



CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3000 - ATLANTA, GEORGIA 30335
404-330-6175 - FAX: 404-658-5979
Internet Home Page: www.atlantaga.gov

SHIRLEY FRANKLIN
MAYOR

Steven R. Cover, AICP
Commissioner
Dept. of Planning &
Community Development

Ibrahim Maslamani, CBO,
AIA
Director
Bureau of Building

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER V-06-326

NPU _____

DATE FILED _____

I. Donald Bricker

Name of Applicant

BUILDING PERMIT AUTHORIZING 2nd story addition

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at 1854 Flagler Avenue NE 17th/56 Street
Address Quadrant District & Land Lot

to be used for residential purposes

The property is zoned R-4 District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a variance from the zoning regulations (1) to reduce the front yard setback from 35ft (required) to 25ft (2) to reduce the west side yard setback from 7ft (required) to 3ft (3) to exceed maximum lot coverage of 50% (allowed) to 51.9% to allow a 2nd story addition and deck enclosure. Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 06 Section 16-06.008 Paragraph (1) (2) (6)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Department of Planning and Development
Bureau of Buildings
Ibrahim Maslamani, CBO, AIA, Director
Ann Heard, Acting Chief Zoning Division

APPLICATION FOR VARIANCE

City of Atlanta

V-06-326

Date Filed November 8, 2006 Application Number _____

Name of Applicant Donald Bricker Daytime Phone (404) 378-2624

Company Name Donald Clark Bricker/ Architect/The e-mail brickerarc@tiscobellsouth.net

Address 216 Church Street Decatur GA 30030

Name of Property Owner Steve Burroughs Phone (404) 249-6428

Address 1858 Flagler Ave. Atlanta, GA 30309

Description of Property

Address of Property 1858 Flagler Avenue

The subject property fronts _____ feet on the _____ side of _____ beginning _____ feet from the corner of _____

Depth: _____ Area: _____ Land Lot: _____ District: _____ Fulton County, GA.

Property is zoned: R-4, Council District: _____ Neighborhood Planning Unit: NPU-4

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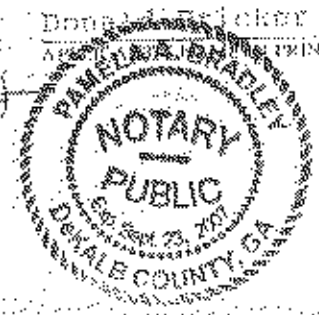
TO THE BOARD OF ZONING ADJUSTMENT. Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant variances)

I hereby authorize the staff of the Bureau of Planning to inspect the premises of the above-described property. I understand that the Bureau of Planning will post a public notice sign on the property and hereby agree not to move the sign. I hereby swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.

Sworn To And Subscribed Before Me This 7 Day OF 11, 2006

Steve Burroughs
Owner or Agent for Owner (Applicant)

Donald Bricker
Applicant



January 2003

NOTARIZED AUTHORIZATION BY PROPERTY OWNER

V-06-326

(Required only if applicant is not the owner of the property subject to the application.)

TYPE OF APPLICATION Single Family renovation

I, Steve Burroughs (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT _____

1854 Fliegler Ave. Atlanta, GA 30309 (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 ACT AS THE APPLICANT IN THE

PURSUIT OF THIS APPLICATION.

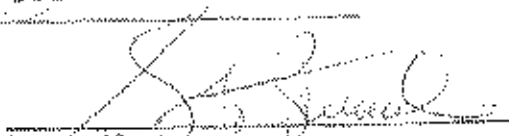
NAME OF APPLICANT Donald Ericker, Architect

ADDRESS OF APPLICANT 218 Church Street

Decatur, GA 30030

TELEPHONE NUMBER (404) 378-2624

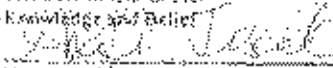
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1-2-03
Office of
Planning


Signature of Owner

Steve Burroughs

Personally Appeared
Before Me

I hereby certify that the
information contained
in this authorization
is true and correct to
the best of my own
knowledge and belief


