



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

APPLICATION #: **V-23-001**

DATE ACCEPTED **01/06/2023**

## NOTICE TO APPLICANT

Address of Property:

**1609 Westwood AVE SW**

City Council District: **10** Neighborhood Planning Unit (NPU): **T**

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, March 09, 2023 at 12:00 p.m.**

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

The contact person for NPU T is:

**Walter Slaton**  
**404-409-3932**  
**wslaton@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,

**Niena  
McCullum**

Digitally signed by Niena  
McCullum  
Date: 2023.01.06 08:59:12  
-05'00'

  
\_\_\_\_\_  
Megan Hull

NM, for Director, Office of Zoning and  
Development

V-23-001





# APPLICATION FOR BOARD OF ZONING ADJUSTMENT

*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"/>

V-23-001



Date Filed \_\_\_\_\_ Application Number \_\_\_\_\_

Name of Applicant Megan Hull Daytime Phone (404)226-6549

Company Name (if applicable) Westwood Studio email meghull.la@gmail.com

Address 1609 Westwood Ave. SW Atlanta GA 30310  
street city state zip code

Name of Property Owner Kyle Sweeney Phone (404)434-3733

Address 1609 Westwood Ave. SW Atlanta GA 30310  
street city state zip code

**Description of Property**

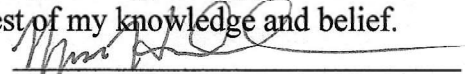
Address of Property 1609 Westwood Ave. SW Atlanta GA 30310  
street city state zip code

Area: 0.2238 ac Land Lot: 149 District: 14, Fulton County, GA.

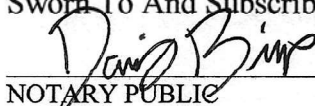
Property is zoned: R-4, Council District: 10, Neighborhood Planning Unit (NPU): T

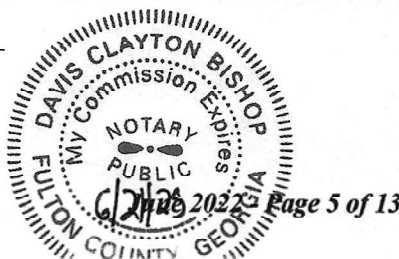
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received a preliminary plan review from the Office of Zoning and Development prior to seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

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)  
MEGAN HULL  
 Print Name of Owner ~~OWNER~~ APPLICANT

Sworn To And Subscribed Before Me This 4 Day Of 1, 2023.

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







# SUMMARY & JUSTIFICATION FOR VARIANCES

**Directions:** Complete responses must be provided for ALL questions. Incomplete applications will not be accepted. The space below may be utilized or responses may be submitted as a separate attachment. Specific criteria for Board approval of variances may be found on page 7. **The justification must address the criteria.** Please submit a typewritten or legible justification.

Is the property described in this application subject to a pending application or ordinance for a Rezoning or Special Use Permit? \_\_\_\_\_ YES  NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor). Please provide the relevant zoning application number associated with the subject property: \_\_\_\_\_.

**Summary of proposed construction changes to buildings or site (shall not replace submittal of written criteria).** (Examples: "Convert a 100' x 200' retail space into a restaurant." "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

Construction of a new 1-story, 18 ft X 22 ft detached garage behind the principal structure.

Request for a variance to reduce the side yard setback from 7ft to 3ft.

**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.

4,040 covered square feet / 9,798 total lot square feet = 41.2 % 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)? The property in question has a narrow lot width. (See attached Letter of Intent)
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? The application of the 7 ft side yard setback would create unnecessary hardship as it pertains to the ingress/egress of a proposed garage structure in the rear yard due to the functional layout of the existing driveway. (See attached Letter of Intent)
- 3) What conditions are peculiar to this particular piece of property? The property in questions does not meet the minimum requirements for the R-4 district. (See attached Letter of Intent)
- 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. If granted, a side yard setback reduction to 3 ft would not cause detriment to the public good or impair the purposes of the ordinance. (See attached Letter of Intent)



V-23-001



Letter of Intent for Zoning Variance

December 21, 2022

For: Kyle Sweeney  
1609 Westwood Ave. SW  
Atlanta, GA 30310

Zoning: R-4  
Parcel ID: 14 014900060551

To: Board of Zoning Adjustments - City of Atlanta  
55 Trinity Ave. SW  
Atlanta, GA 30303

Dear Planning and Zoning Members,

We are requesting a variance for the above property to seek a reduction of the required 7 ft side setback to 3 ft. For the reasons detailed below, the proposed reduction would allow for the new construction of a detached, single car garage behind the principal structure.

