument Found
- CMF - Concrete Monument Found
- CP - Calculated Point
- ⚡ PP - Power Pole
- ⚡ LP - Light Pole
- ⚡ PED - Utility Pedestal
- ⚡ FH - Fire Hydrant
- WM - Water Meter
- ⚡ WV - Water Valve
- GM - Gas Meter
- SMH - Sewer Manhole
- ⚡ CB - Catch Basin
- DI - Drop Inlet
- ⊙ C/O - Cleanout
- ⊠ PBX - Power Box
- Deciduous Tree
- Coniferous Tree
- CMP - Corrugated Metal Pipe
- RCP - Reinforced Concrete Pipe
- R/W - Right of Way
- N-F - Now or Formerly
- DB, PG - Deed Book and Page
- PB, PG - Plat Book and Page
- POB - Point of Beginning

**SURVEYOR'S NOTES:**

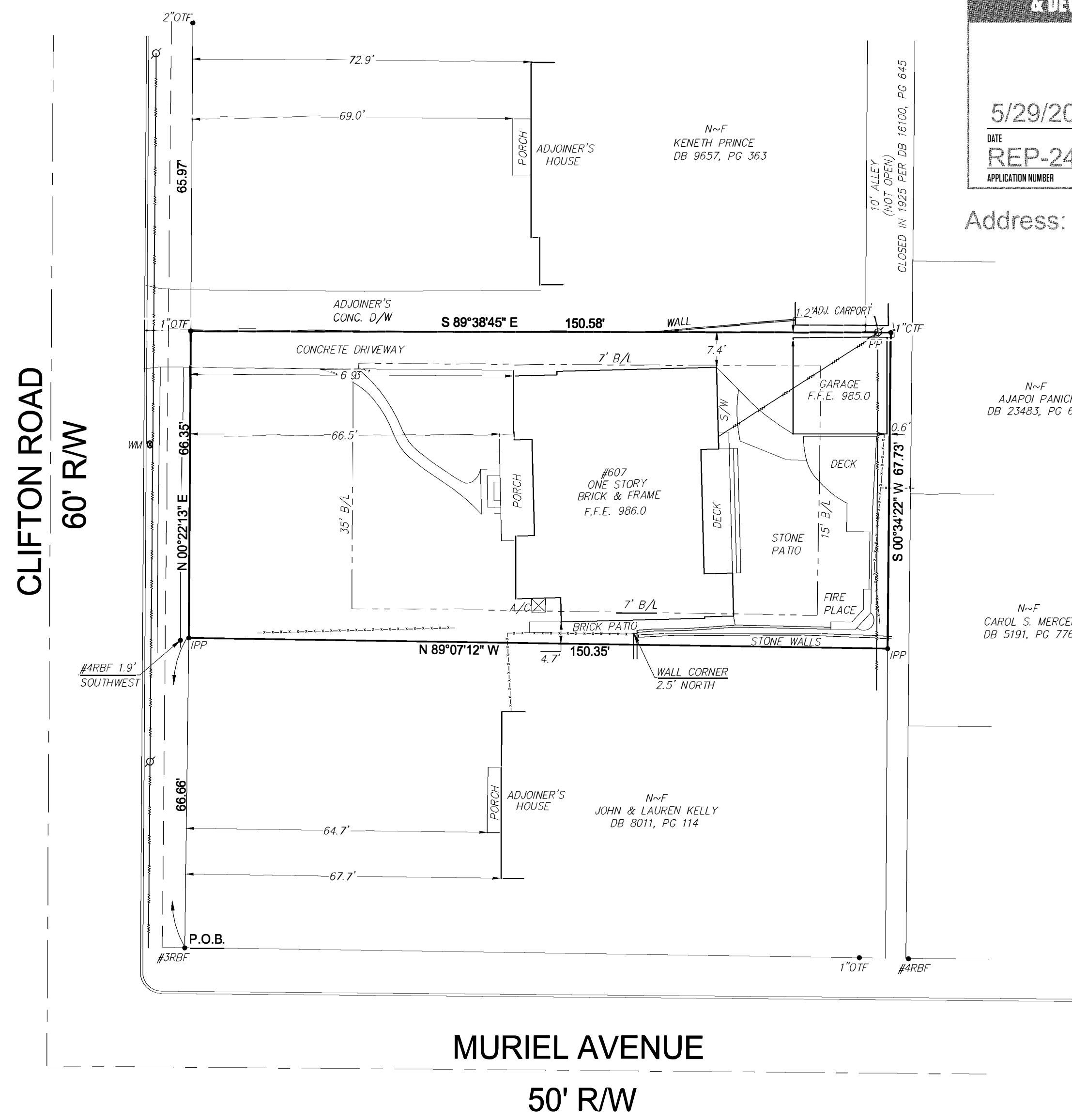
1. The field data upon which this plat is based has a relative positional accuracy of 0.02 feet.
2. This plat has been calculated for closure and has a mathematical error of 1: 300,000+.
3. Field angles and measurements acquired for the production of this plat were obtained on 12/19/22 using a Leica TCRP 1203 Total Station.
4. This plat was prepared without benefit of a current title examination. Easements or other encumbrances may exist which are not shown hereon. All matters pertaining to title are excepted.
5. No provisions have been made to secure the delineation of any wetlands, historical, or cultural features that may exist on this property.
6. 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 installations.
7. The certification, as shown hereon, is purely a statement of professional opinion based on knowledge, information and belief, and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.

