

Notice To Applicant

City of Atlanta - Bureau of Planning

APPLICATION NUMBER: **V-09-142**

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

Address of Property: **1175 Briarcliff Place**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, October 8, 2009 at 12:00 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
atlanta.npuf.zoning@gmail.com

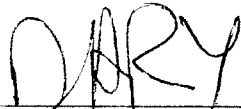
Contact info for adjacent NPUs is provided below if necessary:

The contact person for NPU is:

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,



DARY, for Director, Bureau of Planning



Patrick Leonard, Applicant

APPLICATION FOR VARIANCE

City of Atlanta

Date Filed 8/13/09 Application Number V-04-142

Name of Applicant Patrick Leonard Daytime Phone 4) 512-1603

Company Name _____ e-mail patrick2004@yahoo.com

Address 1175 Briarcliff Pl. Atlanta GA 30306
street city state zip code

Name of Property Owner Patrick Leonard Phone 4) 512-1603

Address 1175 Briarcliff Pl. Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 1175 Briarcliff Pl. Atlanta GA 30306 OR

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

Depth: 167 Area: .017 Land Lot: 241 District: 15, DeKalb 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 13 Day Of Aug, 2009.

Patrick Leonard
Owner or Agent for Owner (Applicant)

Patrick Leonard
APPLICANT'S NAME IN PRINTED LETTERS

Helen W Smith
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

James Shelby
Commissioner
Dept. of Planning &
Community Development

Ibrahim Maslamani, CBO,
AIA
Director
Bureau of Building

COUNCIL DISTRICT 6 REFERRAL CERTIFICATE APPLICATION NUMBER V-09-142

NPU F DATE FILED 8/13/09

1. Patrick Leonard

Name of Applicant
BUILDING PERMIT AUTHORIZING
Second story addition

at 1175 Briarcliff Pl., N.E. 15/241
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 the zoning regulations to reduce the east side yard setback from 7ft. (required) to 3.6ft. for a second story addition to an existing single-family house.

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

Applicant: [Signature]

Zoning Plan Reviewer: [Signature]

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 second story addition on existing house-

V-04-102

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.

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

_____ % maximum allowed lot coverage *no changes to footprint or 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 inquiries 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.

Staff Recommendation. Bureau of Planning staff reviews and makes written recommendations to the BZA on each variance application. You may contact your assigned planner at (404) 330-6145 on the day of the public hearing if you wish to know staff's recommendation.

V-01-142

1175 Briarcliff Place N.E. Atlanta 30306

We are asking for a variance due to the situation that our existing structure is encroaching into the 7 foot setback for an R-4 zoning. We are trying to build an addition without changing the original footprint of the existing structure. We feel that in order to keep the house in line with the look of the neighborhood we would like to slightly alter the roofline to allow added living space without drastically changing the look and feel of the existing house. In order to add living space a variance will be needed. We do not meet the 70 foot frontage nor do we meet the 9,000 square foot minimum lot area. We are asking to be allowed build a very small portion of the house over the set back in order to add space needed to house a family while keeping the look of a 1920's house intact.

CITY OF ATLANTA
55 TRINITY AVE SW
SUITE 1350 ATTN LOUISE
ATLANTA, GA. 30335-0351
404-330-6278

Sale

ID: 0018540000055013852308
08-13-09

13:28:29

VISA

*****8058

Appr Code: 282982

Invoice#: 000015 3350

Total:

\$ 100.00

Customer Copy
THANK YOU!

DATE: August 13, 2009
INVOICE #: V-09-142

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

1175 Briarcliff Place
Atlanta, GA 30306

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

Approved by DHR

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

MTA visa
D A
AUG 13 2009
CITY OF ATLANTA
RECEIVED