- 1) The lot is 20 feet narrower in width than the minimum 70 ft frontage set forth in the zoning ordinance, which limits the buildable area available for an accessory structure and restricts the location of a detached garage on this lot to the rear yard only.
- 2) The strict application of the requirements of the R-4 zoning chapter would deprive the existing property owner of the rights and privileges currently enjoyed by other property owners in the same zoning district. Application of the 7 ft side yard setback would create unnecessary hardship on the vehicular ingress/egress of the proposed garage structure. If the 7 ft side yard setback were applied and the ingress/egress condition were improved by locating the garage further back on the lot, the attempted solution would only result in an increase in impervious surface coverage on the property.
- 3) The property in question does not meet the minimum requirements for the R-4 district. The narrow lot width of 50 ft combined with the location of the existing side porch creates a peculiar condition for the functional layout of the existing driveway. These peculiar conditions hinder the owner's ability to effectively access and park within the proposed garage structure.
- 4) The requested variance would be consistent with the purpose and intent of the city's zoning chapter as the new garage being built will blend with the character of the principal structure and homes in the neighborhood and will be well within the spirit of the street and community. Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.

Please refer to the attached plans and application. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to be "K. Sweeney", written over a vertical line.

Kyle Sweeney  
Property Owner

Prepared by Megan Hull,  
Westwood Studio, LLC



# 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, Kyle Sweeney (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1609 Westwood Ave. SW (PROPERTY ADDRESS). AS SHOWN IN THE RECORDS OF Fulton 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:**

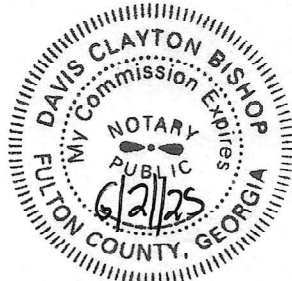
LAST NAME Hull FIRST NAME Megan  
ADDRESS 1609 Westwood Ave. SW SUITE \_\_\_\_\_  
CITY Atlanta STATE GA ZIP CODE 30310

OWNER'S TELEPHONE NUMBER: (404) 434-3733

[Signature]  
SIGNATURE OF OWNER  
Kyle Sweeney  
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  
1/4/23  
DATE

