

Notice To Applicant

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



APPLICATION NUMBER V-07-244

Council District : 6

Location of Property 970 Los Angeles Ave, NE
Atlanta, Ga., Zip: 30306

<input checked="" type="checkbox"/> BZA - Board of Zoning Adjustment <input type="checkbox"/> ZRB - Zoning Review Board HEARING DATE : <u>October 19, 2007</u> At <u>1:00</u> P.M. Council Chambers, 2nd Floor, City Hall 55 Trinity Avenue, S.W.	<p align="center">LAND USE AMENDMENT REQUIRED FOR THIS REZONING REQUEST</p> <p align="center">YES</p> <p align="center">NO <input checked="" type="checkbox"/></p> <p align="center">Circle one as appropriate</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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

Conne Ward Cameron

Name(s) of Contact Person(s)

404-876-0813

connew@bellsouth.net

Contact Info(s)

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

NPU <u> </u> <input checked="" type="checkbox"/> Name of Contact Person _____ Telephone No. _____	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 will post the sign(s) by October 4, 2007 to allow for adequate notice to interested parties, and it should remain posted until after the public hearing.

Sincerely,

For Director, Bureau of Planning

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

Shantelle Cox Taylor

Print Name



REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-07-244
NPU F DATE FILED 8/27/07

1. Mr. Robert Taylor and Ms. Shantelle Cox
Name of Applicant

BUILDING PERMIT AUTHORIZING
Paving of driveway

at 970 Los Angeles Ave. N.E. 17th / 1
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 to increase the required lot coverage from 50% to 55%
to allow for the repaving of the entire driveway. The applicant seeks no other variances at
this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6A Section 16-06a.008 Paragraph (5)
Chapter Section Paragraph
Chapter Section Paragraph

Department of Planning and Development
Bureau of Buildings
Norman A. Koplon, P.E.
Ann Heard, Chief Zoning Division

March 2006

APPLICATION FOR VARIANCE

City of Atlanta

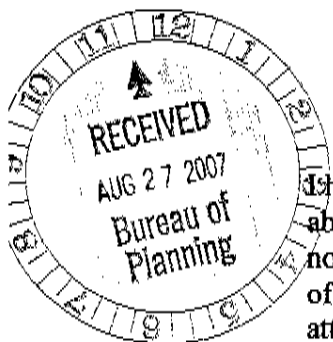
Date Filed _____ Application Number V-07-244
Name of Applicant Shantelle Cox Daytime Phone 404.870.0931
Company Name _____ e-mail _____
Address _____
street city state zip code

Name of Property Owner Shantelle Cox Phone 404.870.0931
Address 970 Los Angeles Avenue Atlanta, GA. 30306
street city state zip code

Description of Property

Address of Property 970 Los Angeles Avenue OR
the subject property fronts _____ feet on the _____ side of _____
_____, and begins _____ feet from the
_____ corner of _____.

Depth: _____ Area: _____ Land Lot: 17 District: 1, Fulton County, GA.
Property is zoned: R4, Council District: 6, Neighborhood Planning Unit: F



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 variance(s).

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 22 Day Of Aug, 2007.

Francis Shantelle Cox
Owner or Agent for Owner (Applicant)
Francis Shantelle Cox
APPLICANT'S NAME IN PRINTED LETTERS

Theresa B. Neill
NOTARY PUBLIC

Theresa B. Neill
Cobb County, Georgia
Commission Expires 02/16/2011

March 2006

APPLICATION FOR VARIANCE

City of Atlanta

Date Filed 8/27/2007 Application Number V-07-244
Name of Applicant Shantelle Cox Daytime Phone 404.870.0931
Company Name _____ e-mail _____
Address _____
street city state zip code

Name of Property Owner Robert Taylor Phone 404.870.0931
Address 970 Los Angeles Avenue Atlanta, GA. 30306
street city state zip code

Description of Property

Address of Property 970 Los Angeles Avenue OR
the subject property fronts _____ feet on the _____ side of _____
_____, and begins _____ feet from the
_____ corner of _____.

Depth: _____ Area: _____ Land Lot: 17 District: 1, Fuller County, GA.

Property is zoned: F4, Council District: 6, Neighborhood Planning Unit: F



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 variance(s).

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 22 Day Of August 2007.

Robert W Taylor
Owner or Agent for Owner (Applicant)

Robert W. Taylor.
APPLICANT'S NAME IN PRINTED LETTERS

Sherry B. Neill
NOTARY PUBLIC

Deed Book 43848 Pg 649
Filed and Recorded Nov-09-2006 03:40pm
2006-0373260
Real Estate Transfer Tax \$1,075.00
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

V-07-244

Return to:
Morris[Hardwick]Schneider, LLC
91 W. Wieuca Rd., Bldg A, Ste 4000
Atlanta, GA 30342
File #: BHD-061001544S