**SURVEYOR'S 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 and as set forth in O.C.G.A. Section 15-6-67.



John C. Groves, Jr. RLS 3237



City of Atlanta | Department of City Planning  
**OFFICE OF ZONING & DEVELOPMENT**

**APPROVED: REPLAT**

5/29/2024 Redowan Kabir Kaushik  
 DATE REVIEWER

REP-24-024  
 APPLICATION NUMBER

Address: 607 Clifton Road NE

SUBJECT PROPERTY CURRENTLY ZONED "R-4"  
 CITY OF ATLANTA ZONING DEPARTMENT -  
 BUILDING SETBACKS:  
 FRONT: 35'  
 SIDE: 7'  
 REAR: 15'

FLOOR AREA RATIO: 0.50  
 MAXIMUM LOT COVERAGE: 50%  
 EXISTING LOT COVERAGE: 5,969 SQ.FT. (60.3%)

LINE	BEARING	DISTANCE
L1	S 00°34'22" W	34.30'
L2	N 89°25'38" W	5.42'
L3	S 00°58'21" W	33.40'

LINE	BEARING	DISTANCE
L4	S 00°34'22" W	33.43'
L5	N 89°07'12" W	5.65'

AREA  
 10,088 Sq. Feet  
 0.23 Acres



**FOOTHILLS**  
 LAND SURVEYING

3380 TRICKUM RD BLD 300  
 WOODSTOCK, GA 30188  
 (678) 533-8637  
 www.foothillsandsurveying.com  
 GA.LSF #1152

BOUNDARY SURVEY PREPARED FOR  