Notary Public

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Notary

APPLICATION FOR VARIANCE

City of Atlanta

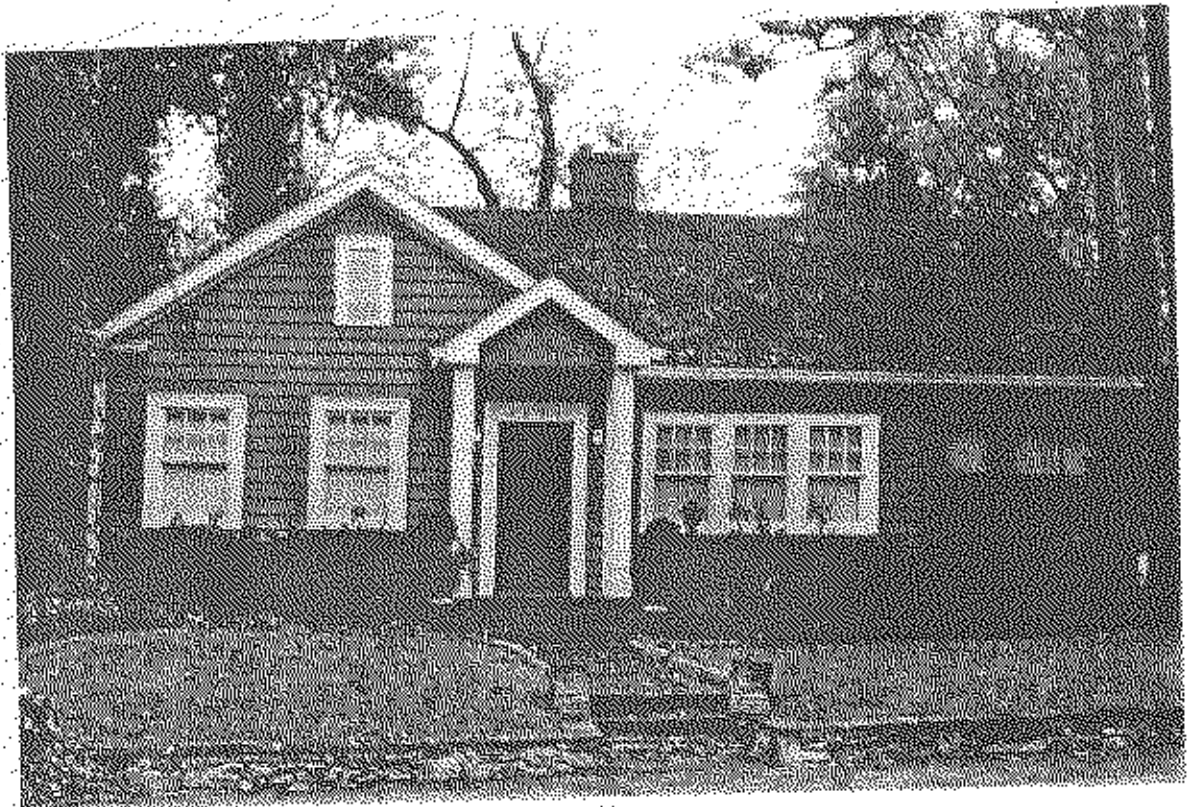
November 7, 2006

Mr. Steve Burroughs
1854 Flagler Avenue

Prepared by
Donald Clark Bricker / Architect
(404) 378-2624

V-06-326

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V-06-326

Summary of Proposal

Increase pitch of roof to facilitate new laundry, two bedrooms, two bathrooms and an office/study in new "half story" upper level.

Enclose portion of existing deck to create new Sun Room on main level at rear of house.

All new construction will be within the existing "footprint" of house.

The left ^{west} side of house is 3'-0" from side yard, not the 7'-~~8"~~^{0"} required by current zoning.

The front of house is 25'-0" from front property line, not the 35'-0" required by current zoning.

The existing impervious surface ratio is 51.9%, not 50% required by current zoning.

In summary, proposal is to maintain existing 3'-0" and 25'-0" setbacks and 51.9% lot coverage.

3,937.00	square feet of existing and proposed impervious surface.
51.90	impervious surface as a percent of total lot square footage.

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Written Justification

1) Several existing houses on Flagler Avenue have fronts and sides over setbacks required by more recent zoning. Adding a "half story" upper level is in keeping with the neighborhood scale and would not make this home exceptional or extraordinary.

2) Requested relief, if granted, will not impair the purpose or intent of zoning ordinance. The new design will enhance the neighborhood to the public good.

