

**Notice To Applicant**  
City of Atlanta - Bureau of Planning

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FEB 11 2008  
Bureau of  
Planning

APPLICATION NUMBER: **V-08-026**

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

Address of Property: **836 Courtenay Drive**

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,

  
\_\_\_\_\_  
BNG, for Director, Bureau of Planning

  
\_\_\_\_\_  
David Graybeal, Applicant

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March 2006  
FEB 19 2008  
Bureau of  
Planning

**APPLICATION FOR VARIANCE**  
City of Atlanta

Date Filed \_\_\_\_\_ Application Number V-09-026  
Name of Applicant DAVID GRAYBEAL Daytime Phone 404-295-0249  
Company Name \_\_\_\_\_ e-mail \_\_\_\_\_  
Address 836 COURTENAY DR NE ATLANTA GA 30306  
street city state zip code

Name of Property Owner DAVID GRAYBEAL Phone 404-295-0249  
Address 836 COURTENAY DR NE ATLANTA GA 30306  
street city state zip code

**Description of Property**

Address of Property 836 COURTENAY DR NE, ATLANTA, GA OR  
the subject property fronts \_\_\_\_\_ feet on the \_\_\_\_\_ side of \_\_\_\_\_  
\_\_\_\_\_, and begins \_\_\_\_\_ feet from the  
\_\_\_\_\_ corner of \_\_\_\_\_.

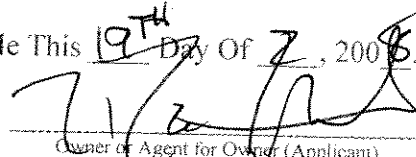
Depth: \_\_\_\_\_ Area: \_\_\_\_\_ Land Lot: \_\_\_\_\_ District: \_\_\_\_\_, \_\_\_\_\_ County, GA.

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 19<sup>TH</sup> Day Of 2, 2008.

  
\_\_\_\_\_  
Owner or Agent for Owner (Applicant)  
**J. DAVID GRAYBEAL**  
APPLICANT'S NAME IN PRINTED LETTERS

  
\_\_\_\_\_  
NOTARY PUBLIC

Theresa C. Payne  
NOTARY PUBLIC, DeKalb County, Georgia  
My Commission Expires Sept. 5, 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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FEB 11 2008
Bureau of Planning
Steven Cover, AICP
Commissioner
Dept. of Planning &
Community Development
Ibrahim Maslamani, CBO,
AIA
Director
Bureau of Building

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-09-026
NPU F DATE FILED

David Graybeal
Name of Applicant

BUILDING PERMIT AUTHORIZING
The construction of a second story addition

at 836 Courtenay Drive N.E 17/52
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 half depth front yard setback from 17.5 ft (required) to 8 ft to allow for a second story addition. The applicant seeks no other variances at this time.

-1982 ZONING ORDINANCE, AS AMENDED

Chapter 28 Section 16-28.007 Paragraph (5)(b)
Chapter Section Paragraph
Chapter Section Paragraph

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

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Planning  
V-08-026

WHAT:

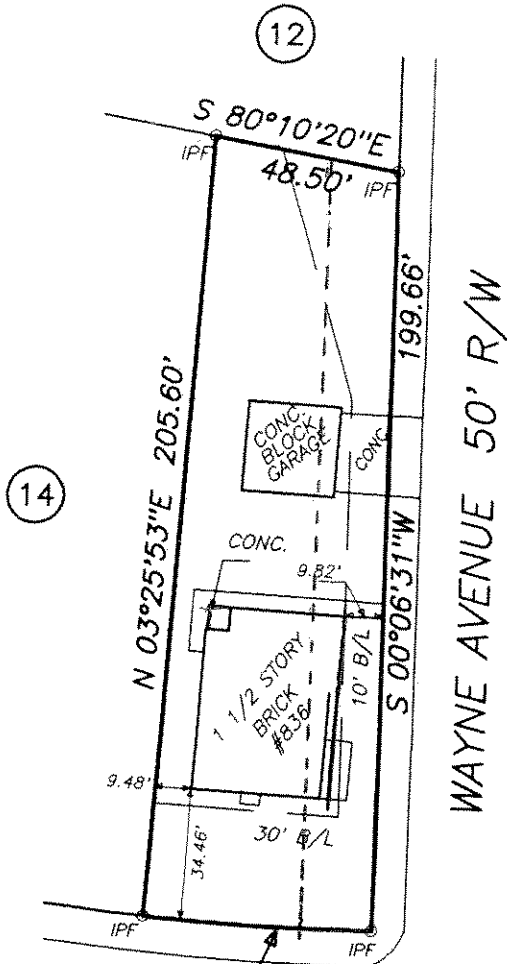
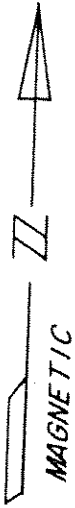
ADDING 2<sup>ND</sup> FLOOR ADDITION TO ADD ~~3~~ 2 BA.

NEED FOR VARIANCE:

- (1) THE ADDED SQUARE FOOTAGE IMPEDES THE  $\frac{1}{2}$  YARD SETBACK AGAINST WAYNE AVE. TO PROVIDE A DESIGN THAT IS VISUALLY ACCEPTABLE AND CONSISTENT WITH THE ARCHITECTURE IN THE NEIGHBORHOOD, A VARIANCE TO REDUCE THE SETBACK FROM 12.5 FEET TO 8 FEET IS NECESSARY.

THE REQUESTED VARIANCE

- (2) THE APPLICATION OF THE ZONING ORDINANCE WOULD NOT ALLOW FOR A FUNCTIONAL, YET ARCHITECTURALLY CONSISTENT RENOVATION FOR A SINGLE-FAMILY RESIDENCE IN THE AREA.
- (3) SUCH CONDITIONS ARE PECULIAR TO THE PROPERTY AS THE CONSTRUCTION IS ONLY IMPACTED AS A RESULT OF THE CORNER LOT & THE  $\frac{1}{2}$  YARD SETBACK REQUIREMENT ON THE WAYNE AVE SIDE OF THE PROPERTY.
- (4) RELIEF WOULD FURTHER IMPROVE THE LIVABILITY OF THE PROPERTY AND ENHANCE THE NEIGHBORHOOD AESTHETICALLY WHILE CONSISTENT WITH COMPARABLE PROPERTIES IN THE AREA.



WAYNE AVENUE 50' R/W

COURTENAY DRIVE fka  
SOUTHVIEW AVENUE  
60' R/W

A=59.80'  
R=660.00'  
N 87°24'17"W  
59.78'

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V-04-026

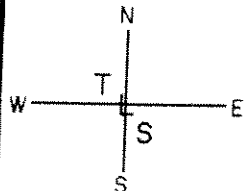
17'-6" Building Line

Proposed Line of New Construction

THIS PROPERTY IS NOT LOCATED  
IN AN F. I. A. FLOOD HAZARD ZONE

LOT 13, BLOCK 1  
PART OF BOULEVARD HILLS  
P.B.12, P.168

DEED REFERENCE: D.B.9825, P.323



TRU-LINE SURVEYING, INC.  
2070 ATTIC PARKWAY SUITE 505  
KENNESAW, GEORGIA 30152  
OFFICE (770)919-8732  
FAX (770)919-8731



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

SURVEY FOR:

DAVID GRAYBEAL &  
ANNE GRAYBEAL

LAND LOT:	52	SCALE:	1"=50'
DISTRICT:	17TH	DATE:	7/13/03
SECTION:		DRAWN BY:	DB
COUNTY:	FULTON	CHECKED BY:	WEC
STATE:	GEORGIA	JOB NO.	01-2388