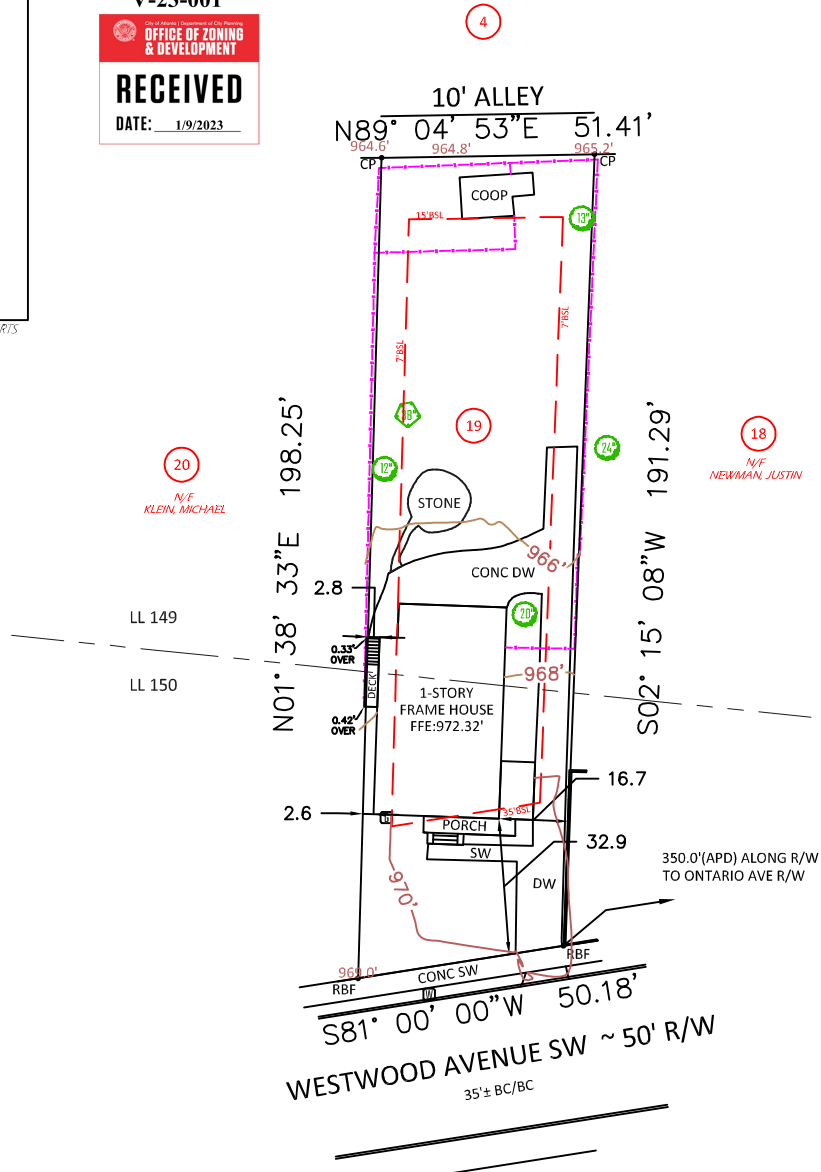


V-23-001  
**OFFICE OF ZONING & DEVELOPMENT**  
**RECEIVED**  
 DATE: 1/9/2023

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURTS

**LEGEND**

- AKA ALSO KNOWN AS
- APD AS PER DEED
- APP AS PER PLAT
- BSL BUILDING (SETBACK) LINE
- CP COMPUTED POINT
- CTP CRIMP TOP PIPE FOUND
- DB DEED BOOK
- FFE FINISH FLOOR ELEVATION
- FKA FORMERLY KNOWN AS
- IPF IRON PIN FOUND
- LL LAND LOT
- LL LAND LOT LINE
- N/F NOW OR FORMERLY
- PB PLAT BOOK
- UTILITY POLE
- LAMP POST
- FIRE HYDRANT
- PINE TREE
- POB POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- RBF REBAR FOUND
- RBS REBAR SET
- X- FENCE LINE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- WATER VALVE
- WATER METER
- TELECOM MANHOLE
- SANITARY SEWER MANHOLE
- CLEAN OUT
- JUNCTION BOX
- DROP INLET
- GAS VALVE
- GAS METER
- WALL
- HARDWOOD



IMPERVIOUS AREA:  
 EXIST= 3758 SF=38.4%  
 ZONING:R-4

**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.  
 By: Charles W. Loveless 11/28/22  
 CHARLES W. LOVELESS, Professional Land Surveyor #003030 Date

AREA = 9798 SQ. FT  
 OR  
 0.225 ACRES

0 30  
 SCALE: 1" = 30'

**Delta**  
**SURVEYORS**  
**INC.**

260 PEACHTREE STREET NW  
 SUITE 2200  
 ATLANTA, GA 30303  
 (678) 323-4712  
 info@deltasurveyorsinc.com  
 LSF # 001370

AS-BUILT PREPARED FOR:

**Kyle Sweeney & Megan Hull**

PROPERTY ADDRESS:  
 1609 Westwood Ave SW  
 Atlanta, GA 30310

LOT 19 BLOCK 1 WEST END PARK SUBDIVISION			
LAND LOTS 149 & 150 14th DISTRICT	DB:60434, PG 574 & PB:12, PG 59	BY:	
FULTON COUNTY, GEORGIA	FIELD DATE: 11-23-2022	TH	
LOCATED IN ATLANTA	DRAWN DATE: 11-28-2022	TW	

**GEORGIA**  
 PROFESSIONAL  
 LAND SURVEYOR  
 No 003030  
 CHARLES W. LOVELESS

RPLS: LS003030

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 78,291 FEET, AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.