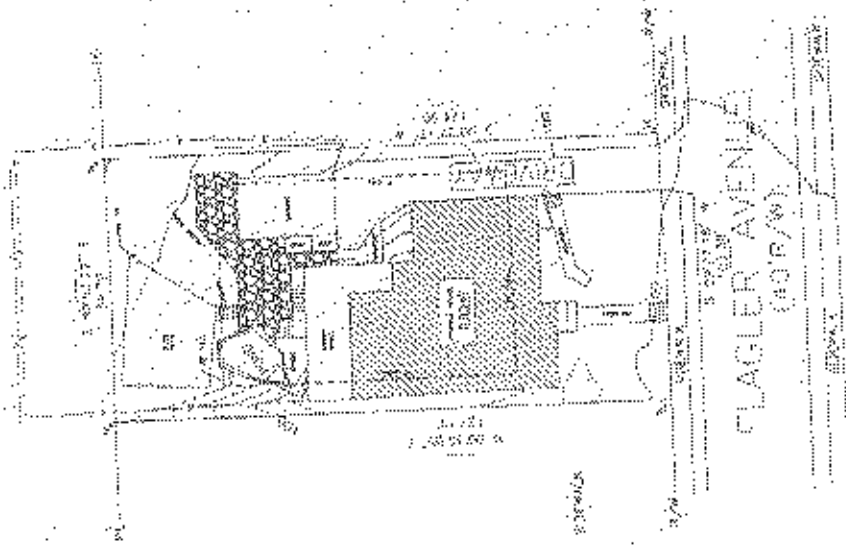
See attached drawing exhibits A - G

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GENERAL NOTES

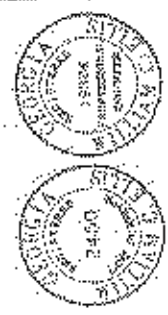
- 1) PROPOSED BUILDING SHALL BE CONSTRUCTED AS A FLAT ROOF STRUCTURE WITH 4 IN. SLABS.
- 2) FOUNDATIONS SHALL BE 12" DIA. CONCRETE PILES WITH 6 # BARS AND A 24" DIA. CONCRETE HEAD.
- 3) ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT DATED 10/12/83.
- 4) ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT DATED 10/12/83.
- 5) FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT DATED 10/12/83.



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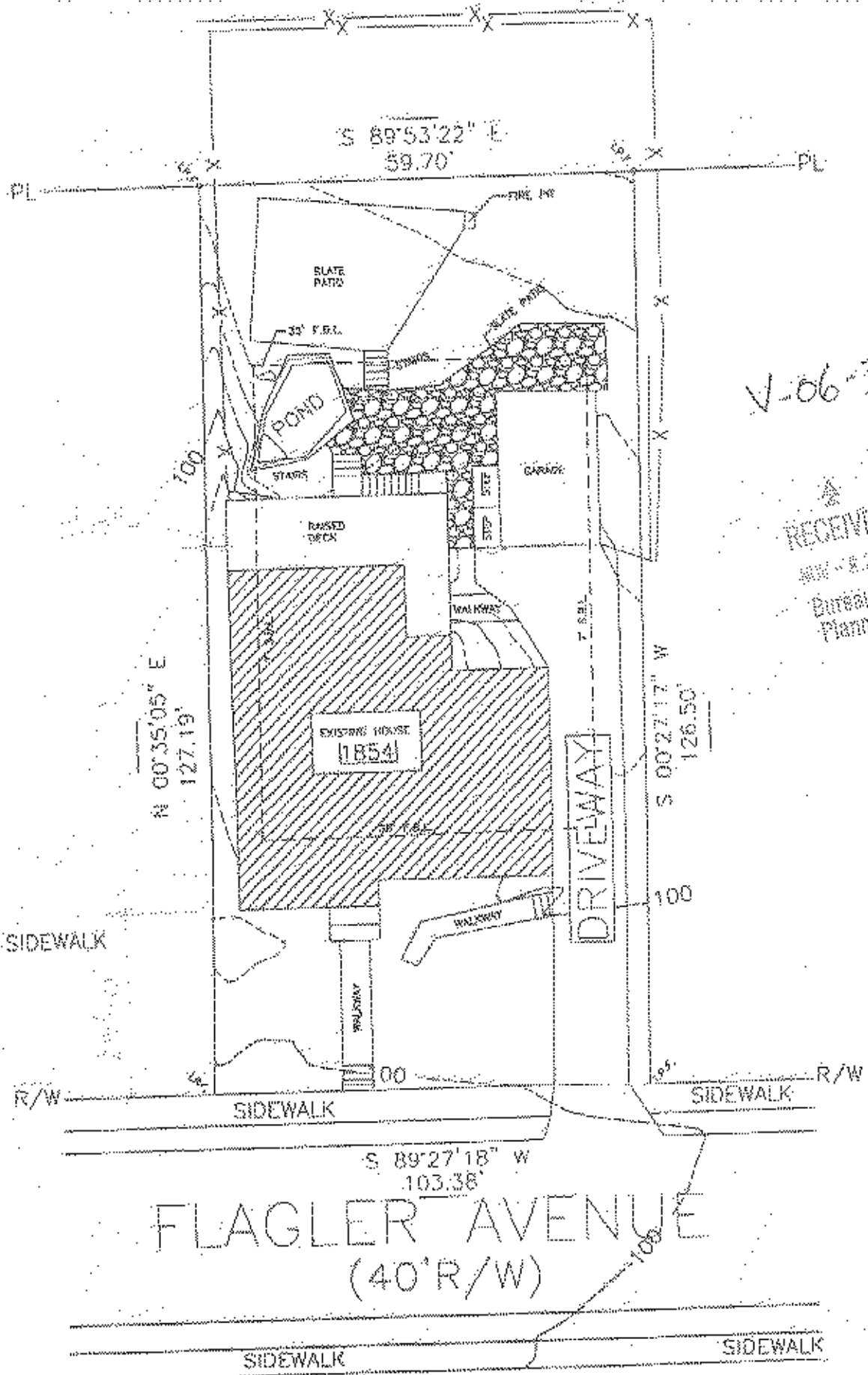
SITE PLAN FOR
1854 FLAGLER AVENUE

