

**Notice To Applicant**

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

**RECEIVED**  
MAR 7 2007  
BUREAU OF  
PLANNING

APPLICATION NUMBER V-07-83

Council District : 6

Location of Property 1056 Bellevue Drive, N.E.  
Atlanta, Ga., Zip: 30306

<input checked="" type="checkbox"/> <b>BZA – Board of Zoning Adjustment</b>  <input type="checkbox"/> <b>ZRB – Zoning Review Board</b>  <b>HEARING DATE : <u>May 4, 2007</u></b> <b>At <u>1:00</u> P.M.</b> <b>Council Chambers, 2<sup>nd</sup> Floor, City Hall</b> <b>55 Trinity Avenue, S.W.</b>	<p align="center"><b>LAND USE AMENDMENT REQUIRED FOR THIS REZONING REQUEST</b></p> <p align="center">YES</p> <p align="center">NO</p> <p align="center">Circle one as appropriate</p>
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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 as many as needed if necessary) to present for information purposes only.

NPU _____ Name of Contact Person _____  Telephone No. _____	NPU _____ Name of Contact Person _____  Telephone No. _____
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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) 331-3322.

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 April 19, 2007 to allow adequate notice to interested parties, and it should remain posted until after the public hearing.

Sincerely,

Randy Goode  
Signature of Applicant (person who filed application w/City)

For Director, Bureau of Planning

Andrew W. Goode  
Print Name



# 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 Mastamani, CBO,  
AIA  
Director  
Bureau of Building

## REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-07-083

NPU F DATE FILED 3/7/07

I. Andrew W. Goode  
Name of Applicant

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## BUILDING PERMIT AUTHORIZING

Detached garage addition

at 1056 Bellevue Dr., N.E. 17<sup>th</sup> / 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 from zoning regulations to reduce the east side yard setback from 7ft.(required) to 3ft., 2) reduce the rear yard setback from 15ft.(required) to 10ft.(credit given for 1/2 width of 20ft. alley) and 3) increase the total floor area from 30% (required) of the main structure to 43% to allow for a detached garage addition 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 (2) & (3)

Chapter 28 Section 16-28.004 Paragraph (3)

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

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

March 2006

# APPLICATION FOR VARIANCE

City of Atlanta

Date Filed 3/7/07 Application Number V-07-083

Name of Applicant Andrew W. Goode Daytime Phone 404 875 8478

Company Name \_\_\_\_\_ e-mail awgoode@bellsouth.net

Address 1056 Bellevue Drive Atlanta GA 30306  
street city state zip code

Name of Property Owner Andrew W. Goode Phone 404 875 8478

Address 1056 Bellevue Dr. Atlanta, GA 30306  
street city state zip code

### Description of Property

Address of Property 1056 Bellevue Dr. Atlanta, GA 30306 OR

the subject property fronts 52.2 feet on the north side of Bellevue Drive, and begins \_\_\_\_\_ feet from the at the north east corner of Humphries Drive

Depth: 160.8 Area: \_\_\_\_\_ Land Lot: 1 District: 17, Fullon County, GA.

Property is zoned: R-4, Council District: 6, Neighborhood Planning Unit: F

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MAR 7 2007  
BUREAU OF PLANNING

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 7 Day Of 3, 2007.

Andrew W. Goode  
Owner or Agent for Owner (Applicant)

Andrew W. Goode  
APPLICANT'S NAME IN PRINTED LETTERS

Whitney Hardy  
NOTARY PUBLIC

March 2006

**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:** Addition of 2 car garage. 24 x 24 with storage space on the second floor. Outdoor steps leading to the second floor.

**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.

3193 covered square feet / 8050 total lot square feet = 39.7 % 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'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.

Application of Andrew Goode for a variance from the zoning regulations to reduce the required side yard setbacks from 7 feet to 3 feet, to reduce the rear yard setback from 15 feet to 10 feet, and to allow an accessory structure to exceed 30% of the primary structure, to allow the construction of a detached garage. Property is located at 1056 Bellevue Drive, N.E., fronting 52.2 feet on the north side of Bellevue Drive, beginning at the northeast corner of Humphries Drive. Depth 160.8 feet. Property is zoned R-4 (Single-Family Residential). Land Lot 1 of the 17<sup>th</sup> district, Fulton County, Georgia.

