



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-25-020**

DATE ACCEPTED: **02/04/2025**

NOTICE TO APPLICANT

Address of Property:

2090 Howard CIR NE



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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, April 03, 2025 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

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,

Lishoba Brown

LB, for Director, Office of Zoning and
Development

Stephanie Loew

Stephanie Loew

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

V-25-020

Variance	x
Special Exception	
Variance & Special Exception	



Date Filed 2/4/25 Application Number _____

Name of Applicant Stephanie Loew Daytime Phone 404-456-6145

Company Name (if applicable) Permits Unlimited LLC email stephanie@permitsunlimitedllc.com

Address 10439 Old Atlanta Hwy Covington GA 30014
street city state zip code

Name of Property Owner Richard & Anne Baney Phone 321-536-4960

Address 2090 Howard Cir NE, Atlanta, GA 30307
street city state zip code

Description of Property

Address of Property 2090 Howard Cir NE, Atlanta, GA 30307
street city state zip code

Area: 0.23 acres Land Lot: 15 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.

Richard and Anne Baney
 Owner or Agent for Owner (Applicant)

Richard & Anne Baney

Print Name of Owner

Sworn To And Subscribed Before Me This 4th Day Of February, 2025.

Ramona V. Bystrom
 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 FOR

DATE FILED: February 4, 2025



COUNCIL DISTRICT 5 NPU N APPLICATION NUMBER _____

1. Stephanie Loew
 Name of Applicant

SCOPE OF WORK

Covered front porch addition

<u>2090 Howard Cir</u> Street Address	<u>NE</u> Quadrant	<u>15-15</u> 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 front yard setback from 35ft to 19ft 2in.

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 (1)

Chapter & Section: _____

Chapter & Section: _____

Yedidiah Omodare 2/4/25
 Plan Reviewer Date

Stephanie Loew 2/5/25
 Applicant Date



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.").

Proposed Lot Coverage (After Construction): Calculate total amount of lot coverage on entire property, after completion of proposed construction, including existing and proposed buildings and other structures; sidewalks, driveways, parking pads, patios, gravel, etc.; everything except natural planted or undisturbed areas.

_____ covered square feet / _____ total lot square feet = _____% proposed lot coverage
_____ % maximum allowed lot coverage

Variance Criteria (see page 6 for detailed criteria):

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

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

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

- 4) Submit facts to show that relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. _____



SUMMARY & JUSTIFICATION FOR SPECIAL EXCEPTIONS

Directions: Complete responses must be provided. Incomplete applications will not be accepted. The space below may only be utilized for the summary of proposal or responses may be submitted as a separate attachment. Specific criteria for Board approval of special exceptions may be found on page 9. **The justification must address the criteria. Please submit a separate justification for responses to the applicable special exception criteria.**

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 special exception request (shall not replace submittal of written criteria). (Examples: "Installation of a swimming pool adjacent to the public right of way ("active recreation"), "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

- Parking & Loading:** List the hours and manner of operation for the proposed use, the maximum number of employees who will park on the site at any given time, and list the maximum estimated number of customers (visitors or similar persons) who will require automobile parking in connection with the use on the site at any given time. **If you are proposing off-site parking, see the attached Standards for off-site Parking Agreements (page 11).**

- Walls and Fences:** Any request for walls or fences should include a site plan and elevations showing the full extent of the wall or fence and a drawing showing a typical portion of the wall or fence including gates of ornamental fences.

- Active Recreation:** _____

- Non-Conforming Uses & Structures (i.e. duplex):** _____

- All other Special Exception Requests:** _____



**Variance Request
2090 Howard Circle NE**

Property Overview:

2090 Howard Circle is a nonconforming R-4 lot located in the Lake Claire neighborhood, Kirkwood Heights Corp. Subdivision, NPU-N, in Council District 5. The property has less frontage (66'8") than required for R-4 zoning and features relatively level topography. It is developed with a one-story single-family dwelling that currently encroaches into the front yard setback. The existing dwelling has a setback of 34'6" on the west side and 29'2" on the east side of the front yard. Additionally, the existing bracket portico, concrete landing, and stairs on the front of the house encroach further, with a setback of 29'5" on the west side and 29'2" on the east.

The property owners propose to add a covered front porch, which will extend into the front yard with setbacks of 23'7" on the west side and 19'2" on the east side. There will be no encroachment into the side yard setbacks. The proposed total lot coverage will be 47.50%.

Based on Section 16-06.008(1) - *Minimum yard requirements*, of the Zoning Ordinance, which sets minimum yard requirements, and due to the house's angular placement relative to the street, a variance is needed to reduce the front yard setback from 35' to 19'2" for the proposed covered porch.

Requested Variance:

The property owner respectfully requests the Board of Zoning Adjustment approve a reduction in the front yard setback from 35 feet to 19'2" for the proposed covered porch.

Justification

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.

2090 Howard Circle is a nonconforming R-4 lot with less frontage (66'8") than required for properties zoned R-4. The house is angled relative to the street, causing the majority of the existing dwelling to encroach into the front yard setback. This angular positioning reduces the buildable area and available location on the lot. These unique conditions are particular to this property due to its nonconformity, making it an extraordinary and exceptional case.

2. The application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship.

The existing dwelling is already nonconforming, with irregular front yard setbacks: 34'6" on the west side and 29'2" on the east. The application of the zoning ordinance, which requires a 35' front yard setback, would impose an unnecessary hardship due to the irregular size and shape of the lot. Water-related foundation issues are exacerbating the situation, and moving the roof

line forward with the proposed covered porch will address these issues before they worsen. The property owner believes the proposal is reasonable, given the existing nonconforming conditions, and does not believe it should be necessary to impose further hardships on the property.



c. Such conditions are peculiar to the particular piece of property involved.

The size, shape, and angle of the subject property are unique to this lot. The property owner is unaware of similar conditions on neighboring properties. These existing nonconforming conditions create challenges that are peculiar to this specific property.

d. 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.

Granting the requested relief would not cause substantial detriment to the public good or impair the purpose and intent of the Zoning Ordinance. On the contrary, the proposed covered porch will enhance the property's overall stability, improve the owner's quality of life, and contribute positively to the neighborhood's long-term sustainability. This relief aligns with the zoning ordinance's broader goals while addressing the unique challenges of this property.

Summary of Request

The property owner respectfully requests approval to reduce the front yard setback from 35 feet to 19'4" for the proposed covered porch, given the extraordinary and exceptional conditions of the property, the need to address water-related foundation issues, and the minimal impact this relief will have on the public good.



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, Anne Barney (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 2090 Howard Cir NE (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 Loew FIRST NAME Stephanie
ADDRESS 10439 Old Atlanta Hwy SUITE _____
CITY Covington STATE GA ZIP CODE 30014

OWNER'S TELEPHONE NUMBER: 321-536-4960

Anne C Barney
SIGNATURE OF OWNER

Anne C Barney
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
1/17/25
DATE



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, Richard N. Baney (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 2024 Howard Lake NW, ATL 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 Loew FIRST NAME Stephanie
ADDRESS 10439 Old Atlanta Hwy SUITE _____
CITY Covington STATE GA ZIP CODE 30014

OWNER'S TELEPHONE NUMBER: 321-536-4959

[Signature]
SIGNATURE OF OWNER
Richard N. Baney
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
1/17/25
DATE



AUTHORIZATION BY PROPERTY OWNER

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

(Please print clearly. Must be the original document. A copy will not be accepted.)

I, Richard N. Berry (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 204 Howard Cobb Ave, Apt 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 Loew FIRST NAME Stephanie
ADDRESS 10439 Old Atlanta Hwy SUITE _____
CITY Cumming STATE GA ZIP CODE 30014

OWNER'S TELEPHONE NUMBER: 321-536-4954

[Signature]
SIGNATURE OF OWNER

Richard N. Berry
PRINT NAME OF OWNER

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

[Signature]
NOTARY PUBLIC

1/17/25
DATE





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, Anne Barney (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 2090 Howard Cir. NE (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 Loew FIRST NAME Stephanie
ADDRESS 10439 Old Atlanta Hwy SUITE _____
CITY Covington STATE GA ZIP CODE 30014

OWNER'S TELEPHONE NUMBER: 321-536-4960

Anne C. Barney
SIGNATURE OF OWNER

Anne C. Barney
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
DATE 1/17/25

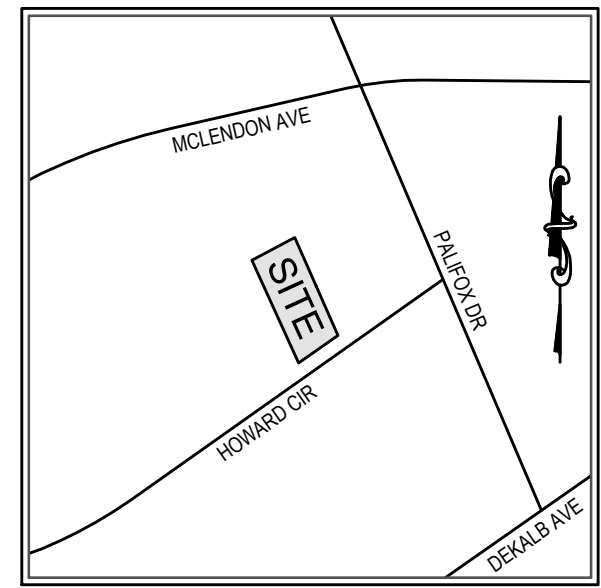
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

CURRENT ZONING
 ZONED: R-4 (CITY OF ATLANTA DISTRICT)
 MIN. YARD ADJACENT TO PUBLIC STREET
 FRONT YARD: 35 FEET
 SIDE YARD: 7 FEET
 REAR YARD: 15 FEET
 MIN. LOT SIZE: 9,000 SQFT
 MIN. FRONTAGE: 70 FEET
 MAX. LOT COVERAGE: 50%

BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR:
RICHARD NEIL BANAY JR. & ANNE COREY BANAY
 LOT 24, BLOCK C OF KIRKWOOD HEIGHTS CORP. SUBDIVISION
 LAND LOT 237, 15TH DISTRICT
 DEKALB COUNTY, GEORGIA

