

Notice To Applicant
City of Atlanta - Bureau of Planning

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JAN 23 2008
Bureau of
Planning

APPLICATION NUMBER: **V-08-008**

City Council District: **6** Neighborhood Planning Unit (NPU): **F**

Address of Property: **1084 Cumberland Rd. NE**

Board of Zoning Adjustment (BZA) Hearing Date:
Friday, March 21, 2008 at 1:00 p.m.
Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU F is:

Charlie Nalbone
404-626-1354
cn3353@att.com

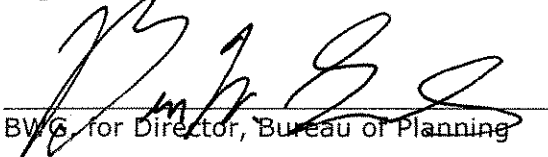
Contact info for adjacent NPUs is provided below if necessary:

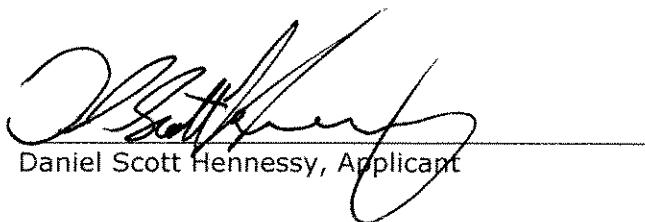
[Empty box for contact information for adjacent NPUs]

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,


BWS, for Director, Bureau of Planning


Daniel Scott Hennessy, Applicant

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March 2006
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APPLICATION FOR VARIANCE
City of Atlanta

Date Filed 1/23/08 Application Number V-08-008
Name of Applicant Daniel Scott Hennessy Daytime Phone 404-664-0389
Company Name _____ e-mail scotthennesy@mindspring.co
Address 1084 Cumberland Rd. Atlanta GA. 30306
street city state zip code

Name of Property Owner Daniel Scott Hennessy Phone 404-664-0389
Address Same
street city state zip code

Description of Property

Address of Property Same 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 23 Day of Jan, 2008.

Daniel Scott Hennessy
Owner or Agent for Owner (Applicant)

Daniel Scott Hennessy
APPLICANT'S NAME IN PRINTED LETTERS

Theresa C. Payne
NOTARY PUBLIC

Theresa C. Payne
NOTARY PUBLIC, DeKalb County, Georgia
My Commission Expires Sept. 5, 2009



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Planning

SHIRLEY FRANKLIN
MAYOR

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

Steven R. Cover, AICP
Commissioner
Dept. of Planning &
Community Development

Ibrahim Maslamani, CBO,
AIA
Director
Bureau of Building

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER V-08-008

NPU _____ DATE FILED _____

Daniel Scott Hennessy
Name of Applicant

BUILDING PERMIT AUTHORIZING
Construct a second story addition

at 1084 Cumberland Road N.E. 17th/3
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 7 ft to 1 ft to allow for construction of a second story addition. The applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 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

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: Building up above screened-in porch

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, graveyards, everything except natural planted or undisturbed areas.

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

V-04-009

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.

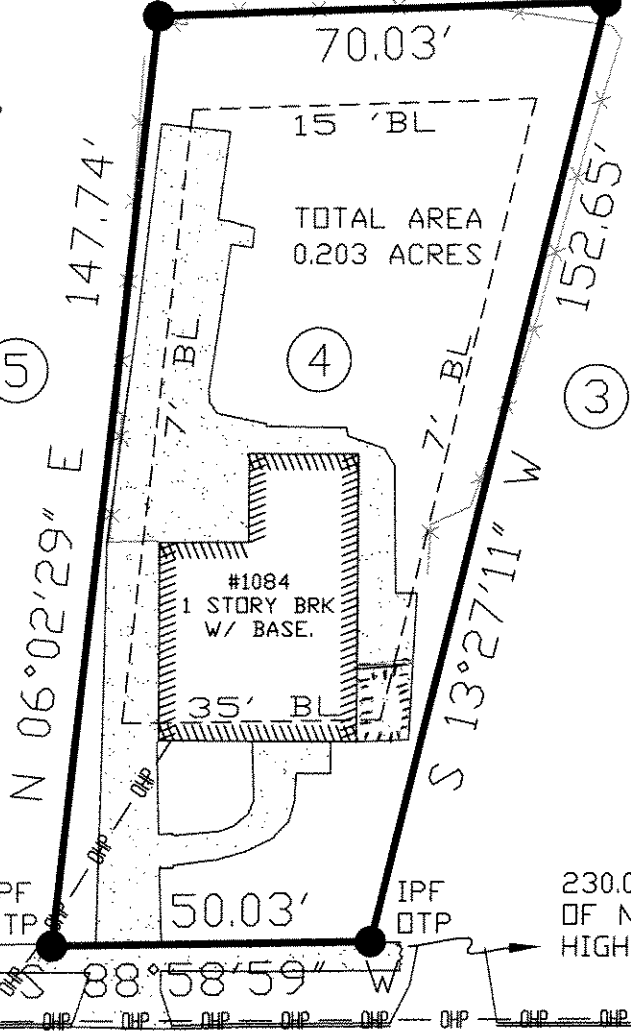
Building up over existing structure to increase the useable house space. The extra room is needed because current house is too small. The addition requiring the variance will increase space without covering more of the lot. In addition, the space should add value to the home, and be positive for the neighborhood. Decreasing the side setback allows us to build above the existing screened in porch the extra room we require.

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V-09-008



IPS N 88°00'18" E IPS



TOTAL AREA
0.203 ACRES

ALL MATTERS OF TITLE ARE EXCEPTED

ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE

THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE

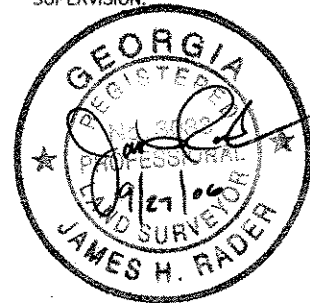
BY GRAPHIC PLOTTING, THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP OF FULTON COUNTY, PANEL NUMBER 13121C0261F DATED 05/07/2001.

CURRENT ZONING - R4

THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A THREE SECOND DIGITAL THEODOLITE AND AN ELECTRONIC DISTANCE METER. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET + AND AN ANGULAR ERROR OF 3" PER ANGLE POINT. IT HAS BEEN ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000+ FEET. I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

230.0' TO R/W
OF NORTH
HIGHLAND AVE

CUMBERLAND ROAD
50' R/W



ALL MATTERS OF TITLE ARE EXCEPTED. ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE

SURVEY FOR:

JAMES H RADER GEORGIA RLS# 3033

LANDPRO

SURVEYING AND MAPPING
1755 MILLVIEW DRIVE
MARIETTA, GA 30062
404.386.2170 PHONE
www.landprosurveying.com

HENNESSY

LAND LOT 2
DISTRICT 17
CITY OF ATLANTA
FULTON COUNTY, GA

LOT 4
HIGHLAND CREST
SUBDIVISION
PLAT BK 11 PG 6

SCALE
1" = 30'

DATE
09/27/06

PROJECT NO.
20060927