V-23-001



REAR YARD: SOUTH FACING



REAR YARD: WEST FACING



FRONT YARD: NORTH FACING



REAR YARD: NORTH FACING



REAR YARD: EAST FACING



REAR YARD: PROPOSED GARAGE LOCATION

EXISTING CONDITIONS

WEST WOOD STUDIO  
LANDSCAPE DESIGN

1609 WESTWOOD AVE. SW  
ATLANTA, GA 30310  
404.276.6849  
magnolia@gmail.com

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION



PROJECT:

SWEENEY GARAGE  
1609 WESTWOOD AVE. SW  
ATLANTA, GA 30310

RELEASE DATE:  
1. 1/5/2023

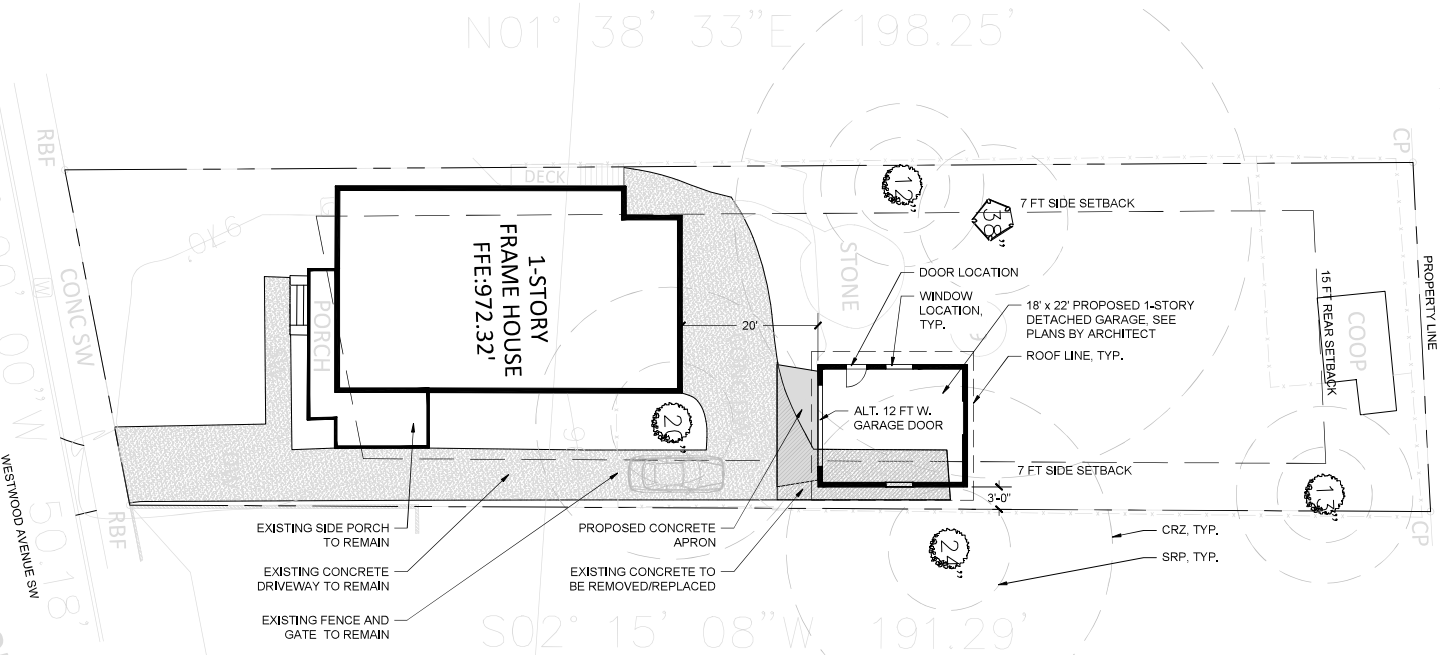
DRAWN BY:  
MH

DRAWING:  
SITE PLAN

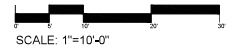
SCALE:  
1"=10'-0"



