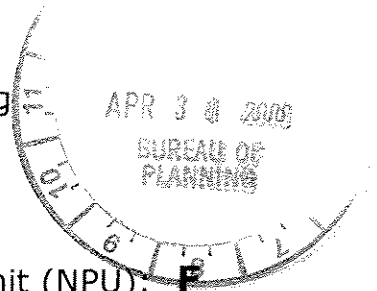


Notice To Applicant

City of Atlanta - Bureau of Planning



APPLICATION NUMBER: **V-08-116**

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

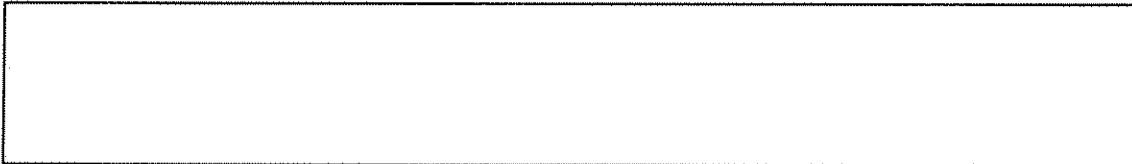
Address of Property: **744 Sherwood Road**

Board of Zoning Adjustment (BZA) Hearing Date:
Friday, July 11, 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

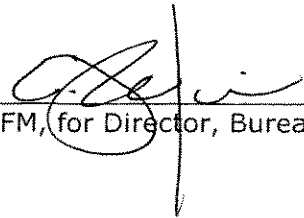
Contact info for adjacent NPUs is provided below if necessary:



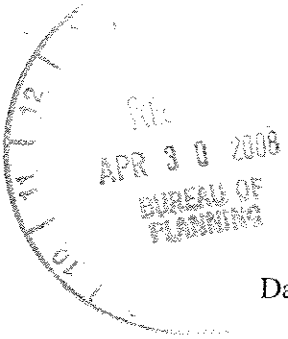
Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

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,


CFM, for Director, Bureau of Planning


Donna Southwick, Applicant



APPLICATION FOR VARIANCE

City of Atlanta

Date Filed 4/30/08 Application Number V-08-116

Name of Applicant Donna Southwick Daytime Phone 404-876-3000

Company Name Home ReBuilders e-mail donnasouthwick@homerebuilders.com

Address 1629 Monroe Dr. Atlanta GA 30324
street city state zip code

Name of Property Owner Ken and Connie McDaniel Phone 404-652-2651

Address 744 Sherwood Rd. Atlanta GA 30324
street city state zip code

Description of Property

Address of Property 744 Sherwood Rd OR

the subject property fronts 65 feet on the North side of Sherwood Rd., and begins 0 feet from the Northeast corner of Bridle Path

Depth: varies Area: 10,804 Land Lot: 51 District: 17, Fulton County, GA.
s.f.

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 24th Day Of April, 2008.

Donna Southwick
Owner or Agent for Owner (Applicant)

Donna Southwick
APPLICANT'S NAME IN PRINTED LETTERS

Alvin...
NOTARY PUBLIC

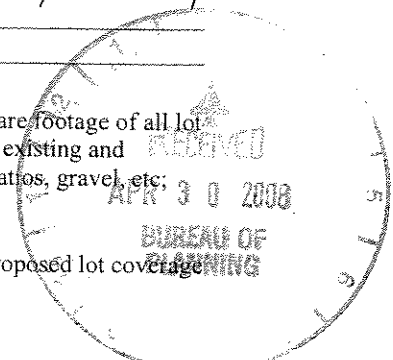
44p. 2-25-12

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 9'-6" x 10'-2" Breakfast Room, one-story addition to first floor of home. This addition to be 61 s.f.*

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.

4443 covered square feet / 10,804 total lot square feet = 41.12% 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 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), 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.

APRIL 25, 2008

~~March 2006~~

V.08.116

NOTARIZED AUTHORIZATION BY PROPERTY OWNER

(Required only if applicant is not the owner of the property subject to the application.)

TYPE OF APPLICATION Variance

I, Ken and Connie McDaniel (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT _____

744 Sherwood Rd, Atlanta GA 30324 (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT Donna Southwick / Home Re Builders

ADDRESS OF APPLICANT 1629 Monroe Drive

Atlanta GA 30324

TELEPHONE NUMBER 404-876-3000

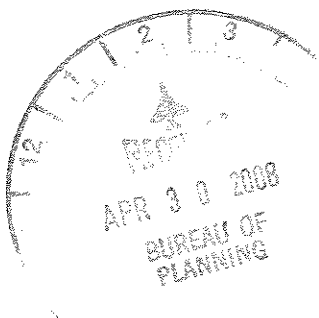
Connie McDaniel
Ken McDaniel
Signature of Owner

