

Notice To Applicant
City of Atlanta - Bureau of Planning

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FEB 15 2008
Bureau of
Planning

APPLICATION NUMBER: **V-08-023**

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

Address of Property: **1356 Northview Avenue**

Board of Zoning Adjustment (BZA) Hearing Date:

Friday, April 18, 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

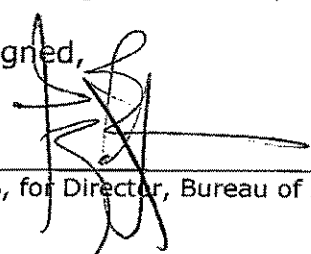
Contact info for adjacent NPUs is provided below if necessary:

[Empty box for contact information for adjacent NPUs]

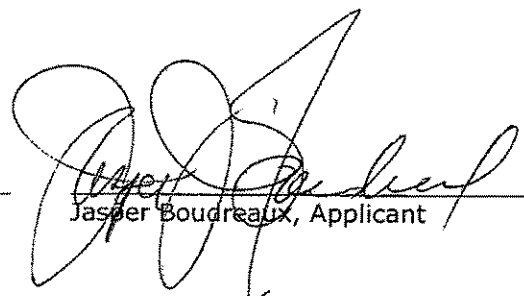
Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

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,



EB, for Director, Bureau of Planning



Jasper Boudreaux, Applicant

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APPLICATION FOR VARIANCE
City of Atlanta

Date Filed 2/15/08 Application Number V-08-23
Name of Applicant 1356 NORTHVIEW LLC Daytime Phone 404-234-6372
(JASPER BOUDREAU)
Company Name RED BRICK DEVELOPERS e-mail jazz.boudreau@hwy1norman.com
Address 1356 NORTHVIEW ATLANTA GA 30306
street city state zip code

Name of Property Owner 1356 NORTHVIEW LLC Phone 404-234-6372
Address 1356 NORTHVIEW ATLANTA GA 30306
street city state zip code

MAILING →

1531 PIEDMONT RD. NE ATLANTA GA 30324
street city state zip code

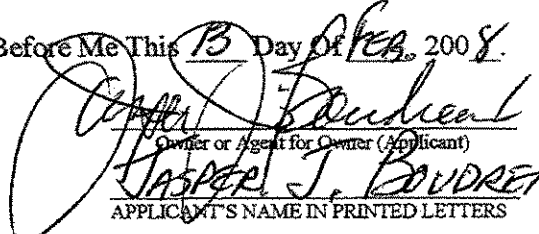
Description of Property

Address of Property 1356 NORTHVIEW, ATLANTA 30306 OR
the subject property fronts _____ feet on the _____ side of _____
_____, and begins _____ feet from the
_____ corner of _____.

Depth: ___ Area: ___ Land Lot: 2 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 15 Day of FEB, 2008.


Owner or Agent for Owner (Applicant)
JASPER J. BOUDREAU
APPLICANT'S NAME IN PRINTED LETTERS

Liz Brunelle
NOTARY PUBLIC

Notary Public, DeKalb County, Georgia
My Commission Expires Nov. 15, 2009



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

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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-08-023
NPU F DATE FILED 2/15/08

Jasper Boudreaux
Name of Applicant

BUILDING PERMIT AUTHORIZING The construction of a detached garage

at 1356 Northview Ave N.E 17/2
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:

The applicant seeks a variance from the zoning regulations to reduce the rear yard setback from 15 ft (required) to 1 ft; and reduce the south side yard from 7 ft (required) to 1 ft to allow for a detached garage. The applicant seeks no other variances at this time.

-1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2)(3)

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: *Construct a 1 story flat roof 2 car garage approx. 9'8" tall*

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.

4498.1 covered square feet / *9060.5* total lot square feet = *49.65%* proposed lot coverage
50% maximum allowed lot coverage
House & Garage = 3338.1 #
Pavers = 896 #
Deck = 264 #

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 (NPUs), 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.

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JUSTIFICATION

To provide off street parking at a location where the driveway lead to a previous off street parking location in a neighborhood where similar variances have been granted to other properties.

- * Setback variance is needed to accomodate turn around in rear yard.
- * Size of the parcel limits the location of a garage to properly maneser a car in and out as well as meet setback requirements.
- * Front of this parcel is sloped. Location of the proposed garage is ~~located~~ situated on portion of rear lot where it is level.
- * The proposed structure elevation was kept to under 10' so neighboring properties would have minimal visibility of the structure. No shadows will be cast onto adjacent
- * ~~Absence of the Garage Properties~~

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Exhibit "A"
Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 2 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 17, BLOCK B, HIGHLAND PARK, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 186, FULTON COUNTY RECORDS; WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF.