**SPENCER BRENT**

607 CLIFTON RD  
 CITY OF ATLANTA  
 LOCATED IN LAND LOT 239, 15TH DISTRICT  
 DEKALB COUNTY, GEORGIA

DATE:	10/30/23
SCALE:	1"=20'
DRAWING:	22-1191
COORD:	
REVISIONS:	
SHEET #:	1 of 1





**LEGEND AND SYMBOLS USED**

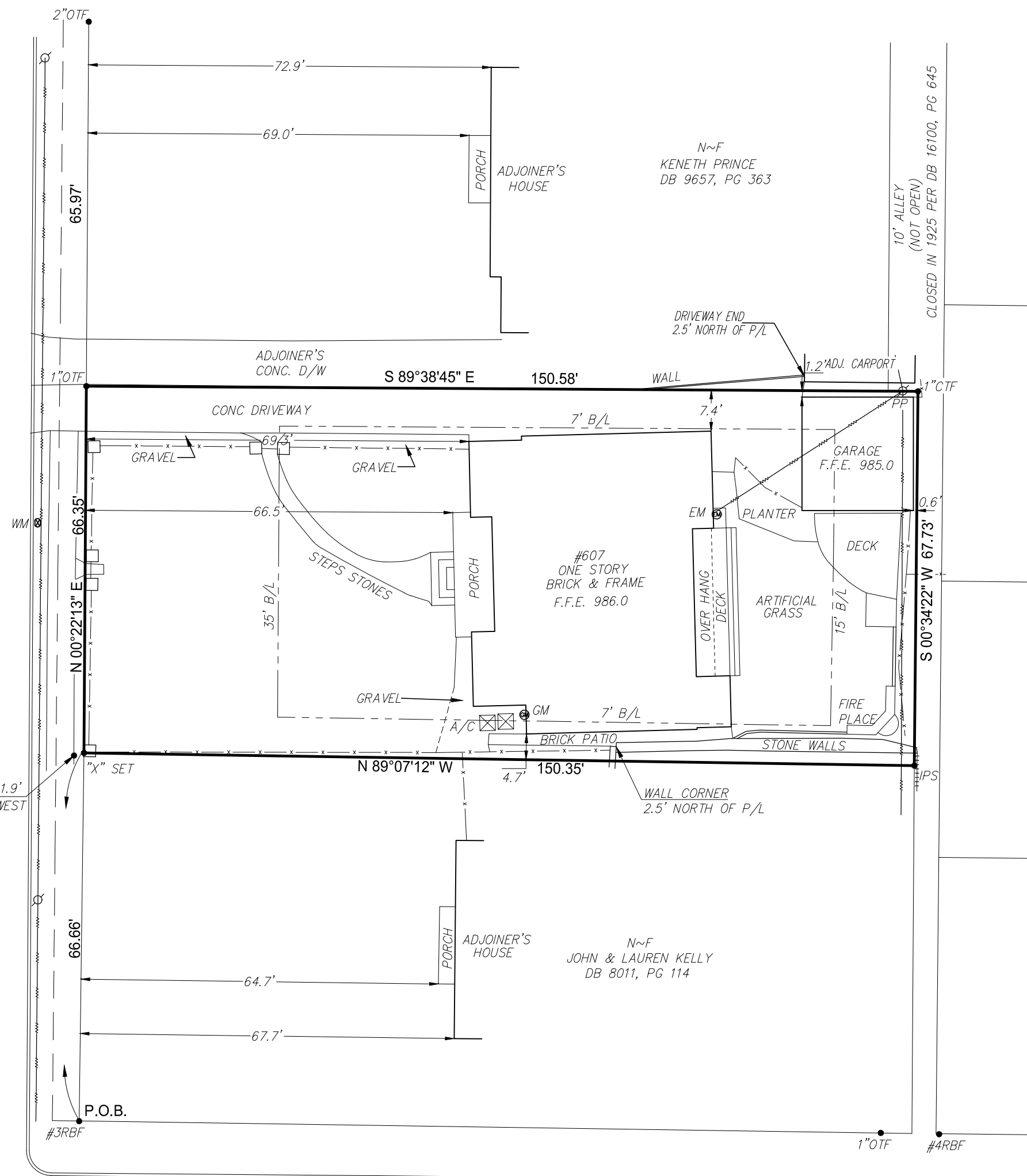
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CLIFTON ROAD  
60' RW



**MURIEL AVENUE**  
50' R/W

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CITY OF ATLANTA ZONING DEPARTMENT -  
BUILDING SETBACKS:  
FRONT: 35'  
SIDE: 7'  
REAR: 15'  
FLOOR AREA RATIO: 0.50  
MAXIMUM LOT COVERAGE: 50%

EXISTING LOT COVERAGE CALCULATIONS:

HOUSE = 2,156 S.F.  
PORCH W/ STEPS = 192 S.F.  
STEPS STONES = 120 S.F.  
DRIVEWAY = 1,207 S.F.  
COLUMNS = 28 S.F.  
FRONT SIDEWALK END = 6 S.F.  
GRAVELS = 296 S.F.  
A/C PADS = 16 S.F.  
BRICK SIDEWALK = 96 S.F.  
OVER HANG = 91 S.F.  
WOOD DECK W/STEPS = 120 S.F.  
GARAGE = 414 S.F.  
DECK = 187 S.F.  
FIREPLACE = 31 S.F.  
WALLS = 125 S.F.  
  