V-25-020
 OFFICE OF ZONING & DEVELOPMENT
RECEIVED
 DATE: 02/04/2025

AREA
 10,067 sq.ft.
 0.23 acres

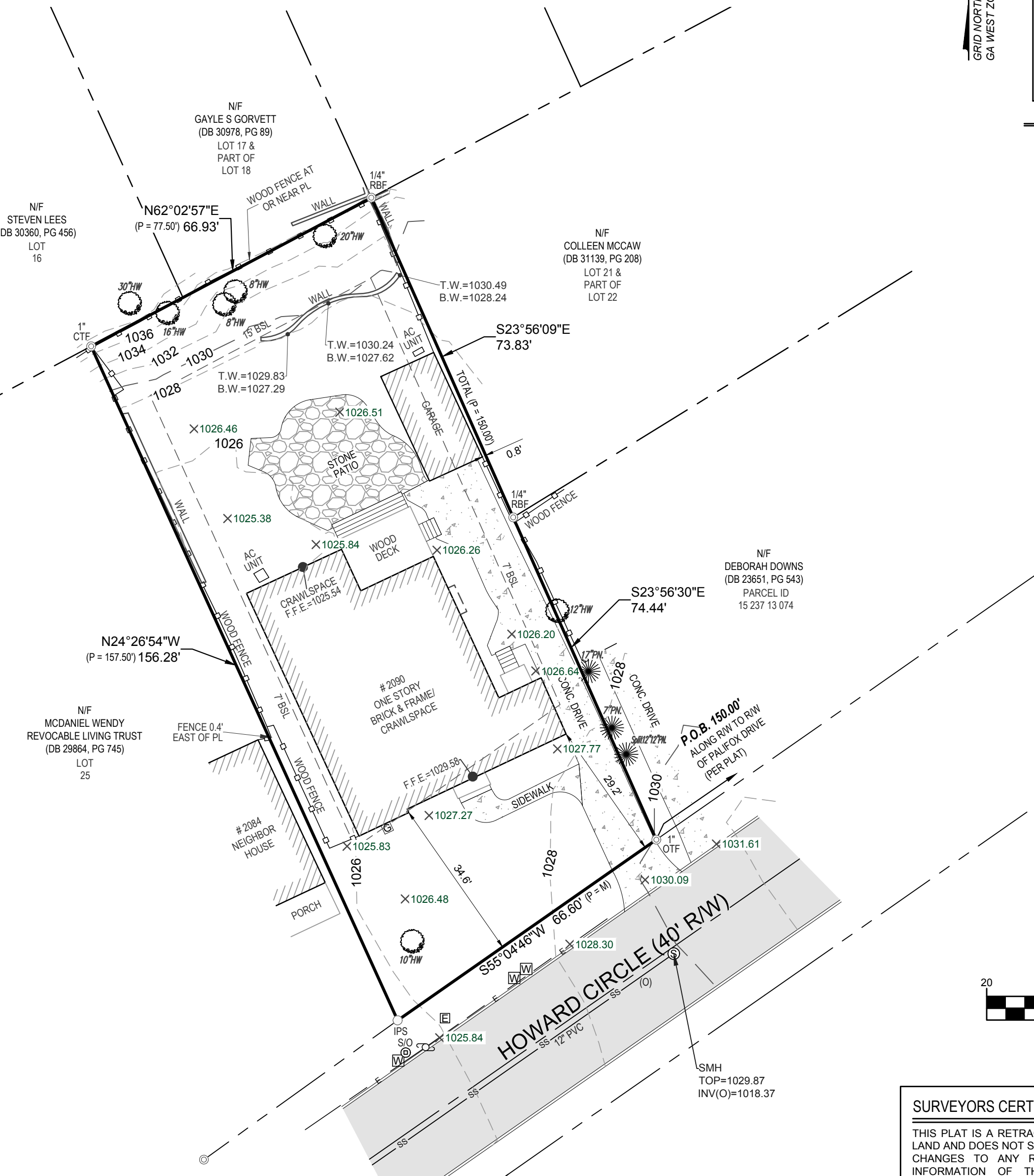


VICINITY MAP
 N.T.S.

EXISTING LOT COVERAGE

CONC. DRIVE	936 SF
FRONT CONC. WALK	105 SF
DWELLING	2,140 SF
LANDINGS & STEPS	67 SF
GARAGE	298 SF
WOOD DECK & STEPS	271 SF
REAR STONE PATIO	652 SF
AC UNIT	7 SF
WALLS	74 SF
TOTAL EXISTING:	4,550 SF (45.20%)

- LEGEND**
- DB DEED BOOK
 - PB PLAT BOOK
 - PG PAGE
 - LL LAND LOT
 - OTP OPEN TOP PIPE
 - RB REBAR
 - IPF IRON PIN FOUND
 - IPS 1/2" REBAR
 - CTP CRIMP TOP PIPE
 - C&G CURB & GUTTER
 - R/W RIGHT OF WAY
 - N/F NOW OR FORMERLY
 - E- OVERHEAD POWER LINE
 - sq ft SQUARE FOOT
 - REF REFERENCE
 - TBM TEMPORARY BENCHMARK
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - RCP REINFORCED CONCRETE PIPE
 - DIP DUCTILE IRON PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - HDPE HIGH DENSITY POLYETHYLENE PIPE
 - OMP CORRUGATED METAL PIPE
 - PL PROPERTY LINE
 - CL CENTERLINE
 - ID IDENTIFICATION
 - B.S.L. BUILDING SETBACK LINE
 - BOC BACK OF CURB
 - C CURVE LABEL
 - CI CURB INLET
 - DE DRAINAGE EASEMENT
 - EOP EDGE OF PAVEMENT
 - FH FIRE HYDRANT
 - L LINE LABEL
 - PKS PK NAIL SET
 - SSE SANITARY SEWER EASEMENT
 - UE UTILITY EASEMENT
 - SWMF STORMWATER MANAGEMENT FACILITY
 - S/O SEWER CLEAN OUT
 - IPF IRON PIN FOUND
 - IPF IRON PIN SET
 - CP CALCULATED POINT
 - PP POWER POLE
 - FH FIRE HYDRANT
 - WV WATER VALVE
 - WM WATER METER
 - JB JUNCTION BOX
 - SMH SANITARY SEWER MANHOLE
 - DI DROP INLET
 - RM RAW OR CONC. MONUMENT
 - SW SINGLE WING CATCH BASIN
 - DB DOUBLE WING CATCH BASIN
 - CI CURB INLET
 - HW HEADWALL
 - FL FLARED END SECTION
 - GM GAS METER
 - GV GAS VALVE
 - ET ELECTRIC TRANSFORMER
 - TP TELEPHONE PEDESTAL
 - LP LIGHT POST
 - AS ASPHALT
 - CONCRETE



VISIT US ON OUR WEBSITE:
 www.unitedlsf.com
 1258 CONCORD ROAD SE SUITE 103
 SMYRNA, GEORGIA 30080
 Ph. (678) 293-2332

UNITED LAND SURVEYING
 COA NO. LSF 001321

BOUNDARY & TOPOGRAPHIC SURVEY
RICHARD NEIL BANAY JR. & ANNE COREY BANAY
 LOT 24, BLOCK C
 KIRKWOOD HEIGHTS CORP. SUBDIVISION
 LAND LOT 237, 15TH DISTRICT
 DEKALB COUNTY
 GEORGIA

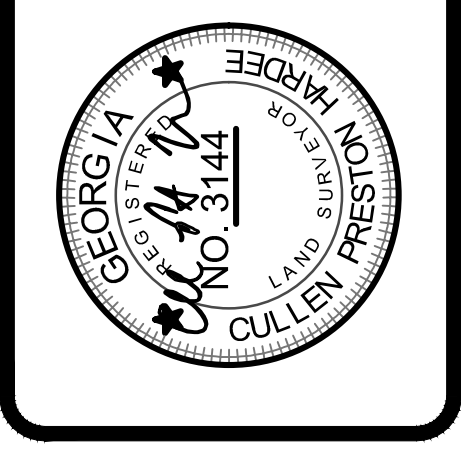
REVISIONS

1.	
2.	
3.	
4.	

LEGAL REFERENCE:
 DEED BOOK: 28964 PAGE: 169
 PLAT BOOK: 12 PAGE: 76

SHEET 1 OF 1

PLAT DATE: 11/25/2024
FIELD DATE: 11/12/2024
SCALE: 1"=20'
DRAWN BY: M.D.M.
REVIEWED BY: M.A.M.

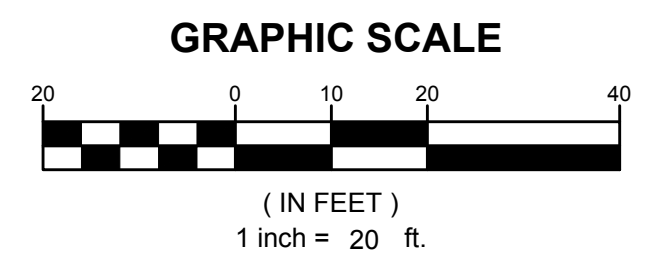


JOB NUMBER:
 24-523

FLOOD NOTE
 AS SHOWN ON FLOOD INSURANCE RATE MAPS OF DEKALB COUNTY, GEORGIA
 COMMUNITY PANEL NUMBER: 13089C0064K EFFECTIVE DATE 08/15/2019, THIS
 PROPERTY IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA (ZONE X).

- SURVEY NOTES**
- EQUIPMENT USED: TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 101,003 FEET.
 - THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
 - THIS SURVEY IS REFERENCED TO HORIZONTAL DATUM SPC NAVD 83 AND VERTICAL DATUM.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.



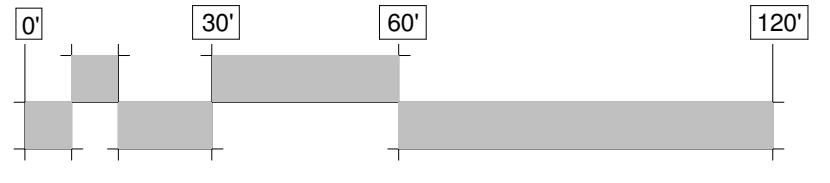
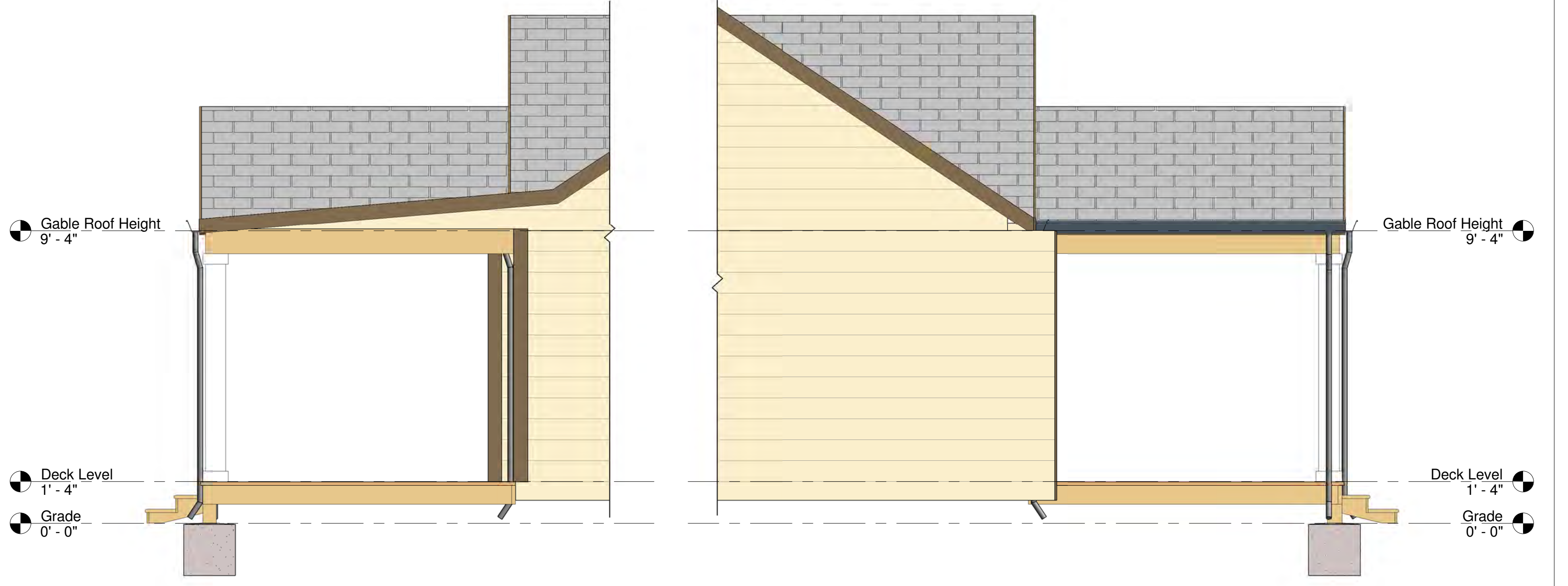
SURVEYORS CERTIFICATION

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.