WARRANTY DEED

State of Georgia
County of Fulton

THIS INDENTURE made this 31st day of October, 2006, between
Province Homes LLC

as party or parties of the first part, hereinafter called Grantor, and

Robert Taylor and Shantelle Cox

as Joint Tenants with Rights of Survivorship and not as Tenants in Common

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, KNOWN AS LOT 5 OF THE W.G. MARTIN PLAT RECORDED IN PLAT BOOK 2, PAGE 198 OF THE FULTON COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SIDE OF LOS ANGELES AVENUE TWO HUNDRED TWENTY-FIVE AND SIX TENTHS (225.6) FEET WEST FROM HIGHLAND AVENUE; THENCE RUNNING WEST ALONG THE NORTH SIDE OF LOS ANGELES AVENUE FIFTY (50) FEET TO LOT 6; THENCE NORTH ALONG THE EAST SIDE OF SAID LOT ONE HUNDRED FIFTY (150) FEET; THENCE EAST FIFTY (50) FEET TO LOT 4; THENCE SOUTH ALONG THE WEST SIDE OF SAID LOT ONE HUNDRED FIFTY (150) FEET TO LOS ANGELES AVENUE AT THE POINT OF BEGINNING; KNOWN AS LOT 970 LOS ANGELES AVENUE ACCORDING TO THE PRESENT NUMBERING OF HOUSES IN THE CITY OF ATLANTA.

BEING THE SAME PROPERTY CONVEYED BY R.L. VOLES TO MRS. KATIE MAE VOYLES ON JUNE 21, 1946 AND RECORDED IN DEED BOOK 2362, PAGE 496, IN FULTON COUNTY RECORDS.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above

State of Georgia
County of Fulton

V-07-244

THIS INDENTURE made this 31st day of October, 2006, between

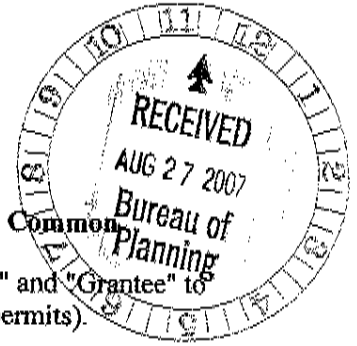
Province Homes LLC

as party or parties of the first part, hereinafter called Grantor, and

Robert Taylor and Shantelle Cox

as Joint Tenants with Rights of Survivorship and not as Tenants in Common

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).



WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, KNOWN AS LOT 5 OF THE W.G. MARTIN PLAT RECORDED IN PLAT BOOK 2, PAGE 198 OF THE FULTON COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SIDE OF LOS ANGELES AVENUE TWO HUNDRED TWENTY-FIVE AND SIX TENTHS (225.6) FEET WEST FROM HIGHLAND AVENUE; THENCE RUNNING WEST ALONG THE NORTH SIDE OF LOS ANGELES AVENUE FIFTY (50) FEET TO LOT 6; THENCE NORTH ALONG THE EAST SIDE OF SAID LOT ONE HUNDRED FIFTY (150) FEET; THENCE EAST FIFTY (50) FEET TO LOT 4; THENCE SOUTH ALONG THE WEST SIDE OF SAID LOT ONE HUNDRED FIFTY (150) FEET TO LOS ANGELES AVENUE AT THE POINT OF BEGINNING; KNOWN AS LOT 970 LOS ANGELES AVENUE ACCORDING TO THE PRESENT NUMBERING OF HOUSES IN THE CITY OF ATLANTA.

BEING THE SAME PROPERTY CONVEYED BY R.L. VOLES TO MRS. KATIE MAE VOYLES ON JUNE 21, 1946 AND RECORDED IN DEED BOOK 2362, PAGE 496, IN FULTON COUNTY RECORDS.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten signature]

