



CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3900 - ATLANTA, GEORGIA 30335
404-330-6175 - FAX: 404-658-6979
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 6 APPLICATION NUMBER V-07-258

NPU F DATE FILED SEPT 6, 2007

Carl J Raimondi
Name of Applicant

BUILDING PERMIT AUTHORIZING
Construction of a accessory structure

at 694 Cresthill Avenue NE 17th/53
Street Address Quadrant District & Land Lot

to be used for residential purposes

The property is zoned R-4 (Beltline Overlay) District

2. The Building Permit Was Denied For The Following Reasons:
Applicant seeks a variance from the zoning regulations to reduce the side yard setback from 7ft
(required) to 2ft. to allow construction of a garage. Applicant seeks no further variances at this
time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 06 Section 16-06-008 Paragraph (2)

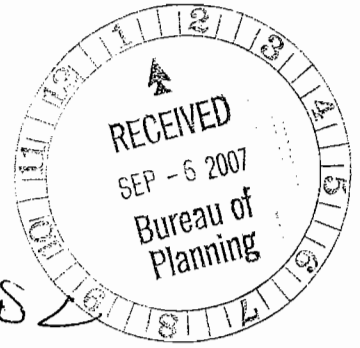
Chapter Section Paragraph

Chapter Section Paragraph

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

To: Planning & Zoning
City of Atlanta

From: Carl Ramononi
Georgia Home Const. #52



V-07-258

REF: VARIANCE JUSTIFICATION
FOR 694 CRESTHILL AVE
ATLANTA, GA.

DATE: Sept - 6, '07

would like to add a garage at
rear of property - 22' x 22' - single
story, reduce side yard setback from 7' to 2'.
keep to one side of property
due to critical root zone of
existing tree. need variance.
Presently improving existing
home with separate permit.

Carl J. Ramononi
Georgia Home Const. #52

APPLICATION FOR VARIANCE

City of Atlanta

Date Filed 9.6.07

Application Number V-07-258

Name of Applicant CARL J. RAIMONDI Daytime Phone 678-898-9069

Company Name Georgia Home Const. e-mail CARLSghc@adelphia.net

Address 1747 Laurel Song trail Dacula, GA. 30019
street city state zip code

Name of Property Owner _____ Phone _____

Address _____
street city state zip code

Description of Property

Address of Property 694 CRESTHILL AVE ATL, GA. 30309 OR

the subject property fronts 50 feet on the N side of CRESTHILL AVENUE, and begins _____ feet from the corner of _____

Depth: 150 Area: .089 Land Lot: 53 District: 17, FULTON County, GA.

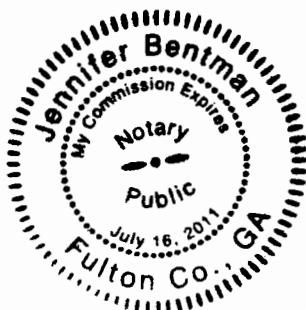
Property is zoned: _____, Council District: 6, Neighborhood Planning Unit: F

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 27th Day Of August, 2007.

[Signature]
Owner or Agent for Owner (Applicant)
Ande Siffert
APPLICANT'S NAME IN PRINTED LETTERS



Jennifer Bentman
NOTARY PUBLIC

Summary of proposed changes to buildings or site (example: "Construct a 10-foot by 10-foot, one-story room addition on the first floor of the house.") Include square footages and stories: Construct a single story 2 car garage at rear of property.

Proposed Lot Coverage (After Construction): Calculate total square footage of all lot coverage on the entire property after 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.

FROM SURVEYOR.

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

Variance Procedures

Variance 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 inquires 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 (Page 9).

Neighborhood and NPU Recommendations. The City is divided into 24 Neighborhood Planning Units (NPU), each of which has a volunteer citizen advisory committee that makes a recommendation to the BZA on variances. 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.

X *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.*

Refunds on Withdrawn Cases. Requests for withdrawal received 18 days prior to the public hearing will enable a refund of the application fee.

Staff Recommendation. The staff of Bureau of Planning reviews and makes written recommendations to the BZA on each variance application. You may call the Current Planning Division of the Bureau of Planning at (404) 330-6145 on the Monday before the public hearing if you wish the Planning staff's recommendation.

Public Hearing Presentation. Each applicant or representative of the applicant must appear and present the case before the BZA at the scheduled public hearing, or request a deferral in writing prior to the public hearing. The party representing the application is allowed a total of ten minutes to present the application. A portion of this time may be saved for rebuttal to any objections to the variance. You may choose to bring exhibits such as enlarged site plans; this is not required but is purely at your discretion. Any exhibits that are filed with the City at the hearing should be capable of being stored in the 11" x 17" City file, so please do not permanently affix exhibits to a stiff backing.

BZA Decision. Before granting any application for a variance, the BZA must enter the facts of the case into the record at the public hearing, and must base the decision on applicable criteria listed in the Zoning Ordinance. The City Council does not make decisions regarding applications that come before the BZA.

Variance Application Instructions

- (1) Information on your variance application should be clearly printed and all signatures on the application must be notarized.
- (2) If you do not own the subject property, the owner must sign the Notarized Authorization by Property Owner (See Page 6), which authorizes you to file this application. If more than one property owner is involved, each owner should sign a separate affidavit. The person who files the application with the City is considered the applicant.
- (3) Your application must contain a legal description of the property involved (in the form of either a legal description in metes and bounds from the title to the property, or an accurate survey).
- (4) Site plan(s) of your property must be submitted. All site plans must be to a scale no smaller than 1 inch = 30 feet. If the "to scale" site plan is 8 ½" x 11", submit 1 copy. If it is larger than 8 ½" x 11", submit 8 copies. The site plan must show all existing conditions and proposed improvements, including existing trees within 100 feet of any new construction. If you make any changes ("amendments") to the design of any proposed construction on the property, submit folded site plans (in the same number as previously submitted) that show the change. Direct the new site plans to the Secretary of the BZA or the planner assigned to review the application. Sample site plans and site plan specifications are attached.
- (5) You must submit a written justification for any variance that is requested. It is recommended that you address the same criteria that are the basis for the BZA decision (see Criteria for Variances, pages 4-5). If you are also applying for any special exceptions, add a justification based on criteria that are included in the special exception application form. Please submit typewritten justifications.
- (6) If you choose to be represented by an attorney, the attorney should sign the Authorization of Attorney (See page 7.)
- (7) The proper fee must accompany your application at the time of filing. Checks must be made payable to City of Atlanta. The application fee schedule is attached for your information (See Page 8). Any combination of two or more variances and special exceptions on one lot may be combined into one application with one fee.

X

- X
- (8) Each variance application must be accompanied by a Referral Certificate before it is filed with the Bureau of Planning. This Referral Certificate describes the variance(s)/special exception(s) you are requesting and is obtained from the Zoning Enforcement Division, Bureau of Buildings, Suite 3900, 3rd Floor City Hall, Atlanta, GA, (404) 330-6175. Note: Zoning Enforcement is closed to the public on Tuesdays.

You may wish to submit other supporting documentation, such as signatures of support from neighbors, and photographs. Signatures of support are not required by the City, but may be requested by some NPUs.

Note:

Yard setback reductions to less than 3 feet for construction of a structure are discouraged because a) maintenance of side walls of structures is usually not possible without stepping on the adjoining property, and b) houses built less than 3 feet from the property line may not have windows in the affected side wall, in accordance with the fire safety building code.

Pervious (porous) surfaces are encouraged to allow rainwater to absorb into the ground, thereby reducing runoff and flooding. Groundwater absorption also purifies stormwater runoff before it reaches our rivers and lakes. Please consider using the following pervious surfaces: pervious concrete, grasscrete, gravel, pervious medians in "ribbon" driveways, and sand-filled spaces between pavers. (Pervious surfaces are included in overall lot coverage calculations.)

Criteria for Variances (also see special exception application criteria if applicable)

Your variance application must be accompanied by a written justification for all variances requested. If you also have requested any special exceptions, add the special exception justification. It is advisable that you address each of the four criteria listed below. Notes are provided in regular type to explain and clarify the criteria. Section 16-26.003 of the City of Atlanta zoning ordinance requires that the BZA base its decision on satisfaction of all four of these criteria.

(1) there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

- Explain why you believe your property has an extraordinary or exceptional condition. Is the width narrower, or is it smaller than the minimum that is required by the zoning regulations for its zoning classification? Does it have a shape that limits development in its buildable area, or topography that restricts its use? Does this condition relate directly to the requested variance? Minimum lot requirements for residential properties are available from the Bureau of Buildings or Bureau of Planning.
- Commercially zoned properties do not have minimum width and area requirements; therefore, those elements of this criterion are not strictly applicable. However, it is advisable to evaluate the size of the property in comparison to other nearby commercial properties.
- Location of a house on the property in a manner that instigates a variance request is not usually considered an extraordinary or exceptional condition. However, a hardship might be involved if the functional layout of an existing floor plan drives the request for the variance.
- If the variance is required to avoid destruction of any mature trees located in the buildable area of the property, contact the office of the City Arborist at (404)330-6874 to schedule an appointment for an arborist to inspect the property and document the location of the tree.

(2) the application of the zoning ordinance of the City of Atlanta to this Particular piece of property would create an unnecessary hardship;

- Describe why you believe the zoning regulations create an unnecessary hardship on you regarding the use of your property.
- For the purposes of granting a variance, the Bureau of Planning does not consider a hardship to be related to cost alone. Variances are not solely intended to enable the property owner to save money. For example, the property owner is not considered to have a hardship if the only reason for the variance is that it would cost more to construct, without a variance, a structure in the buildable area of a lot, versus getting a variance to be allowed to construct the same structure in a yard setback.

(3) such conditions are peculiar to the particular piece of property involved; and

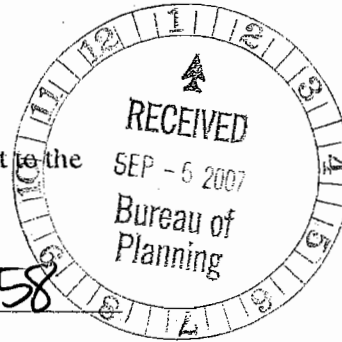
- State how the relevant extraordinary and exceptional conditions identified as per (1), above, are unique to the property, not shared by the majority of other properties in the same zoning district.

(4) relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance of the City of Atlanta.

- Explain how the requested variance would not detract from people's use and enjoyment of adjoining and surrounding properties. Explain how it would be consistent with the purposes and intent of the zoning ordinance and/or would further these purposes and intent. The purposes and intent are stated in Section 16-01.003 of the ordinance, and include:
 - securing safety from fire, panic and other dangers,
 - providing adequate light and air,
 - encouraging . . . intensities of land development as will tend to facilitate . . . drainage . . . and other public requirements,
 - promoting desirable living conditions,
 - sustaining stability of neighborhoods,
 - providing for the orderly evolution of neighborhoods along lines responsive to public needs,
 - protecting against blight and depreciation.