Cullen Preston Hardee
 CULLEN PRESTON HARDEE
 REGISTERED LAND SURVEYOR #3144, LSF 001321
 11/25/2024
 DATE

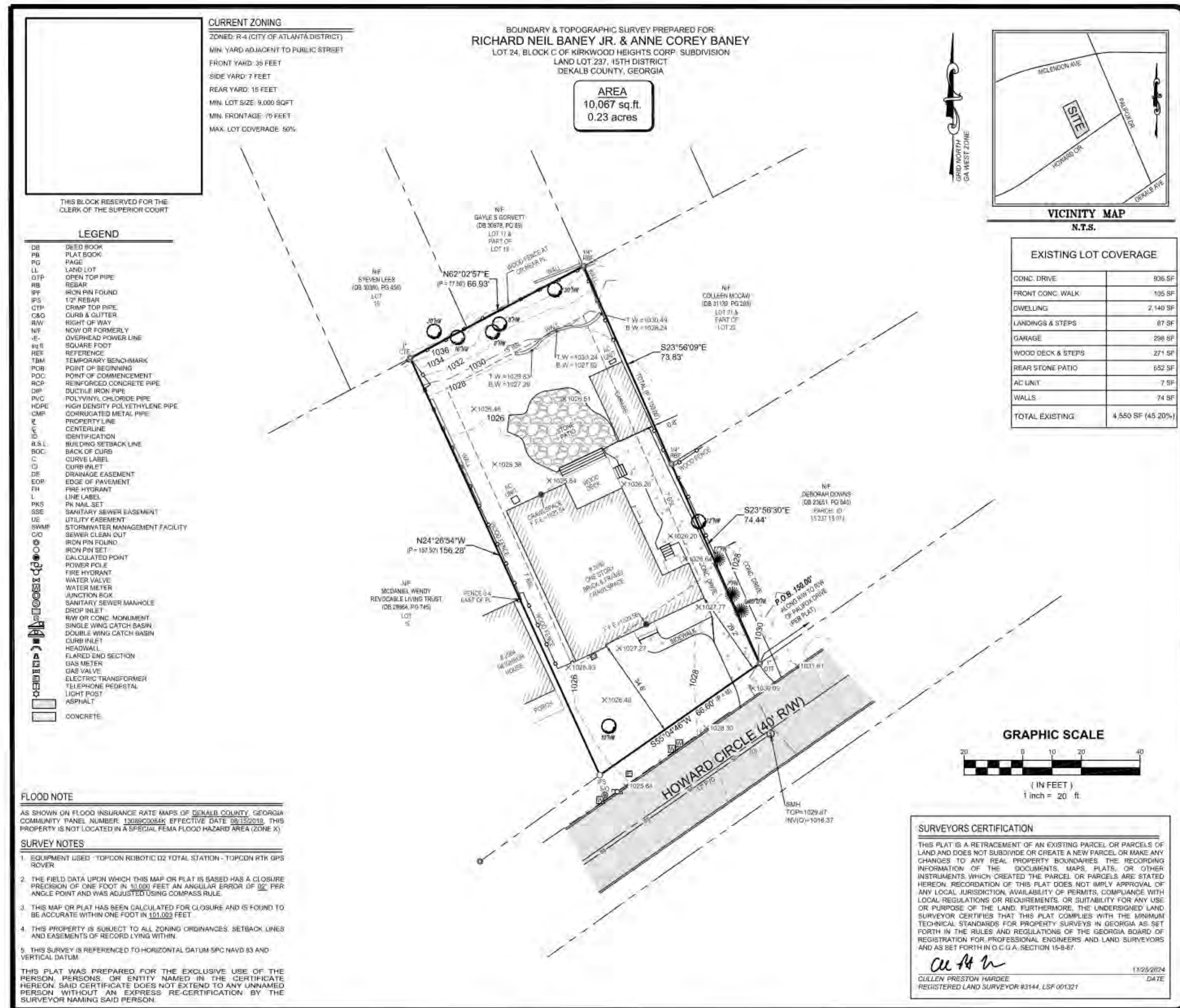
UNITED LAND SURVEYING, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM UNITED LAND SURVEYING, LLC. IS EXPRESSLY PROHIBITED.

V-25-020
RECEIVED
 DATE: 04/04/2025



BUILDER TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, PLEASE CONTACT R.E.G. IMMEDIATELY.

DRAFTING		REV	DESCRIPTION	DATE	SCALE	AS NOTED	TITLE	DWG NO.
COPYRIGHT THIS DRAWING IS THE PROPERTY OF THE BELOW REFERENCED FIRM AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT NAMED HEREIN, AND CANNOT BE REPRODUCED IN ANY MANNER WITHOUT PRIOR WRITTEN CONSENT.							COVERED FRONT PORCH 2090 HOWARD CIR NE, ATLANTA, GA 30307	-
					DATE	-	JOB NO.	-
					DRAWN	-	REV	-
					CHECKED	-		PAGE - OF -



UNIFIED LAND SURVEYING
 LAND SURVEYORS
 1001 W. 15TH STREET, SUITE 100
 DEKALB COUNTY, GEORGIA 30030
 (770) 426-1111
 www.unifiedland.com

BOUNDARY & TOPOGRAPHIC SURVEY
 RICHARD NEIL BANEY JR. & ANNE COREY BANEY
 LOT 24, BLOCK C
 KIRKWOOD HEIGHTS CORP. SUBDIVISION
 LAND LOT 237, 15TH DISTRICT
 DEKALB COUNTY, GEORGIA

REVISIONS

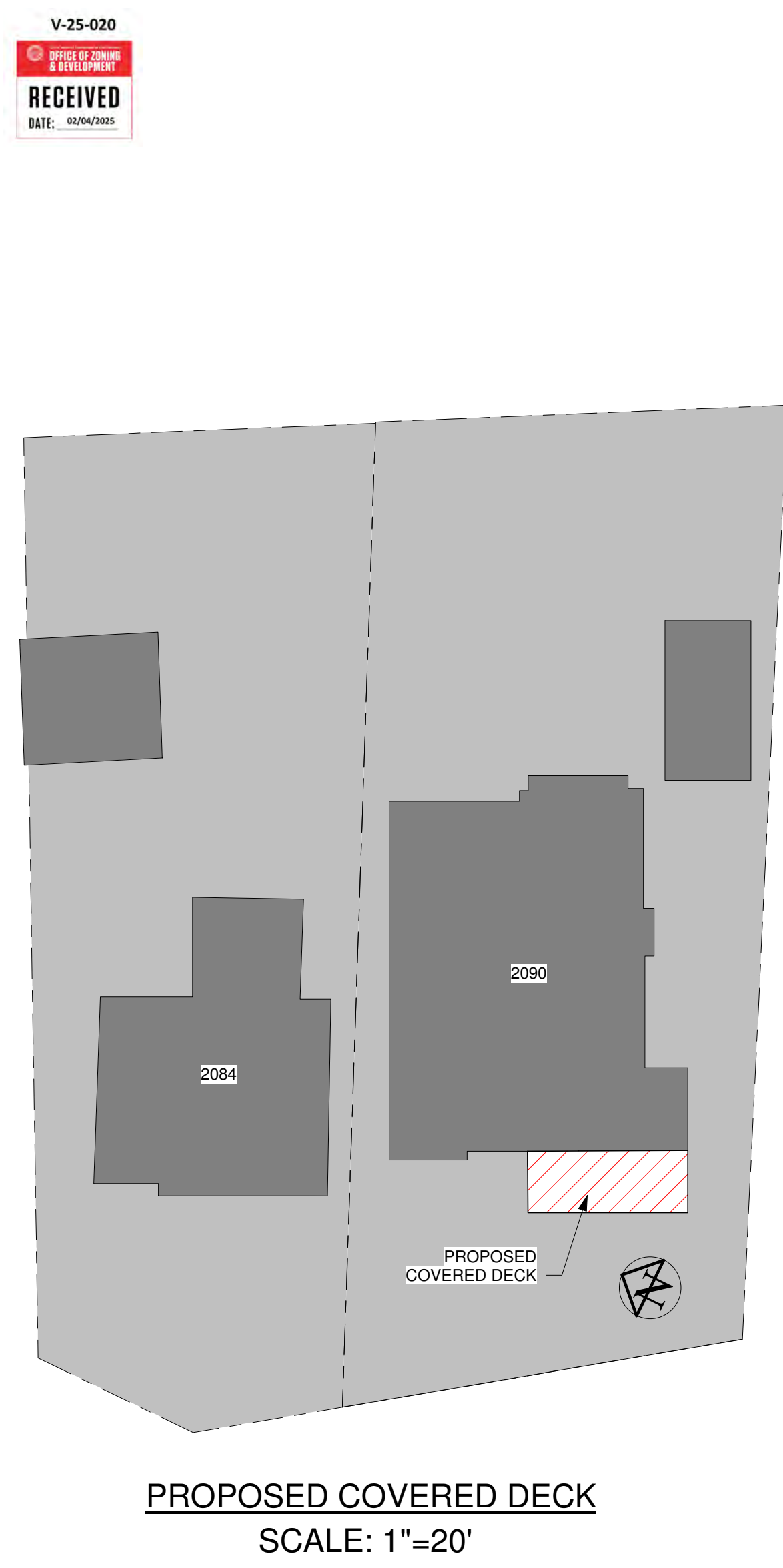
NO.	DATE	DESCRIPTION
1	11/25/2024	ISSUED FOR PERMITS
2	11/22/2024	REVISED PER COMMENTS

LEGAL REFERENCE:
 DEED BOOK: 28984 LOT: 24 PAGE: 75
 PLAT BOOK: 12 PAGE: 75

PLAT DATE: 11/25/2024
FIELD DATE: 11/12/2024
SCALE: 1"=20'
DRAWN BY: M.D.M.
REVIEWED BY: M.A.M.