**OWNER: Andrew Goode**  
**COUNCIL DISTRICT 6, NPU "F".**

RECEIVED  
MAR 11 2009  
CITY OF ATLANTA  
PLANNING DEPARTMENT

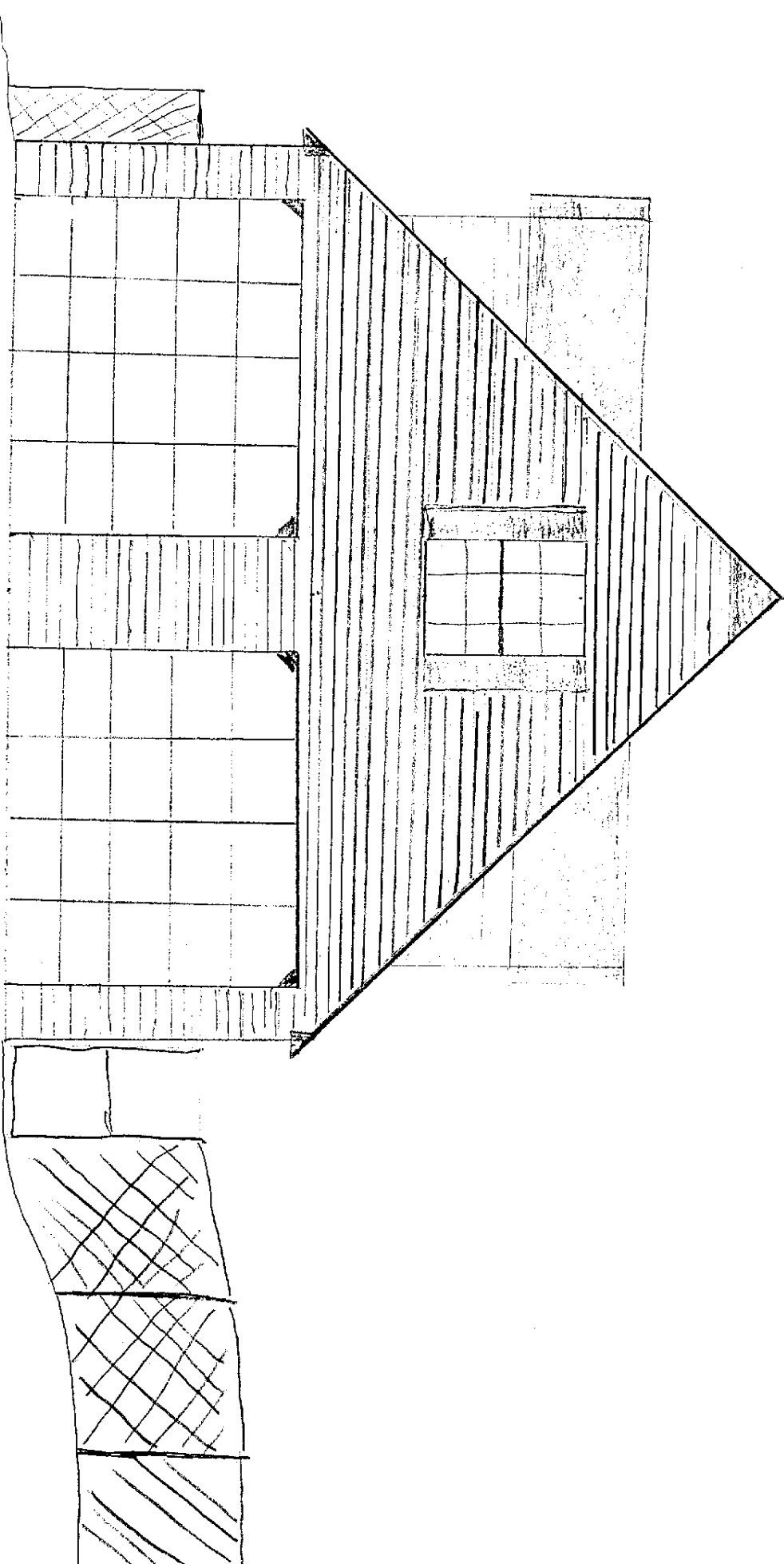
1056 Bellevue Drive  
Atlanta, GA 30306

### Justification for case V07-083

This location creates usable yard and is in keeping with typical garage locations in the area. It is located in the area of the property that is at the lowest elevation so as to be the least obtrusive. The location aligns well with alley.