NOTARIZED AUTHORIZATION BY PROPERTY OWNER

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



TYPE OF APPLICATION VARIANCE. V-07-258

I, ANDY SUTTON (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 694 CRESTHILL AVE, ATL, GA. 30309 (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF _____ 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 CARL J. RAIMONDI

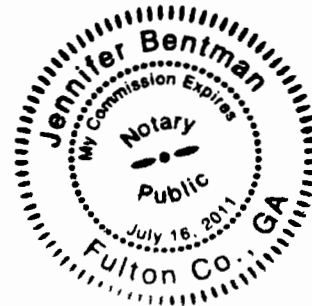
ADDRESS OF APPLICANT 1747 LAUREL SONG TRAIL
Dacula, GA. 30019

TELEPHONE NUMBER 678-898-9069

[Signature]
Signature of Owner

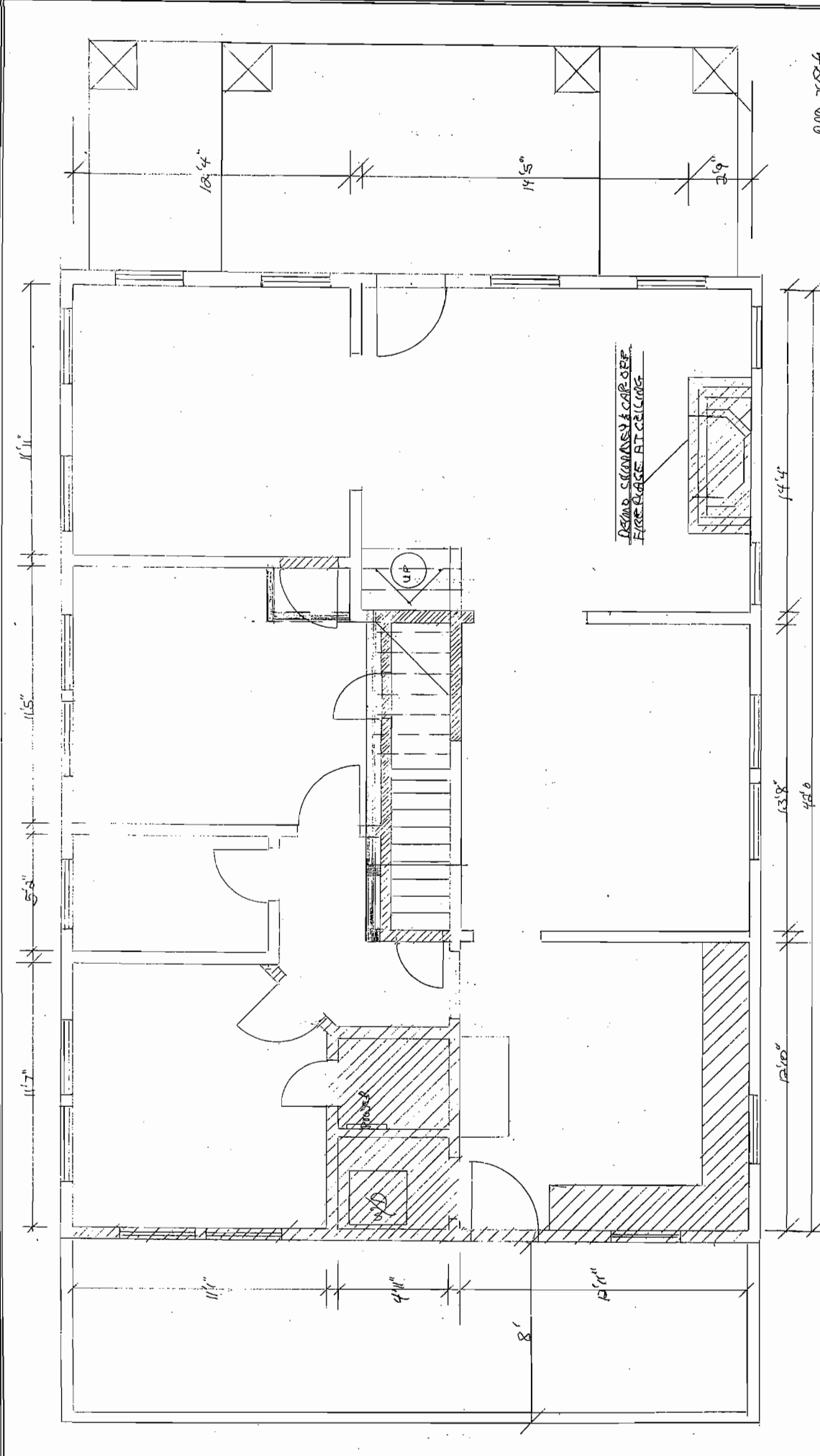
Personally Appeared Before Me Andy Sutton

Who Swears That The Information Contained In This Authorization Is True and Correct To The Best of His or Her Knowledge and Belief
Jennifer Bentman
Notary Public
Date 8-27-2007



All that tract or parcel of land lying and being in land lot 53 of the 17th district, Fulton County, Georgia, and being more particularly described as follows:

Commence on the northerly right of way of Cresthill Avenue at its intersection with the easterly right of way of Elmwood Drive, then follow the northerly right of way of Cresthill Avenue in an easterly direction for 48.18' to a quarter inch rebar, and the true point of beginning, thence run N05°13'39"E 150.00' to a half inch rebar set, thence run S85°30'14"E 50.00' to a half inch rebar, thence run S05°13'30"W 150.53' to a half inch rebar on the north right of way of Cresthill avenue, thence run N84°54'02"W 50.00' to the point of beginning. Said parcel contains 0.172 acres according to a plat by Advance Survey for Andy Sutton dated 04/09/07



ADD 208A

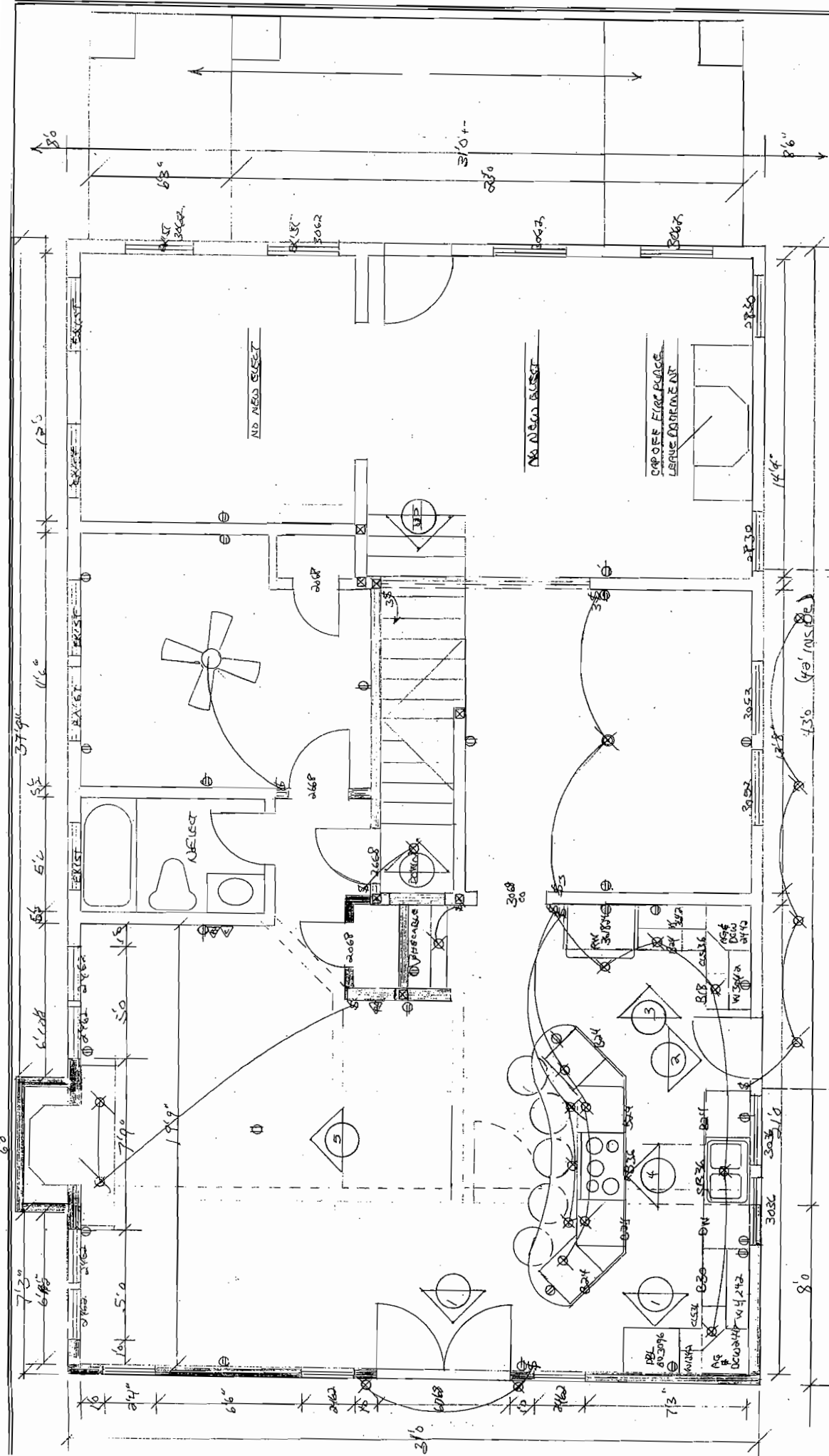
13374 AS-15
 DATE: 11/28/06
 SCALE: 1/8" = 1'-0"
 DISTRICT: / OF
 SHEET: / OF

