

APPLICATION FOR VARIANCE

City of Atlanta

Date Filed _____

Application Number V-09-086

Name of Applicant Elizabeth G. Pann Daytime Phone 404 867 8411

Company Name _____ e-mail mepann@yahoo.com

Address 673 Elkmont Drive Atlanta GA 30306
street city state zip code

Name of Property Owner Elizabeth G. Pann Phone 404 867 8411

Address 673 Elkmont Drive Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 673 Elkmont Drive OR

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

Depth: _____ Area: _____ Land Lot: 53 District: 17, Fulton County, GA.

Property is zoned: R4, Council District: 9, Neighborhood Planning Unit: F

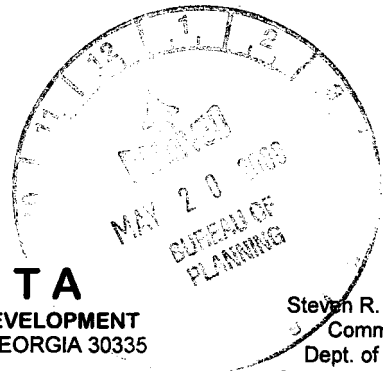
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant variance(s).

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 19 Day Of May, 2009.

Elizabeth G. Pann
Owner or Agent for Owner (Applicant)
ELIZABETH G. PANN
APPLICANT'S NAME IN PRINTED LETTERS

Chonita L. Palmer
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

Steven R. Cover, AICP
Commissioner
Dept. of Planning &
Community Development

Ibrahim Maslamani, CBO,
AIA
Director
Bureau of Building

SHIRLEY FRANKLIN
MAYOR

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-09-086
NPU _____ DATE FILED _____

1. Elizabeth G. Pann
Name of Applicant

BUILDING PERMIT AUTHORIZING

An addition to a single family residence

at 673 Elkmont Drive N.E. 17/53
Street Address **Quadrant** **District & Land Lot**

to be used for residential purposes

The property is zoned R-4

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

Applicant seeks a variance from the zoning ordinance to reduce the required side yard setback
from 7 feet to 6.5 and the required rear yard setback from 15 feet to 12 feet to make an addition
to a single family resident. Applicant also seek a variance to exceed the maximum lot coverage
from 50 percent to 53 percent for this addition. Applicant seeks no other variances at this time.

1982 Zoning Ordinance, As Amended
Chapter 6 Section 16-06.008 Paragraph (2)
Chapter 6 Section 16-06.008 Paragraph (3)
Chapter 6 Section 16-06.00 Paragraph (6)

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

FILED & RECORDED

1997 AUG 25 PM 3:49

CLERK, SUPERIOR COURT

Return recorded file-stamped copy to:

Lawler & Tanner, P.C.
200 Galleria Parkway, Suite 1640
Atlanta, Georgia 30339
Phone: (770) 563-8800

MAN

STATE OF GEORGIA

COUNTY OF COBB

QUITCLAIM DEED

THIS DEED, made this 28th day of July, 1997, between **Michael Pann and Claudine Pann**, as joint tenants with right of survivorship ("Grantor") and **Claudine Pann** ("Grantee") (the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof requires or permits).

WITNESSETH THAT:

Grantor, for and in consideration of love and affection, the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has bargained, sold and conveyed, and by these presents does hereby bargain, sell, remise, release, and forever quitclaim unto Grantee all the right, title, interest, claim or demand which the said Grantor has, or may have had in and to the following described property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 53 of the 17th District of Fulton, County, Georgia, being known as the east part of Lots 12 and 13, Block A, North Boulevard Park, as per plat recorded in Plat Book 8, Page 171, Fulton County Records, which plat is made a part of this description by reference thereto, and being more particularly described as follows:

Fulton County, Georgia
Real Estate Transfer Tax
Paid \$ 6
Date 8-25-97
JUANITA HICKS
Clerk, Superior Clerk