*Andrew W. Goode*  
Andrew W. Goode

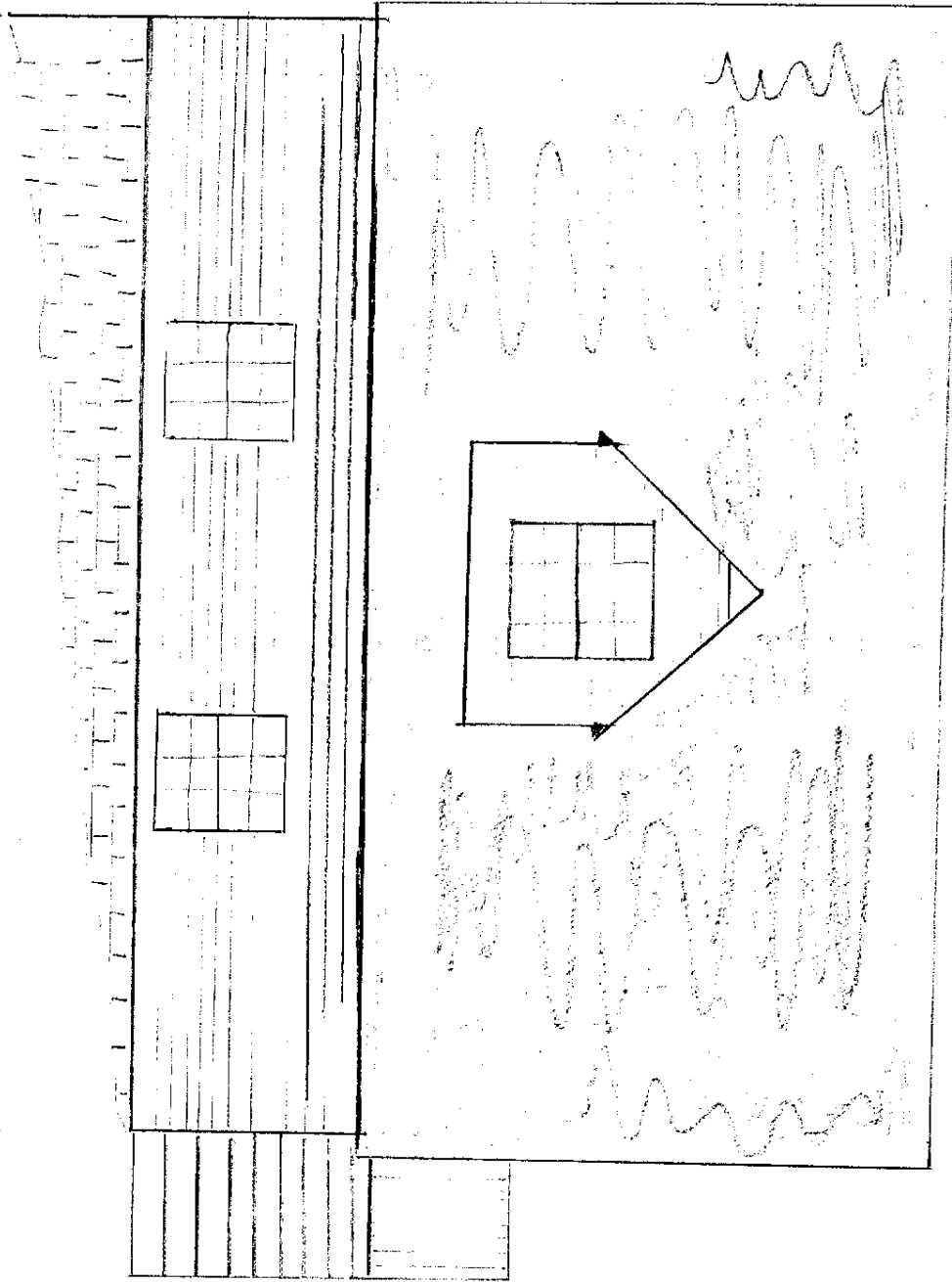
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MAR 10 2007  
OFFICE OF  
PLANNING



1056 Bellevue Drive  
Atlanta, GA 30306

North Elevation  
(Alley)