EXISTING FIRST

Andy Sutton
 694 Cresthill Ave.
 Atlanta, Ga. 30309

Georgia Home Construction
 Carl Raimondi, 678-898-9069
 By Robert E. Sokol

REV	DATE	APPROD	DESCRIPTION
			EXIST DEMOLITION
			DEMOLITION

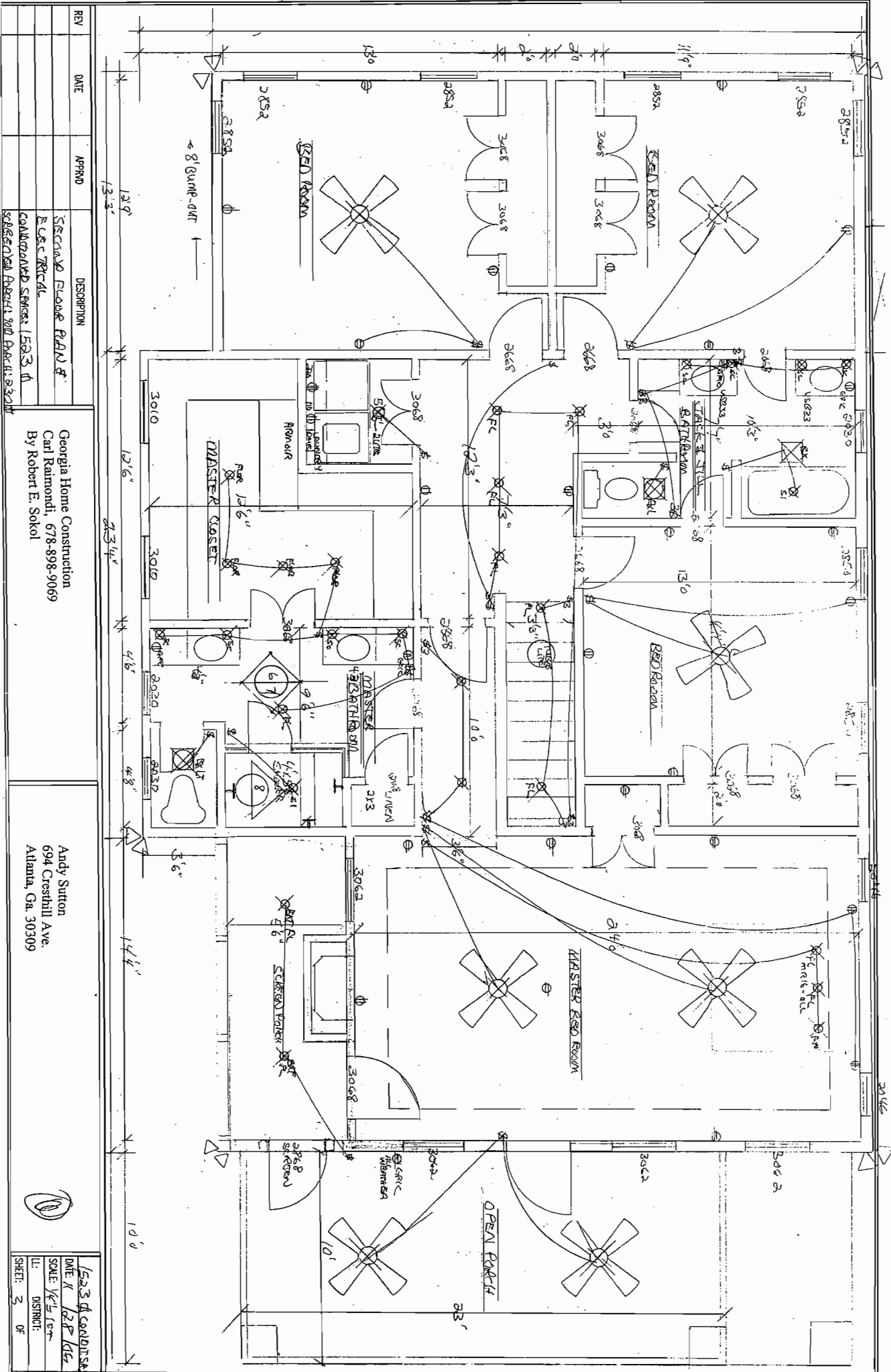


1587 IN CONVENTION
 DATE: 11/28/06
 SCALE: 1/4" = 1'-0"
 LI: DISTRICT:
 SHEET: 3 OF

Andy Sutton
 694 Cresthill Ave.
 Atlanta, Ga. 30309

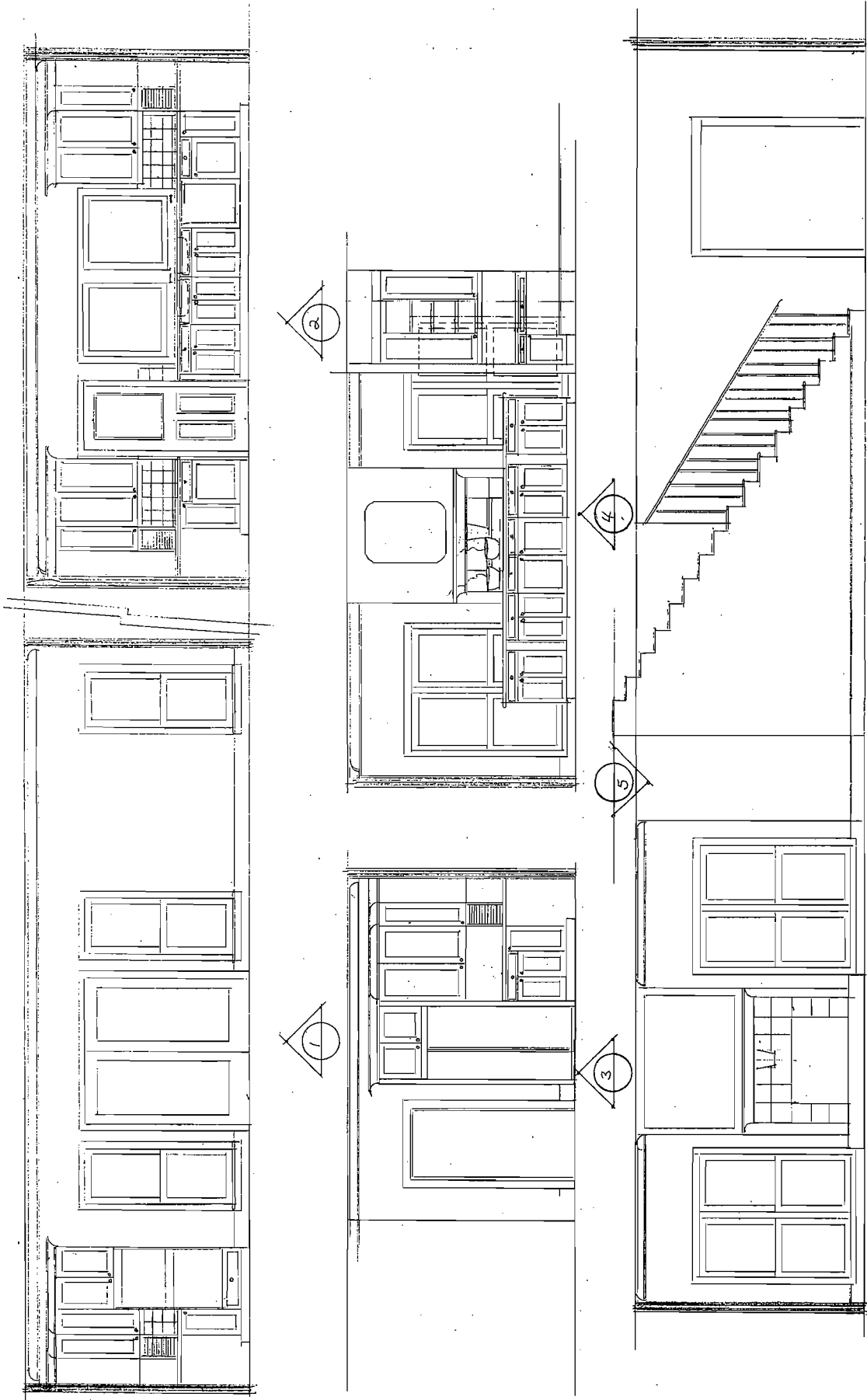
Georgia Home Construction
 Carl Raimondi, 678-898-9069
 By Robert E. Sokol

REV	DATE	APPROD	DESCRIPTION
			FLOOR DECK - TRAP, REVERSE FLOOR BY AND - FIRST FLOOR
			± SEE STRUCT.
			MISD. CHANG. (TYPICAL) SPACE 1587
			5/16" CLASS: 161.0 FRONT DOOR: 57014



REV	DATE	APPNO	DESCRIPTION
			Georgia Home Construction Carl Raimondi, 678-898-9069 By Robert E. Sokol
			Andy Sutton 694 Cresthill Ave. Atlanta, Ga. 30309

1523 of CONDOSA	DATE: 1/28/05
SCALE: 1/4" = 1'-0"	DL: DISTRICT:
SHEET: 2	OF:



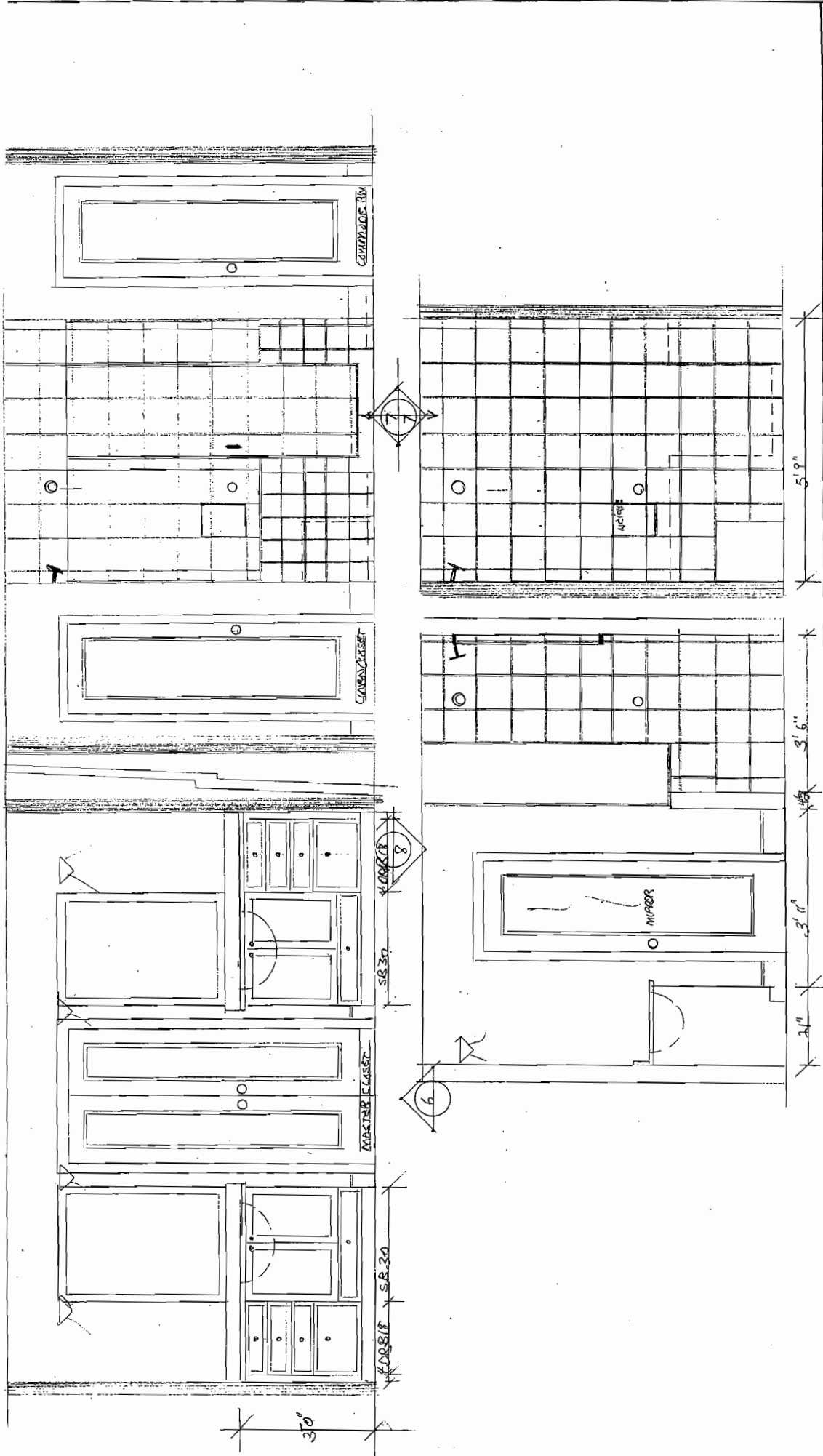
DATE: 11/28/06
 SCALE: 1/4" = 1'-0"
 LL: DISTRICT: SHEET: 4 OF

Andy Sutton
 694 Cresthill Ave.
 Atlanta, Ga. 30309

Georgia Home Construction
 Carl Rainondi, 678-898-9069
 By Robert E. Sokol

REV	DATE	APPROD	DESCRIPTION
			FIRST FLOOR ELEVATIONS
			J. S. S. S.





DATE: 11 / 28 / 06
 SCALE: 1/8" = 1'-0"
 LL: DISTRICT:
 SHEET: 5 OF



Andy Sutton
 694 Cresthill Ave.
 Atlanta, Ga. 30309

Georgia Home Construction
 Carl Raimondi, 678-898-9069
 By Robert E. Sokol

DATE	APPROV	DESCRIPTION
		MASTER BATH ELEC. DETAILS
		5, 7, 8, 8

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

APPLICATION NUMBER V-07-258

Council District : 6

Location of Property 694 Cresthill Avenue
Atlanta, Ga., Zip: 30306

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

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)

<i>Adjacent NPU(s) (Use another sheet if necessary) to present for information purposes only.</i>	
NPU <u> x </u> Name of Contact Person	NPU _____ Name of Contact Person
Telephone No. _____	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 18, 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)
CARL J. RAIMONDI
Print Name

STATE OF GEORGIA
CLERK OF SUPERIOR COURT
ATLANTA, GEORGIA 30333

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

OSD 60155

THIS INDENTURE, made this 20th day of July in the year of our Lord Two Thousand Five between

HOWARD W. MORSE

of the State of Georgia and County of FULTON, hereinafter referred to as GRANTOR, and

WAYNE A. SUTTON

of the State of Georgia and County of FULTON, hereinafter referred to as GRANTEE.

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of Ten and No/100ths (\$10.00) DOLLARS and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said GRANTEE (the terms "GRANTOR" and "GRANTEE" include the respective heirs, successors and assigns of each where the context requires or permits), the following described real property, to wit:

SEE EXHIBIT "A" ATTACHED:
PROPERTY KNOWN AS: 694 CRESTHILL AVE. NE, ATLANTA, GA 30306


Subject to 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, to 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 signed and sealed this deed the day and year above written.