By: TS
Deputy Clerk

BEGINNING at an iron pin found on the southwesterly right-of-way line of Elkmont Drive 120.0 feet easterly as southeasterly measured along the southerly and southwesterly right-of-way line of Elkmont Drive, and following the curvature thereof, from the intersection of the southerly right-of-way line of Elkmont Drive with the easterly right-of-way line of Orme Circle, if said street lines were extended to form an angle instead of a curve; running thence southeasterly along the southwesterly right-of-way line of Elkmont Drive 50.0 feet to an iron pin found; running thence southerly along a line forming an interior angle of 119° 54' with the southwesterly right-of-way line of Elkmont Drive 67.0 feet to a fence post; running thence southwesterly 47.0 feet to an iron pin found; running thence northerly 100.0 feet to an iron pin found on the southwesterly right-of-way line of Elkmont Drive and the POINT OF BEGINNING; being improved property known as 673 Elkmont Drive, NE, according to the present system of numbering property in the City of Atlanta, Fulton County, Georgia. The above-

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described property is more particularly shown and delineated on survey by Carter Land Surveying Co. bearing the seal of James H. Carter, G.R.L.S. #1999, dated August 6, 1986, which is incorporated herein by reference as a part of this description.

This conveyance is made subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Deed the day and year first above written.

Signed, sealed and delivered in the presence of:

Judy S. Belfart
Unofficial Witness
Dianna Montague
Notary Public

Michael Pann (SEAL)
Michael Pann, Grantor

My Commission Expires:
Notary Public-DeKalb County, Georgia
My Commission Expires May 7, 2001



_____ 5/7/2001

Signed, sealed and delivered in the presence of:

Judy S. Belfart
Unofficial Witness
Dianna Montague
Notary Public

Claudine J. Pann (SEAL)
Claudine J. Pann, Grantor

My Commission Expires:

Notary Public-DeKalb County, Georgia
My Commission Expires May 7, 2001



_____ 5/7/2001

673 Elkmont Drive
Atlanta, Georgia 30306

V-09-086



Justification:

The functional layout of the existing floor plan drives this request for the variance. There is a utility room in the back corner of the house that is dilapidated and need of removal. It is important to reconstruct this room following the building line to insure support and to match the physical structure of the house.

Thank you:

Elizabeth Pann
Homeowner

Additionally, the house was built in 1912 at a lesser set back than is called for in 2009.

This is a small house and we simply want to add 23 sq. ft. to expand the kitchen space.

This increases the lot coverage from 50% to 53%.

OK 10/27
MAY 20 2009

INVOICE

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

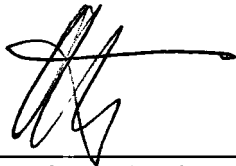
DATE: May 20, 2009
INVOICE #: V-09-086

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

Bill to:

Elizabeth G. Pann
673 Elkmont Drive
Atlanta, GA 30306

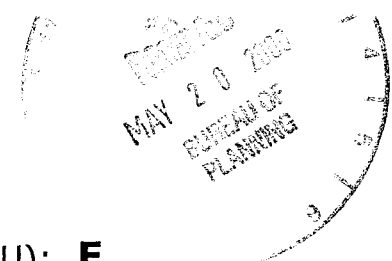
DESCRIPTION	AMOUNT
Application for Variance in R-4 zoning district	\$100.00
TOTAL	\$100.00



Approved by CMO

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

Notice to Applicant
City of Atlanta - Bureau of Planning



APPLICATION NUMBER: **V-09-086**

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

Address of Property: **673 Elkmont Drive**

Board of Zoning Adjustment (BZA) Hearing Date:
Thursday, July 9, 2009 at 12:00 p.m.
Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU F is:

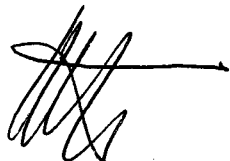
Charlie Nalbone
404-626-1354
atlanta.npuf.zoning@gmail.com

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, 

CMO, for Director, Bureau of Planning



Elizabeth G. Pann, Applicant

SIGN POSTING AFFIDAVIT

SIGN MUST BE POSTED BY: **June 24, 2009**

PUBLIC HEARING DATE: **July 9, 2009**

APPLICATION NUMBER: **V-09-086**

NAME OF APPLICANT: **Elizabeth G. Pann**

PROPERTY ADDRESS: **673 Elkmont Drive**

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."

ELIZABETH G. PANN, 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