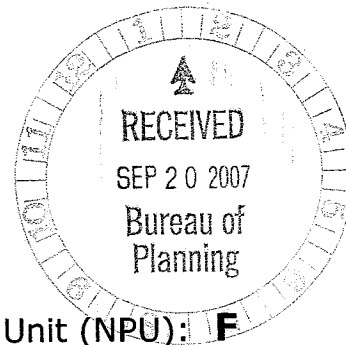


# Notice To Applicant

City of Atlanta - Bureau of Planning



APPLICATION NUMBER: **V-07-277**

City Council District: **6**

Neighborhood Planning Unit (NPU): **F**

Address of Property: **1792 Flagler Avenue**

Board of Zoning Adjustment (BZA) Hearing Date:

**Friday, November 16, 2007 at 1:00 p.m.**

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

The contact person for NPU F is:

**Conne Ward Cameron**  
**404-876-0813**  
**connew@bellsouth.net**

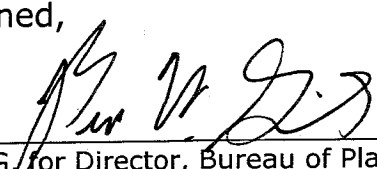
Contact info for adjacent NPUs is provided below if necessary:


NPE: Michael Rothman  
404-597-7416      reiatl@comcast.net

Please contact the person(s) listed above within two 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.

**Sign Posting** - The property owner is required to post a sign or signs in a conspicuous place on the property at least 15 days before the hearing date shown above. One sign shall be placed every 600 feet along each street the property abuts. A sign posting affidavit must be returned to the Bureau of Planning to confirm posting.

Signed,

  
\_\_\_\_\_  
BWG, for Director, Bureau of Planning

  
\_\_\_\_\_  
Josh Taylor, Applicant

September 19, 2007

To: City of Atlanta

Re: Justification for Request of Variance for 1792 Flagler Avenue



Dear Sir or Madam:

I would like to request a variance for the addition of a family room, second story floor level and front foyer to my existing house at 1792 Flagler Avenue. My existing house with its current structure as most houses on this street does not meet the side setback or front setback zoning requirements. I want to extend a family room straight back along the same side of the existing structure. The existing side is 3 feet – 7 inches from the side property line and the new addition would require the same offset distance. The front of the house is 33 feet from the front property line and the new foyer addition would shorten the distance to 27 feet – 2 inches.

The renovation addition would be consistent with other renovations on our street and would provide the following benefits for our family.

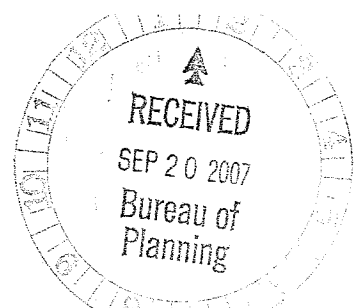
1. The current house has 3 bedrooms/2 baths and 1800 square feet of living space which is too small for our family with 4 children. The new added space would allow us to add two new bedrooms to house our children.
2. The house currently does not have front entrance door. You must enter through a screened porch and then through a side door directly into the living room. The new foyer would allow us to enter our house through a traditional foyer and improve the flow of traffic in our living room.
3. The house currently does not have a family den area and the new family room would give us space we need for our entire family to gather.
4. The new addition would add value to our house and to the neighborhood as a whole.

Please let me know if you have any questions and you can contact me at 770-653-2679.

Sincerely,

A handwritten signature in black ink that appears to read "Josh Taylor".

Josh Taylor  
1792 Flagler Avenue



# 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-07-277  
NPU F DATE FILED \_\_\_\_\_

1. Josh Taylor

Name of Applicant

### BUILDING PERMIT AUTHORIZING Foyer, second story and 2-story room additions

at 1792 Flagler Ave., N.E. 17<sup>th</sup> / 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 zoning regulations to reduce the required front yard setback from 35ft.(required) to 27ft. and reduce the north side yard setback from 7ft.(required) to 3.7ft. to allow for a foyer, second story, and 2-story room additions to an existing single-family house. Applicant seeks no other variances at this time.

#### 1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (1) & (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



**APPLICATION FOR VARIANCE**  
**City of Atlanta**

Date Filed Sept. 18 2007

Application Number V-07-277

Name of Applicant Josh Taylor Daytime Phone 770-653-2679

Company Name \_\_\_\_\_ e-mail jtaylor@hillcompany.com

Address 1792 Flagler Ave. Atlanta, GA 30309  
street city state zip code

Name of Property Owner Josh Taylor Phone 770-653-2679

Address 1792 Flagler Ave. Atlanta, GA 30309  
street city state zip code

**Description of Property**

Address of Property 1792 Flagler Avenue Atlanta, GA **OR**

the subject property fronts 60 feet on the west side of Flagler Avenue, and begins 730 feet from the SW R/W corner of Rock Spring Avenue.

Depth: 155.17' 9295  
Area: sq.ft Land Lot: 56 District: 17th, Fulton County, GA.

Property is zoned: R-4, 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 10 Day Of Sept, 2007.

**DEBORAH M. CARLSLE**  
**NOTARY PUBLIC, CHEROKEE COUNTY GEORGIA**  
**MY COMMISSION EXPIRES OCTOBER 18, 2008**

Josh Taylor  
Owner or Agent for Owner (Applicant)  
Josh Taylor  
APPLICANT'S NAME IN PRINTED LETTERS

Deborah M Carlsle  
NOTARY PUBLIC

# INVOICE

**City of Atlanta**  
**Bureau of Planning**  
55 Trinity Avenue, Suite 3500  
Atlanta, Georgia 30303

DATE: September 20, 2007  
INVOICE #: V-07-277

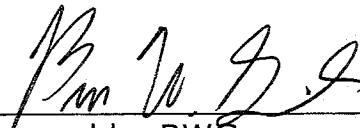
FUND #: **1A01**  
ACCOUNT #: **441-201**  
CENTER #: **B00001**

**Bill to:**

Josh Taylor  
1792 Flagler Avenue  
Atlanta, GA 30309

Phone: 770-693-2679

DESCRIPTION	AMOUNT
Application for Variance in R-4 zoning district	\$100.00
<b>TOTAL</b>	<b>\$100.00</b>

  
Approved by BWG

CK# 1518  
PAID  
SEP 20 2007  
CITY OF ATLANTA  
EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR S.G.

Please make checks payable to "City of Atlanta."  
No refunds will be issued.