Signed, sealed, and delivered
in the presence of:

Judith McGeorge
OFFICIAL WITNESS
[Signature]
NOTARY PUBLIC


Howard W. Morse by his ATTORNEY (SEAL)
HOWARD W. MORSE, by his attorney in fact,
KEVIN MCBRIDE

(SEAL)

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 53, 17th District, Fulton County, Georgia, being Lot 29, Block C, North Boulevard Park Subdivision, according to plat recorded at Plat Book 8, Page 171 and 172, Fulton county Records, which plat is hereby referred to and made a part of this description, being known as 694 Cresthill Avenue, according to the present system of numbering houses in Fulton County, Georgia.

All that tract or parcel of land lying and being in land lot 53 of the 17th district, Fulton County, Georgia, and being more particularly described as follows:

Commence on the northerly right of way of Cresthill Avenue at its intersection with the easterly right of way of Elmwood Drive, then follow the northerly right of way of Cresthill Avenue in an easterly direction for 48.18' to a quarter inch rebar, and the true point of beginning, thence run N05°13'39"E 150.00' to a half inch rebar set, thence run S85°30'14"E 50.00' to a half inch rebar, thence run S05°13'30"W 150.53' to a half inch rebar on the north right of way of Cresthill avenue, thence run N84°54'02"W 50.00' to the point of beginning. Said parcel contains 0.172 acres according to a plat by Advance Survey for Andy Sutton dated 04/09/07

Deed Book 40556 Pg 601
Filed and Recorded Jul-29-2005 04:54pm
2005-0262464
Real Estate Transfer Tax \$408.00
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

STANDARD & SHERBORN
ATTORNEYS AT LAW
Atlanta, Georgia 30305

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

OSD 60155

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HOWARD W. MORSE

of the State of Georgia and County of FULTON, hereinafter referred to as GRANTOR, and

WAYNE A. SUTTON

of the State of Georgia and County of FULTON, hereinafter referred to as GRANTEE.

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of Ten and No/100ths (\$10.00) DOLLARS and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said GRANTEE (the terms "GRANTOR" and "GRANTEE" include the respective heirs, successors and assigns of each where the context requires or permits), the following described real property, to wit:

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PROPERTY KNOWN AS: 694 CRESTHILL AVE. NE, ATLANTA, GA 30306

Subject to 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, to 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 signed and sealed this deed the day and year above written.

Signed, sealed, and delivered
in the presence of:

Judith McGeorge
OFFICIAL WITNESS
Raymond J. Keenan
NOTARY PUBLIC



Howard W. Morse by his attorney Kevin McBride
HOWARD W. MORSE, by his attorney in fact,
KEVIN MCBRIDE

(SEAL)

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 53, 17th District, Fulton County, Georgia, being Lot 29, Block C, North Boulevard Park Subdivision, according to plat recorded at Plat Book 8, Page 171 and 172, Fulton county Records, which plat is hereby referred to and made a part of this description, being known as 694 Cresthill Avenue, according to the present system of numbering houses in Fulton County, Georgia.

SIGN POSTING AFFIDAVIT

SIGN POSTED BY THIS DATE: **October 18, 2007**

APPLICATION NUMBER: V-07-258

NAME OF APPLICANT: CARL J. RAIMONDI

PROPERTY ADDRESS: 1094 CRESTHILL AVE

LOCATION ON PROPERTY OF SIGN(S) POSTED (E.G., FRONT YARD, BY THE DOOR, ATTACHED TO MAILBOX, ETC.): _____

A **public hearing** for a variance/special exception/appeal from the Zoning Ordinance will be held by the City of Atlanta Board of Zoning Adjustment at 1:00, in the Council Chamber, 2nd Floor, City Hall-South Building, on Friday,

November 2, 2007

"I SWEAR THAT ON THE ABOVE POSTING DATE, I PERSONALLY POSTED IN THE MOST CONSPICUOUS PLACE POSSIBLE ON THE PREMISES AFFECTED BY THIS APPLICATION, SIGN(S) AS INDICATED ABOVE."

APPLICANT'S SIGNATURE

PERSONALLY APPEARED BEFORE ME PERSON(S) OF THE ABOVE NAME(S), WHO SWEAR THAT THE INFORMATION CONTAINED IN THIS AFFIDAVIT IS TRUE AND CORRECT TO THE BEST KNOWLEDGE AND BELIEF.

NOTARY PUBLIC

DATE

Please **mail or deliver** (do not fax) completed affidavit to the Bureau of Planning, to the attention of Vanessa Amaker, at the address listed below. **SIGNED AFFIDAVIT MUST BE RECEIVED BY THE BUREAU OF PLANNING NO LATER THAN YOUR HEARING DATE.** Sign may be posted earlier than posting date, but not later.

Vanessa Amaker
City of Atlanta Bureau of Planning
55 Trinity Street, Suite 3350
Atlanta, GA 30335
(404) 330-6145

FREQUENTLY ASKED QUESTIONS – VARIANCES AND SPECIAL EXCEPTIONS

City of Atlanta Bureau of Planning Current Planning Division

My case is scheduled for a hearing that will be held in two weeks. I will not be able to attend. What do I need to do?

You may send a person to represent you at the hearing. Please inform that person of all pertinent details related to your property and your application. If nobody can represent you at the hearing, you may request a deferral (see next item, below).

I would like to defer (postpone) my hearing.

The BZA has the authority to defer a case from a published hearing agenda. Most deferrals are for 30 days, but 60-day, 90-day, and unlimited deferrals are sometimes appropriate, and sometimes necessary if upcoming agendas are full. Please send a “request for deferral” to the attention of Charletta Wilson Jacks, Zoning Administrator. She will forward your request to the BZA. You may fax your request to (404) 330-6670 or e-mail it to cjacks@AtlantaGA.Gov. You may also request a deferral directly from the Board at the scheduled hearing, after your case is sounded but prior to making any other statements about your case.

First requests for deferral received 18 days prior to the first hearing date can be carried out by Mrs. Jacks, because your case will not yet be on a published agenda. After 18 days, the BZA must defer the case during the scheduled hearing. If the case has already been deferred at least once by the BZA, you or your representative must attend the scheduled hearing to explain the extraordinary circumstances that necessitate another deferral.

I was unable to attend the NPU meeting/ I was unable to contact the NPU contact person and missed the NPU meeting. Does my case need to be rescheduled for another hearing?

The policy of the Board of Zoning Adjustment is to defer any case on which the NPU has not made a recommendation. Deferrals are typically for 30 days or more.

You should initiate contact with the NPU contact person within 2 days of filing your application. Ask about any neighborhood meetings that the NPU contact person wishes you to attend. If you cannot get in touch with the NPU contact person within a week of filing your application, please call the Bureau of Planning at (404) 330-6145 and ask for the NPU Coordinator.

I was told to attend a neighborhood meeting before the NPU meets. The neighborhood organization deferred/ denied my variance. Must I attend the NPU meeting?

Check with your NPU contact person about procedures related to all neighborhood meetings in relation to NPU meetings. These procedures are established by the neighborhoods and NPUs, not by the City.

O.K., I went to the full NPU after attending the neighborhood meetings. The NPU voted to defer my case. What is my new hearing date?

The neighborhood organization and NPU are recommending bodies – they do not schedule hearings, deferrals from hearings, or make a final decision on your case. You have the option of going ahead with the scheduled BZA hearing, but the policy of the BZA is to defer a case if there is no recommendation from the NPU to approve or deny the case. If you agree to the deferral by the NPU, please make a request for deferral from the BZA, as explained above.

If the BZA defers my case, must I post another sign?

Yes. You must post a sign on your property each time it is scheduled for a public hearing. Staff will give you a new sign posting affidavit at the hearing when your case is deferred, or send it to you after the hearing. The affidavit will have the sign posting date on it. You can use the sign you used previously (cross out the old hearing date and write in the new one), or you can pick up another sign in the Bureau of Planning Offices, City Hall, Suite 3350 (where you filed your application). The new affidavit must be completed and sent to the City, just as you did when you previously posted your sign.

My NPU approved/denied my variance. Why must I attend a hearing?

The NPU meeting is not a public hearing as defined by State law. You or your representative are required to attend public hearings conducted by the BZA when your case is on the hearing agenda, unless you have sent in a request for deferral from your first scheduled hearing. Public hearings are held in the Council Chamber, 2nd floor, 55 Trinity Street, at 1:00 P.M.

I would like to schedule my hearing sooner than the date that appears on the Board of Zoning Adjustment hearing schedule.

This might be possible, in extreme, extenuating circumstances. Please make your request within 5 working days of filing the application to Charletta Wilson Jacks, Zoning Administrator. Changes in the hearing date must allow time for the neighborhood and NPU meetings to occur. No cases will be moved up after 5 working days from the date of filing. After 5 days, scheduling conflicts must be resolved by requesting deferrals.

I'd like to talk to a planner about my application.

Cases are assigned to a planner at least four weeks prior to the hearing date. Please call the Planner on Duty to find out the name and phone number of the planner to whom your case is assigned. Until the case is assigned, you may talk to the Planner on Duty about most issues related to your application. The Planner on Duty will refer you to the appropriate person if he or she cannot answer your questions.

I would like to know the staff recommendation regarding my application.

Staff would be happy to discuss the staff recommendation to the BZA with applicants and property owners at any time during the review period. To find out if Staff is leaning towards denial, or is going to recommend conditions to an approval, call at least two weeks before the hearing date. This may also give you an opportunity to work out any problems or issues. Ask to speak to the planner who is assigned to your case.

I would like to submit some additional information regarding an application that I've already filed.

Additional information may be submitted up to 10 days prior to the hearing date, unless otherwise arrangements are made with the planner assigned to your case. Be sure to write your case number on the material that you are submitting. The materials may be sent in, or dropped off with the Bureau of Planning receptionist.

I've applied for a variance/special exception and I would like to change my construction project. Will I need another variance if I change the project?

Sometimes additional variances or special exceptions will be needed, or the existing variances or special exceptions will need to be amended. A staff person of the Bureau of Buildings Zoning Enforcement Division can make that determination. Once your case is assigned to a planner, you may also ask that planner. The planner can help you amend the referral certificate that was issued by Zoning Enforcement before you filed your application with the Bureau of Planning, and which documents the necessary variances/special exceptions.

If your case has already appeared on a publicly advertised hearing agenda, changes to your case that involve a greater degree of variance from the zoning regulations, or that involve additional variances, must be deferred by the BZA in order to allow for re-advertising. Please see the information about deferrals, above.

I will need a variance and a special exception for a proposed project on my lot. May I combine the application?

Yes, and only one application fee will be charged. Please be aware that the criteria for variances and for special exceptions are different, and are contained in the respective application forms. Please use the appropriate criteria when you are writing the justification element of your application.

My company is developing several houses on adjoining lots. All of the houses need the same variance (example: reduction of the front yard setback from 35 feet to 25 feet.) Do I have to make separate applications if the lots adjoin one another?

Yes, unless otherwise approved by Melora Furman, Principal Planner and Secretary to the BZA. Lot conditions on each lot must be considered separately. By making separate applications, you will avoid a situation wherein denial of requests for one or more lots prevents you from getting individual approvals for the other lots.

The NPU/Staff/adjoining neighbor opposes my variance/special exception. Does that mean that the BZA will deny it?

The BZA takes into consideration the recommendations of the NPU and Staff, as well as concerns voiced by affected neighbors; however, its decision is independent of each of these parties. You have an opportunity, at the public hearing, to explain why you think your request should be granted, and to clarify any issues that have arisen during neighborhood or Staff review of your case.

What is expected of me at the hearing? Do I need to bring any exhibits?

You will have 10 minutes to present your case. You may reserve part of that time to rebut any objections to your variance. However, if both the NPU and Staff have recommended approval of your request, you need only state your name and address.

Exhibits, such as an enlarged version of your site plan, photographs, or letters of support from adjoining neighbors, might be helpful, but are not required. The BZA members will have received a copy of your application, including your site plan(s), prior to the hearing. If you wish to make any exhibits that you submit part of the record of your case, they must be foldable to a size no greater than 11" x 14".