JOB NUMBER: 24-523

SHEET 1 OF 1



SITE AREA:
 10067 SQ. FT
 0.23 ACRES

PROPERTY OWNER:
 PARCEL ID: 15 237 13 0173
 REFERENCE:

CURRENT ZONING:
 ZONE R4, SINGLE FAMILY

INDEX

DLP-1 PROPOSE DECK LOCATION PLAN AND REFERENCE IMAGES.
 S1 PROPOSE DECK AND ROOF FRAMING PLANS
 S2 DETAILS

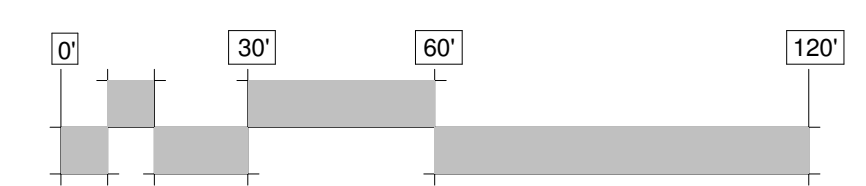
LOT COVERAGE CALCULATION:
 LOT SIZE: 10067 SQ FT (0.23 ACRES)
 DISTURBED AREA: 4550 SQ FT (0.10 ACRES) 45.20%

PROPOSED LOT COVERAGE:
 SIZE OF PROPOSED DECK: 262 SQ FT
 SIZE OF HAND RAIL: 0 SQ FT (HANDRAIL IS ON TOP OF DECK, NOT SIDE)
 SIZE OF DECK: 262 SQ FT OVERALL

PROJECT VOLUMES
 CUT VOLUME: NOT APPLICABLE
 FILL VOLUME: NOT APPLICABLE
 DEBRIS VOLUME TO BE HAULED OFF: APPROXIMATELY 1,000 FT³

WATER QUALITY DEVICE / GREEN INFRASTRUCTURE CONSIDERATION
 PER SEC 74-504 (b)(1)(2): IMPERVIOUS >= 500 SQ FT REQUIRE WATER QUALITY DEVICE OR GREEN INFRASTRUCTURE.
 --- DECK AREA OVER SLAB: 0 SQ FT
 --- DECK AREA NOT OVER SLAB 262 SQ FT < 500 SQ FT

SCOPE OF WORK FALLS BELOW THE 500 SQ FT NEW MODIFIED IMPERVIOUS AREA THRESHOLD OF THE GREEN INFRASTRUCTURE CODE REFERENCE PROVIDED. WATER QUALITY DEVICE IS NOT NEEDED.



DRAFTING	COPYRIGHT	REV	DESCRIPTION	DATE	SCALE	AS NOTED	TITLE	DWG NO.
	THIS DRAWING IS THE PROPERTY OF THE BELOW REFERENCED FIRM AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT NAMED HEREIN, AND CANNOT BE REPRODUCED IN ANY MANNER WITHOUT PRIOR WRITTEN CONSENT.						COVERED FRONT PORCH 2090 HOWARD CIR NE, ATLANTA, GA 30307	-
					DATE	-	JOB NO.	-
					DRAWN	-	REV	-
					CHECKED	-		PAGE 1 OF 1

BUILDER TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, PLEASE CONTACT R.E.G. IMMEDIATELY.

West

V-25-020

OFFICE OF ZONING
& DEVELOPMENT

RECEIVED

DATE: 02/04/2025



V-25-020

OFFICE OF ZONING
& DEVELOPMENT

RECEIVED

DATE: 02/04/2025

South



North

V-25-020

OFFICE OF ZONING
& DEVELOPMENT

RECEIVED

DATE: 02/04/2025



East

V-25-020

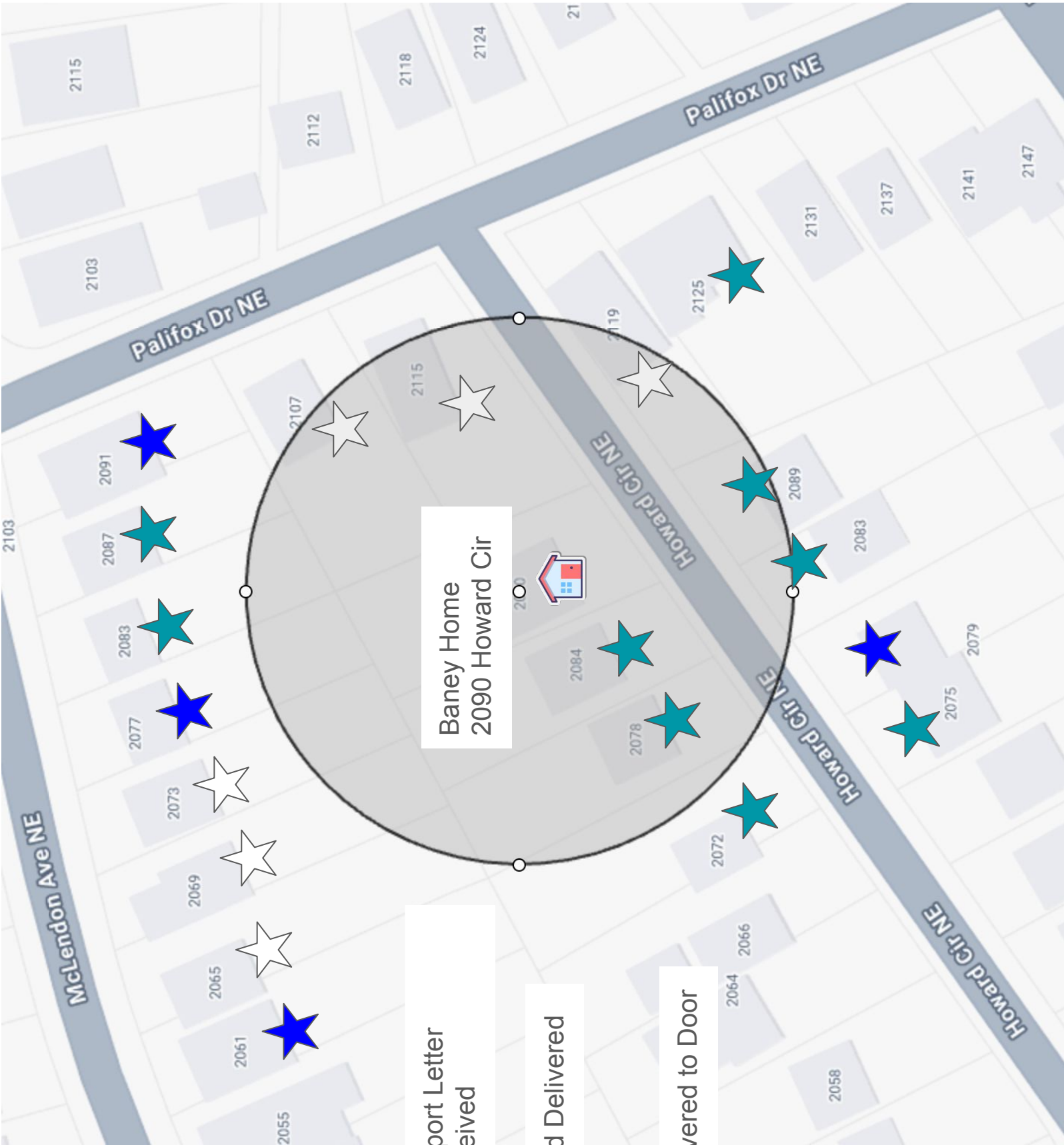
OFFICE OF ZONING
& DEVELOPMENT



RECEIVED

DATE: 02/04/2025

2090





-  Support Letter Received
-  Hand Delivered
-  Delivered to Door

2072 HOWARD CIR NE - ANA ITZEL SCHUETT & TIMOTHY WILLIAM SCHUETT

Richard Neil Baney & Anne Corey Baney
(321) 536-4960
annecbaney@gmail.com

February 19, 2025

Re: Proposed "Baney Front Porch Project"
Property Address: 2090 Howard Circle, NE, Atlanta, GA 30307
Variance Application: # V-25-020

Dear Neighbor,

We would like to replace our old and failing front stoop and replace it with a small covered front porch.


These plans require a variance because the "front yard setback requirement" for our house prevents us from adding this porch without reducing the "front yard setback" distance from 35 feet to 19 feet.


Our plans will be presented first at the Zoning Committee, which meets on Wednesday, March 5th, at 7:00 pm. We will meet in-person at the home of Carol Holliday, 532 Hardendorf Ave.

After meeting with the Zoning Committee, we will then present to the full Lake Claire Neighbors (LCN) on Thursday, March 20th, at 7:15 pm. At this meeting the neighborhood votes whether or not to support this application. The meeting is held both on Zoom and in-person.

The final Board of Zoning (BZA) hearing date is Thursday, April 03, 2025 at 12:00 p.m., at the Council Chambers, 2nd Floor, City Hall 55 Trinity Avenue, S.W.

Should you have any questions about this project, please feel free to contact us at the contact information listed above <you may also list a secondary contact such as your kelly@gotoguyatl.com, as representative for the contractor.

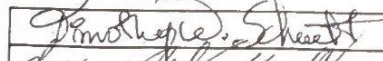
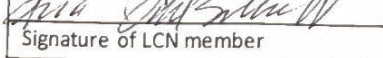

SIGNATURE OF OWNER
Anne and Richard Baney


SIGNATURE OF OWNER

Acknowledgement of Notification:

I have been made aware of variance request <variance request number> and given the opportunity to comment on the proposal.

- I support the request
 I do not support the request
 I have questions
 I have been informed but have no opinion

	Timothy W. Schuett	2072 Howard Cir NE
	Ana I. Schuett	2072 Howard Cir NE
Signature of LCN member	Printed Name of LCN Member	Address of LCN Member

This house would be lovely with a porch and improve the aesthetics of the street. We love porches!! They encourage community & improve the overall neighborhood interactions!. Hope we have another porch on our street!

2075 HOWARD CIR NE - JAMES MATTHEW CRAIG & PATRICIA CRAIG

Richard Neil Baney & Anne Corey Baney
(321) 536-4960
annecbaney@gmail.com

February 19, 2025

Re: Proposed "Baney Front Porch Project"
Property Address: 2090 Howard Circle, NE, Atlanta, GA 30307
Variance Application: # V-25-020

Dear Neighbor,

We would like to replace our old and failing front stoop and replace it with a small covered front porch.

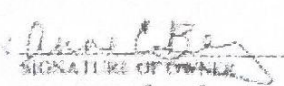
These plans require a variance because the "front yard setback requirement" for our house prevents us from adding this porch without reducing the "front yard setback" distance from 35 feet to 19 feet.

Our plans will be presented first at the Zoning Committee, which meets on Wednesday, March 5th, at 7:00 pm. We will meet in-person at the home of Carol Holliday, 532 Hardendorf Ave.

After meeting with the Zoning Committee, we will then present to the full Lake Claire Neighbors (LCN) on Thursday, March 20th, at 7:15 pm. At this meeting the neighborhood votes whether or not to support this application. The meeting is held both on Zoom and in-person.

The final Board of Zoning (BZA) hearing date is Thursday, April 03, 2025 at 12:00 p.m., at the Council Chambers, 2nd Floor, City Hall 55 Trinity Avenue, S.W.

Should you have any questions about this project, please feel free to contact us at the contact information listed above <you may also list a secondary contact such as your kelly@gotoguyatl.com, as representative for the contractor.


SIGNATURE OF OWNER

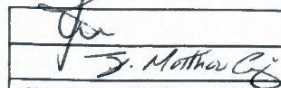

SIGNATURE OF OWNER

Anne and Richard Baney

Acknowledgement of Notification:

I have been made aware of variance request <variance request number> and given the opportunity to comment on the proposal.

