

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



APPLICATION NUMBER V-07-38

Council District : 6

Location of Property 629 Elmwood Avenue, N.E.
Atlanta, Ga., Zip: 30306

<input checked="" type="checkbox"/> BZA - Board of Zoning Adjustment <input type="checkbox"/> ZRB - Zoning Review Board HEARING DATE : <u>April 6, 2007</u> At <u>1:00</u> P.M. Council Chambers, 2 nd Floor, City Hall 55 Trinity Avenue, S.W.	LAND USE AMENDMENT REQUIRED FOR THIS REZONING REQUEST YES NO Circle one as appropriate
---	--

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

Connie 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 _____
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 should post the sign(s) by March 22, 2007 to allow adequate notice to interested parties, and it should remain posted until after the public hearing.

Sincerely,


Gina E. Gentry
For Director, Bureau of Planning


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

Amanda Pearce
Print Name

March 2006

RECEIVED
JAN 30 2007
Bureau of
Planning

APPLICATION FOR VARIANCE City of Atlanta

Date Filed 1-30-07

Application Number V-07-38

Name of Applicant Amanda Bearse Daytime Phone 706-781-8281

Company Name N/A e-mail Ayogamanda@bellsouth.net

Address 629 Elmwood Ave. Atlanta GA 30306
street city state zip code

Name of Property Owner Amanda Bearse Phone 404-541-0916

Address 629 Elmwood Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 629 Elmwood Avenue, Atlanta GA 30306 OR

the subject property fronts 50 feet on the SOUTH side of ELMWOOD AVE.
and begins 210 feet from the
NORTHEAST corner of MONROE DRIVE

Depth: 149' Area: .176 Land Lot: 53 District: 17, 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 Jan, 2007

Amanda Bearse
Owner or Agent for Owner (Applicant)

Amanda Bearse
APPLICANT'S NAME IN PRINTED LETTERS



Victoria R. Daniel
NOTARY PUBLIC



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-07-38

NPU F DATE FILED _____

I. Amanda Bearse
Name of Applicant

RECEIVED
JUN 30 2007
Bureau of
Planning

BUILDING PERMIT AUTHORIZING Construction of a garage

at 629 Elmwood Avenue NE 17th/53
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 the zoning regulations to reduce the west side yard from 7ft. (required) to 1ft. for the construction of a garage. Applicant seeks no other 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, Acting Chief Zoning Division

V-07-38

March 2006

RECEIVED
MAR 20 2006
Bureau of
Planning

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 10'-9" x 22'-4" one car garage
along the west property line ~~at the rear of the 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.

2962 covered square feet / 7450 total lot square feet = 40 % proposed lot coverage
40 % 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's), 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.

Untitled

Jan. 30, 2007

Dept. of Planning
City of Atlanta

Re: 629 Elmwood Dr.
Atlanta, GA 30306

Please allow this letter to serve as justification for my request for a building variance at the above listed address.

I am asking to construct a single-car garage to replace the one that was in existence when I purchased the home in May, 2006.

The original free-standing garage was torn down in order to place a pool in the back yard of my home.

The new garage would be place at the rear of the existing driveway, free-standing to the west side of the house.

This is my place of residence and would allow for parking as well as much needed storage space.

I am asking for the same consideration given my neighbor to the west, who just completed construction of a garage within three feet of the property line. *MOVE specifically at one foot from property line, reducing the west side yard from seven feet to one foot.*
Thank you for your consideration to this matter.

Sincerely,



Amanda Bearse
Owner

RECEIVED
JAN 30 2007
Bureau of
Planning

V-07-38

LEGEND

I HAVE THIS DATE EXAMINED THE FIA FLOOD HAZARD MAP AND FOUND IN MY OPINION REFERRED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR EACH PARCEL

MAP NO. _____ EFFECTIVE DATE: _____

ZONE: _____

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- OTP OPEN TOP PIPE FOUND
- CTP CRIMP TOP PIPE FOUND
- REP REINFORCING BAR FOUND
- CP CALCULATED POINT
- X-X FENCE
- CLF CHAIN LINK FENCE
- WTF WOOD FENCE
- WRF WIRE FENCE
- PC FENCE CORNER
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- PL PROPERTY LINE
- BR BRICK
- FR FRAME
- R RECORD
- F FIELD
- P PLAT
- D DEED
- MM POINT OF BEGINNING
- LL LAND LOT LINE
- ML MAIN LOT
- SL SANITARY SEWER LINE
- CB CATCH BASIN
- HW HEAD WALL
- PS POWER POLE
- SSE SANITARY SEWER EASEMENT
- DE DRAINAGE EASEMENT
- US UTILITY EASEMENT
- AS ACCESS EASEMENT
- CMP CORRUGATED METAL PIPE
- RP REINFORCED CONG. PIPE
- APR AS PER PLAT
- APD AS PER RECORD
- APR AS PER RECORD
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- OU OWNERSHIP UNCLEAR
- N NBORS.

