

Notice To Applicant

City of Atlanta - Bureau of Planning

APPLICATION NUMBER: **V-08-225**

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

Address of Property: **697 E. Morningside Drive**

Board of Zoning Adjustment (BZA) Hearing Date:

Friday, November 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:

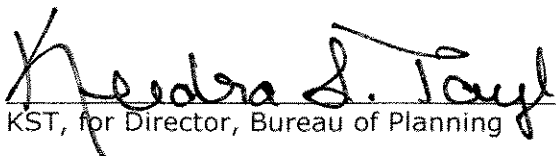
Charlie Nalbone
404-626-1354
cn3353@att.com

Contact info for adjacent NPUs is provided below if necessary:

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,


KST, for Director, Bureau of Planning


Greg Ramsey, Applicant

APPLICATION FOR VARIANCE

City of Atlanta

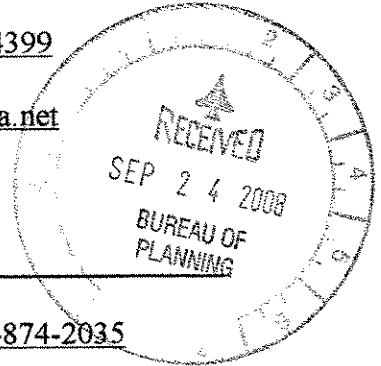
Date Filed _____

Application Number V-08-225

Name of Applicant Greg Ramsey Daytime Phone 404-992-4399

Company Name Ramsey & Co. email: gramsey@usa.net

Address: 483 Moreland Avenue, Suite 4 Atlanta Georgia, 30307
street city state zip code



Name of Property Owner: Tina Stern and Rob Watts Phone: 404-874-2035

Address: 697 E Morningside Drive, Atlanta 30324
street city state zip code

Description of Property

Address of Property 697 E Morningside Drive, Atlanta 30324 OR


the subject property fronts _____ feet on the _____ side of _____
, and begins _____ feet from the
corner of _____.

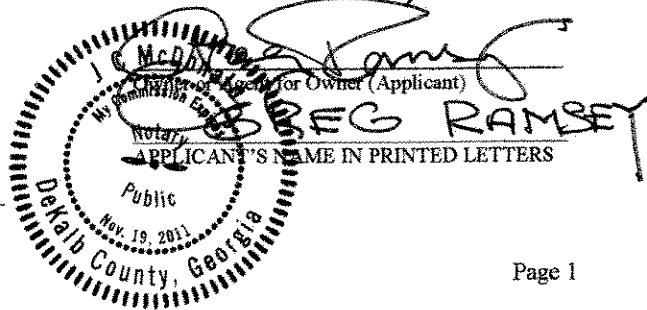
Depth: 186 feet Area: .28AC Land Lot: 51 District: 17 Fulton County, GA.
Property is zoned: R4 Council District: 6 Neighborhood Planning Unit: F

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 24 Day Of Sep, 2008.


NOTARY PUBLIC





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 Maslamani, CBO,

REFERRAL CERTIFICATE

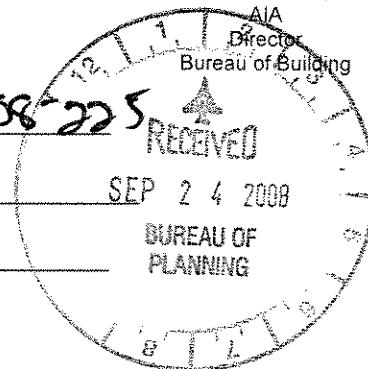
COUNCIL DISTRICT _____ APPLICATION NUMBER V-08-225

NPU _____ DATE FILED _____

Greg Ramsey

Name of Applicant

BUILDING PERMIT AUTHORIZING



Addition to Single Family Resident

at 697 E. Morningside Drive N.E. 17/51
Street Address Quadrant District & Land Lot

to be used for Residential purposes

The property is zoned R-4 (Single Family Residential) District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a variance from the zoning ordinance to reduce the side yard setback from 7 feet to 3.6 feet to make an addition to a single family residence.

