

Notice To Applicant
City of Atlanta - Bureau of Planning

APPLICATION NUMBER: **V-09-095**

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

Address of Property: **630 Cumberland Road**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, August 6, 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

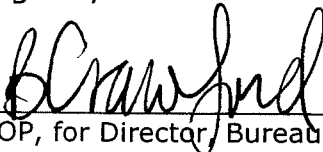
Contact info for adjacent NPUs is provided below if necessary:

The contact person for NPU is:

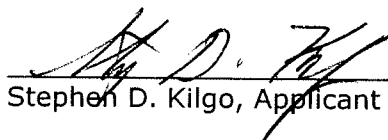
Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

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.

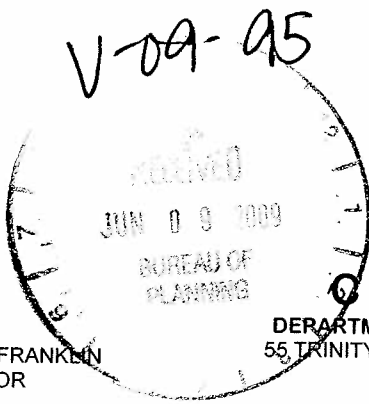
Signed,



BOP, for Director, Bureau of Planning



Stephen D. Kilgo, Applicant



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

James Shelby
Commissioner
Dept. of Planning &
Community Development

Ibrahim Maslamani, CBO,
AIA
Director
Bureau of Building

Zoning Enforcement Division
Ann Heard, Chief

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER _____

NPU _____ DATE FILED _____

1. Stephen D. Kilgo

Name of Applicant

BUILDING PERMIT AUTHORIZING

Addition to single family dwelling

at 630 Cumberland Road NE 17TH/51
Street Address Quadrant District & Land Lot

to be used for residential purposes

The property is zoned (R-4 Single Family / BL – Beltline Overlay) District

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

Applicant seeks a variance from the zoning regulations to reduce the required east side yard setback from 7ft to 6ft to allow for an screen porch addition to an existing single family dwelling. Applicant seeks no further variance 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
Ann Heard, Acting Chief Zoning Division

Plan Reviewer

Applicant

APPLICATION FOR VARIANCE

City of Atlanta

Date Filed _____ Application Number _____

Name of Applicant Stephen D. Kilgo Daytime Phone 41875-0109

Company Name self e-mail Kilgo bs@yahoo.com

Address 630 Cumberland Rd Atl Ga 30306
street city state zip code

Name of Property Owner Stephen Kilgo Phone _____

Address Same
street city state zip code

Description of Property

Address of Property 630 Cumberland Rd NE 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).

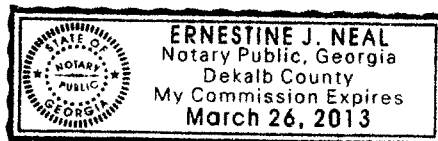
I hereby authorize the staff of the Bureau of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Bureau of Planning upon filing this application. I swear 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 4 Day Of June 20009.

Stephen D. Kilgo
Owner or Agent for Owner (Applicant)

Stephen D. Kilgo
APPLICANT'S NAME IN PRINTED LETTERS

Ernestine J. Neal
NOTARY PUBLIC



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:** Addition of deck to Rear of house.

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

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), 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.

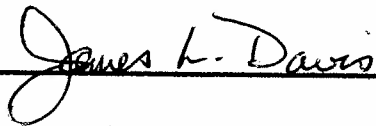
Refunds on Withdrawn Cases. Requests for withdrawal received 18 days prior to the public hearing will enable a refund of the application fee.

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.

I request the setback of my property receive a variance for the addition of a deck to the back of my home. Please approve changing the setback from 84" to 72" to allow this construction.

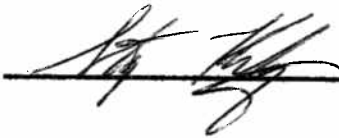
My home is positioned 78" from the property line. In order to tie the deck to the house, we need to align it with the current exterior wall.

I have requested a signature of my neighbor James Davis at 636 Cumberland Rd stating that he has no problem with this addition.



James Davis
636 Cumberland Rd.