- I support the request
- I do not support the request
- I have questions
- I have been informed but have no opinion

	Patricia Craig	2075 Howard Circle
J. Matthew Craig	James Matthew Craig	" " "
Signature of LCN member	Printed Name of LCN Member	Address of LCN Member

2078 HOWARD CIR NE - COLLEEN LYNNE BITTINGER

Richard Neil Baney & Anne Corey Baney
(321) 536-4960
annecbaney@gmail.com

February 19, 2025

Re: Proposed "Baney Front Porch Project"
Property Address: 2090 Howard Circle, NE, Atlanta, GA 30307
Variance Application: # V-25-020

Dear Neighbor,

We would like to replace our old and failing front stoop and replace it with a small covered front porch.

These plans require a variance because the "front yard setback requirement" for our house prevents us from adding this porch without reducing the "front yard setback" distance from 35 feet to 19 feet.

Our plans will be presented first at the Zoning Committee, which meets on Wednesday, March 5th, at 7:00 pm. We will meet in-person at the home of Carol Holliday, 532 Hardendorf Ave.

After meeting with the Zoning Committee, we will then present to the full Lake Claire Neighbors (LCN) on Thursday, March 20th, at 7:15 pm. At this meeting the neighborhood votes whether or not to support this application. The meeting is held both on Zoom and in-person.

The final Board of Zoning (BZA) hearing date is Thursday, April 03, 2025 at 12:00 p.m., at the Council Chambers, 2nd Floor, City Hall 55 Trinity Avenue, S.W.

Should you have any questions about this project, please feel free to contact us at the contact information listed above <you may also list a secondary contact such as your kelly@gotoguyatl.com, as representative for the contractor.

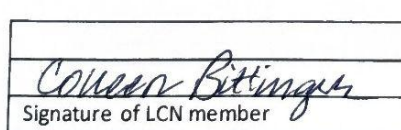

SIGNATURE OF OWNER

Anne and Richard Baney

Acknowledgement of Notification:

I have been made aware of variance request <variance request number> and given the opportunity to comment on the proposal.

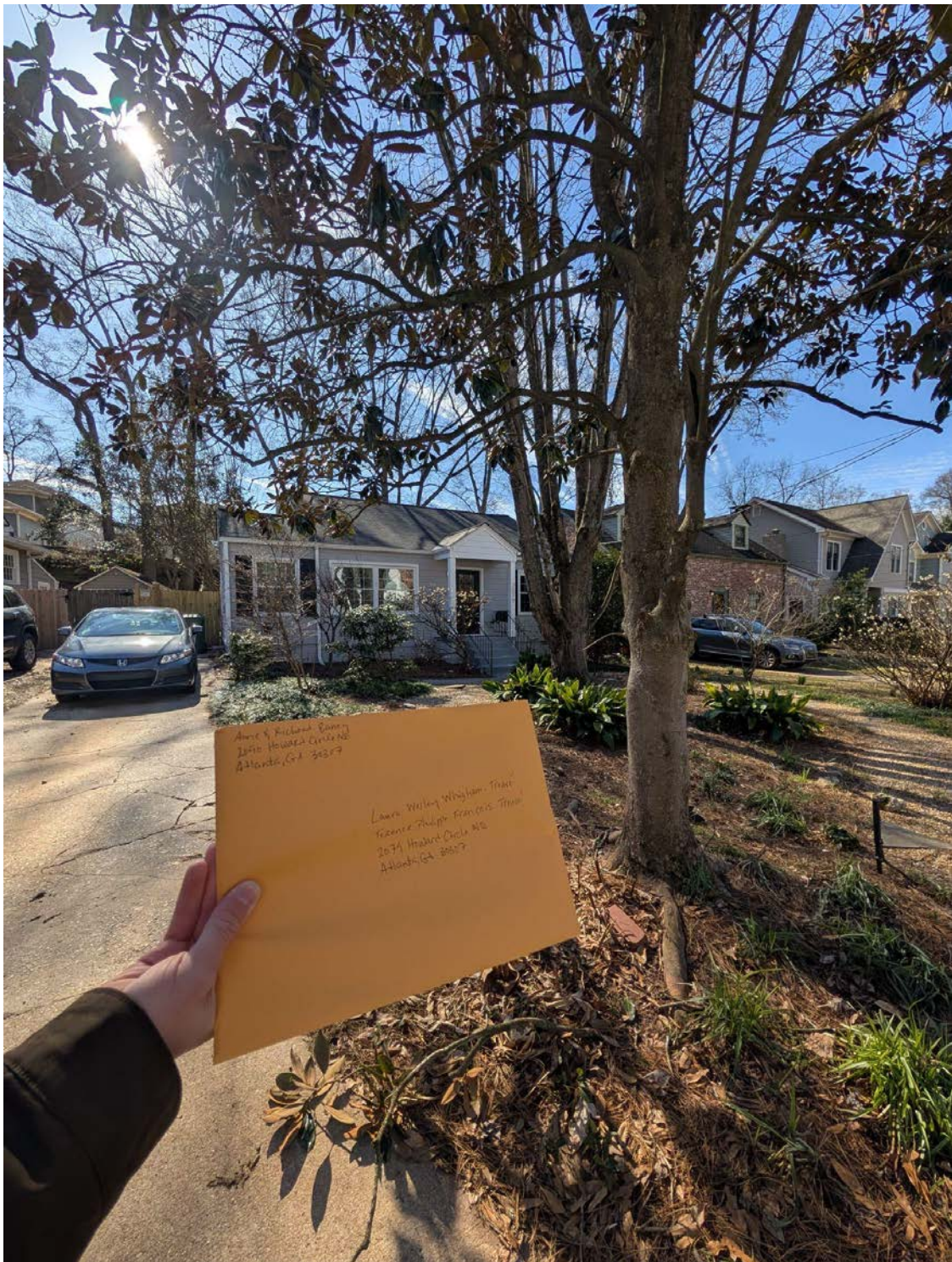
- I support the request
 I do not support the request
 I have questions
 I have been informed but have no opinion

	Colleen Bittinger	2078 Howard Cir, NE.
Signature of LCN member	Printed Name of LCN Member	Address of LCN Member

* Front porches foster neighborly interaction and communication leading to community involvement! I definitely support this trend! Colleen Bittinger

2079 HOWARD CIR NE - LAURA WESLEY WHIGHAM TROUVE & TERENCE PHILIPPE FRANCOIS TROUVE

Hand Delivered to David T. Olson, the new owner (as of 07/23/2024),



**2083 HOWARD CIR NE - MICHAEL JOHN PHELAN, JR
(now Rebecca Kirsche, as of 06/07/2024)**

Baney & Anne Corey Baney
(404) 536-4960
annecbaney@gmail.com

February 19, 2025

Re: Proposed "Baney Front Porch Project"
Property Address: 2090 Howard Circle, NE, Atlanta, GA 30307
Variance Application: # V-25-020

Dear Neighbor,

We would like to replace our old and failing front stoop and replace it with a small covered front porch.

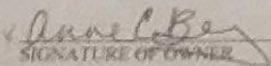
These plans require a variance because the "front yard setback requirement" for our house prevents us from adding this porch without reducing the "front yard setback" distance from 35 feet to 19 feet.

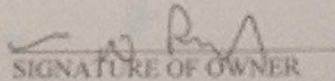
Our plans will be presented first at the Zoning Committee, which meets on Wednesday, March 5th, at 7:00 pm. We will meet in-person at the home of Carol Holliday, 532 Hardendorf Ave.

After meeting with the Zoning Committee, we will then present to the full Lake Claire Neighbors (LCN) on Thursday, March 20th, at 7:15 pm. At this meeting the neighborhood votes whether or not to support this application. The meeting is held both on Zoom and in-person.

The final Board of Zoning (BZA) hearing date is Thursday, April 03, 2025 at 12:00 p.m., at the Council Chambers, 2nd Floor, City Hall 55 Trinity Avenue, S.W.

Should you have any questions about this project, please feel free to contact us at the contact information listed above <you may also list a secondary contact such as your kelly@gotoguvatl.com, as representative for the contractor.


SIGNATURE OF OWNER

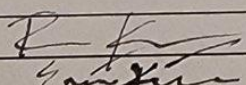
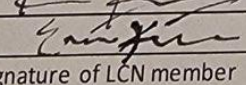

SIGNATURE OF OWNER

Anne and Richard Baney

Acknowledgement of Notification:

I have been made aware of variance request <variance request number> and given the opportunity to comment on the proposal.

- I support the request
- I do not support the request
- I have questions
- I have been informed but have no opinion

	Rebecca Kirsche	2083 Howard Circle NE
	Eric Kirsche	2083 Howard Circle NE
Signature of LCN member	Printed Name of LCN Member	Address of LCN Member

2084 HOWARD CIR NE - WENDY MCDANIEL & KEVIN MCDANIEL

Kevin and Wendy McDaniel
2084 Howard Cir NE
Atlanta GA 30307
wendymcdaniel4@gmail.com
678-491-2895
2/25/2025

Neighborhood Planning Unit - N
Variance Application: # V-25-020

To Whom It May Concern,

I am writing to express my support for the variance request submitted by Anne and Richard Baney regarding their front porch project and their application for a variance to reduce the front yard setback at their house at 2090 Howard Circle NE, Atlanta, GA 30307.

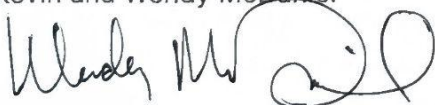
We have known Rick and Anne for 4 years and can attest to their positive impact on our neighborhood. Anne and Rick have been a vital part of this neighborhood since they moved in. They open their home regularly for neighborhood gatherings and having this well thought out porch added to the front of their house seems like a natural fit for the welcoming people they are.

I believe granting this variance will not only benefit Rick and Anne but will also contribute positively to the overall atmosphere of our neighborhood. I have no concerns regarding the impact of this variance on the surrounding properties.

Thank you for considering my letter of support. I am happy to provide any additional information if needed.

Sincerely,

Kevin and Wendy McDaniel



2089 HOWARD CIR NE - DANIEL S WRIGHT & SHERRY V NEAL

Richard Neil Baney & Anne Corey Baney
(321) 536-4960
annecbaney@gmail.com

February 19, 2025

Re: Proposed "Baney Front Porch Project"
Property Address: 2090 Howard Circle, NE, Atlanta, GA 30307
Variance Application: # V-25-020

Dear Neighbor,

We would like to replace our old and failing front stoop and replace it with a small covered front porch.

These plans require a variance because the "front yard setback requirement" for our house prevents us from adding this porch without reducing the "front yard setback" distance from 35 feet to 19 feet.

Our plans will be presented first at the Zoning Committee, which meets on Wednesday, March 5th, at 7:00 pm. We will meet in-person at the home of Carol Holliday, 532 Hardendorf Ave.

After meeting with the Zoning Committee, we will then present to the full Lake Claire Neighbors (LCN) on Thursday, March 20th, at 7:15 pm. At this meeting the neighborhood votes whether or not to support this application. The meeting is held both on Zoom and in-person.