Applicant seek 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

GR

SUMMARY

V-08-225

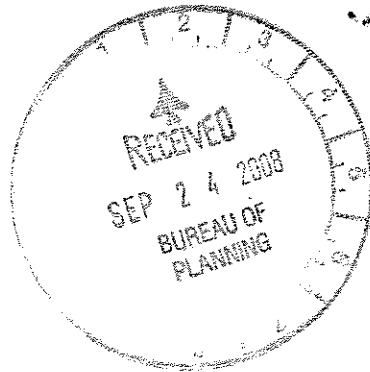
Summary of proposed changes to buildings or site:

Applicant is requesting a variance to reduce required side yard set back from 7 feet to 3.6 feet.

The proposed addition will alter an existing 1 story addition into a 2 story addition by Constructing a 14-foot by 12-foot addition on the second floor over an existing 14-foot by 12-foot existing one story addition. Area will equal approximately 168 square feet.

Proposed Lot Coverage (After Construction):

Lot coverage will not be affected as we are not extending any construction outside the existing house footprint.



APPLICANTS JUSTIFICATION

V-08-225

Criteria for Variances:

(1) there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

Property has an exceptional condition due to the limited lot width and depth, limiting where the addition can be placed.

The function of the proposed addition is an extension to the master bedroom and must therefore be placed adjacent to the existing second floor master bedroom.

The variance requests that the addition be placed over the existing one story addition to make efficient use of the site and to connect the addition to the existing second story master bedroom.

(2) the application of the zoning ordinance of the City of Atlanta to this Particular piece of property would create an unnecessary hardship;

The application of existing zoning ordinance would create an unnecessary hardship because there is no area to locate a master bedroom extension without locating it on the existing grandfathered one story addition.

(3) such conditions are peculiar to the particular piece of property involved; and

Many properties in the district do not have existing one story side additions in which to build over in order to expand a second floor.

(4) relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance of the City of Atlanta.

If granted the variance for the second story addition will not be a detriment to the public good. It will not detract from the enjoyment of adjoining and surrounding properties because the proposed addition is no closer to the adjacent neighbors house than the existing first floor addition.

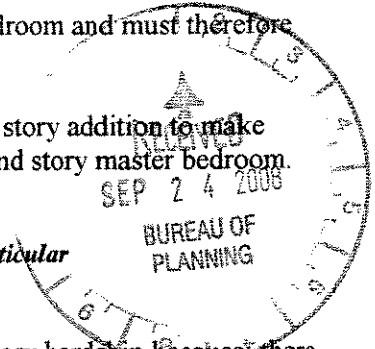
The intent of the zoning ordinance is to protect the character of the neighborhood and this zoning variance is in keeping with the character of the neighborhood as there are numerous precedents for reduced side yard set backs, including a recent addition located several houses down that added a second story addition in a similar way.

Variance request will not affect fire safety, as there is set back more than 3 feet from the property line.

Drainage will not be affected as the existing footprint of the house will remain the same.

The addition is setback far enough from the neighbors house such that it will not have a detrimental affect on light and air.

This addition will have a positive affect on neighborhood property values, and will not have any negative impact on the general quality and character of the neighborhood.