TOTAL = 5,085 S.F. (50.40%)

**SURVEYOR'S CERTIFICATION**  
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*John C. Groves, Jr.*  
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AREA  
10,088 Sq. Feet  
0.23 Acres



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DATE: 09/03/24
SCALE: 1"=20'
DRAWING: 24-271
COORD:
REVISIONS:
SHEET #: 1 of 1







V-24-181  
OFFICE OF ZONING  
& DEVELOPMENT  
**RECEIVED**  
DATE: 09/24/2024





V-24-181  
OFFICE OF ZONING  
& PLANNING  
**RECEIVED**  
DATE: 09/24/2024



















V-24-181

 OFFICE OF ZONING  
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V-24-181

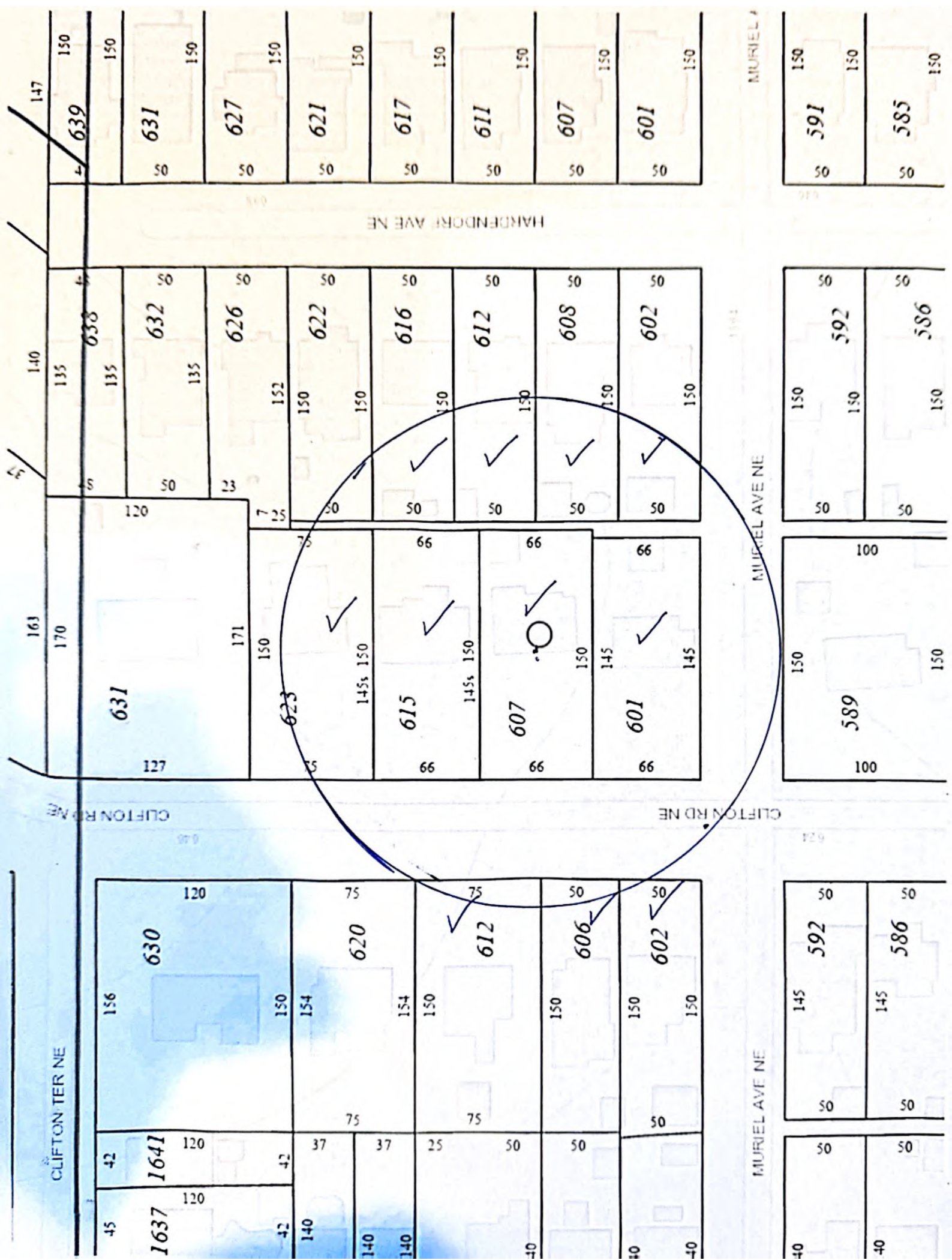
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**RECEIVED**