The BZA denied my request. Do I have any recourse?

If the BZA denied the case "without prejudice", you may re-file the same or a modified application immediately after the hearing. You will need to go through the entire review process again. If the BZA denied the case "with prejudice", you may appeal the BZA decision in Superior Court, within 30 days of the hearing date at which the decision was made. Staff does not have the authority, under any circumstances, to change or reverse a decision of the BZA.

ADVANCE SURVEY, INC.

634 NORTH CLAYTON STREET
LAWRENCEVILLE, GA 30045

Invoice

DATE

INVOICE NUMBER

8/27/2007

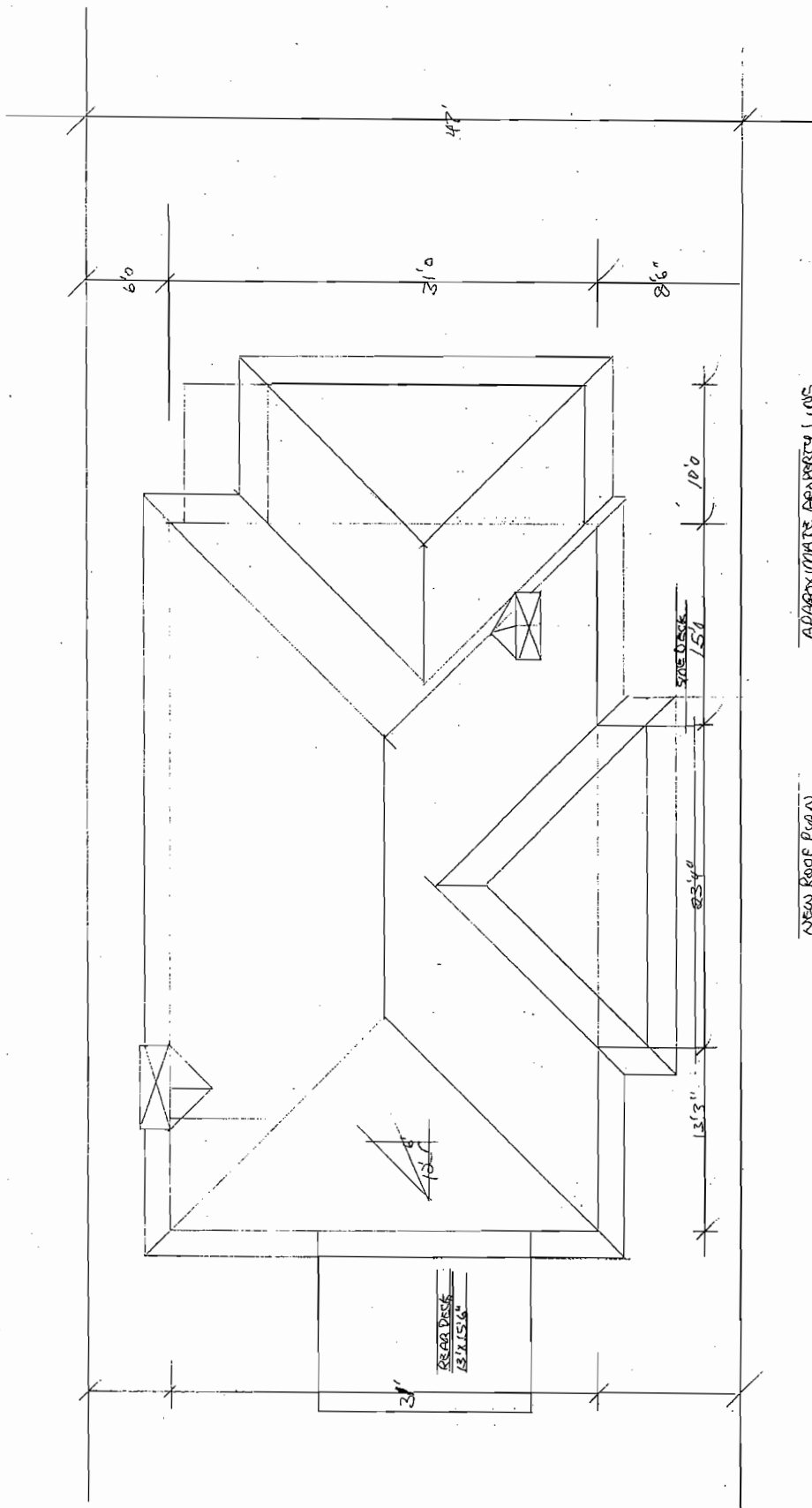
10129

BILL TO:

ANDY SUTTON
694 CRESTHILL AVE.
ATLANTA, GA 30306

TERMS	JOB #	PROP ADDRESS	CO	DISTRICT	L. L.	SUBDIVISION	FILE NAME	LOT	
UPON RECEIPT	060571	694 CRESTHILL AVE	FULTON	17TH	53	N. BOULEVARD PARK	ANDY SUTTON	29	
SERVICED	ITEM	DESCRIPTION	QTY	RATE	AMOUNT				
8/27/2007	LEGAL MISC	LEGAL DESCRIPTION COPIES OF SITE PLAN	8.00	150.00 10.00	150.00 80.00				
THANK YOU FOR YOUR BUSINESS								Total	\$230.00

PAID
8-28-07
TW



NEW ROOF PLAN

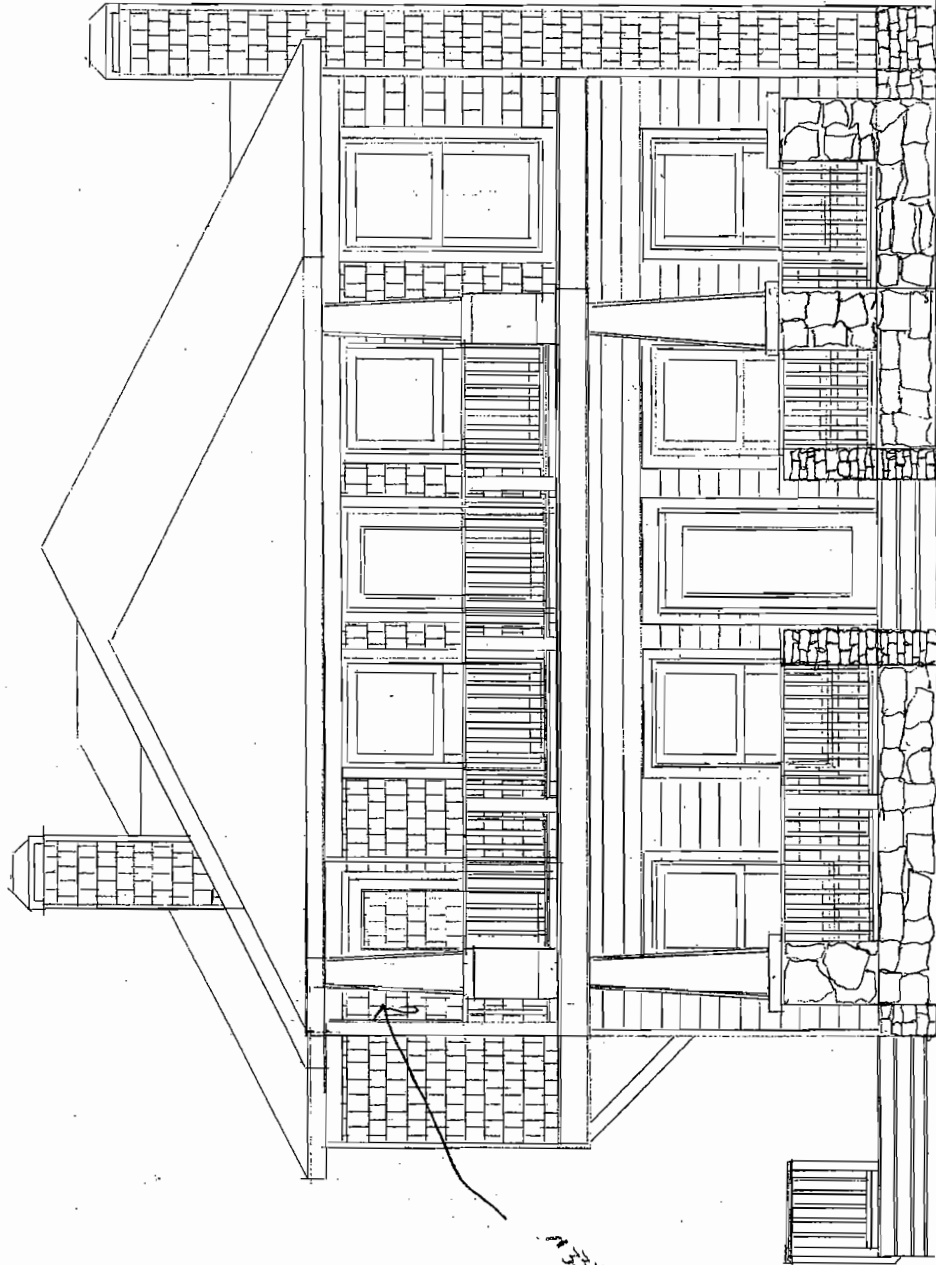
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 SCALE: 1/8" = 1'-0"
 LL: DISTRICT: 6
 SHEET: 6 OF



Andy Sutton
 694 Cresthill Ave.
 Atlanta, Ga. 30309

Georgia Home Construction
 Carl Raimondi, 678-898-9069
 By Robert E. Sokol

REV	DATE	APPROV	DESCRIPTION
			ROOF VIEW, SIDE DECK VIEW
			ROOF DECK VIEW, FRONT PORCH DECK VIEW



NEW FRONT ELEVATION

DATE: 11/28/06
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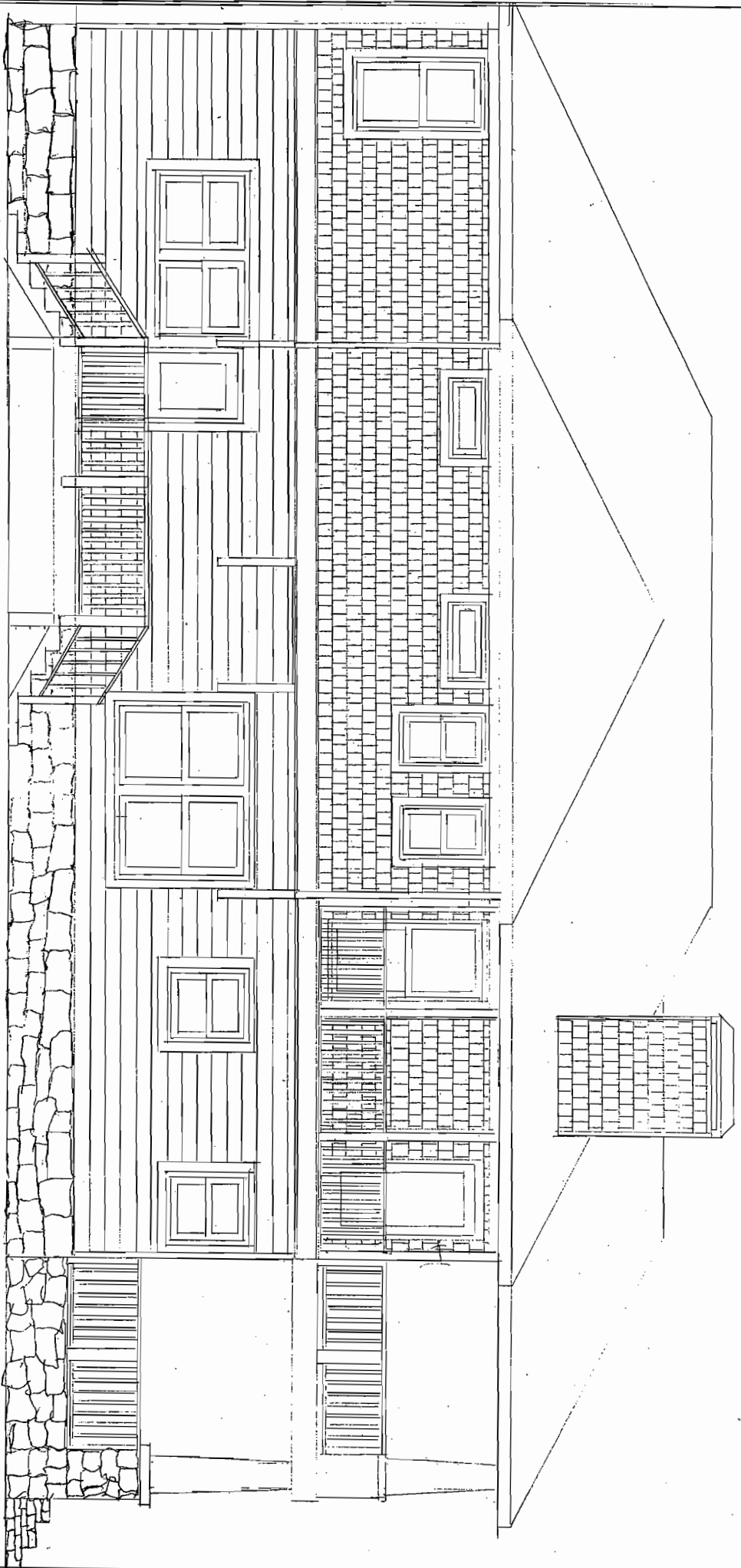