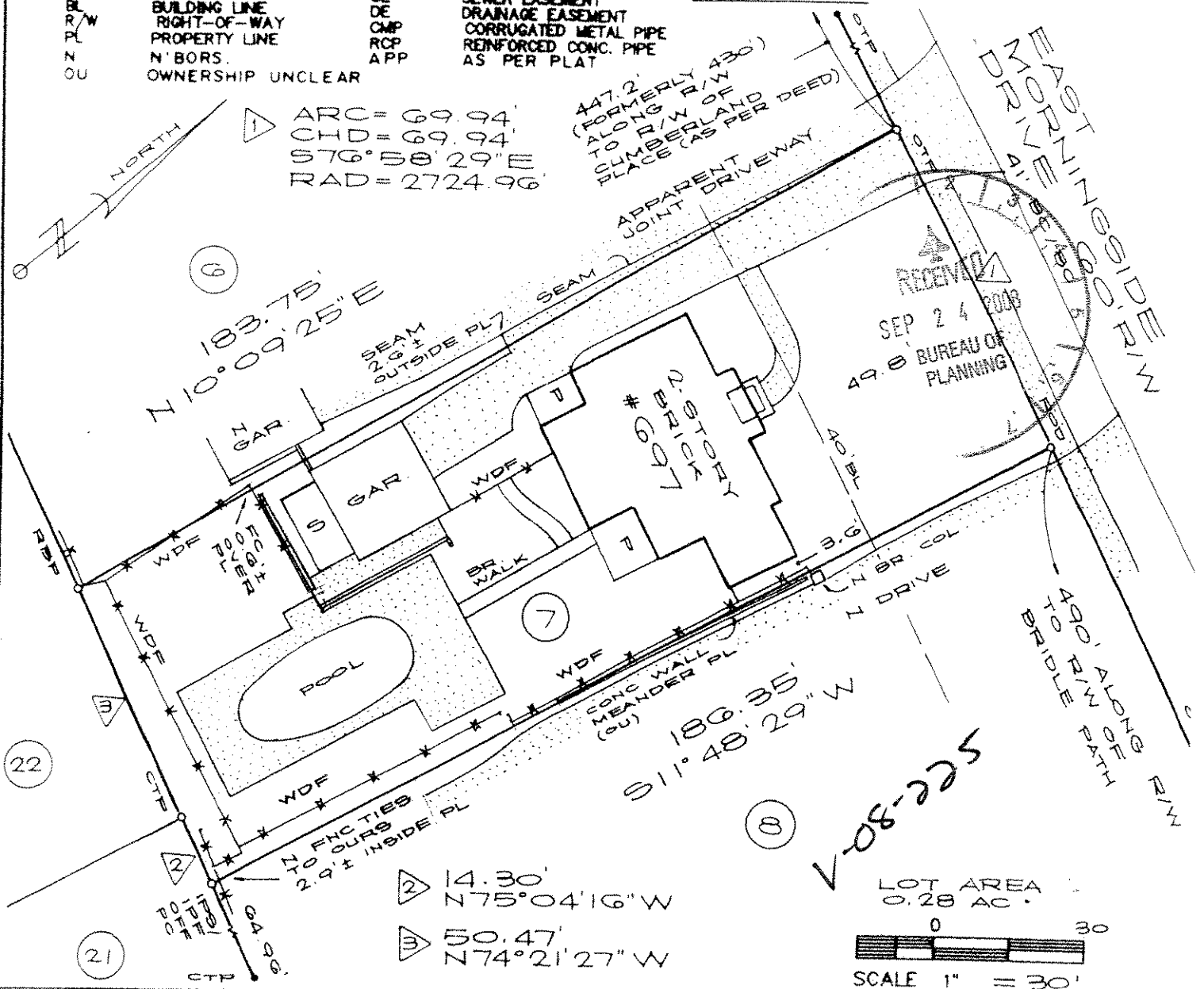
IPS
FC
-X-X-
OTPF
CTPF
RBF
CLF
BL
R/W
PL
N
OU

LEGEND
IRON PIN SET
FENCE CORNER
FENCE
OPEN TOP PIPE FOUND
CRIMP TOP PIPE FOUND
REINFORCING BAR
CHAIN LINK FENCE
BUILDING LINE
RIGHT-OF-WAY
PROPERTY LINE
N' BORS.
OWNERSHIP UNCLER

POB
MH
SS
CB
HW
PP
SE
DE
CMP
RCP
APP

POINT OF BEGINNING
MAN HOLE
SANITARY SEWER
CATCH BASIN
HEAD WALL
POWER POLE
SEWER EASEMENT
DRAINAGE EASEMENT
CORRUGATED METAL PIPE
REINFORCED CONC. PIPE
AS PER PLAT