50.05'
S 81 51' 47" E

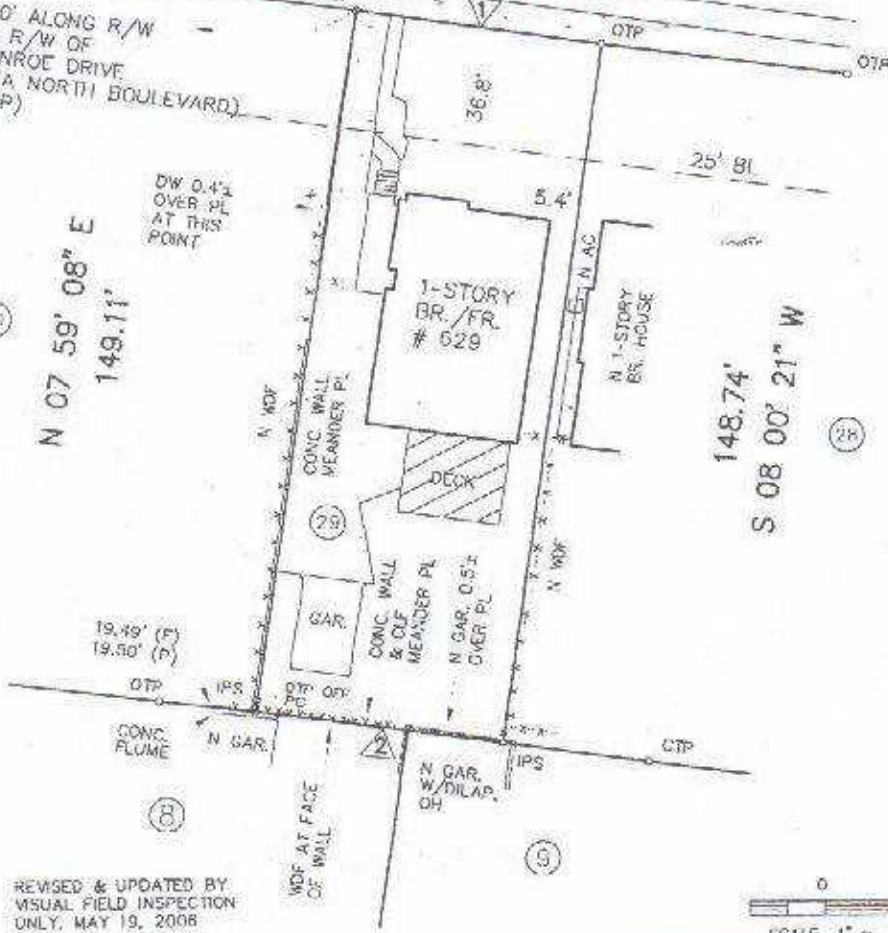
50.00'
N 82 17' 15" W

ELMWOOD AVENUE 50' R/W
27' BC/BC

210' ALONG R/W TO R/W OF MONROE DRIVE (FKA NORTH BOULEVARD) (APP)

N 07 59' 08" E
149.11'

S 08 00' 21" W
148.74'



REVISED & UPDATED BY VISUAL FIELD INSPECTION ONLY, MAY 19, 2008

LAND AREA= 0.17 AC

RECEIVED
JAN 30 2007
Bureau of Planning

V-07-38

PLAT PREPARED FOR: AMANDA BEARSE		
LOT 29	BLOCK D	UNIT
SUBDIVISION NORTH BOULEVARD PARK		
LAND LOT 53	17TH DISTRICT	SECTION
FULTON COUNTY, GEORGIA		DATE JUNE 28, 2001
PLAT BOOK 8	PAGE 171 & 172	ALL MATTERS PERTAINING TO FILE ARE EXCEPTED
DEED BOOK	PAGE	



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 100,000+ FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 10,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENTS FOUND WITHIN 300' OF THIS PROPERTY. SURVEY SYSTEMS & ASSOC., INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY & ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY. THIS SURVEY IS SUBJECT TO ANY & ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY, RECORDED OR UNRECORDED, PUBLIC OR PRIVATE.

JOB NUMBER 2-10024958R SURVEY SYSTEMS & ASSOC., INC. P.O. BOX 8888 ATLANTA GA. 31106-0888 FAX (404)760-0011 PHONE (404)760-0010

JOB NUMBER 33-24958

PK
R
F
P
D

FRAME
RECORD
FIELD
PLAT
DEED

AS FOR RELAY
BACK OF CURB
EDGE OF PAVEMENT
OWNERSHIP UNCLEAR
N'ORS.