SHEET:  
L-1



SITE PLAN



**Building Materials List for Plan # 432-3**

~ Local building code approved substitutions may be made to this list ~  
 Variations in construction methods and materials can require modification  
 of this list. Every attempt is made for greatest accuracy, but typographical  
 or human error is possible. Quantities verification by the materials supplier  
 is recommended before materials package is finalized and/or shipped.

**Rough Framing**

2 x 4 x 92-1/2" HF/DF "stud" wall framing	89 pcs.
2 x 4 x HF/DF No. 2 for plates	208 lf
2 x 4 x HF/DF No. 2 for wall horiz. blocking	24 lf
2 x 4 HF/DF No. 2 for lookouts	48 lf
2 x 4 HF/DF No. 2 pressure-treated bottom plate	84 lf
3-1/2 x 9-1/4 LVL Header 2950Fb 2.0E -10' length	1 pc.
2 x 6 DF No. 1 Header -10' length	2 pcs.
2 x 6 DF No. 1 Header -8' length	1 pc.
2 x 6 x 22-1/2" Eave Blocking with screened vent holes	24 pcs.
2 x 6 x 12" HF/DF No. 2 Rafter	26 pcs.
2 x 8 x 18" HF/DF No. 2 Ceiling Joists	13 pcs.
2 x 8 HF/DF No. 2 Ridgeboard material	24 lf

**Sheathing Materials**

7/16" o.s.b. wall sheathing-4 x 8 sheet-25 sheets	
15/32" C-D APA Plywood, ext. glue P.I. 24/0 Roof-4 x 8 sheet-21 sheets	

**Vapor Barrier**

Roof 15# bituminous felt paper in 36" wide roll	240 lf
Wall 7# bituminous felt paper in 40" wide roll	300 lf
Floor .006" black polyethylene membrane	432 sf

**Siding Materials**

8" textured o.s.b. siding boards with 1" lap- 651 sf of siding area (alternate) 7/16" o.s.b. text. (or 5/8" T-1-11 plyw/d) panel-4 x 8 sheet-25 sheets	
Trim: 5/4 x 3 (for all siding, use 1X thk. trims) -8' length - 4 pcs.	
Trim: 5/4 x 4 -8' length - 9 pcs.	
Trim: 5/4 x 4 -9' length - 4 pcs.	
Trim: 5/4 x 4 -10' length - 1 pc.	
Fascia: 1 x 6 -52 lf	
Rakeboard: 2 x 6 -12' length 4 pcs.	

**Roofing Materials**

Composition Roofing Shingles	600 sf of roof area
Ridgevent material	24 lf

**Window and Door Assemblies**

4030 sliding window(s)	2 ea.
9'-0" x 7'-0" sectional garage door	1 ea.
3068 exterior door	1 ea.

**Metal Parts & Misc.**

Anchor bolts: 1/2" dia. x 10" ASTM A-307 w/ hex nut -18 pcs.	
Flat washer: 2" x 2" square x 3/16" thick steel plate -18 pcs.	
Simpson H2.5 connectors (or equal) -22 pcs.	
Simpson STHD10 hold-down straps (or equal)-(for alternate only) -18 pcs.	
16d sinker nails -50 lbs.	
8d common nails @ 145 nails / lb. -25 lbs.	
Z-flashing strip for panel siding (installed) -36 lf	
Drip flashing for window/door heads -20 lf	

~ To advise corrections, call 1-800-210-6776 Thank you.~

(electrical components and finishing materials are not included in this list)

**V-23-001**



**GARAGE PLAN #432-3**

**18' x 22'**

**Building Code Compliance**

This planset was prepared to comply with the prescriptive requirements of the 2018 International Residential Code (IRC)

**Parameters For Design**

Wind Speed: 120 mph ultimate

Wind Exposure: D

Seismic Category: A, B and C

Snow Load: 30# / sq. ft.