I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FC IN MY OPINION REFERENCED PARCEL (S) (S) NOT) IN AN AREA HAVING SPECU FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL
MAP ID _____ EFFECTIVE DATE : _____
ZONE: _____



PLAT PREPARED FOR :
TINA STERN &
ROB WATTS

LOT 7 BLOCK 4 UNIT

SUBDIVISION MORNINGSIDE - NORTH HIGHLANDS - VIRGINIA HIGHLANDS

LAND LOT 51 17TH DISTRICT SECTION

FULTON COUNTY, GEORGIA DATE MAR 30, 2001

PLAT BOOK 11 PAGE 125

DEED BOOK 8259 PAGE 430

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED



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.

The field data upon which this plat is based has a closure of 1 foot in 100,000+ feet, an angular error of 63 seconds per angle point and was adjusted using the Least Squares Method. This plat has been calculated for closure and found to be accurate to 1 foot in 10,000+ feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plat. No State Plane Coordinate Monument found within 500' of this property.

SURVEY SYSTEMS & ASSOC., INC.

P.O. BOX 8688

FAX (404)760-001

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, Tina Stern (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 697 E. Morningside Dr NE, 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 Greg Ramsey

ADDRESS OF APPLICANT 483 Moreland Ave, Suite 4

Atlanta, GA 30307

TELEPHONE NUMBER 404-992-4399

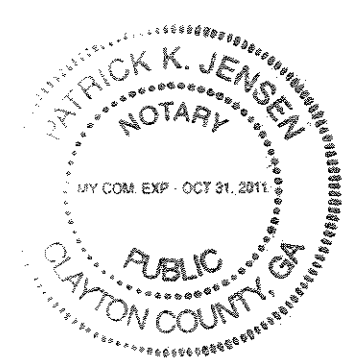
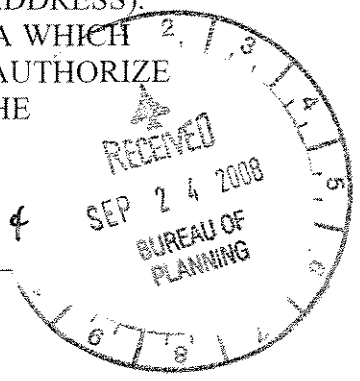
Tina Stern