DATE: 10/12/83
DRAWN BY: J. W. BROWN
CHECKED BY: J. W. BROWN
DESIGNED BY: J. W. BROWN
SCALE: AS SHOWN



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10/14/83
Bureau of
Planning

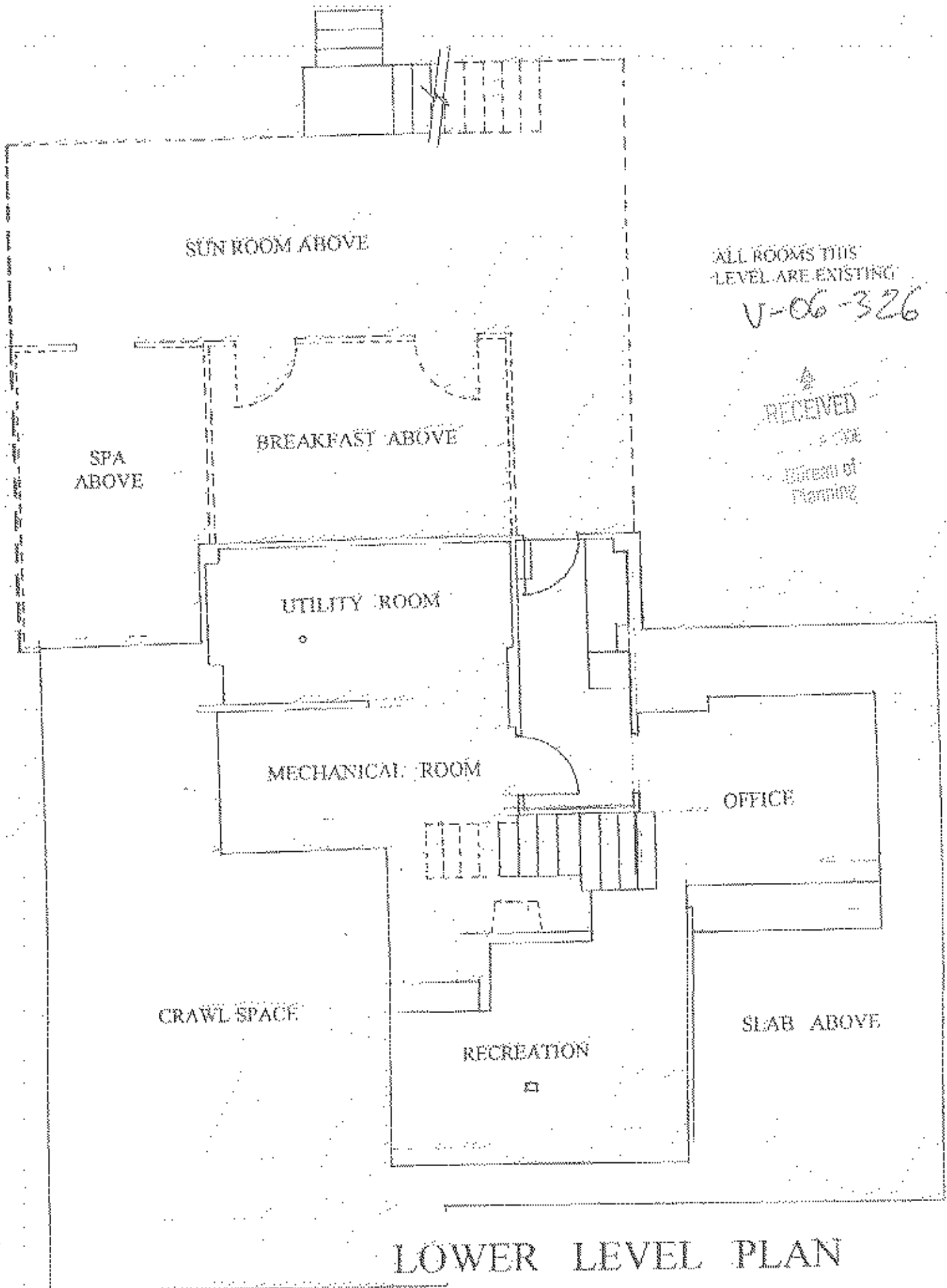
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B