The final Board of Zoning (BZA) hearing date is Thursday, April 03, 2025 at 12:00 p.m., at the Council Chambers, 2nd Floor, City Hall 55 Trinity Avenue, S.W.

Should you have any questions about this project, please feel free to contact us at the contact information listed above <you may also list a secondary contact such as your kelly@gotoguyatl.com, as representative for the contractor.


SIGNATURE OF OWNER

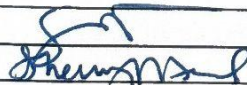
Anne and Richard Baney


SIGNATURE OF OWNER

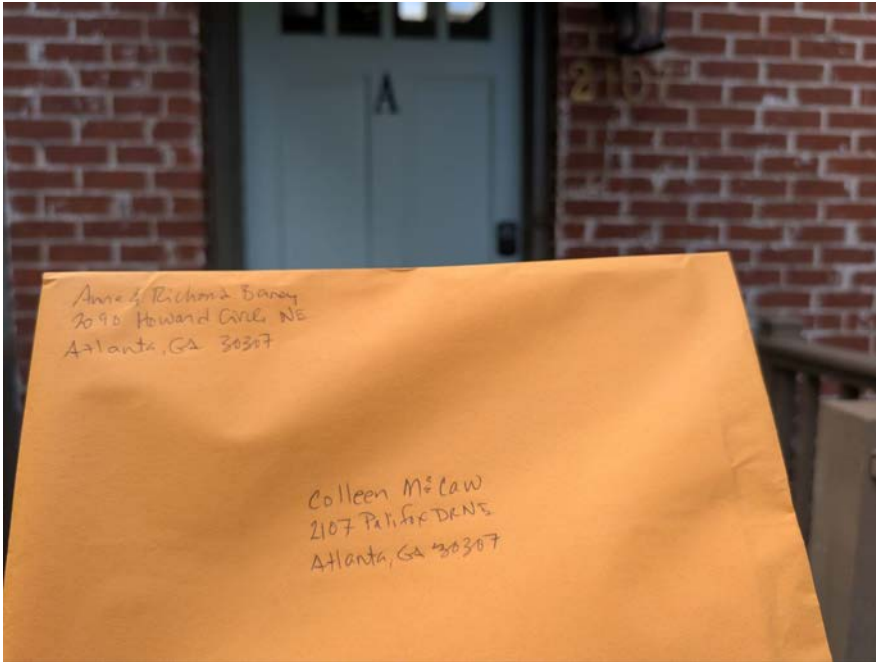
Acknowledgement of Notification:

I have been made aware of variance request <variance request number> and given the opportunity to comment on the proposal.

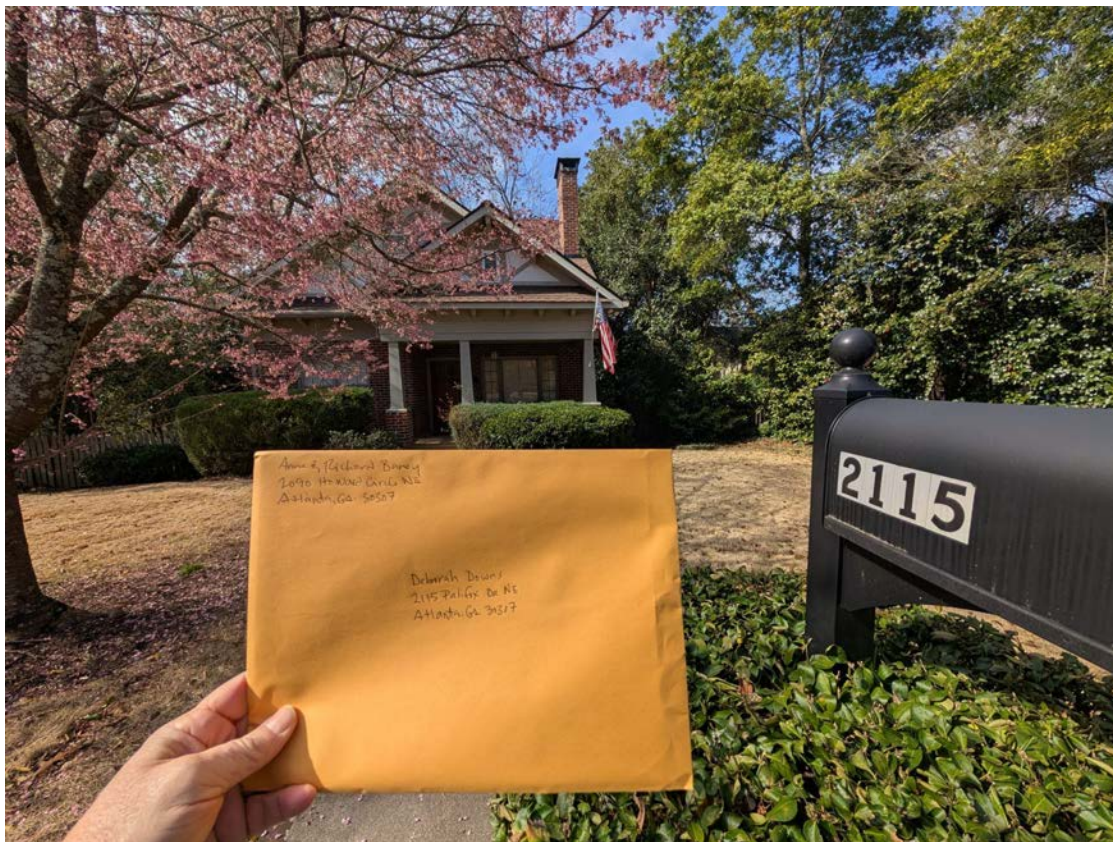
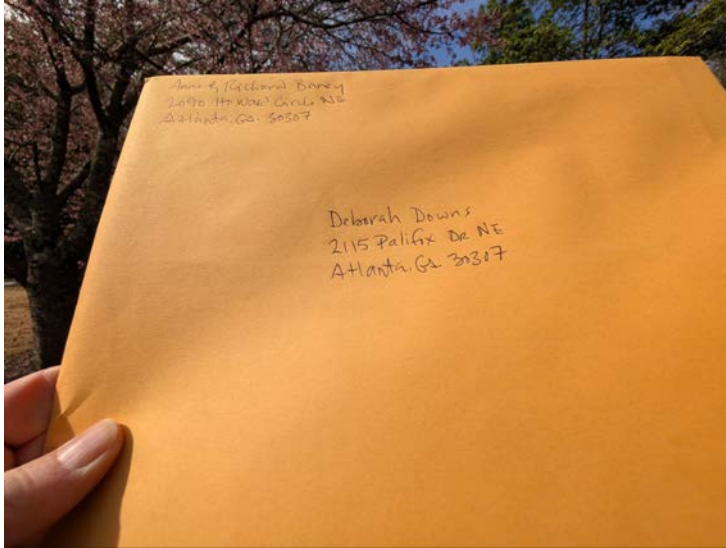
- I support the request
- I do not support the request
- I have questions
- I have been informed but have no opinion

	Daniel S. Wright	2089 Howard Circle
Signature of LCN member	Printed Name of LCN Member	Address of LCN Member

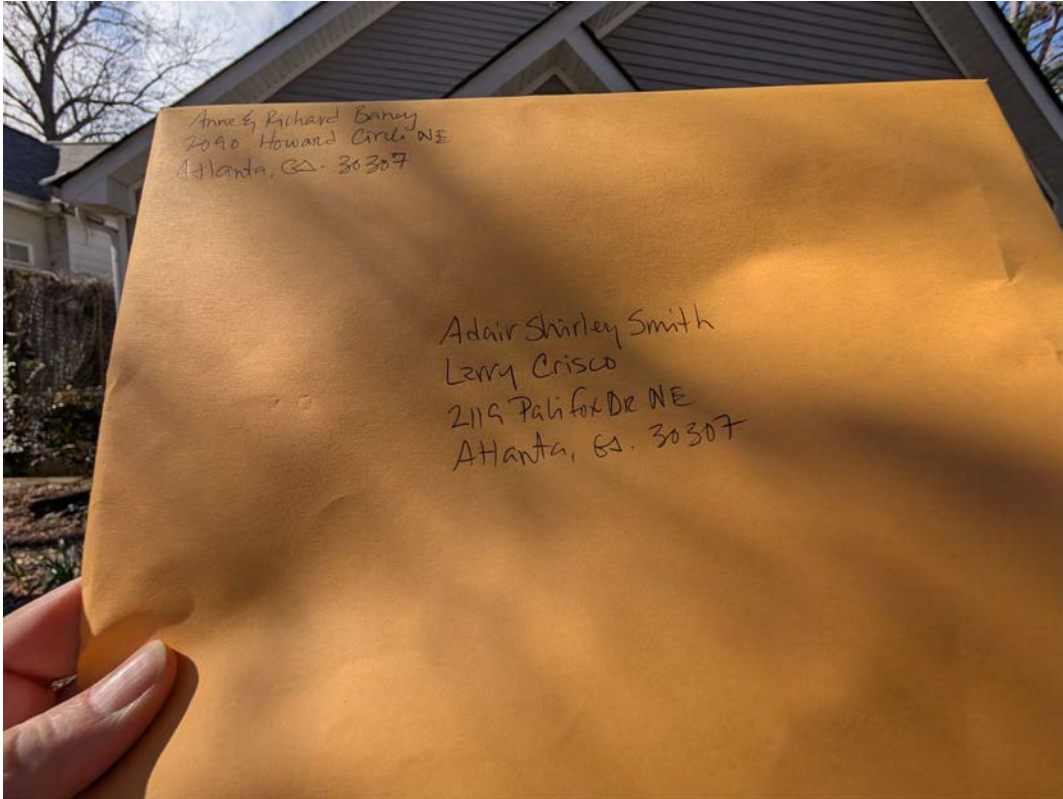
2107 PALIFOX DR NE - COLLEEN MCCAWE



2115 PALIFOX DR NE - DEBORAH DOWNS



2119 PALIFOX DR NE - ADAIR SHIRLEY SMITH & LARRY CRISCO



2125/2127 PALIFOX DR NE - KRISTEN LOUISE HESS

Richard Neil Baney & Anne Corey Baney
(321) 536-4960
annecbaney@gmail.com

February 19, 2025

Re: Proposed "Baney Front Porch Project"
Property Address: 2090 Howard Circle, NE, Atlanta, GA 30307
Variance Application: # V-25-020

Dear Neighbor,

We would like to replace our old and failing front stoop and replace it with a small covered front porch.

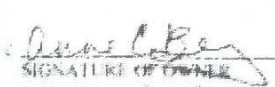
These plans require a variance because the "front yard setback requirement" for our house prevents us from adding this porch without reducing the "front yard setback" distance from 35 feet to 19 feet.

Our plans will be presented first at the Zoning Committee, which meets on Wednesday, March 5th, at 7:00 pm. We will meet in-person at the home of Carol Holliday, 532 Hardendorf Ave.

After meeting with the Zoning Committee, we will then present to the full Lake Claire Neighbors (LCN) on Thursday, March 20th, at 7:15 pm. At this meeting the neighborhood votes whether or not to support this application. The meeting is held both on Zoom and in-person.