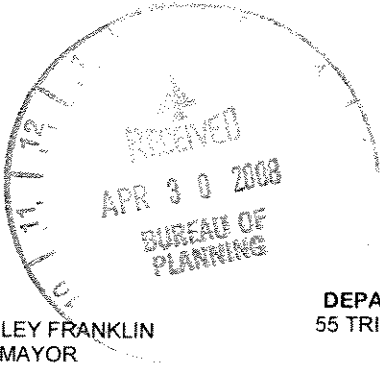
Personally Appeared Before Me
Ken + Connie McDaniel

Who Swears That The Information Contained In This Authorization Is True and Correct To The Best of His or Her Knowledge and Belief.
[Signature]
Notary Public

Date April 29, 2008

68p. 2-25-08





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 6 APPLICATION NUMBER V.08.116

NPU F DATE FILED 4/30/08

Donna Southwick
Name of Applicant

BUILDING PERMIT AUTHORIZING
Construction of an addition to an existing SFR

at 744 Sherwood Road N.E. 17/51
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 required half-depth front yard setback from 17.5 ft. to 13.5 ft to allow for the construction of a room addition. The applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

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

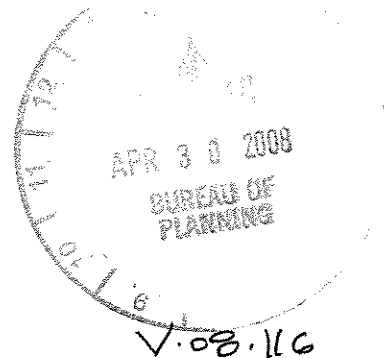
Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

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

JUSTIFICATION FOR VARIANCE

744 SHERWOOD ROAD
ATLANTA, GA 30324



WE ARE SEEKING A VARIANCE TO REDUCE THE REQUIRED HALF-DEPTH FRONT YARD SETBACK FROM 17.5 FEET TO 13.5 FEET TO ALLOW CONSTRUCTION OF A BREAKFAST ROOM.

We would like to build an addition to our home that will facilitate a breakfast room and mudroom. We have initially designed an addition to stay within the existing setbacks to expand the current breakfast nook and avoid the need for a variance. We have obtained a building permit and have recently started work on the one-story addition. However, it has become obvious the resulting allowable space for the breakfast room is not the size we need, nor is it in proportion to the other rooms of our home.

The buildable area of our home is restricted because we are located on a corner lot. The required half-depth front yard dimension used for the side setback presents a hardship by limiting the useable area of our property. As Sherwood Road has very few cross streets, the majority of lots do not share this adverse condition and setback restriction. Also, we are not able to expand the breakfast room to the rear of our home due to the layout and location of the kitchen.

The proposed expanded breakfast room design will not exceed the lot coverage requirements for our current R-4 zoning classification. The proposed addition will have little or no impact on the existing trees on the side of our property. The new addition will be clad in brick to match our existing home and will integrate very nicely into the exterior elevations of our existing home.

The cross street that creates our corner lot is Bridle Path, one of the original 'alleys' that acts as a service lane to the neighborhood. As a result, there is very little traffic on this street. Also, no homes have direct frontage on the street. If relief is granted, the side yard reduction would have virtually no impact on the street or neighborhood as the resulting 13.5' setback is still significantly wider than the typical 7' required side yard.

Lastly, we believe the enlarged breakfast room plan we would like to build will make our home more livable for our family. As such, it will help contribute to the stability of the neighborhood by allowing us to remain in our home longer. We feel the proposed design and side yard reduction is the best way to balance our needs with the character of the neighborhood, while still meeting the zoning requirements.

We thank you for your attention in this matter.