ALL ROOMS THIS LEVEL ARE EXISTING

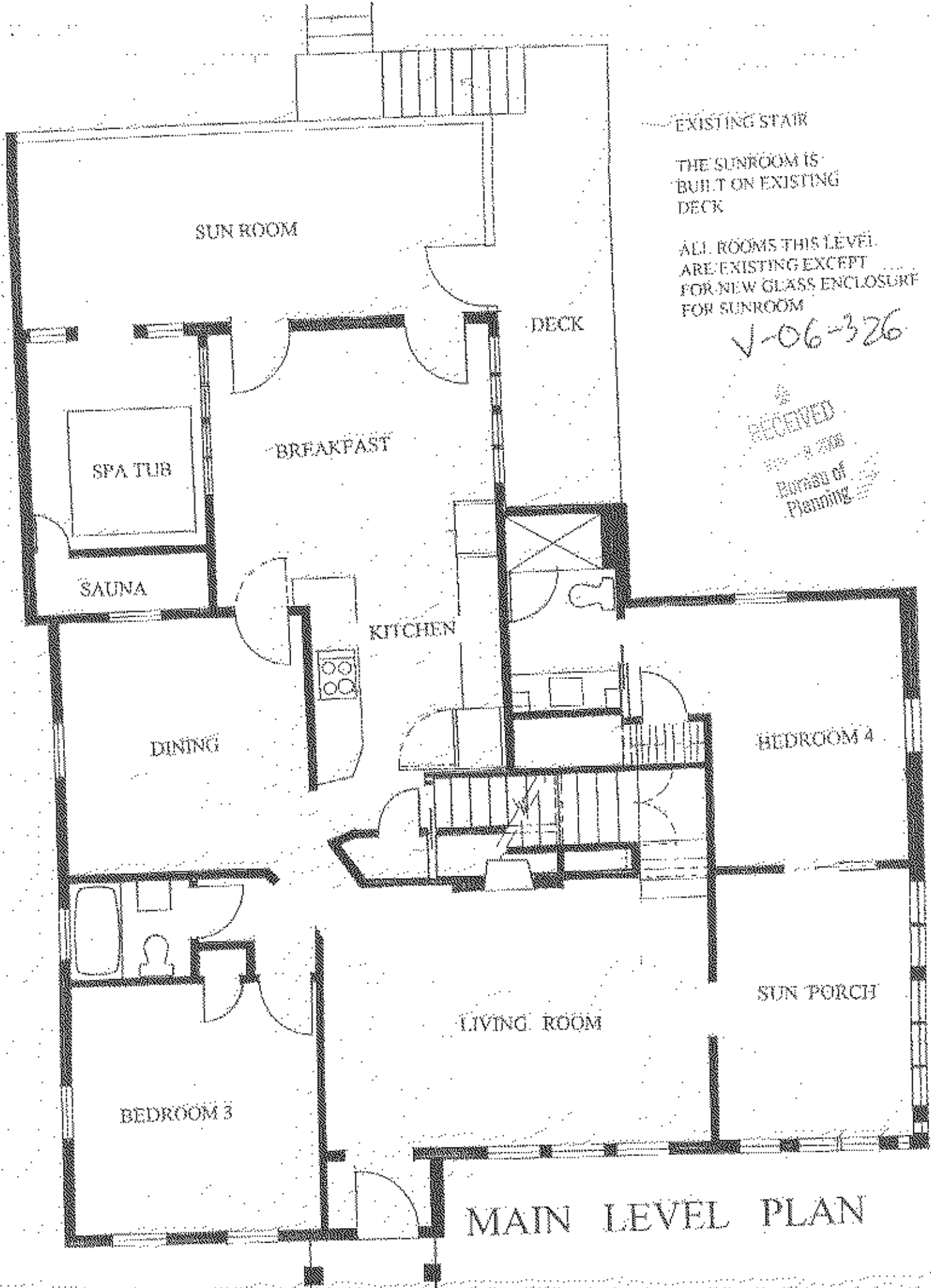
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LOWER LEVEL PLAN