The final Board of Zoning (BZA) hearing date is Thursday, April 03, 2025 at 12:00 p.m., at the Council Chambers, 2nd Floor, City Hall 55 Trinity Avenue, S.W.

Should you have any questions about this project, please feel free to contact us at the contact information listed above <you may also list a secondary contact such as your kelly@gotoguvatl.com, as representative for the contractor.


SIGNATURE OF OWNER

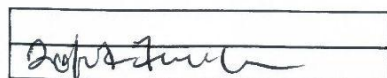

SIGNATURE OF OWNER

Anne and Richard Baney

Acknowledgement of Notification:

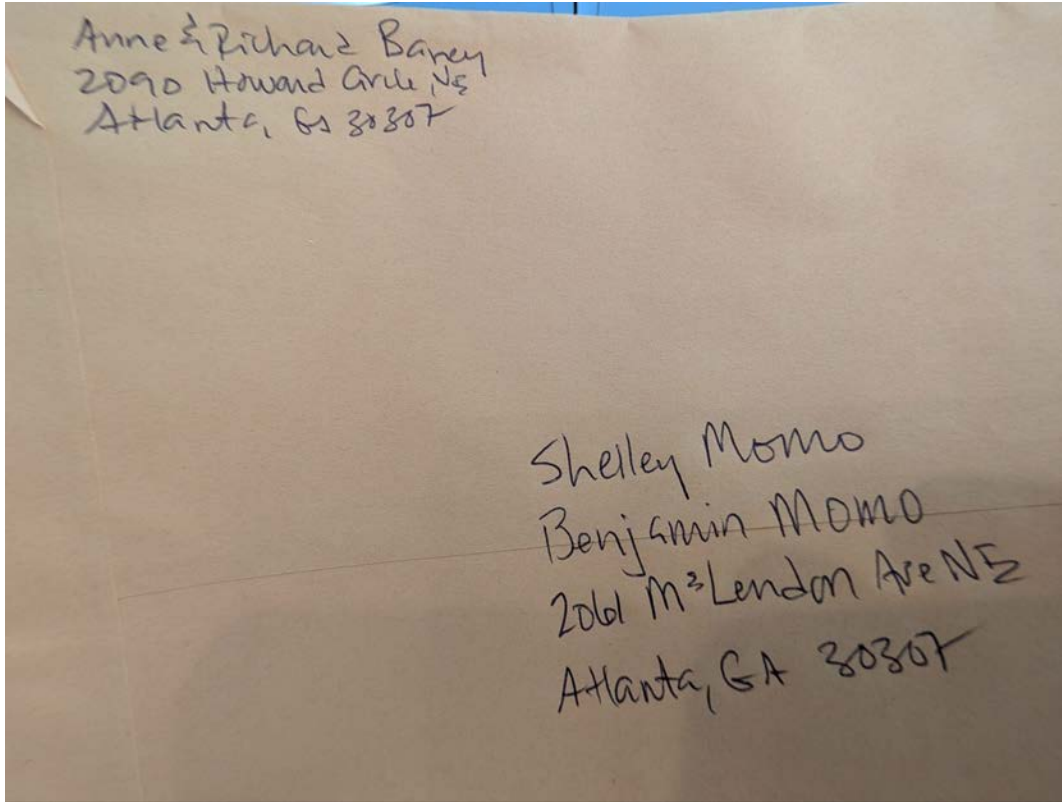
I have been made aware of variance request <variance request number> and given the opportunity to comment on the proposal.

- I support the request
- I do not support the request
- I have questions
- I have been informed but have no opinion

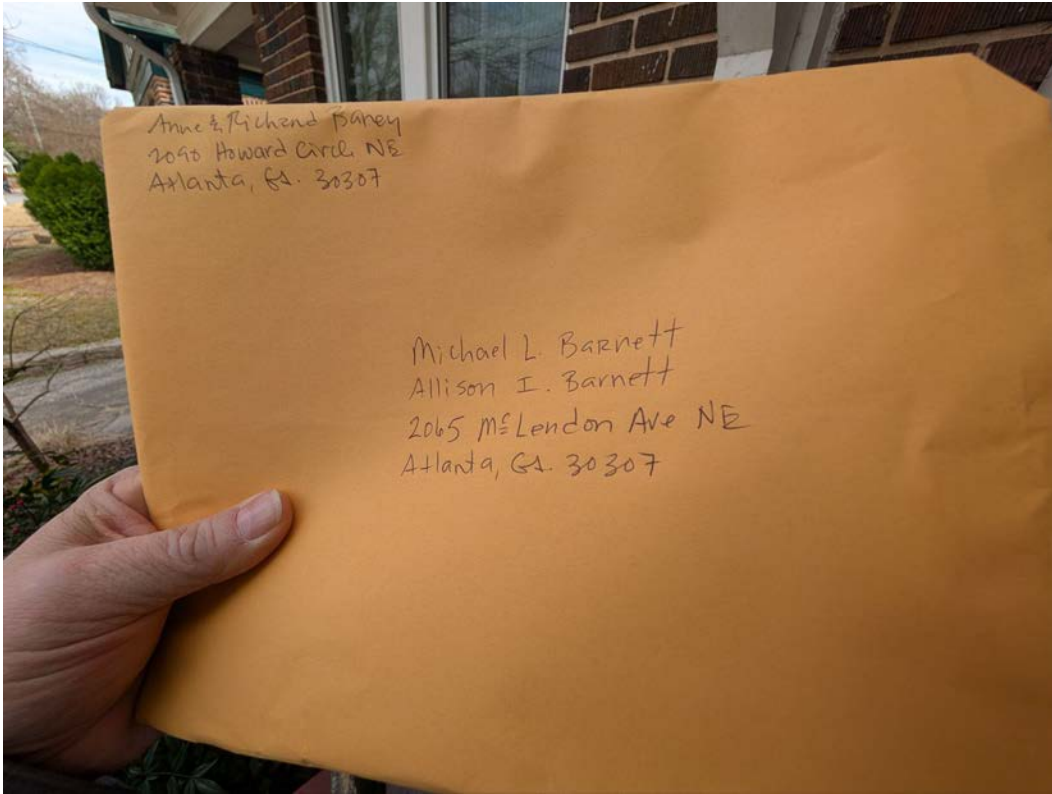
	Kristen Hess	2125/2127 Palifax
Signature of LCN member	Printed Name of LCN Member	Address of LCN Member