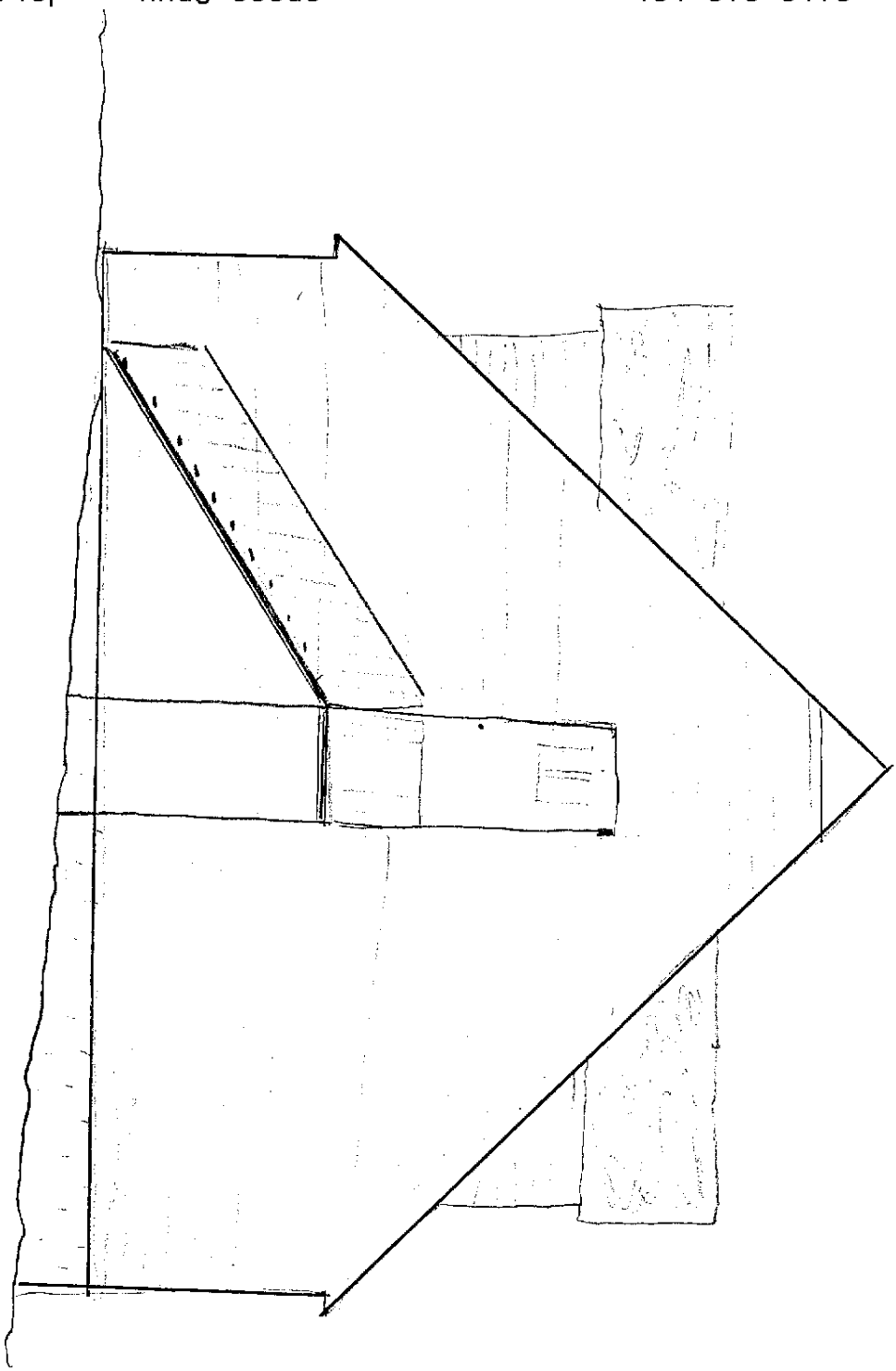
Scale 1"=4'



1056 Bellevue Drive  
Atlanta, GA 30306  
West Elevation

Scale 1" = 4'