C



EXISTING STAIR

THE SUNROOM IS BUILT ON EXISTING DECK

ALL ROOMS THIS LEVEL ARE EXISTING EXCEPT FOR NEW GLASS ENCLOSURE FOR SUNROOM

V-06-326

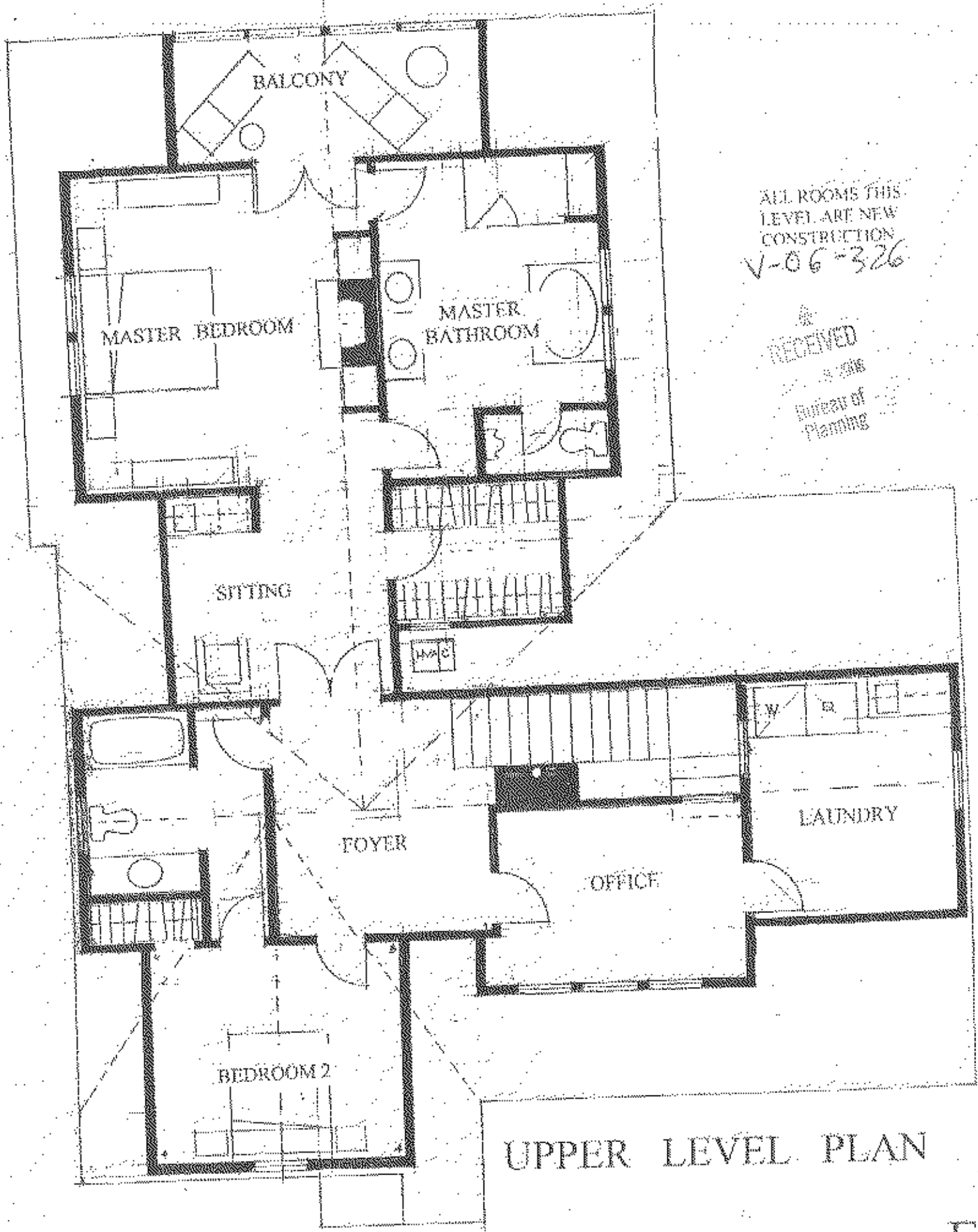
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MAIN LEVEL PLAN