2061 MCLENDON AVE NE - SHELLEY MOMO & BENJAMIN MOMO

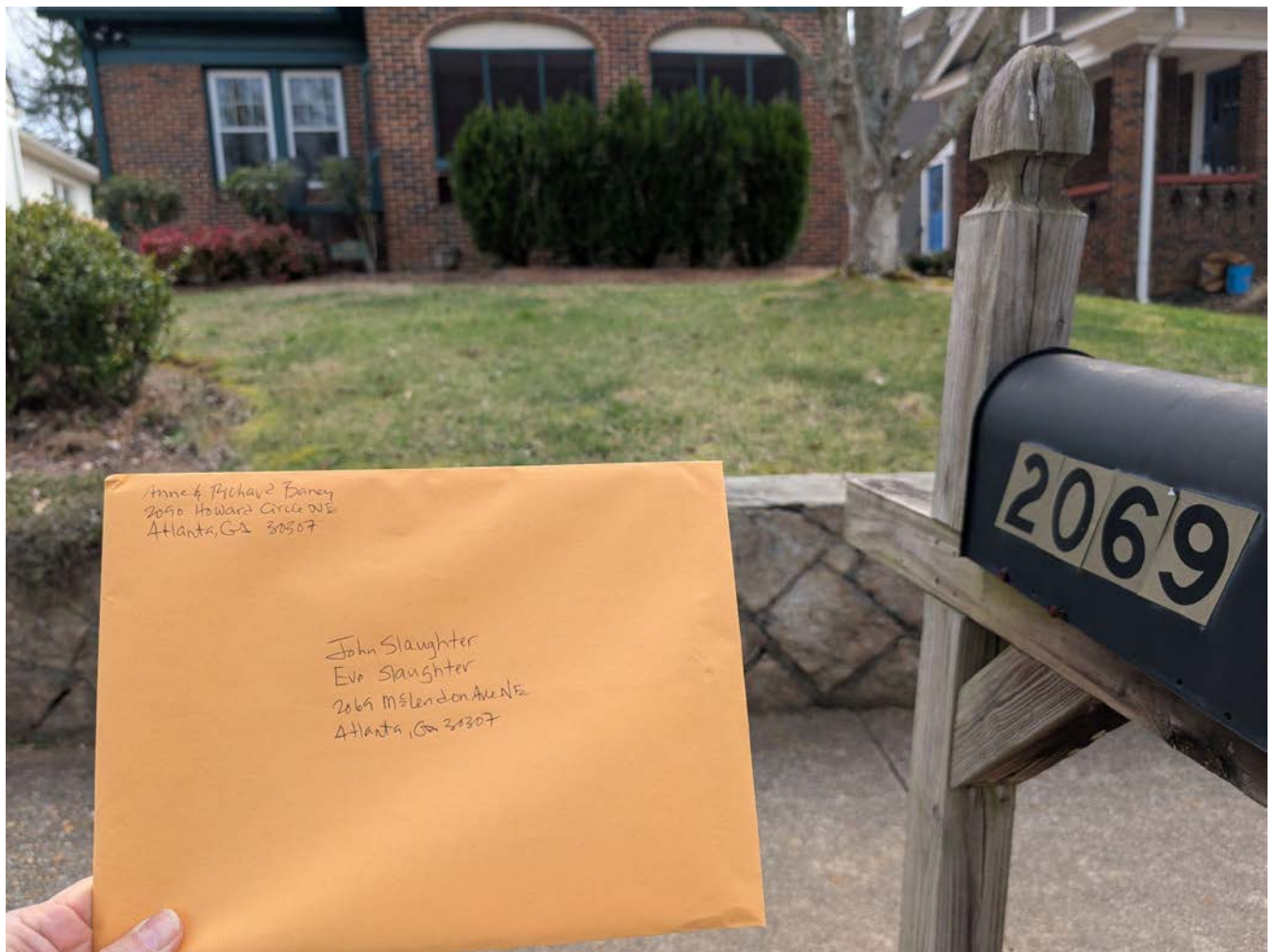
HAND DELIVERED TO SHELLEY MOMO



2065 MCLENDON AVE NE - MICHAEL L BARNETT & ALLISON I BARNETT



2069 MCLENDON AVE NE - JOHN SLAUGHTER & EVE SLAUGHTER

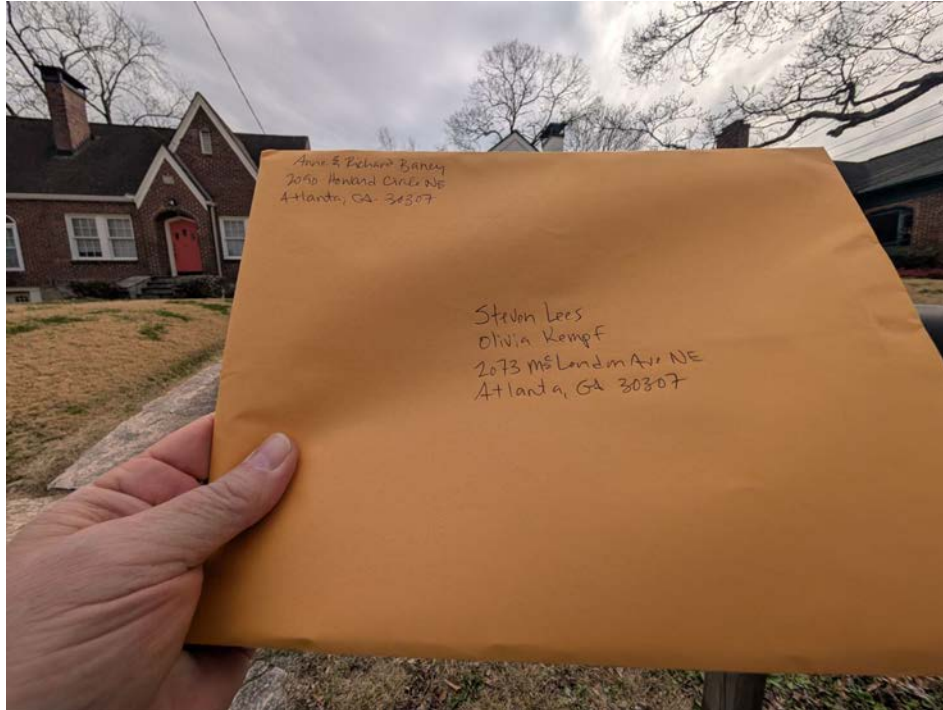


Anne & Richard Barney
2090 Howard Circle NE
Atlanta, GA 30307

John Slaughter
Eve Slaughter
2069 Mcleendon Ave. NE
Atlanta, GA 30307

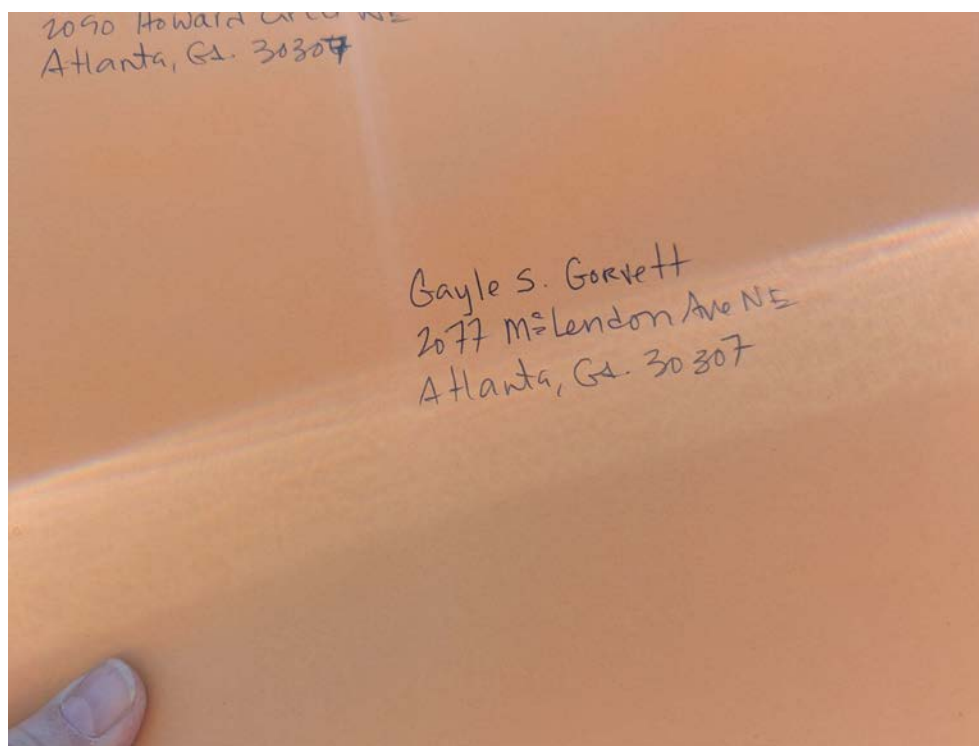
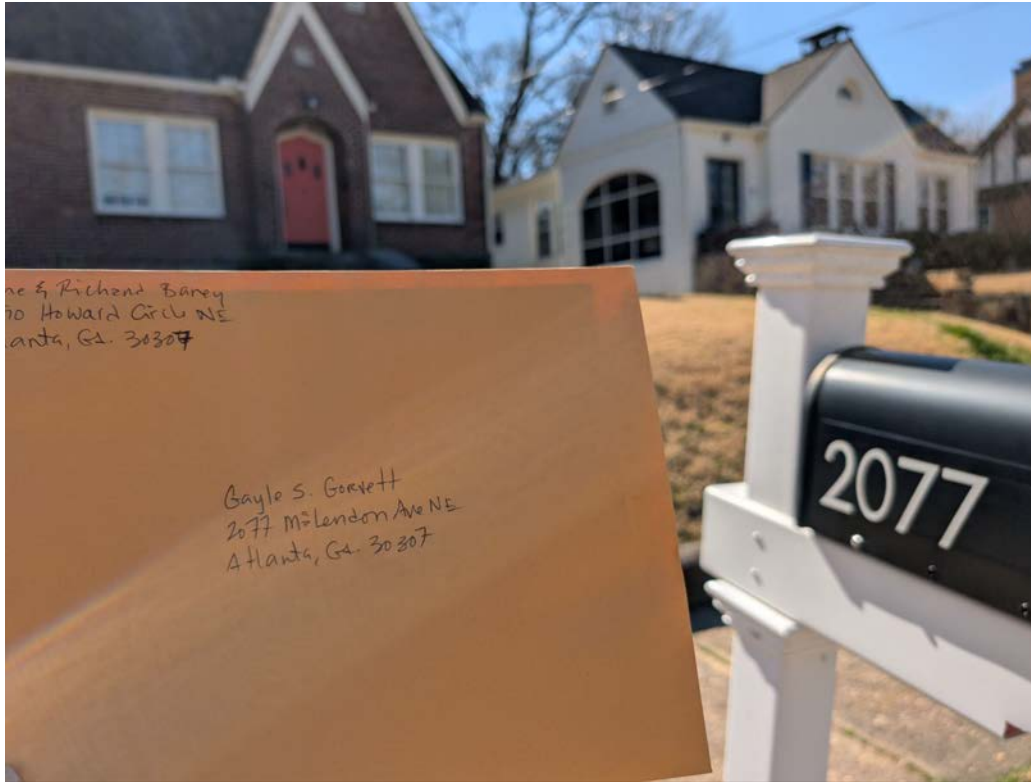
2069

2073 MCLENDON AVE NE - STEVEN LEES & OLIVIA KEMPF



2077 MCLENDON AVE NE - GAYLE S GORVETT

HAND DELIVERED TO GAYLE GORVETT



2083 MCLENDON AVE NE - NORMAN P BELLE & EVA S BELLE

Richard Neil Baney & Anne Corey Baney
(321) 536-4960
annecbaney@gmail.com

February 19, 2025

Re: Proposed "Baney Front Porch Project"
Property Address: 2090 Howard Circle, NE, Atlanta, GA 30307
Variance Application: # V-25-020

Dear Neighbor,

We would like to replace our old and failing front stoop and replace it with a small covered front porch.

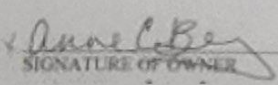
These plans require a variance because the "front yard setback requirement" for our house prevents us from adding this porch without reducing the "front yard setback" distance from 35 feet to 19 feet.

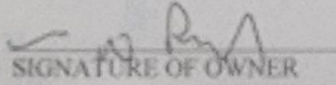
Our plans will be presented first at the Zoning Committee, which meets on Wednesday, March 5th, at 7:00 pm. We will meet in-person at the home of Carol Holliday, 532 Hardendorf Ave.

After meeting with the Zoning Committee, we will then present to the full Lake Claire Neighbors (LCN) on Thursday, March 20th, at 7:15 pm. At this meeting the neighborhood votes whether or not to support this application. The meeting is held both on Zoom and in-person.

The final Board of Zoning (BZA) hearing date is Thursday, April 03, 2025 at 12:00 p.m., at the Council Chambers, 2nd Floor, City Hall 55 Trinity Avenue, S.W.

Should you have any questions about this project, please feel free to contact us at the contact information listed above <you may also list a secondary contact such as your kelly@gotoguyatl.com, as representative for the contractor.


SIGNATURE OF OWNER

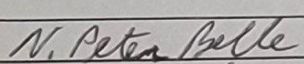
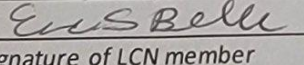

SIGNATURE OF OWNER

Anne and Richard Baney

Acknowledgement of Notification:

I have been made aware of variance request <variance request number> and given the opportunity to comment on the proposal.

- I support the request
- I do not support the request
- I have questions
- I have been informed but have no opinion

	N. Peter Belle	2083 McLendon Ave NE
	Eva S. Belle	Atlanta, GA 30307
Signature of LCN member	Printed Name of LCN Member	Address of LCN Member

2087 MCLENDON AVE NE - JENNIFER M SAMS & SUSAN K FITZSIMMONS

Richard Neil Baney & Anne Corey Baney
(321) 536-4960
annecbaney@gmail.com

February 19, 2025

Re: Proposed "Baney Front Porch Project"
Property Address: 2090 Howard Circle, NE, Atlanta, GA 30307
Variance Application: # V-25-020

Dear Neighbor,

We would like to replace our old and failing front stoop and replace it with a small covered front porch.



These plans require a variance because the "front yard setback requirement" for our house prevents us from adding this porch without reducing the "front yard setback" distance from 35 feet to 19 feet.

Our plans will be presented first at the Zoning Committee, which meets on Wednesday, March 5th, at 7:00 pm. We will meet in-person at the home of Carol Holliday, 532 Hardendorf Ave.

After meeting with the Zoning Committee, we will then present to the full Lake Claire Neighbors (LCN) on Thursday, March 20th, at 7:15 pm. At this meeting the neighborhood votes whether or not to support this application. The meeting is held both on Zoom and in-person.

The final Board of Zoning (BZA) hearing date is Thursday, April 03, 2025 at 12:00 p.m., at the Council Chambers, 2nd Floor, City Hall 55 Trinity Avenue, S.W.


Should you have any questions about this project, please feel free to contact us at the contact information listed above <you may also list a secondary contact such as your kelly@gotoguyatl.com, as representative for the contractor.


SIGNATURE OF OWNER

SIGNATURE OF OWNER
Anne and Richard Baney

Acknowledgement of Notification:

I have been made aware of variance request <variance request number> and given the opportunity to comment on the proposal.

- I support the request
- I do not support the request
- I have questions
- I have been informed but have no opinion

	SUSAN FITZSIMMONS	2087 MCLENDON AVE
Signature of LCN member	Printed Name of LCN Member	Address of LCN Member

2091 MCLENDON AVE NE - JAMES FREEMAN & MICHELE ALINE PAVILLAND

HAND DELIVERED TO JAMES FREEMAN