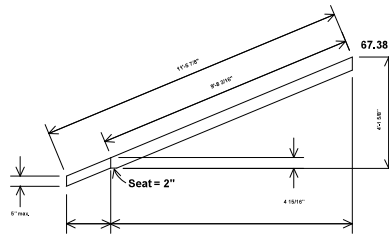
**Building Categories and Data**

Occupancy Classification: "U"

Construction Type: "V"

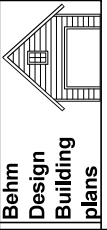
Grade-To-Ridge Height: 13'-0"

Gross Building Area: 432 sf



**Rafter**

Slope = 5/12 (22.6199°)  
 Run = 9'-0"  
 Ridge Allowance = 3/4"  
 Adjusted Run = 8'-11 1/4"  
 Overhang = 1'-8"  
 Heel = 4 15/16"  
 Seat = 2"  
 Rafter = 1 1/2" x 5 1/2"  
 Ridge = 1 1/2" x 7 1/4"  
 Fascia = 3/4" x 5 1/2"



QUESTIONS? ...CALL  
 1-800-210-6776  
 www.behmdesign.com

PLAN NO.  
**432-3**

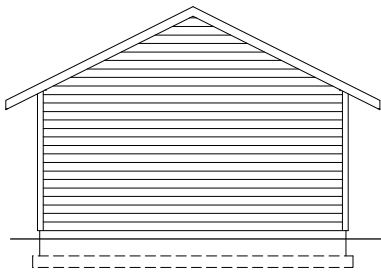
DESIGN BY: JUB  
 DATE: 04/18  
 updated

SHEET CONTENTS:  
 Pictorial View Of Design  
 Project Data  
 Building Materials List

SHEET  
**1**  
 OF  
**6**

Copyright behm design

V-23-001



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

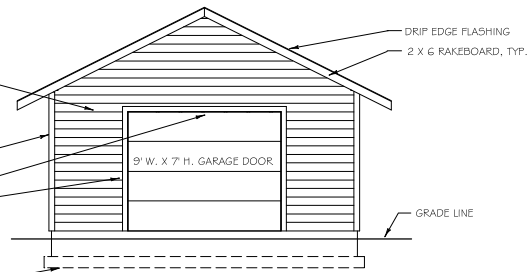
SIDING:  
8' X 7 1/2" TEXTURED O.S.B.  
SIDING BOARDS, OVER 7# FELT  
VAPOR BARRIER, OVER SHEATHING  
(APPROVED ALTERNATE SIDING  
MATERIALS MAY BE SUBSTITUTED)

ALTERNATE SIDING:  
7 1/2" TEXTURED O.S.B SIDING  
PANELS OVER 7# FELT  
VAPOR BARRIER, OVER 7 1/2" O.S.B.  
SHEATHING

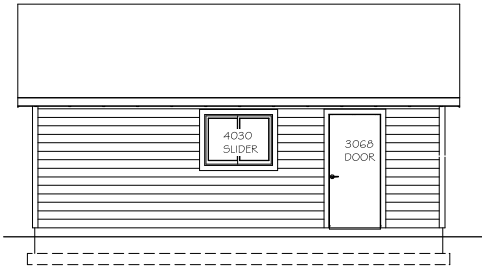
5/4X 4/5/4 X 3 CORNER BOARDS  
5/4 X 4 WRAP TRIM - BUTT  
SIDE MEMBERS TO TOP  
AND BOTTOM MEMBERS

NOTE:  
FOR ALTERNATIVE SIDING  
USE 1x TRIM BOARDS - NAIL  
OVER SIDING PANELS, TYP.