FILE #: JG070161

V-08-023

A
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INVOICE

City of Atlanta
Bureau of Planning
55 Trinity Avenue, Suite 3350
Atlanta, Georgia 30303

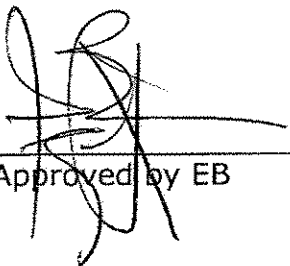
DATE: February 15, 2008
INVOICE #: V-08-023

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

Bill to:

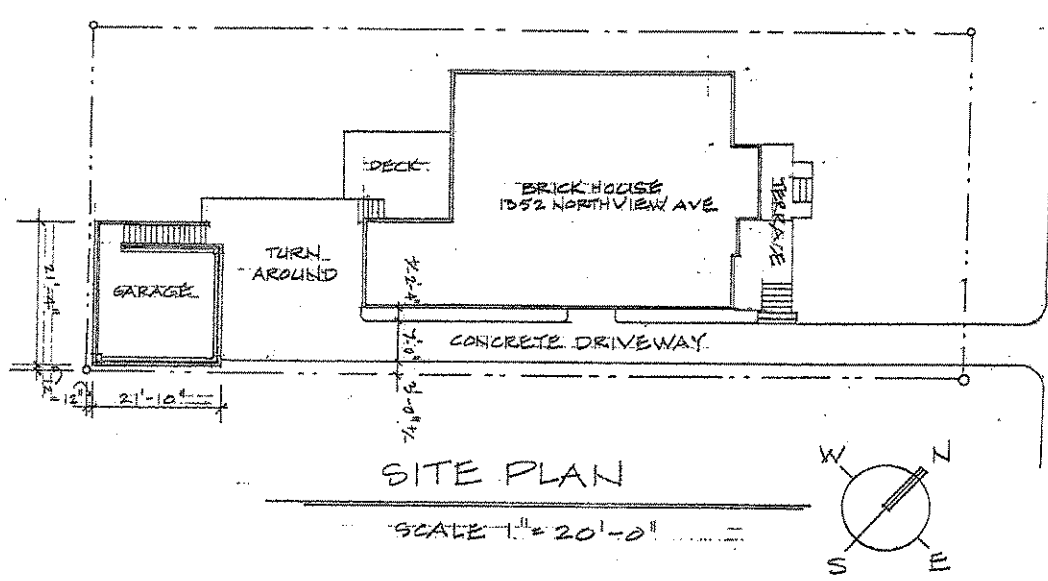
Jasper Boudreaux
1356 Northview Avenue
Atlanta, GA 30306

DESCRIPTION	AMOUNT
Application for Variance in R-4 zoning district	\$100.00
TOTAL	\$100.00


Approved by EB

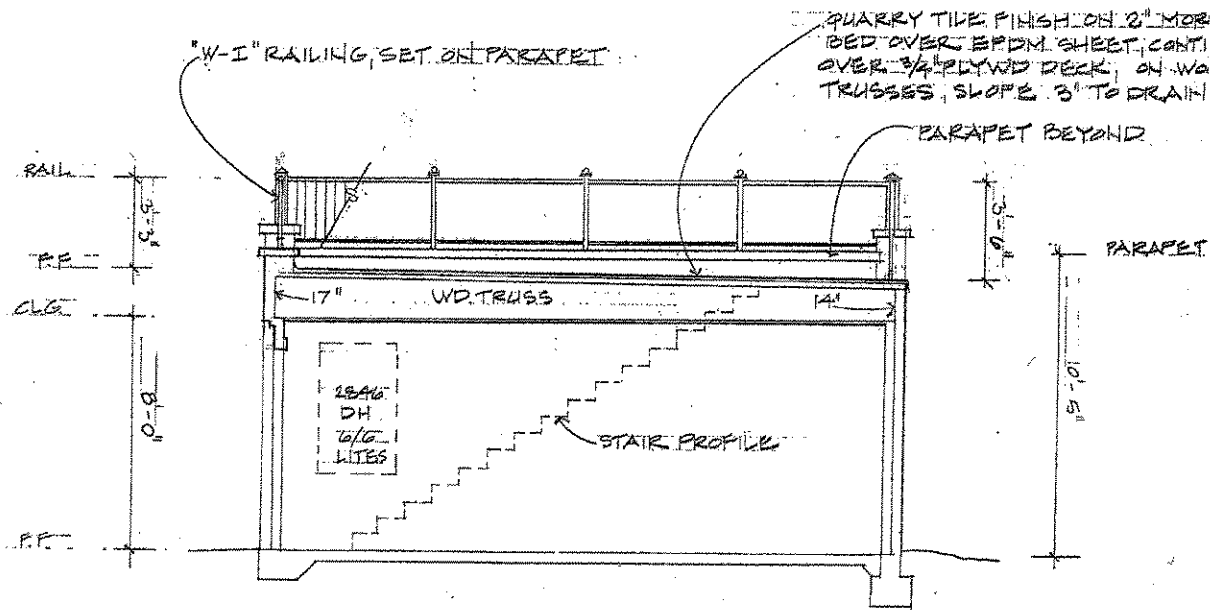
PAID
FEB 16
REVENUE DEPARTMENT
CK# 1709
S-G