Signature of Owner
Personally Appeared
Before Me

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

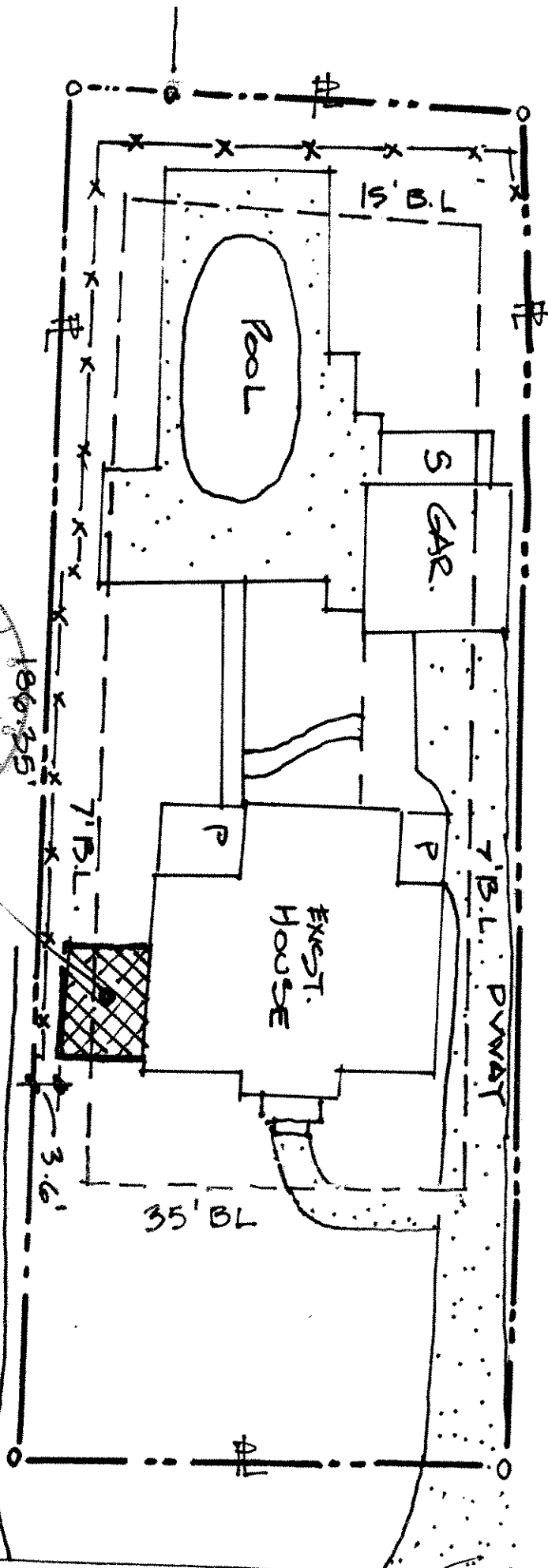
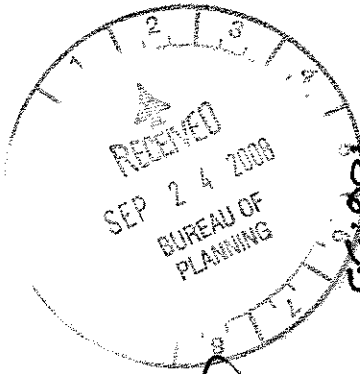
Notary Public

Patrick K Jensen



V-08-225

SITE PLAN
1" = 20'