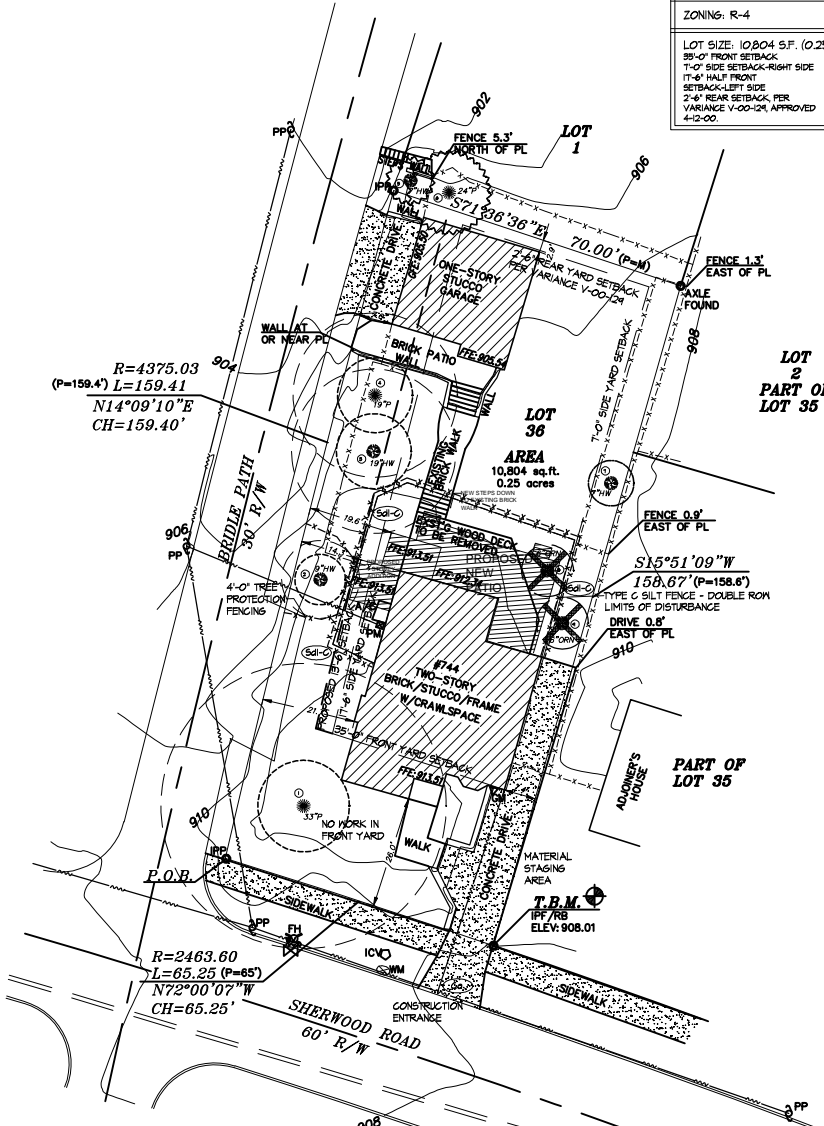
PROJECT DATA
ZONING: R-4
LOT SIZE: 10,804 S.F. (0.25 AC) 35'-0" FRONT SETBACK 1'-0" SIDE SETBACK-RIGHT SIDE 1'-0" HALF FRONT SETBACK-LEFT SIDE 2'-0" REAR SETBACK, PER VARIANCE V-00-24, APPROVED 4-12-00.

DIRT STATEMENT: THERE WILL BE 21 CY OF CUT AND 21 CY OF FILL. DUE TO THE LOCATION OF THE EXISTING HOME AND THE TOPOGRAPHY OF THE SITE, THERE WILL BE MINIMAL CUT/FILL AS THE NEW FOUNDATION ON THE PROPOSED ADDITION WILL BE A MINIMAL GRADE SPACE. ALL DIRT WILL BE USED TO FILL THE PATIO UNDER NEW SLAB.
DISTURBED AREA CALCULATION: 233 S.F. (228 AG-WITHIN CONFINES OF SILT FENCE 4-12-00.

WATERS OF THE STATE: THERE ARE NO WATERS OF THE STATE WITHIN 250' OF THE PROPOSED PROJECT.
FLOOR AREA RATIO: (MAXIMUM ALLOWABLE) 50% 1744 S.F. MAIN FLOOR 1408 S.F. UPPER FLOOR.
3/52 S.F. TOTAL: 3/52 S.F. +/- 10,804 S.F. LOT = 241%

LOT COVERAGE: (MAXIMUM ALLOWABLE) 50%
PRIMARY STRUCTURE 1744 S.F. FRONT PORCH 93 S.F. CONCRETE DRIVE 884 S.F. FRONT WALK & STEPS 18 S.F. REAR PATIO & STEPS 421 S.F. GARAGE 749 S.F. REAR WALK & STEPS 454 S.F.
TOTAL: 4406 S.F. 4406 S.F. +/- 10,804 S.F. LOT = 41.2%

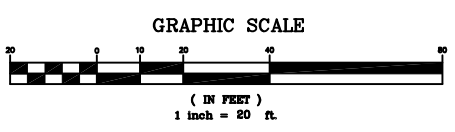
24 HOUR CONTACT
DAVE PAPPAS, PRODUCTION MANAGER, HOMEBUILDERS 1629 MONROE DRIVE ATLANTA, GA 30524 404-456-3642 CELL, NEXTEL 12645 404-876-3000 MAIN OFFICE 404-876-3400 FAX



R=4375.03
(P=159.4')
L=159.41
N14°09'10" E
CH=159.40'

R=2463.60
L=65.25 (P=65)
N72°00'07" W
CH=65.25'

SCALE:
1" = 20'-0"



TOP SMH
ELEV: 905.26
IN(W): 895.21
INV(01): 895.26

RELEASED FOR CONSTRUCTION



ALTERATIONS AND ADDITIONS TO THE
MCDANIEL RESIDENCE
744 SHERWOOD ROAD
ATLANTA, GEORGIA 30524

PROJECT ARCHITECT
DS, LG

All drawings, specifications and related documents are the copyright property of the undersigned. No part of these drawings or specifications shall be reproduced or used in any way without the written consent of the undersigned. This drawing is not to be used for any other project without the written consent of the undersigned.

6 MAY, 2008

REVISION

CONSTRUCTION
DOCUMENTS - GREEN

SITE PLAN

A0.1