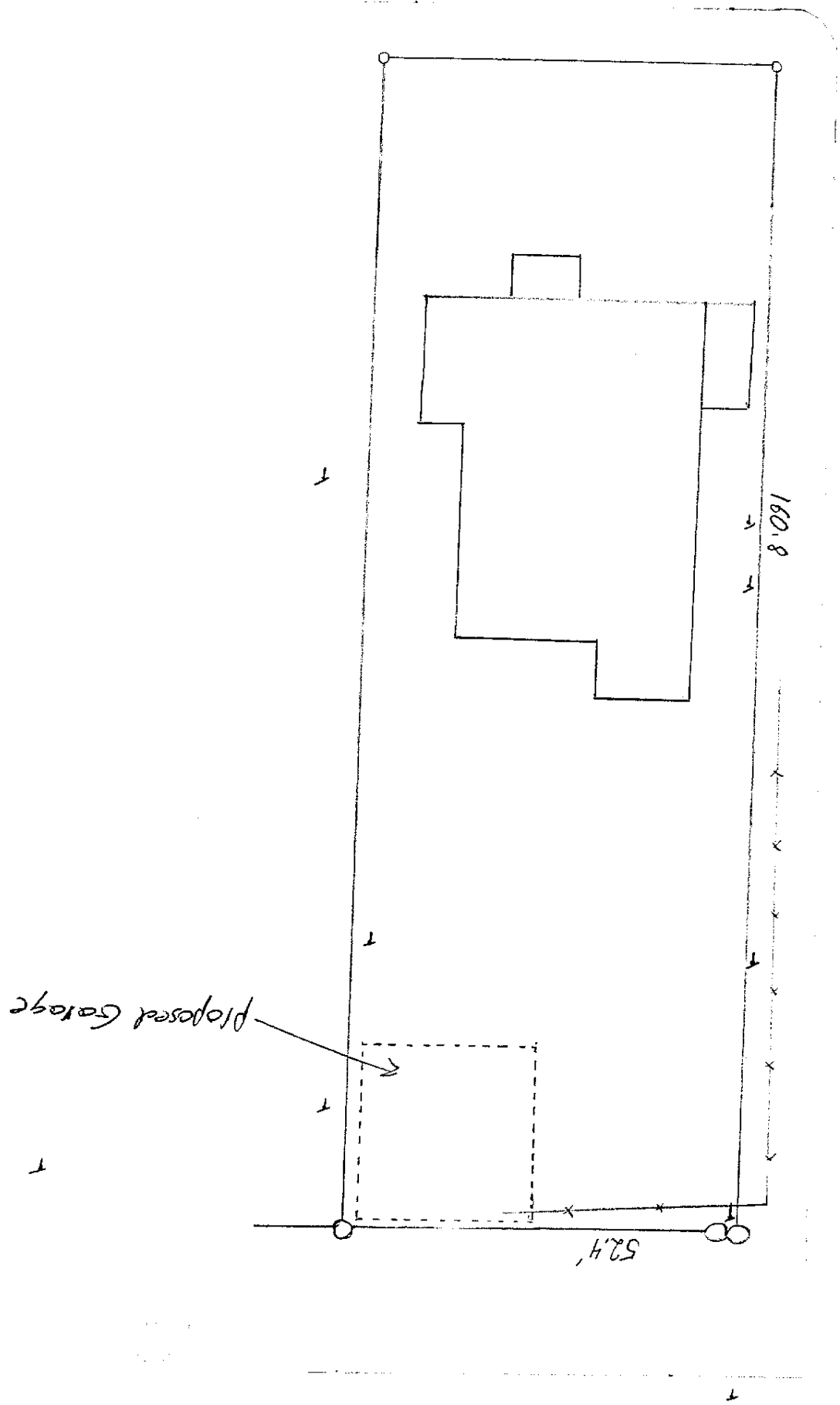




1056 Bellevue Dr.  
Atlanta, GA 30306  
South Elevation

Scale 1" = 4'