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REV	DATE	APPROV	DESCRIPTION
			NEW FRONT ELEVATION

NEW LEFT SIDE ELEVATION



REV	DATE	APPNO	DESCRIPTION
			LEFT SIDE ELEVATION

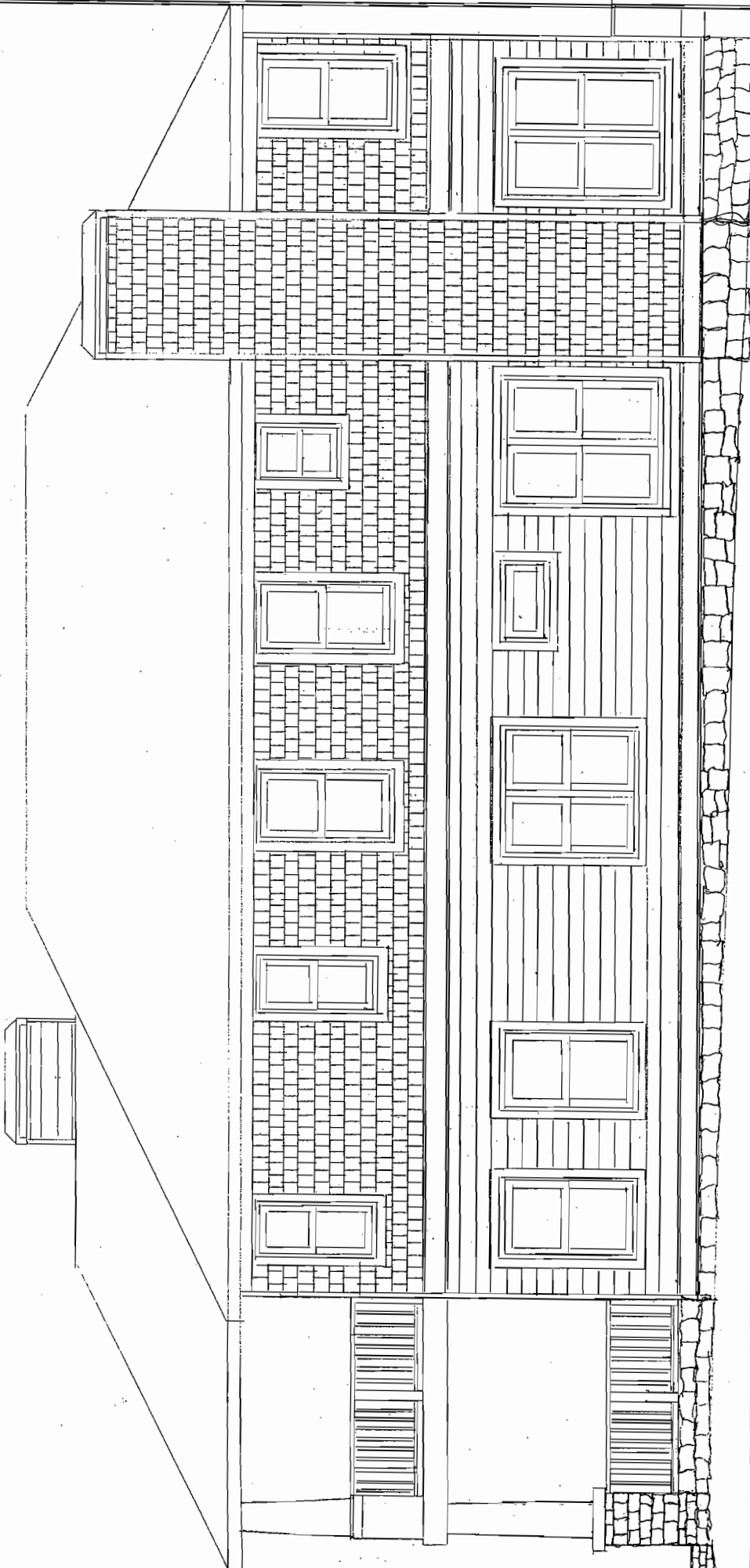
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 Atlanta, Ga. 30309



DATE: 11/28/04
SCALE: 1/4" = 1'-0"
LT: DISTRICT:
SHEET: 8 OF

NEW RIGHT SIDE ELEVATION



DATE: 11/28/06
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 L.L. DISTRICT: _____
 SHEET: 1/6 OF _____

