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March 2006
DEC 27 2007
Bureau of
Planning

APPLICATION FOR VARIANCE
City of Atlanta

Date Filed 12-27-07 Application Number V-07-372
Name of Applicant LUCY WARD Daytime Phone 404-281-1593
Company Name Dovetail Craftsmen e-mail lwardovetail@earthlink.net
Address 675 Semminole Ave Atlanta, GA 30307
Suite 303 street city state zip code

Name of Property Owner LORIE Hutchins Phone 404-644-9326
Address 747 Elkmount Dr. Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 747 Elkmount Drive, Atlanta, GA 30306 OR

the subject property fronts _____ feet on the _____ side of _____
_____, and begins _____ feet from the
_____ corner of _____.

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

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

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 27 Day Of 12, 2007.


Owner or Agent for Owner (Applicant)
LUCY WARD
APPLICANT'S NAME IN PRINTED LETTERS


NOTARY PUBLIC

V-07-372

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 an 8' x 6' x 11' tall shed to house bicycles in the backyard 2' off property line.

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.

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2893 covered square feet / 6770 total lot square feet = 43 % proposed lot coverage

50 % 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 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 (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.

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.

Justification for application of variance at 747 Elkmont Road.

The 6' x 8' shed will be placed in the backyard to house bicycles. The property is very narrow in the back, making it almost impossible to put the shed inside the setbacks. The shed will not be a conditioned space, and is designed to fit in with the house and yard. It will be constructed on piers; no poured foundation is required for this type of structure. It will be placed 15' off the back fence, and 2' off the right side fence.

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NOTARIZED AUTHORIZATION BY PROPERTY OWNER

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

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TYPE OF APPLICATION Variance

I, Lorie M. Hutchins (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 747 Elkmont Drive (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 Way Ward - Detail Craftsmen

ADDRESS OF APPLICANT 675 Seminole Ave. Suite 303 Atlanta, GA 30307

TELEPHONE NUMBER 404-281-1593; 404-454-4137

Lorie M. Hutchins
Signature of Owner

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

LUCY WARD
Notary Public, Fulton County, Georgia
My Commission Expires Oct. 29, 2011

[Signature]
Notary Public

12-26-07
Date