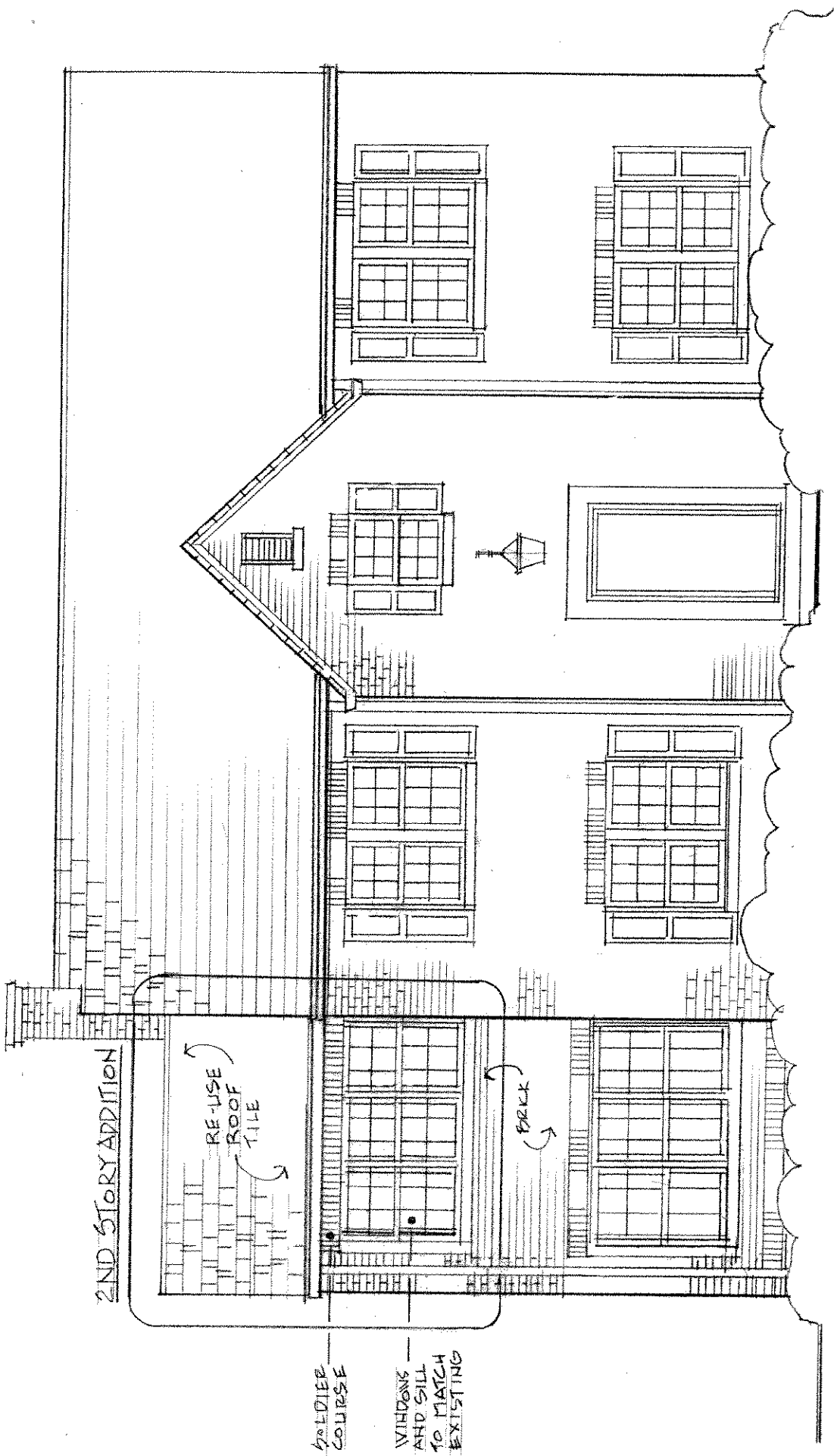
PROPOSED
12' X 14'
2ND STORY
ADDITION
OVER EXISTING
FIRST STORY
ADDITION

RANSLEY & CO. 9/23/08