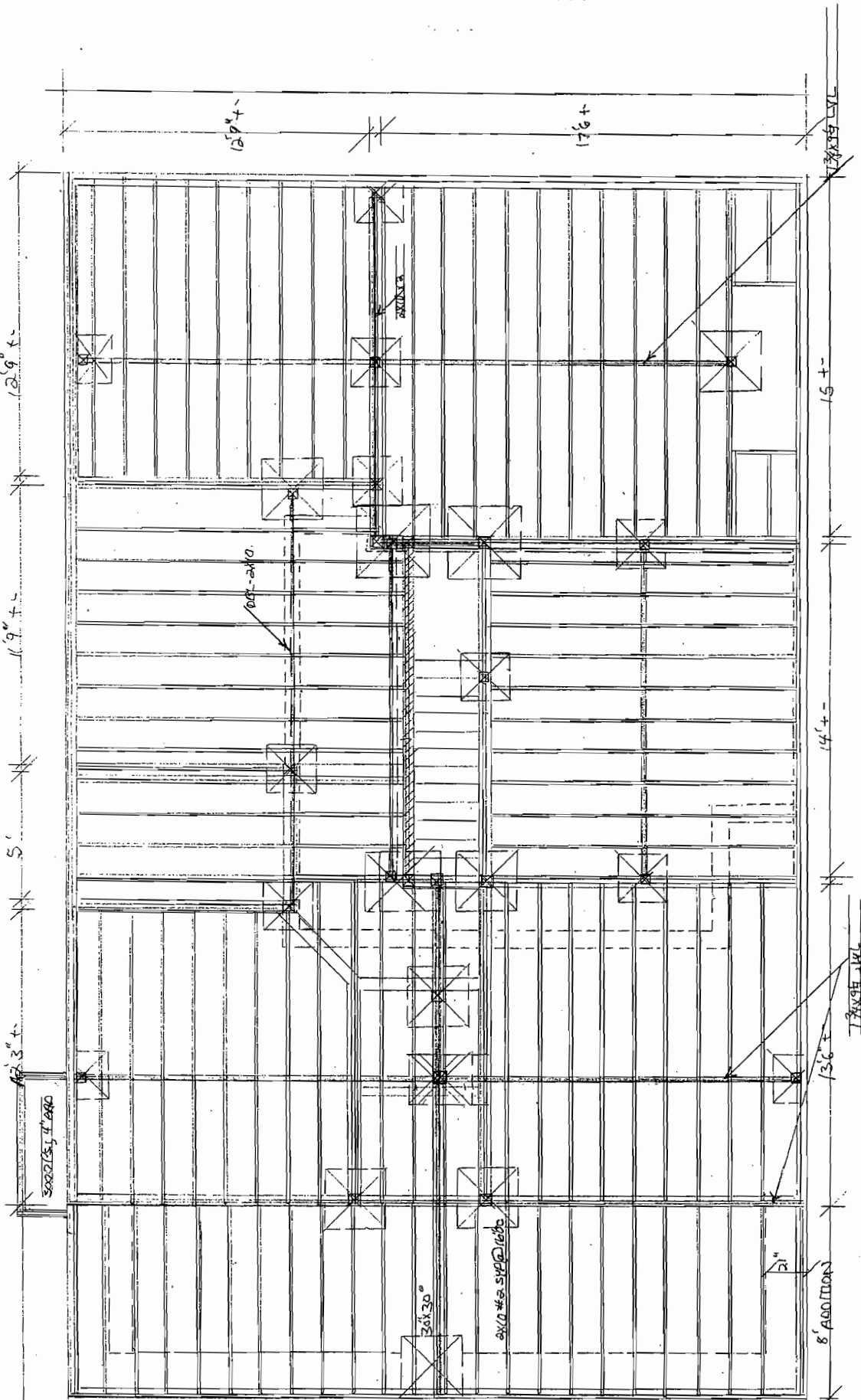


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REV	DATE	APPROV	DESCRIPTION
			RIGHT SIDE ELEVATION

FOUNDATION PLAN

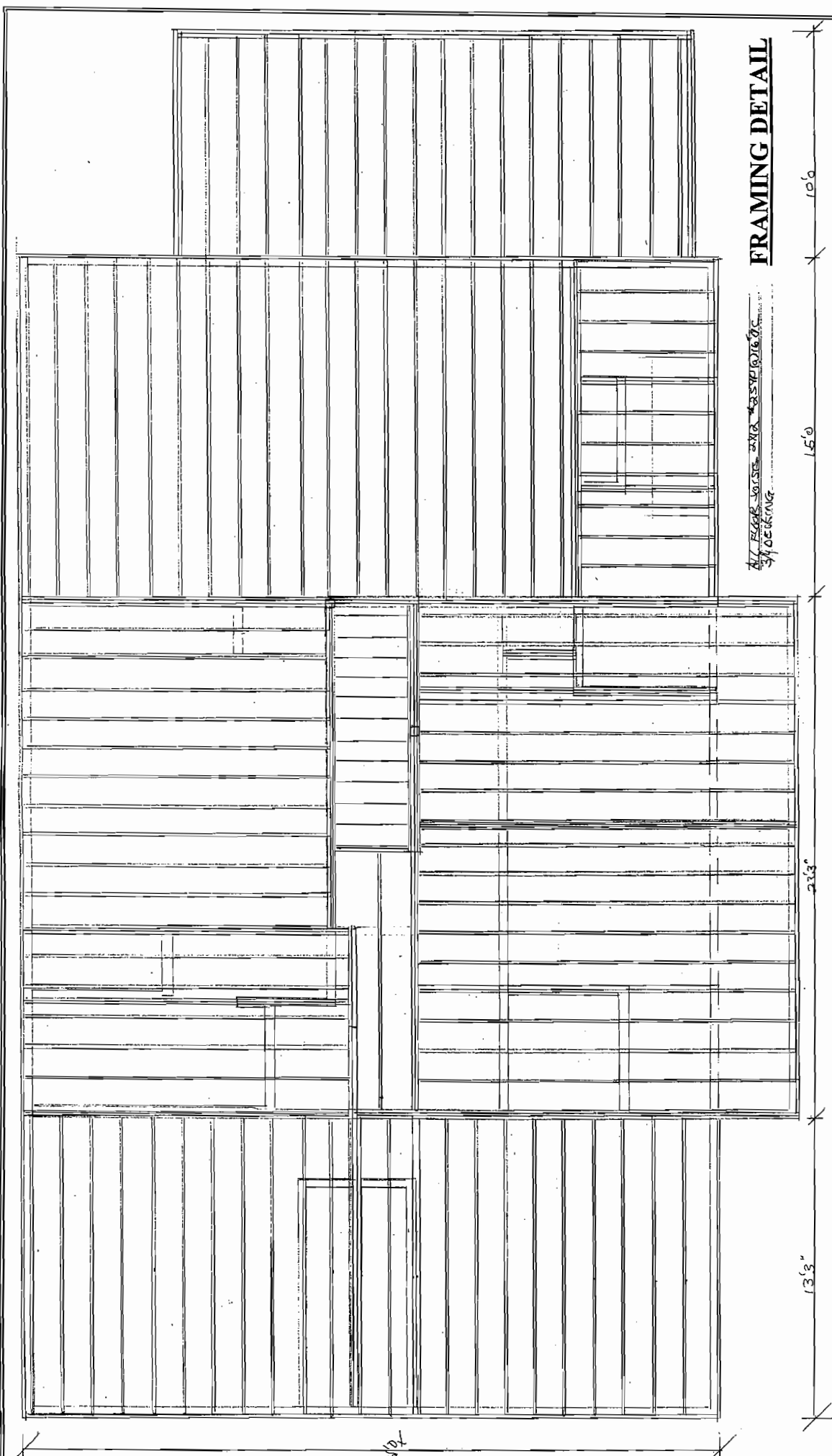


DATE: 11 / 28 / 06
 SCALE: 1/4" = 1 FT
 LL: DISTRICT:
 SHEET: 1 / OF

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REV	DATE	APPROV	DESCRIPTION
			FOUNDATION & CLIP REPAIR



FRAMING DETAIL

ALL FLOOR JOISTS ARE 2x8 @ 16" O.C.

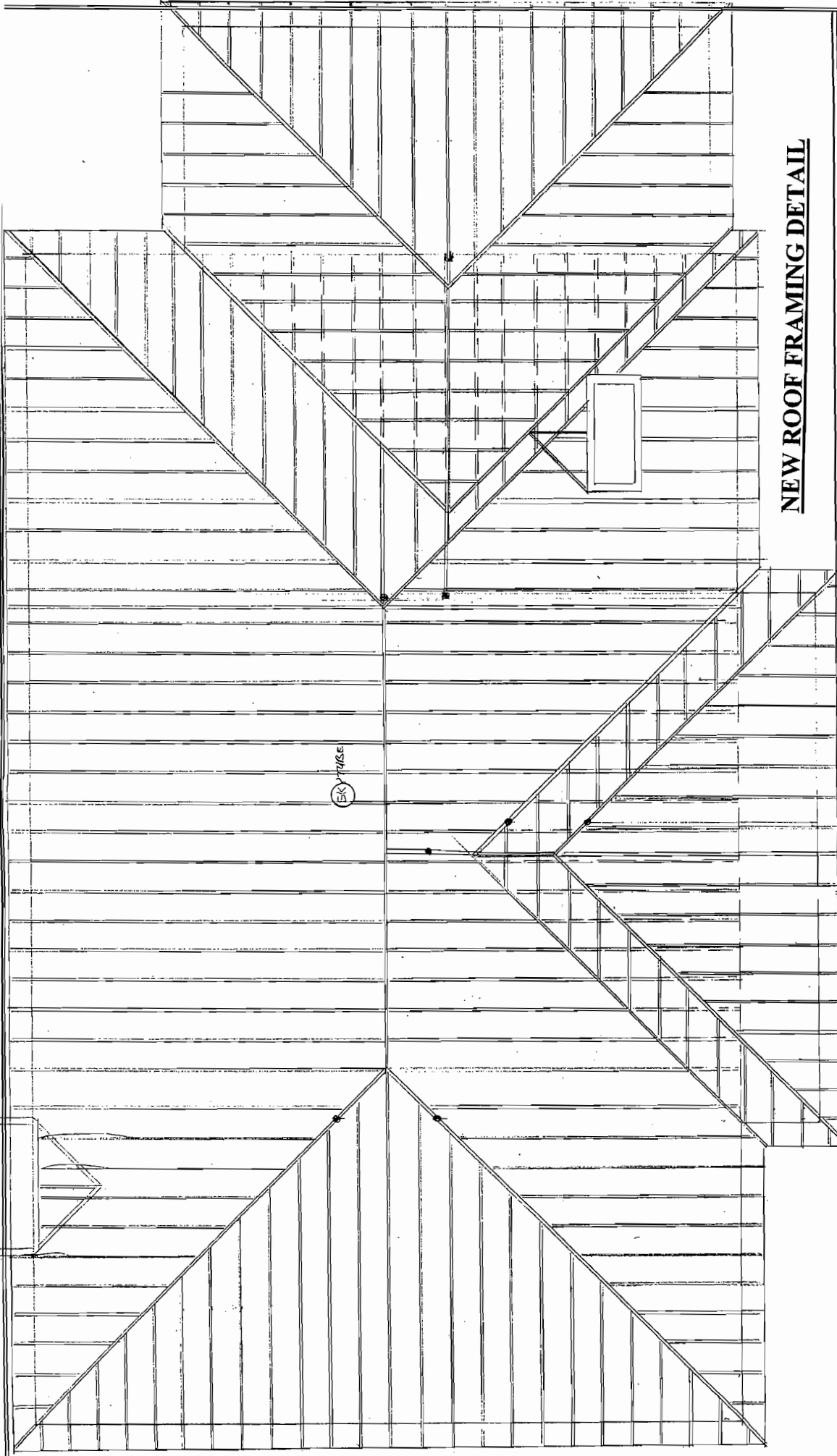
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SCALE:	1/4" = 1'-0"
LL:	DISTRICT:
SHEET:	12 OF



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REV	DATE	APPR'D	DESCRIPTION
			SECOND FLOOR FRAMING PLAN



NEW ROOF FRAMING DETAIL

DATE: 11 / 28 / 06
 SCALE: 1/4" = 1'-0"
 LI: DISTRICT: SHEET: 13 OF



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REV	DATE	APPROD	DESCRIPTION
			NEW ROOF FRAMING & RAFTERS
			288 1/2" SYP @ 16" O.C.

1/8" SUBST. ROCK

2x8 CEILING RAFTERS #2 SYP @ 16" OC

2x8 CEILING RAFTERS

1/8" SUBST. ROCK

1x6 BRICKER BOARD

4x12-SPANING LGS. 2x12 FLOOR JOISTS - 1x4 LATH STRIPS AT FLOOR

1/2" GYP COVERED BY HOUSE WARD

1x8 BRICKER

CONTINUOUS AIR BARriers SEPT. VENT

2x8 CEILING RAFTERS 4x (R-30 BLOWN INSULATION)

R-11 INSULATION

3/4" INS. REQUIRED

16" OC

36"

2x8 SECOND FLOOR JOISTS #2 SYP @ 16" OC

9/2" TYPICAL

3/4" INS. REQUIRED

R-13 INSULATION

2x10 #2 SYP FLOOR JOISTS @ 16" OC

CMU - 8" X 8" X 8"