Regards,
Stephen Kilgo
630 Cumberland Rd



INVOICE

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

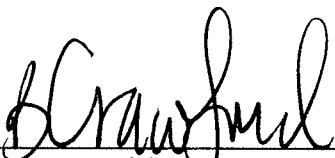
DATE: June 9, 2009
INVOICE #: V-09-095

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


Bill to:

Stephen D. Kilgo
630 Cumberland Road
Atlanta, GA 30306

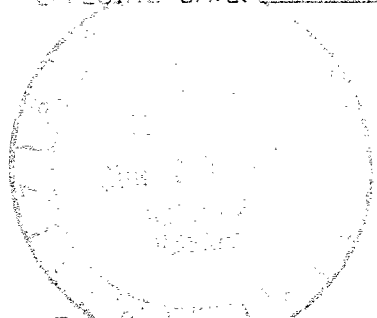
DESCRIPTION	AMOUNT
Application for Variance in R-4 zoning district	\$100.00
TOTAL	\$100.00



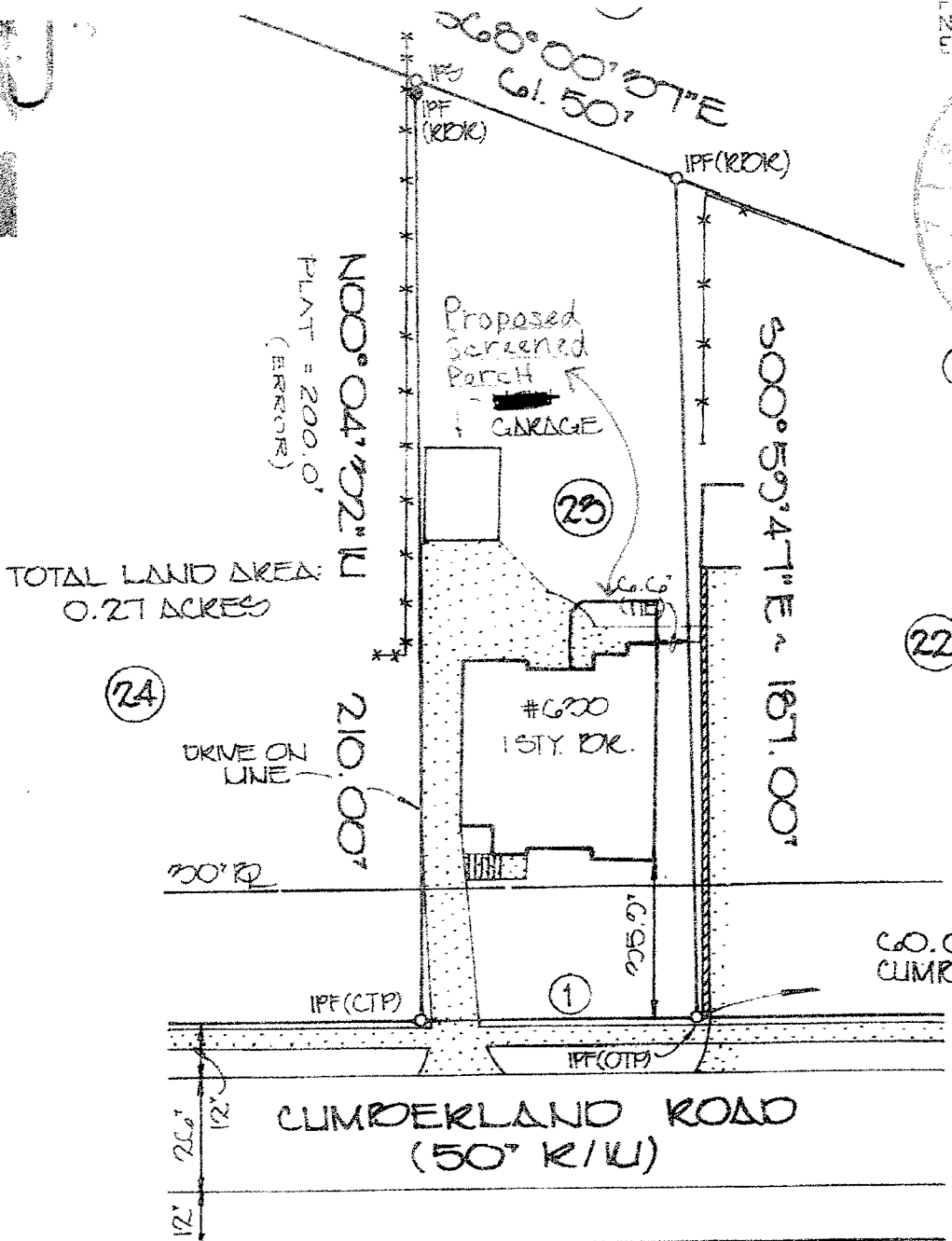
Approved by BOP


JUN 09 2009
CITY OF ATLANTA
EX OFFICIO MUNICIPAL
REVENUE COLLECTION

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



① N90°00'00"W
 60.00'
 V-09-05



TOTAL LAND AREA:
 0.27 ACRES

②④

DRIVE ON LINE

②②

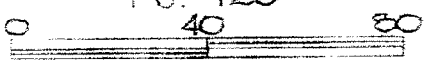
60.0' ALONG R/W TO CLUMBERLAND CIRCLE R/W