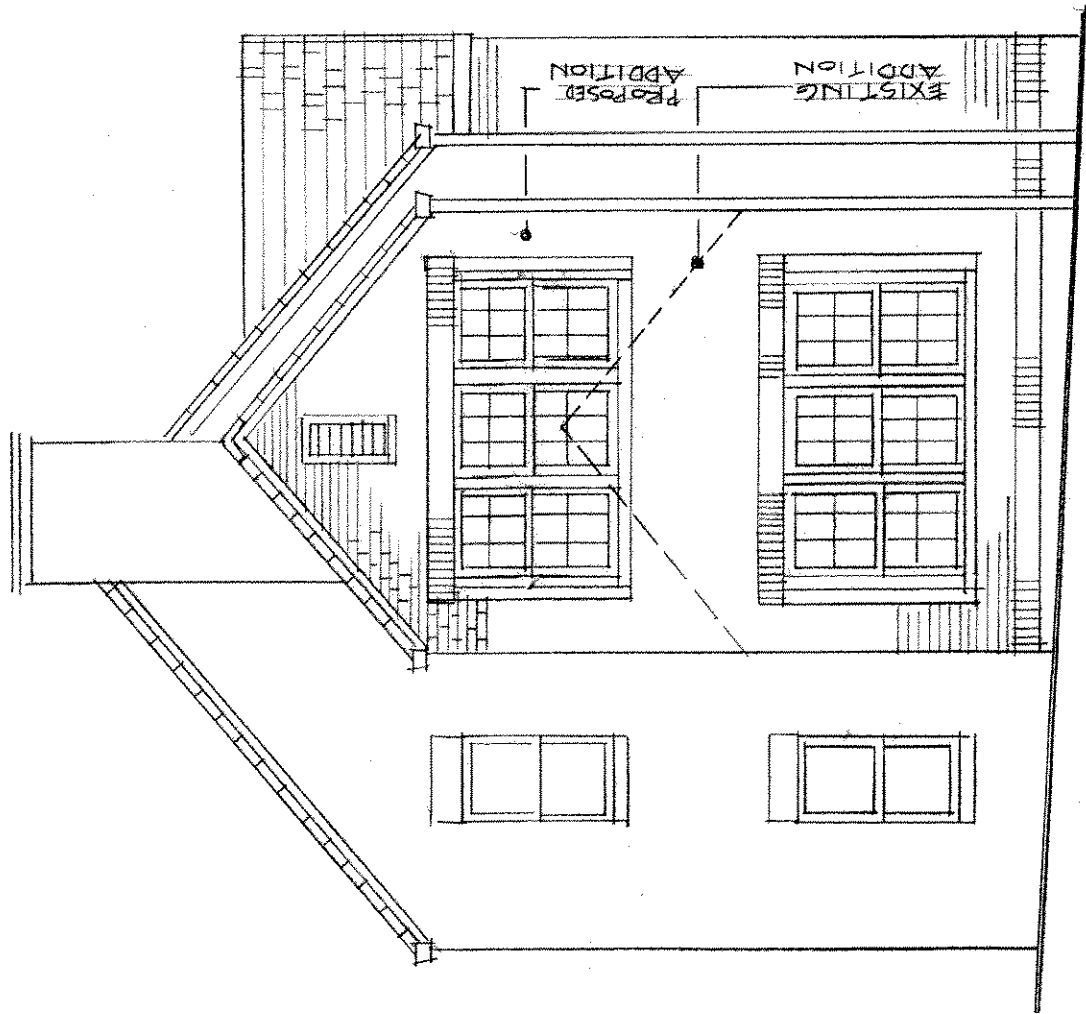
• LOT COVERAGE (NOT APPLICABLE)
NOTE: ADDITION DOES NOT EXTEND BEYOND EXIST. FOOTPRINT OF HOUSE