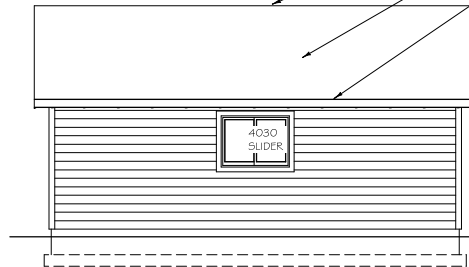
LINE OF FOUNDATION



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



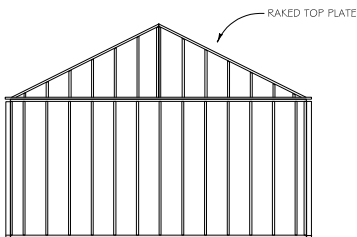
**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

RIDGEVENT, CONT.  
COMPOSITION ROOFING  
1 X 6 FASCIA, TYP.

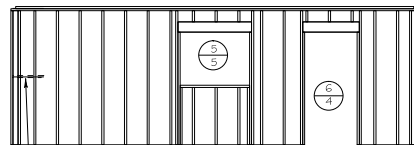
NOTE:  
NOMINAL WINDOW SIZES ARE  
SHOWING FEET/INCHES WIDE  
X FEET/INCHES HIGH, TYP. -  
VERIFY FRAMED OPENING  
REQUIRED BY PRODUCT MFR.

NOTE:  
FLASH OPENINGS AND PROVIDE  
WEATHERSTRIPPING AS REQUIRED  
BY LOCAL CODES

NOTE:  
NOTES AND MATERIALS INDICATED  
IN THIS ELEVATION ARE TYPICAL  
FOR ENTIRE BUILDING AS APPLIC.

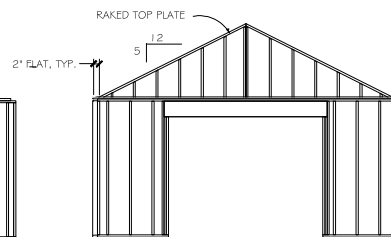


**REAR WALL FRAMING ELEVATION**

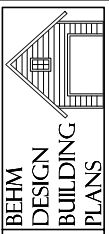


**LEFT SIDE WALL FRAMING ELEVATION**  
**RIGHT SIDE WALL SIMILAR**

NOTE:  
FOR HORIZONTALLY APPLIED WALL SHEATHING PROVIDE 2 X 4 HORIZONTAL  
BLOCKING BETWEEN STUDS FOR PANEL EDGE NAILING FOR BRACED WALLS



**FRONT WALL FRAMING ELEVATION**



QUESTIONS? CALL  
1-800-206-6776  
WWW.BEHMDISIGN.COM

PLAN NO.  
**432-3**

DESIGN BY:  
JB  
DATE:  
1/01/2023

SHEET CONTENTS:  
EXTERIOR ELEVATIONS  
WALL FRAMING ELEVATIONS

SHEET  
**3**  
of 6

COPYRIGHT 2005 BEHM DESIGN



V-23-001



OFFICE OF ZONING  
& DEVELOPMENT

**RECEIVED**

DATE: 1/9/2023





V-23-001

City of Raleigh, Department of Public Works  
**OFFICE OF ZONING  
& DEVELOPMENT**

**RECEIVED**

DATE: 1/9/2023





V-23-001

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

**RECEIVED**

DATE: 1/9/2023





V-23-001

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

**RECEIVED**

DATE: 1/9/2023





V-23-001



OFFICE OF ZONING  
& DEVELOPMENT

**RECEIVED**

DATE: 1/9/2023





V-23-001

OFFICE OF ZONING  
& DEVELOPMENT

**RECEIVED**

DATE: 1/9/2023





**RECEIPT**

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



**Application:** V-23-001  
**Application Type:** Planning/BZA/Variance/NA  
**Address:** 1609 WESTWOOD AVE SW, ATLANTA, GA 30310  
**Owner Name:**  
**Owner Address:**  
**Application Name:** 1609 WESTWOOD AVE SW

---

<b>Receipt No.</b>	849377					
<b>Payment Method</b>	<b>Ref Number</b>	<b>Amount Paid</b>	<b>Payment Date</b>	<b>Cashier ID</b>	<b>Received</b>	<b>Comments</b>
Credit Card		\$100.00	01/09/2023	PUBLICUSER960392		

**Work Description:** Variance to reduce the eastern side yard setback from 7 feet to 3 feet for construction of an accessory structure for an existing single-family dwelling.