N 82 17' 15" W

ELMWOOD AVENUE 50' R/W
27' BC/BC

210' ALONG R/W
TO R/W OF
MONROE DRIVE
(FKA NORTH BOULEVARD)
(APP)

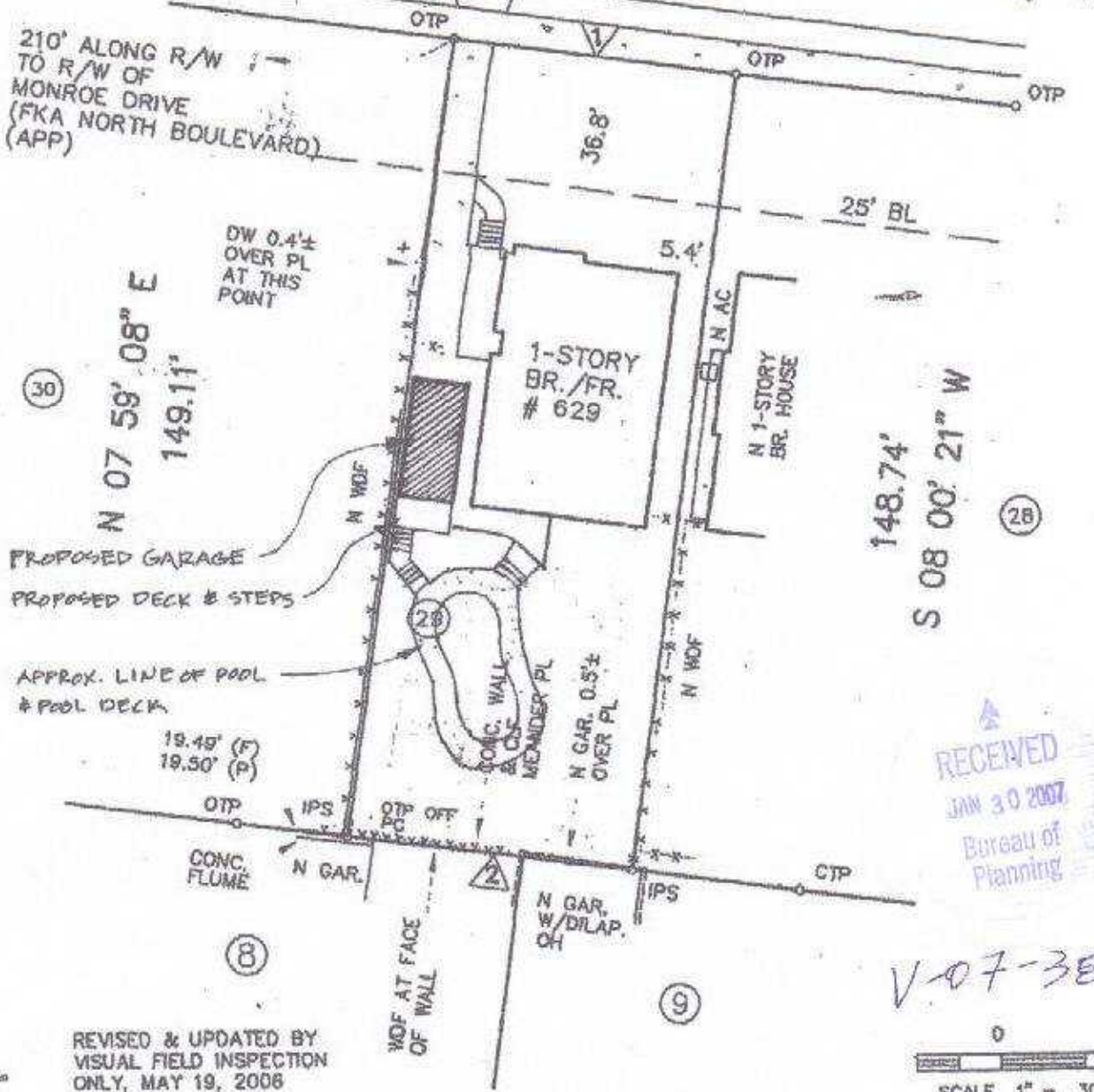
N 07 59' 08" E
149.11'

PROPOSED GARAGE
PROPOSED DECK & STEPS
APPROX. LINE OF POOL
& POOL DECK

19.45' (F)
19.50' (P)

REVISED & UPDATED BY
VISUAL FIELD INSPECTION
ONLY, MAY 19, 2008

LAND AREA =
0.17 AC



RECEIVED
JAN 30 2007
Bureau of
Planning

V-07-38

0 30
SCALE 1" = 30'

PLAT PREPARED FOR:

AMANDA BEARSE

LOT 29 BLOCK D UNIT

SUBDIVISION NORTH BOULEVARD PARK

LAND LOT 53 17TH DISTRICT SECTION

FULTON COUNTY, GEORGIA

DATE JUNE 26, 2001

PLAT BOOK 8 PAGE 171 & 172
DEED BOOK PAGE

ALL MATTERS PERTAINING
TO TITLE ARE EXCEPTED



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 100,000+ FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND
WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 10,000+ FEET.
AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.
NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SURVEY SYSTEMS & ASSOC. INC. HAS NO RESPONSIBILITY FOR THE LOCATION OF ANY & ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY.
THIS SURVEY IS SUBJECT TO ANY & ALL EASEMENTS, RESERVATIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY, RECORDED OR UNRECORDED, PUBLIC OR PRIVATE.

JOB NUMBER 2-10024958R

JOB NUMBER 33-2405R

SURVEY SYSTEMS & ASSOC., INC.

P.O. BOX 8688

ATLANTA, GA 31108 0688

FAX (404)760-0011

PHONE (404)760-0010