D



ALL ROOMS THIS
LEVEL ARE NEW
CONSTRUCTION
V-06-326

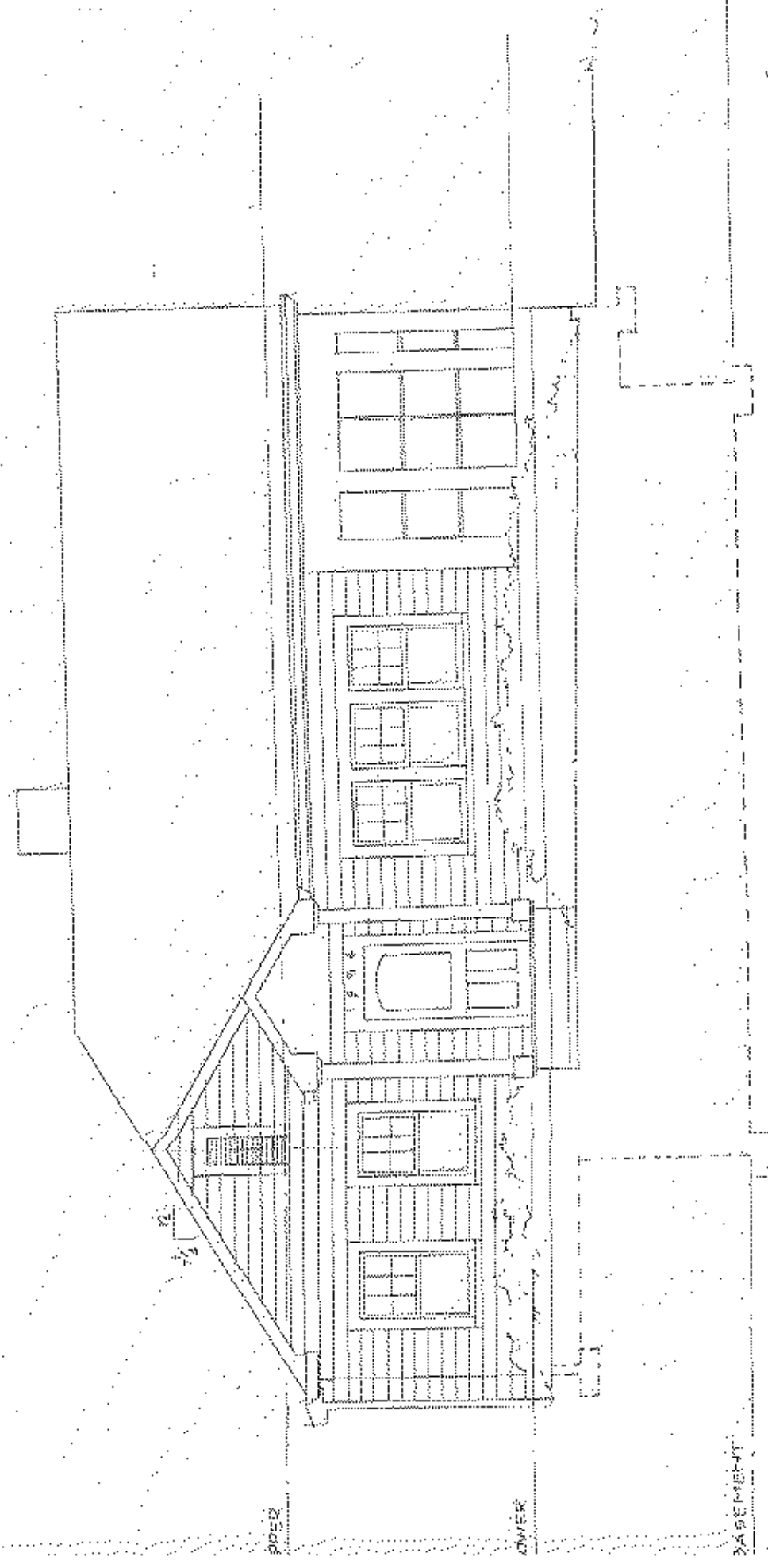
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UPPER LEVEL PLAN

E

V-06-326

RECEIVED
MAY 15 1966
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PLANNING