DATE: 09/24/2024







**Spencer Brent**

607 Clifton Rd NE  
Atlanta, GA 30307  
(404) 667-4992  
spenbren@gmail.com

October 7, 2024

Re: Outdoor Fireplace at 607 Clifton Rd NE

Dear Neighbor,

In 2021 we built an outdoor fireplace in the corner of our backyard for family gatherings in a safe outdoor space for our small children during the Covid outbreak in 2021. We were advised by our contractor that a permit was not necessary as the project fell under the category of "landscaping". Unfortunately, that did not turn out to be the case and we are now seeking the correct variance so we are able to keep this addition to our outdoor space.

The plans will be presented at the next neighborhood meeting of Lake Claire Neighbors (LCN) and then presented at the Neighborhood Planning Unit- N (NPU-N) meeting for approval.

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

Sincerely,

Spencer Brent

**Acknowledgment of Notification:**

- I have been made aware of variance request and have been given the opportunity to comment.
- I have additional questions.
- I have been informed but have no option.
- I have been informed and approve of the project.

**Resident at 616 Hardendorf NE**



Signature

10-7-24

Date



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**Resident at 612 Hardendorf NE**

 Signature

10/7/23 Date



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**Resident at 602 Hardendorf NE**

  
\_\_\_\_\_  
Signature

10/7/24 Date



---

307 Chimney

---

**Kelsey Stone** <kelseyrobinson47@gmail.com>  
To: Spencer and Anna <mailspanna@gmail.com>

Fri, Oct 11, 2024 at 4:46 AM

Spencer, I've been made aware of the project and I approve.

Best,  
Kelsey and Jeff stone  
[Quoted text hidden]

606 Clifton Rd  
Jeff + Kelsey Stone





**Spencer Brent**

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Resident at 602 Clifton Rd NE

  
Signature

10/10/2024  
Date



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623 Clifton Rd NE

 Signature

10/7/24 Date



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Resident at 615 Clifton Rd NE

 \_\_\_\_\_  
Signature

10/7/24 \_\_\_\_\_  
Date



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Dear Neighbor,

In 2021 we built an outdoor fireplace in the corner of our backyard for family gatherings in a safe outdoor space for our small children during the Covid outbreak in 2021. We were advised by our contractor that a permit was not necessary as the project fell under the category of "landscaping". Unfortunately, that did not turn out to be the case and we are now seeking the correct variance so we are able to keep this addition to our outdoor space.

The plans will be presented at the next neighborhood meeting of Lake Claire Neighbors (LCN) and then presented at the Neighborhood Planning Unit- N (NPU-N) meeting for approval.

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

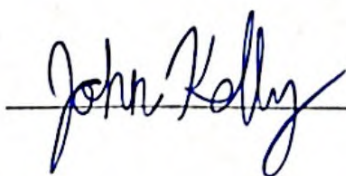
Sincerely,

Spencer Brent

***Acknowledgment of Notification:***

- I have been made aware of variance request and have been given the opportunity to comment.
- I have additional questions.
- I have been informed but have no option.
- I have been informed and approve of the project.

**Resident at 601 Clifton Rd NE**



Signature

10/7/2024 Date