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



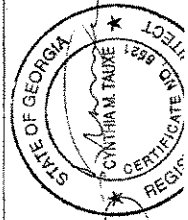
SITE PLAN

SCALE 1" = 20'-0"

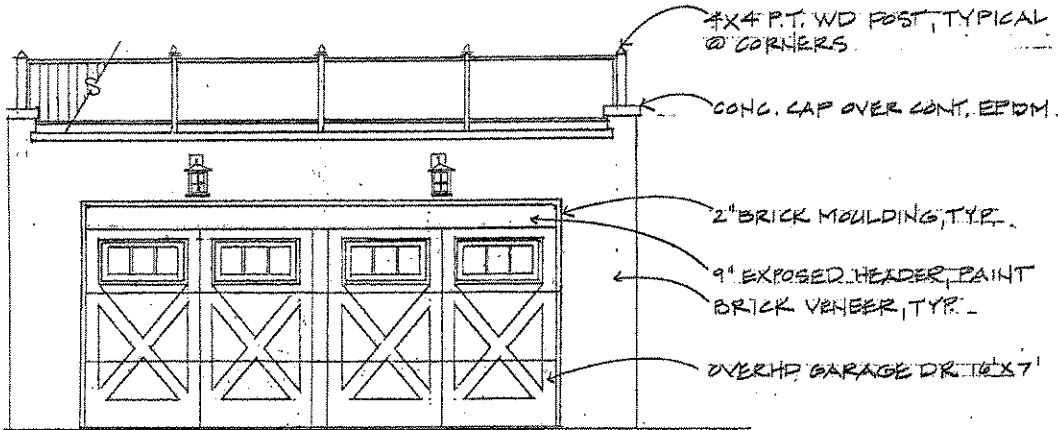


SECTION

SCALE 1/4" = 1'-0"

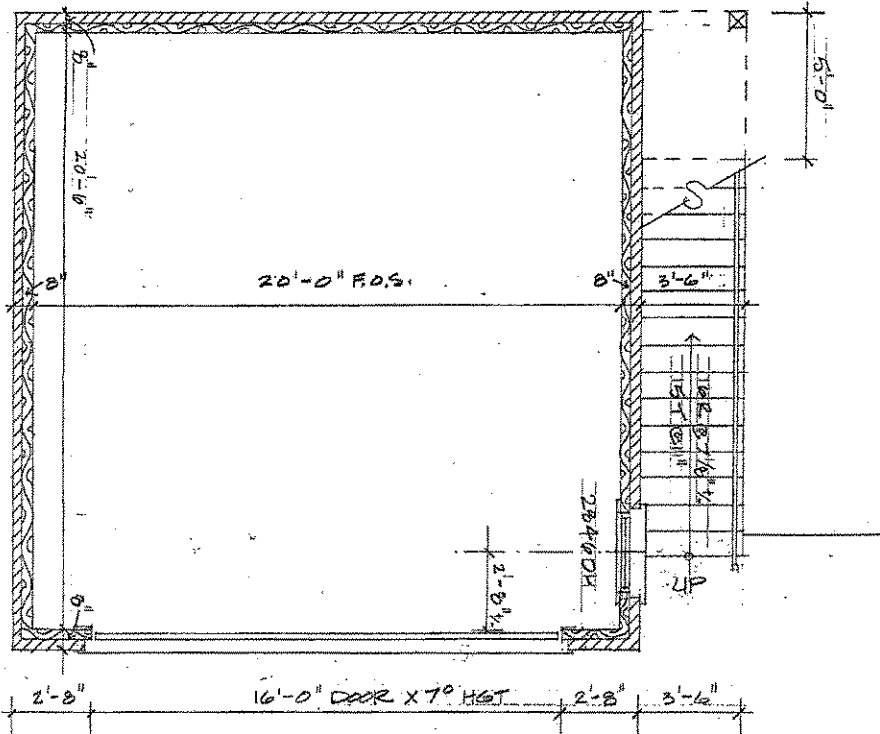


APPROVED



FRONT ELEVATION

SCALE 1/4" = 1'-0"



FLOOR PLAN

SCALE 1/4" = 1'-0"

RED BRICK BUILDERS LLC

1356 NORTHVIEW AVE, ATLANTA, GA 30306 404/704-6844

CYNTHIA TAUXE, ARCHITECT PC