EXISTING FRONT ELEVATION

DATE PREPARED

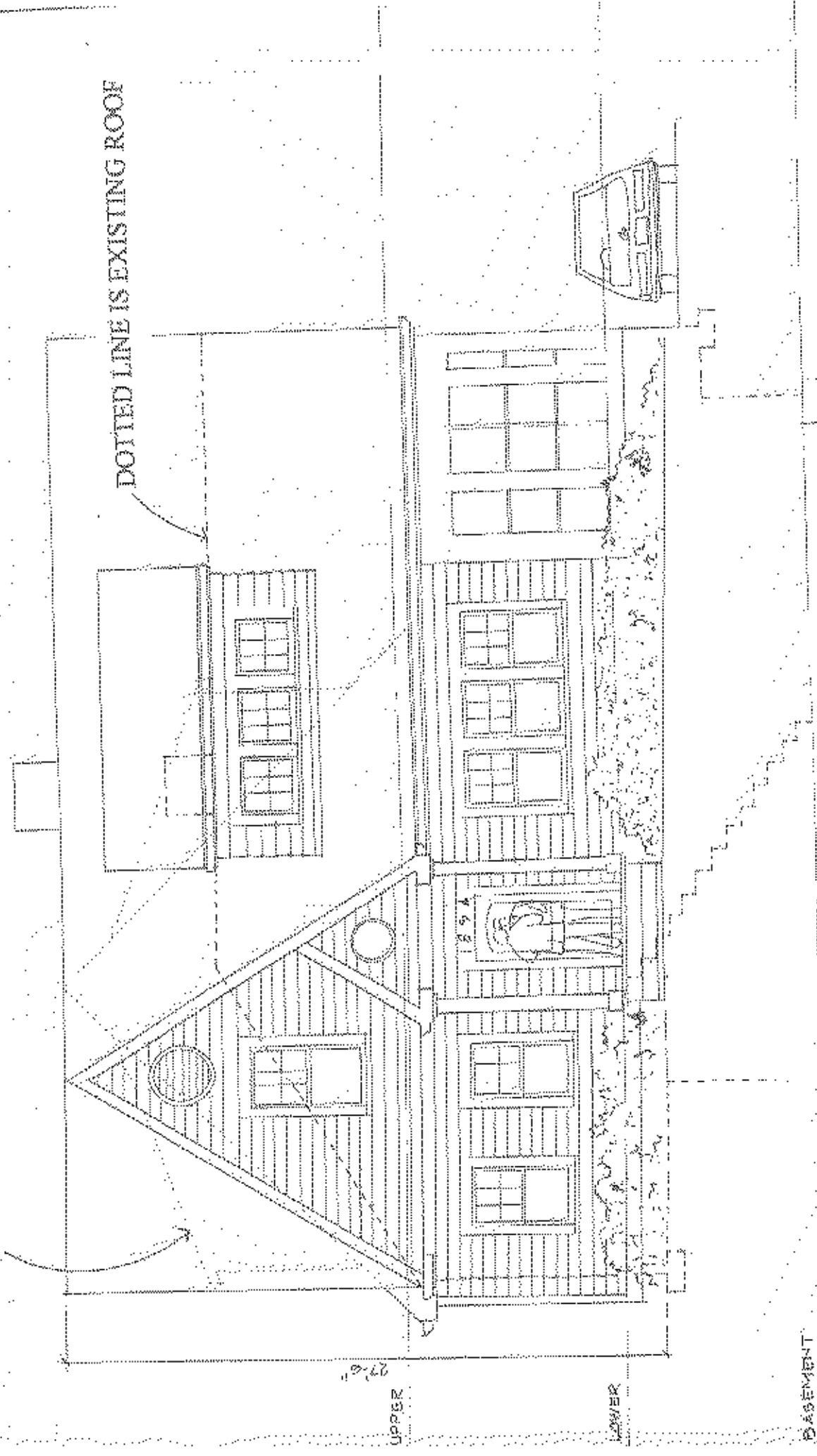
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V-06-326

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MAY 18 2006
BUREAU OF
PLANNING

DASHED LINE IS NEW ROOF AT REAR

DOTTED LINE IS EXISTING ROOF



PROPOSED FRONT ELEVATION

G

Notice To Applicant

City of Atlanta
Bureau of Planning
Current Planning Division, Development Review Section.

pkca

APPLICATION NUMBER V-06-326

Council District 6

Location of Property 1854 Flagler Ave., NE
Atlanta, Ga., Zip: 30306

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<input checked="" type="checkbox"/> <u>BZA</u> - Board of Zoning Adjustment <input type="checkbox"/> <u>ZRE</u> - Zoning Review Board HEARING DATE : <u>January 5, 2007</u> At <u>1:00</u> P.M. Council Chambers, 2 nd Floor, City Hall 55 Trinity Avenue, S.W.	LAND USE AMENDMENT REQUIRED FOR THIS REZONING REQUEST YES NO Circle one as appropriate
---	--

This application is for property located in Neighborhood Planning Unit (NPU) F

David Rogers
Name(s) of Contact Person(s)

404.443.7435

David.rogers@perkinswill.com
Contact Info(s)

Adjacent NPU(s) (Use another sheet if necessary) to present for information purposes only.

NPAE <u>Michael H. Rothman</u> Name of Contact Person Telephone No. <u>404.597.7416</u>	NPU _____ Name of Contact Person _____ Telephone No. _____
---	--

Please contact the person listed above within two days to ensure that your application is placed on the agenda for the next Neighborhood Planning Unit meeting. If you are unable to reach the contact person, please call Wendy Scruggs-Murray, NPU Coordinator, at (404) 330-6145.

The City of Atlanta's Zoning Ordinance, Section 16-07.008 requires that "...the director, Bureau of Planning shall cause the property involved in the proposed change to be posted at least 15 days prior to the hearing." The Zoning Ordinance also requires that the sign or signs be posted on a conspicuous place on the property, adjacent to each street the property abuts, for each 600 feet of abutting street frontage.

The applicant should post the sign(s) by December 21, 2006 to allow adequate notice to interested parties, and it should remain posted until after the public hearing.

Sincerely,


Signature of Applicant (person who files application w/city)

For Director, Bureau of Planning

Donald Clark Bricker, Architect
Print Name