Witness

Province Homes LLC

[Handwritten signature] (Seal)
Manager

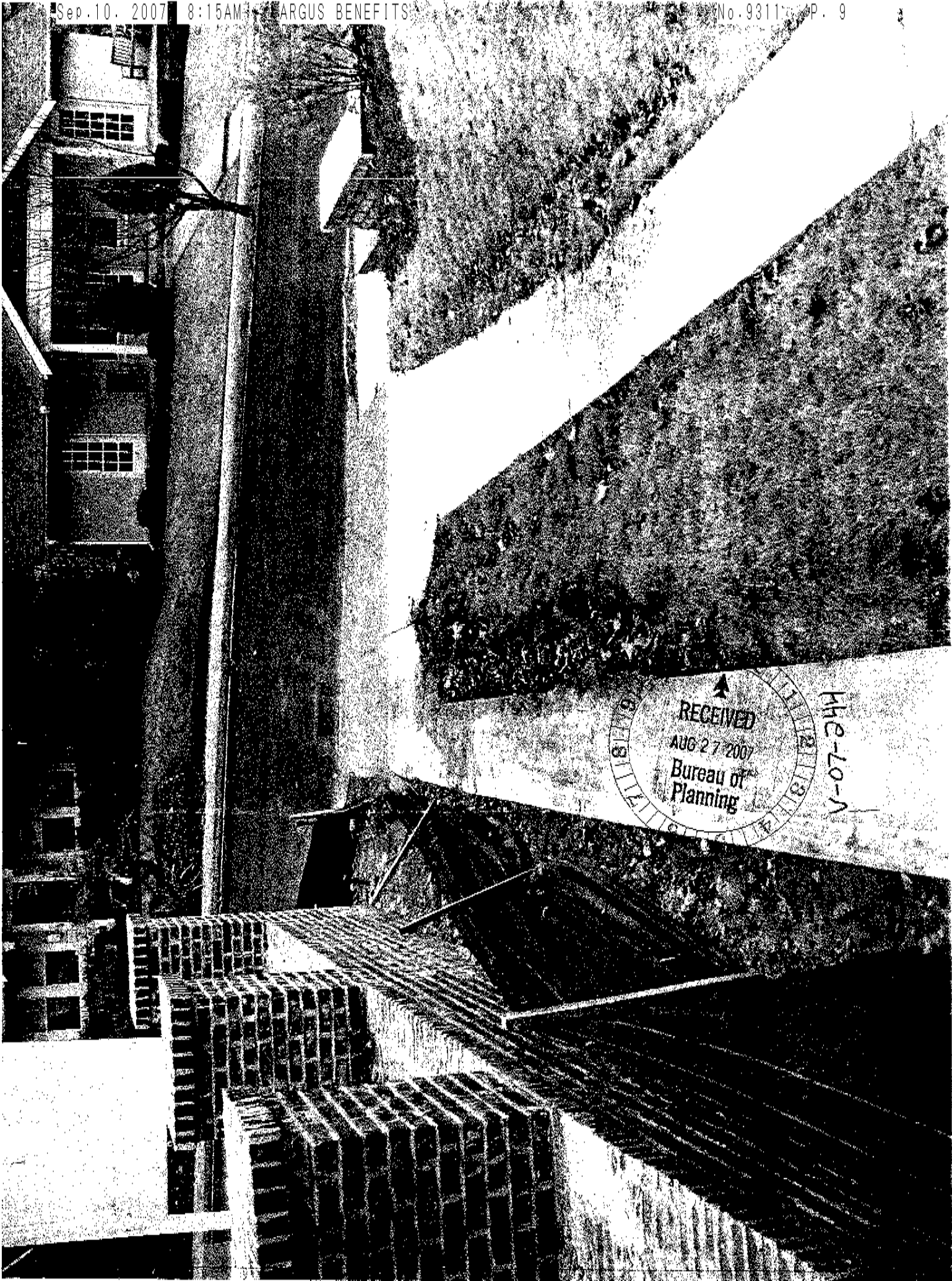
Notary Public
My Commission Expires:





RECEIVED
AUG 27 2007
Bureau of
Planning

V-07-244



RECEIVED
 AUG 27 2007
 Bureau of
 Planning

HHE-LO-A

V-07-244

Variance Justification:

We are requesting to be allowed to leave the strip of concrete in our driveway. (460 square feet)

The center portion of our driveway was previously filled with grass and dirt. The portion of Los Angeles that our house resides is commonly used as a cut through from N. Highland to Virginia. Drivers often turn around in our driveway. With the grass strip car created a huge crater in the grass strip that we continued to try to repair.

We are requesting permission to exceed 50% of lot coverage to 55% lot coverage.

Thank you for your consideration.

September 7, 2007

Dear Zoning Board Representative:

We are the property owners of the property located at:

969 Los Angeles Avenue Atlanta, GA 30306

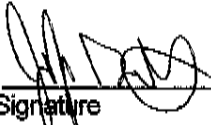
We support the variance request as amended (V-07-244) of Rob and Chantel Taylor, homeowners of the property located at 970 Los Angeles Avenue, for:

Exceeding lot coverage of 50% with non-permeable surface to allow for driveway.

Based on the plans we have reviewed dated:

8.27.07

Sincerely,



Signature

9/10/07

Date

Jeff Githens

Printed Name

September 7, 2007

Dear Zoning Board Representative:

We are the property owners of the property located at:

979 Los Angeles Avenue Atlanta, GA 30306

We support the variance request as amended (V-07-244) of Rob and Chantel Taylor, homeowners of the property located at 970 Los Angeles Avenue, for:

Exceeding lot coverage of 50% with non-permeable surface to allow for driveway.

Based on the plans we have reviewed dated:

8.27.07

Sincerely,

Julie Walker
Signature

9-9-07
Date

Julie Walker
Printed Name

September 7, 2007

Dear Zoning Board Representative:

We are the property owners of the property located at:

973 Los Angeles Avenue Atlanta, GA 30306

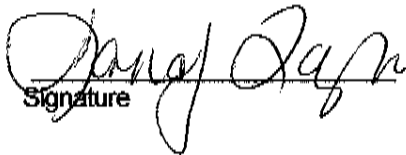
We support the variance request as amended (V-07-244) of Rob and Chantel Taylor, homeowners of the property located at 970 Los Angeles Avenue, for:

Exceeding lot coverage of 50% with non-permeable surface to allow for driveway.

Based on the plans we have reviewed dated:

8.27.07

Sincerely,


Signature

9-9-07
Date

Sandy Clayton
Printed Name