

MLPC

**Notice To Applicant**  
City of Atlanta  
Bureau of Planning  
Current Planning Division, Development Review Section

APPLICATION NUMBER V-06-327

Council District 6

Location of Property 1516 N. Morningside Dr., NE  
Atlanta, Ga., Zip: 30306

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

NPU _____ Name of Contact Person _____ Telephone No. _____	NPU _____ Name of Contact Person _____ Telephone No. _____
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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,

For Director, Bureau of Planning

K Bradley  
Signature of Applicant (person who files application w/City)

Keyra Bradley  
Print Name

# APPLICATION FOR SPECIAL EXCEPTION

City of Atlanta

Date Filed \_\_\_\_\_ Application Number V-06-327  
 Name of Applicant PETER VELASQUEZ Daytime Phone 770-831-5415  
~~SCOTT GULLEDGE~~ 1042689815  
 Company Name NEPTUNE POOLS email \_\_\_\_\_  
 Address 1230 PEACHTREE INDL. BLVD, SUGAR HILL, GA 30518  
street city state zip code

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Name of Property Owner SCOTT GULLEDGE Phone 404-685-9515  
 Address 1516 N MORNINGSIDE DR ATL, GA 30306  
street city state zip code

### Description of Property

Address of Property 1516 N. MORNINGSIDE DR, ATLANTA, GA 30306 OR

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

Depth: 150 Area: 203 ACRES Land Lot: 52 District: 17, \_\_\_\_\_ County, GA.

Property is zoned: \_\_\_\_\_, Council District: \_\_\_\_\_, Neighborhood Planning Unit: \_\_\_\_\_

TO THE BOARD OF 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 a Special Exception.

I hereby authorize the staff of the Bureau of Planning 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 Bureau of Planning 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.

Sworn To And Subscribed Before Me This 7 Day Of Nov, 2006.

Peter Velasquez  
 Owner or Agent for Owner (Applicant)  
PETER VELASQUEZ  
 NAME OF APPLICANT IN PRINTED LETTERS

[Signature]  
 NOTARY PUBLIC

Notary Public, Gwinnett County, Georgia  
 My Commission Expires August 9, 2009



# CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
55 TRINITY AVENUE, S.W. SUITE 3900 - ATLANTA, GEORGIA 30336  
404-330-6175 - FAX: 404-658-6979  
Internet Home Page: www.atlantaga.gov

SHIRLEY FRANKLIN  
MAYOR

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

Ibrahim Maslamani, CBO,  
AIA  
Director  
Bureau of Building

## REFERRAL CERTIFICATE

COUNCIL DISTRICT \_\_\_\_\_ APPLICATION NUMBER V-06-327

NPU \_\_\_\_\_ DATE FILED \_\_\_\_\_

J. Scott Gullledge

Name of Applicant

### BUILDING PERMIT AUTHORIZING New swimming pool addition

at 1516 N. Morningside Dr., N.E. 17<sup>th</sup> /52  
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 special exception from zoning regulations to allow for active recreation  
(swimming pool) adjacent to a public street. Applicant seeks no other special exceptions at  
this time.

### 1982 ZONING ORDINANCE, AS AMENDED

Chapter 28 Section 16-28.008 Paragraph (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

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Planning

**Summary of proposed construction changes to buildings or site.** (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.") Install an inground swimming pool on a corner lot.

**Proposed Lot Coverage (After Construction)** Calculate total amount of lot coverage on entire property, after proposed construction would be finished, 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  
47% % maximum allowed lot coverage

V-06-327

**(For Parking Special Exceptions Only)** List the maximum number of employees who will park on the site at any given time: \_\_\_\_\_ AND  
List the maximum estimated number of customers, clients, visitors, or similar persons who will require automobile parking in connection with the facility on the site at any given time: \_\_\_\_\_  
If you propose to provide off-site parking, see the attached Standards for Off-site Parking Agreements (p. 8).

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**Special Exception Procedures**

Special exception applications are heard and decided at a regularly-scheduled public hearing by the five-member City of Atlanta Board of Zoning Adjustment ("BZA"). The Bureau of Planning serves as staff to the BZA. Approximately one week after each closing date, a planner is assigned to review your application. All inquiries regarding your application should be directed to this office at (404) 330-6145. The rules of the BZA prevent BZA members from discussing the merits of any case except during the public hearing for that case.

**Schedule.** There are two closing dates and two public hearings per month. The schedule allows time for neighborhood and NPU meetings to occur throughout the City prior to each public hearing. The schedule of closing and public hearing dates is attached.

**Neighborhood and NPU Recommendations.** The City is divided into 24 Neighborhood Planning Units (NPU's), each of which has a volunteer citizen advisory committee that makes a recommendation to the BZA on special exceptions. When you file your application, you will be notified of the NPU contact person and that you must schedule a meeting with that NPU in order to explain what you wish to do. You may be requested to attend additional neighborhood meetings; inquire about the time and place of those meetings. The applicant is expected to contact the NPU as soon as possible after the application is filed. The Bureau of Planning will send a copy of your application to the appropriate NPU during the week after the closing date for your application.

**Public Notice.** When you file your application, it will be scheduled for a public hearing. The Bureau of Planning will initiate posting of public notice ("an advertisement", "a legal ad") for this public hearing so that the public is informed at least 15 days before the date of the public hearing:

- by sending written notice of your application to all property owners whose property is within 300 feet of the subject property, and
- by causing public notice to be placed in the newspaper.

*You are responsible for obtaining a public notice sign when you file your application with the Bureau of Planning, and for posting it in a visible location on your property, at least 15 days prior to your public hearing. Failure to properly post the sign will make it necessary for the BZA to defer your case to another public hearing. The BZA may defer the case to a hearing that has been scheduled 30 or more days after the original hearing.*

**NOTARIZED AUTHORIZATION BY PROPERTY OWNER**  
(Required only if applicant is not the owner of the property subject to the application)

TYPE OF APPLICATION Variance

I, Robert Scott Gullledge & Debra Michael Knight (OWNER(S) NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 1516  
N. Morningside Dr. Atlanta GA 30306 (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 Keyna Bradley

ADDRESS 864 Rose Cir  
Atlanta GA 30310

TELEPHONE NUMBER 404-447-2679

Robert Scott Gullledge & Debra Michael Knight  
Signature of Owner

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Personally Appeared  
Before Me

Who Swears That The  
Information Contained  
In This Authorization  
Is True and Correct To  
The Best of His or Her  
Knowledge and Belief

Robert De Santis  
Notary Public

Notary Public, DeKalb County, Georgia  
My Commission Expires Feb. 1, 2007

Date 4/7/06

## SPECIAL EXCEPTION LETTER

NEPTUNE POOLS  
Phone 770-831-5415 Fax 770-831-5420  
www.neptunepools.com

V-06-327

Date: November 7, 2006

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Homeowner: Scott Gullledge

Site Address: 1516 North Morningside Drive  
Atlanta, Georgia 30306

Phone: Scott cell 404-218-4553 H 404-685-9519 F 404-497-5819

To whom it may concern,

A special exception is requested for the above address for permission to install a residential in ground swimming pool on a corner lot. The back yard is not currently visible from the side street in question because the street elevation is eight feet lower than the back yard where the pool installation is requested. There is also a fence and sound deadening landscaping planned between the proposed pool area and Cumberland Road, the side street in question. Thank you for your consideration in this matter.

Peter Velasquez  
404-392-0578