12" TYPICAL TO BASEMENT FLOOR OPENING

BRICK STAIRS

GRADE

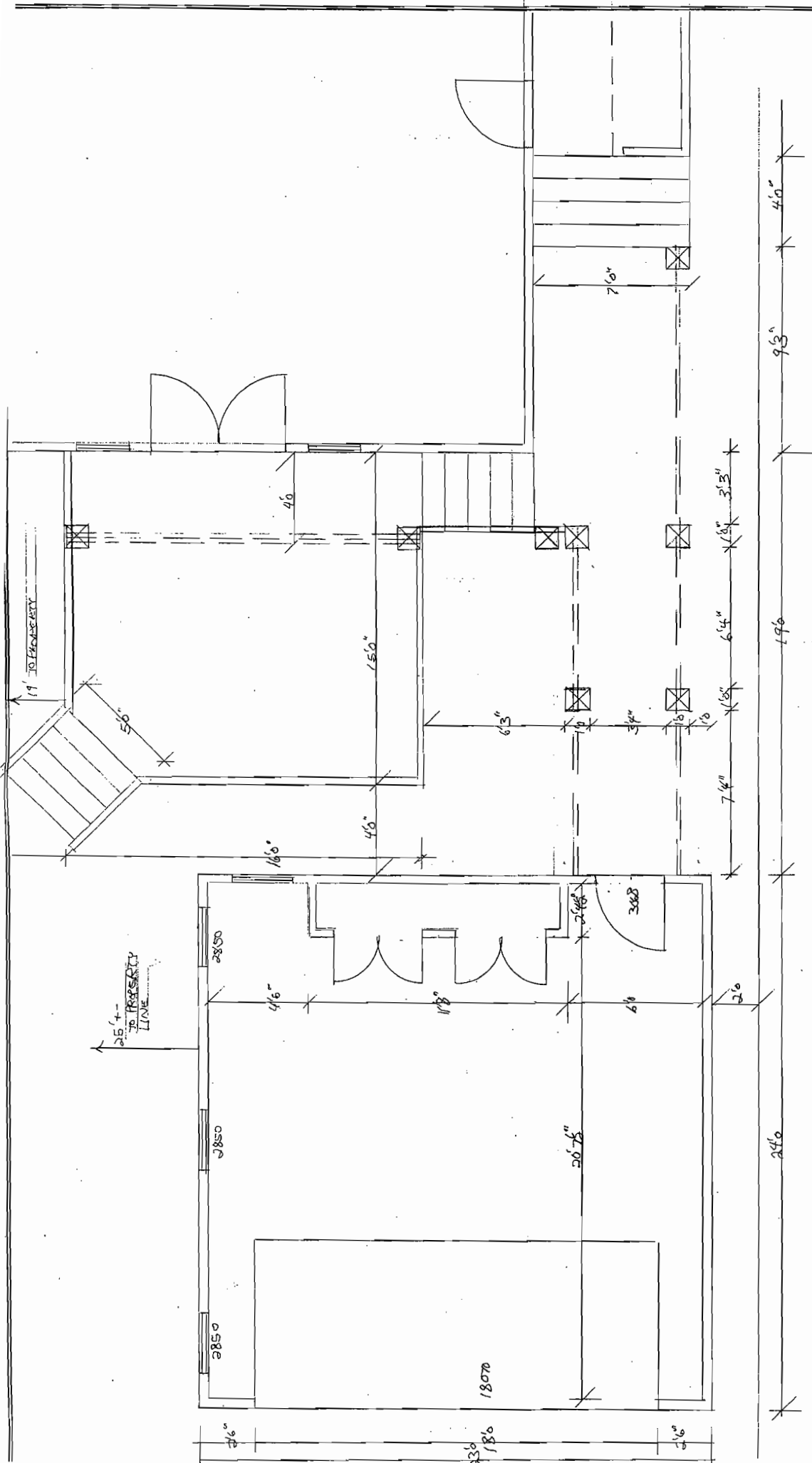
FRAMING PLANS

DATE:	11 / 28 / 04
SCALE:	1/8" = 1'-0" (SEE DRAWING)
ILL:	DISTRICT:
SHEET:	1 / 4 OF

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DATE	APPROV	DESCRIPTION
		SECTION SCHEMATIC



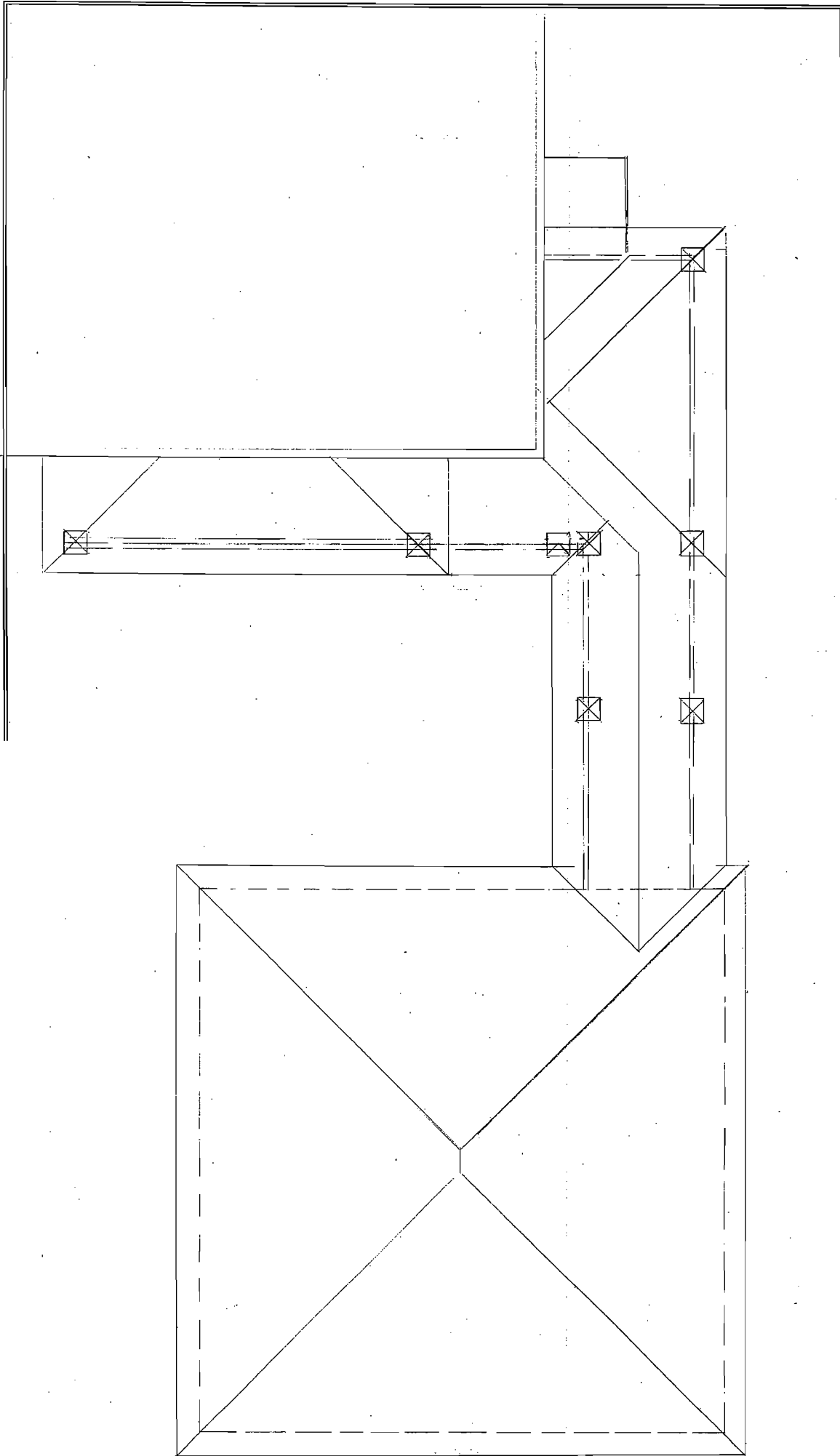
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 SCALE: 1/4" = 1'-0"
 ILL. DISTRICT:
 SHEET: 15 OF



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REV	DATE	APPROD	DESCRIPTION



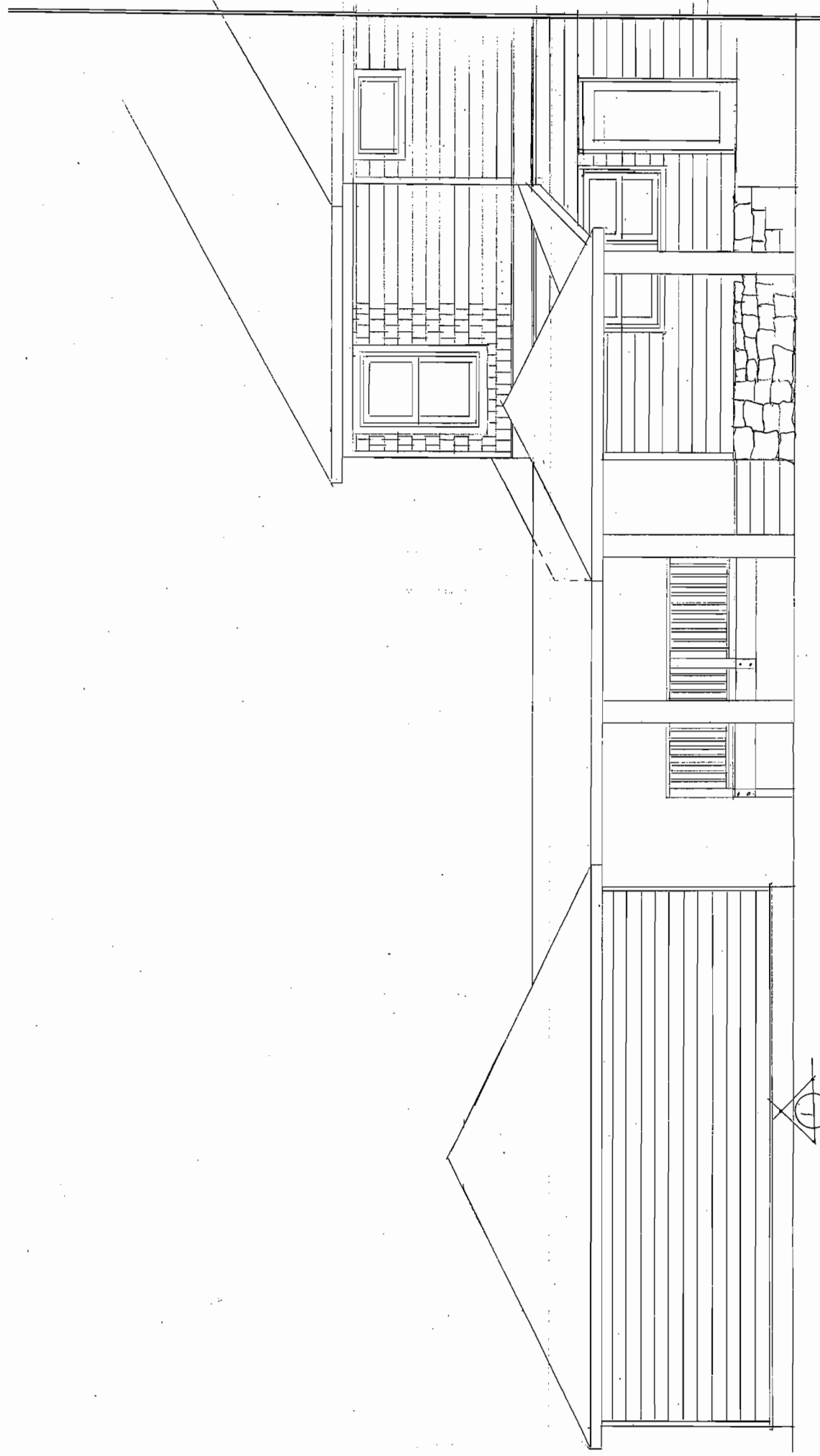
DATE: 1/27/18/06
 SCALE: 1/4" = 1'-0"
 LL: DISTRICT: 16 OF
 SHEET: 16 OF



Andy Sutton
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REV	DATE	APPROD	DESCRIPTION
			ROOF PLAN
			GARAGE & PORCH DECK
			Deck



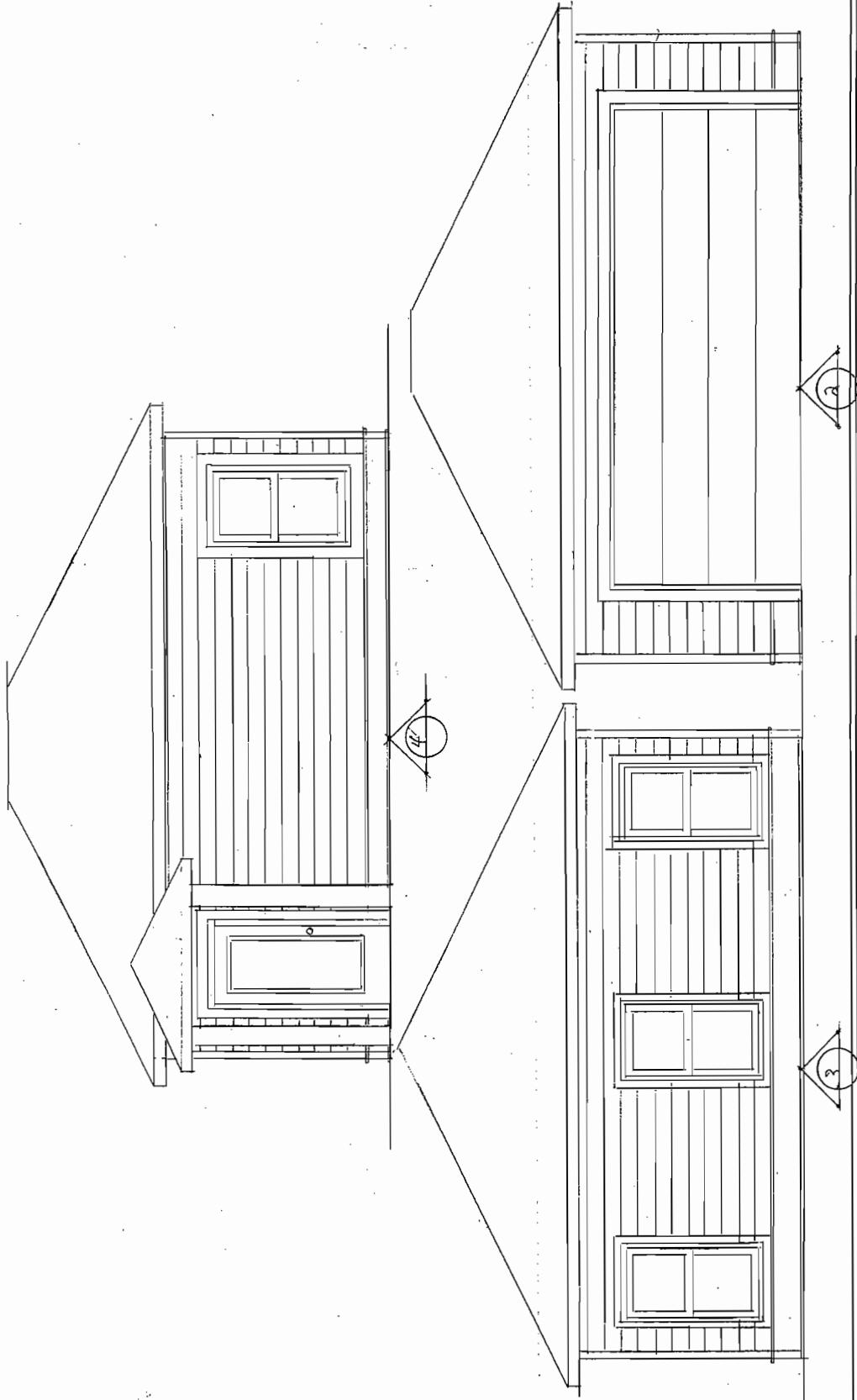
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 SCALE: 1/8" = 1'-0"
 L.L. DISTRICT:
 SHEET: 77 OF



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REV	DATE	APPROV	DESCRIPTION
			ELC 047700 1



DATE: 12 / 18 / 06
 SCALE: 1/8" = 1'-0"
 L.L. DISTRICT:
 SHEET: 18 OF



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Georgia Home Construction
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REV	DATE	APPROD	DESCRIPTION
			EVALUATIONS S.J. 4