Scale 1" = 20'  
T = tree

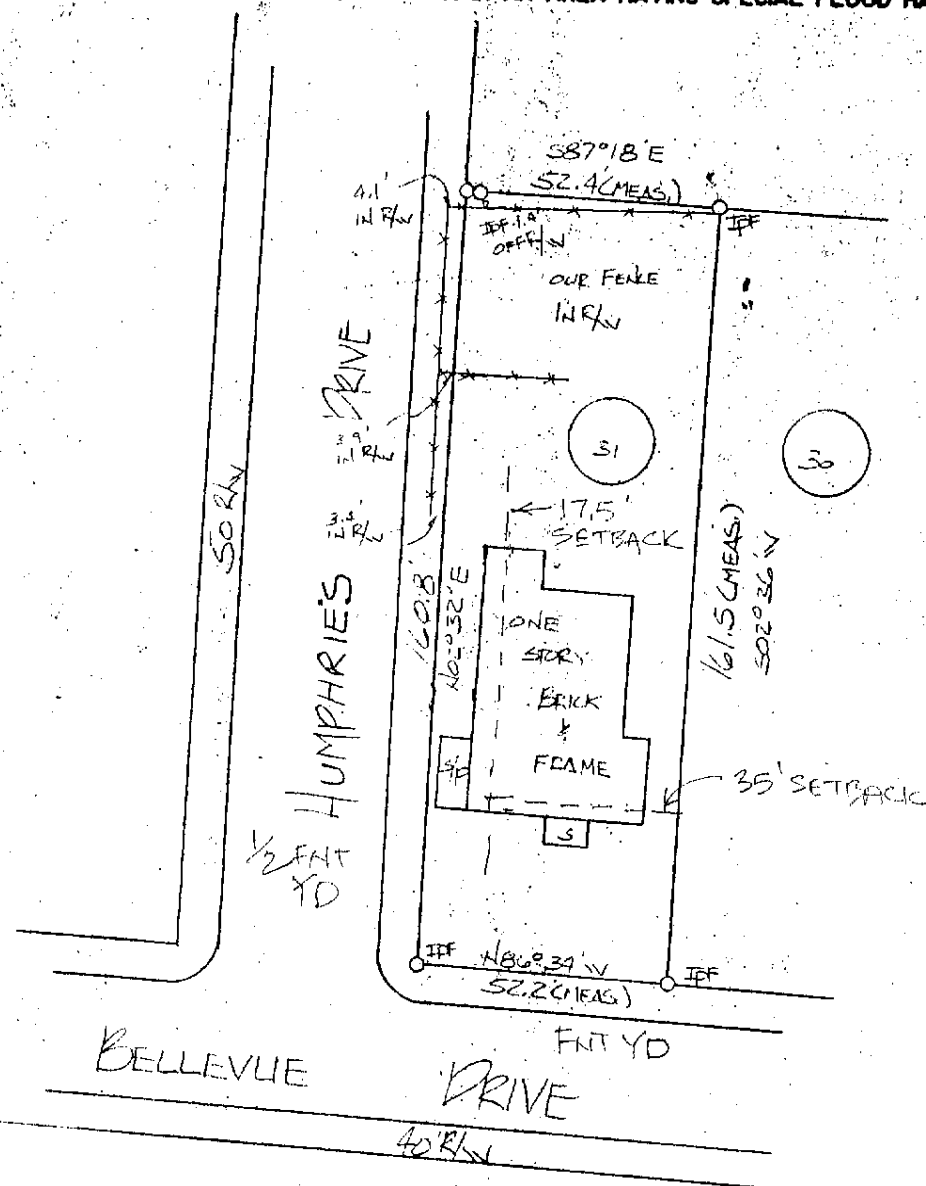


1056 Bellevue Dr.  
Atlanta, GA 30306

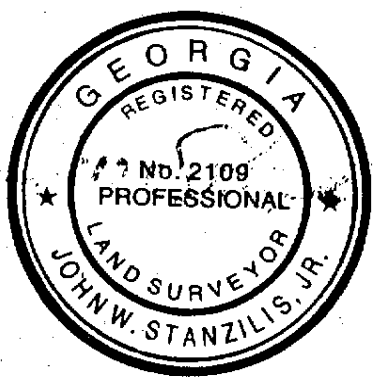
I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL (S OR NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.



NOT FOR RECORDING



NOT FOR RECORDING



GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR  
MEMBER SURVEYING & MAPPING SOCIETY OF GEORGIA  
MEMBER AMERICAN CONGRESS ON SURVEYING & MAPPING

**CERTIFICATION NOTICE**  
This was prepared for the exclusive use of the person, persons, or entity named herein. This does not extend to any unnamed person, persons, or entity without express recertification by the surveyor naming said person, persons, or entity.

ALL MATTERS OF TITLE ARE EXCEPTED.

SPECIALTY USE SURVEY FOR:

ANDREW W. GOODE			
LAND LOT	17	TH DISTRICT	
FULTON		COUNTY, GEORGIA	
LOT	31	BLK	"B" UNIT PHASE
SUB. YARDS SUBDIVISION			
DATE	12-30-87	SCALE 1" = 40'	
SOLAR LAND SURVEYING COMPANY			
P.O. BOX 723993 ATLANTA, GA. 30339-0993			
PHONE: 933-9711			

COBB REPROGRAPHICS MARIETTA

P. HARRICK

770-794-9055 3/11/2011