ZONING - R-4
• FLOOR AREA - LESS THAN 50%
• LOT COVERAGE - NO INCREASE

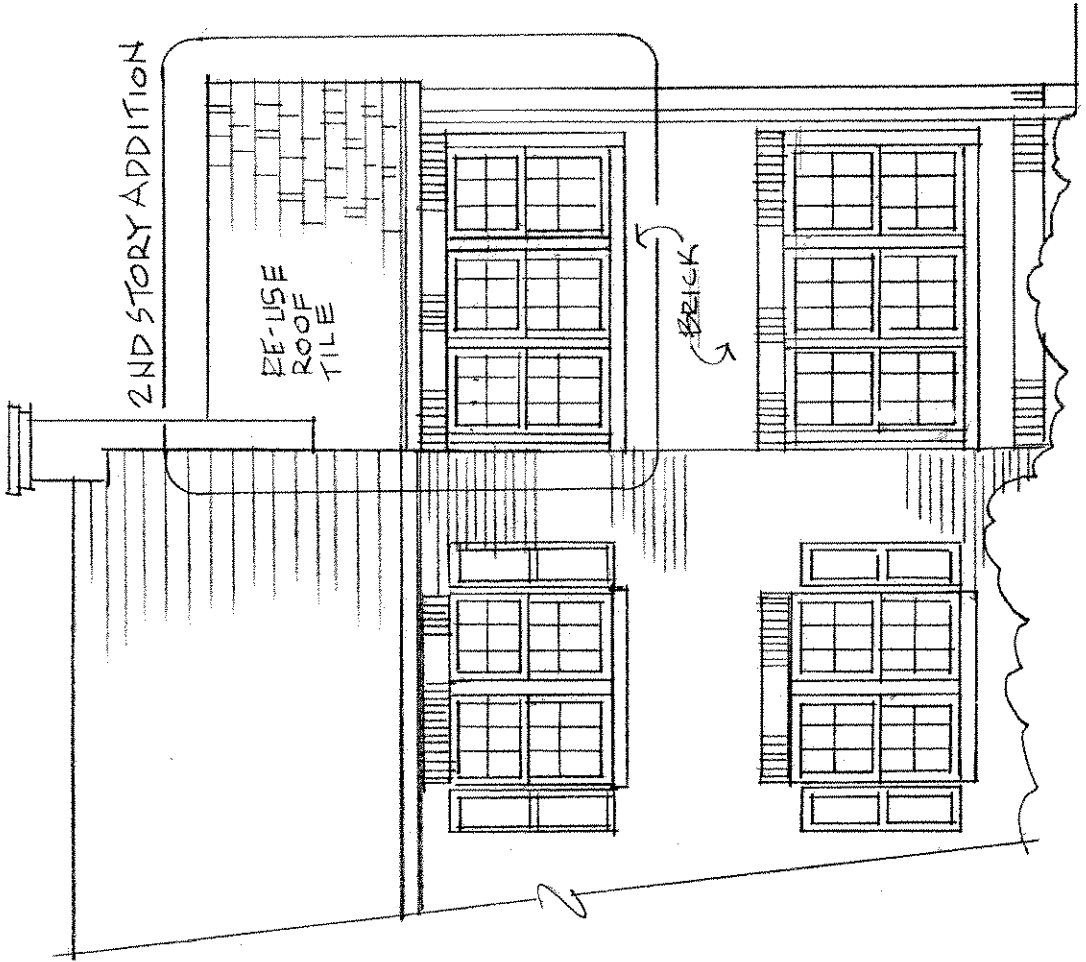
697 E. MORNINGSIDE DR



FRONT ELEVATION
1/4" = 1'-0"



SIDE ELEVATION
1/4" = 1'-0"



BACK ELEVATION
1/4" = 1'-0"

SIGN POSTING AFFIDAVIT

SIGN MUST BE POSTED BY: **November 6, 2008**

PUBLIC HEARING DATE: **November 21, 2008**

APPLICATION NUMBER: **V-08-225**

NAME OF APPLICANT: **Greg Ramsey**

PROPERTY ADDRESS: **697 E. Morningside Drove**

Describe the location on the property where the sign(s) were posted:

_____ Date posted: _____

"I SWEAR THAT ON THE ABOVE POSTING DATE, I PERSONALLY POSTED IN THE MOST CONSPICUOUS PLACE POSSIBLE ON THE PREMISES AFFECTED BY THIS APPLICATION, SIGN(S) AS INDICATED ABOVE."

GREG RAMSEY, APPLICANT

PERSONALLY APPEARED BEFORE ME PERSON(S)
OF THE ABOVE NAME(S), WHO SWEAR THAT THE
INFORMATION CONTAINED IN THIS AFFIDAVIT
IS TRUE AND CORRECT TO THEIR BEST
KNOWLEDGE AND BELIEF.

NOTARY PUBLIC

DATE

Please mail or deliver this completed affidavit to the Bureau of Planning at the address listed below. You may fax a copy to 404-658-7491, but **this original affidavit must be received by the Bureau of Planning at least five days before your hearing date.** You may post the sign earlier than the posting date, but not later.

City of Atlanta
Bureau of Planning
attn: Vanessa Amaker
55 Trinity Ave., Suite 3350
Atlanta, Georgia 30303

INVOICE

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

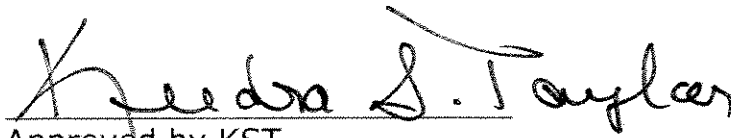
DATE: September 24, 2008
INVOICE #: V-08-225


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

Bill to:

Greg Ramsey
697 E. Morningside Drive
Atlanta, GA 30324

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


Approved by KST


CITY OF ATLANTA
EX OFFICIO MUNICIPAL
REVENUE COLLECTION

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