CLUMBERLAND ROAD
 (50' R/W)

UPDATED 1-5-23-97

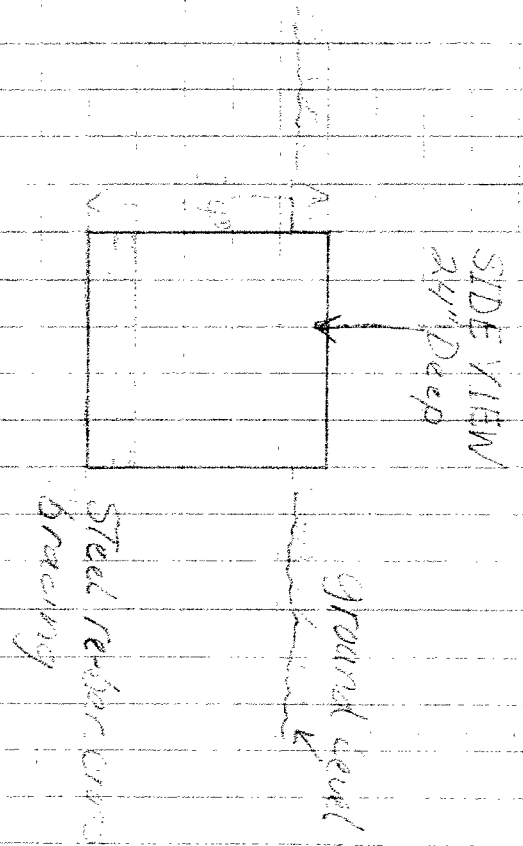
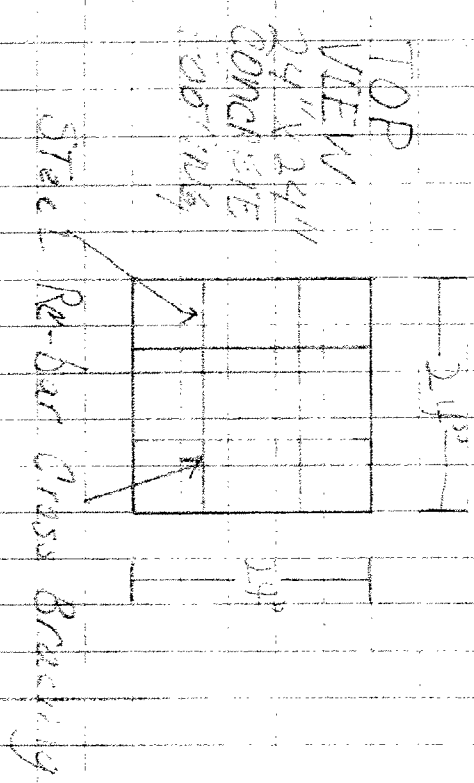
PREPARED FOR: **STEPHEN D. KILGO & BARBARA M. KILGO**

LOT 23 BLOCK 3 UNIT
 SUBDIVISION MORNINGSIDE
 LAND LOT 51 17TH DIST. SECT.
 FULTON COUNTY, GA. DATE: JUNE 9, 1994
 REC. IN PLAT BOOK 11 PG. 125
 SCALE: 1" = 40'



1. LOCATION & DESCRIPTION OF EASEMENTS AND UTILITIES TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT WHERE APPLICABLE.
 2. DO NOT USE HOUSE TO PROPERTY LINE DISTANCE OR FENCES FOR PROPERTY LINE LOCATION.
 3. ALL MATTERS OF TITLE EXCEPTED.
 4. NOT FOR RECORDING.
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 10,000+ PARTS, AND AN ANGULAR ERROR OF 0.14" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO CLOSE ONE PART IN 20,000+ PARTS.

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.

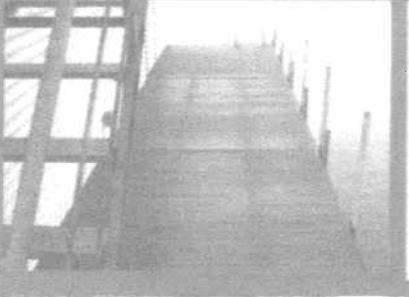
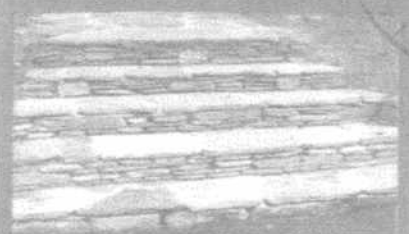
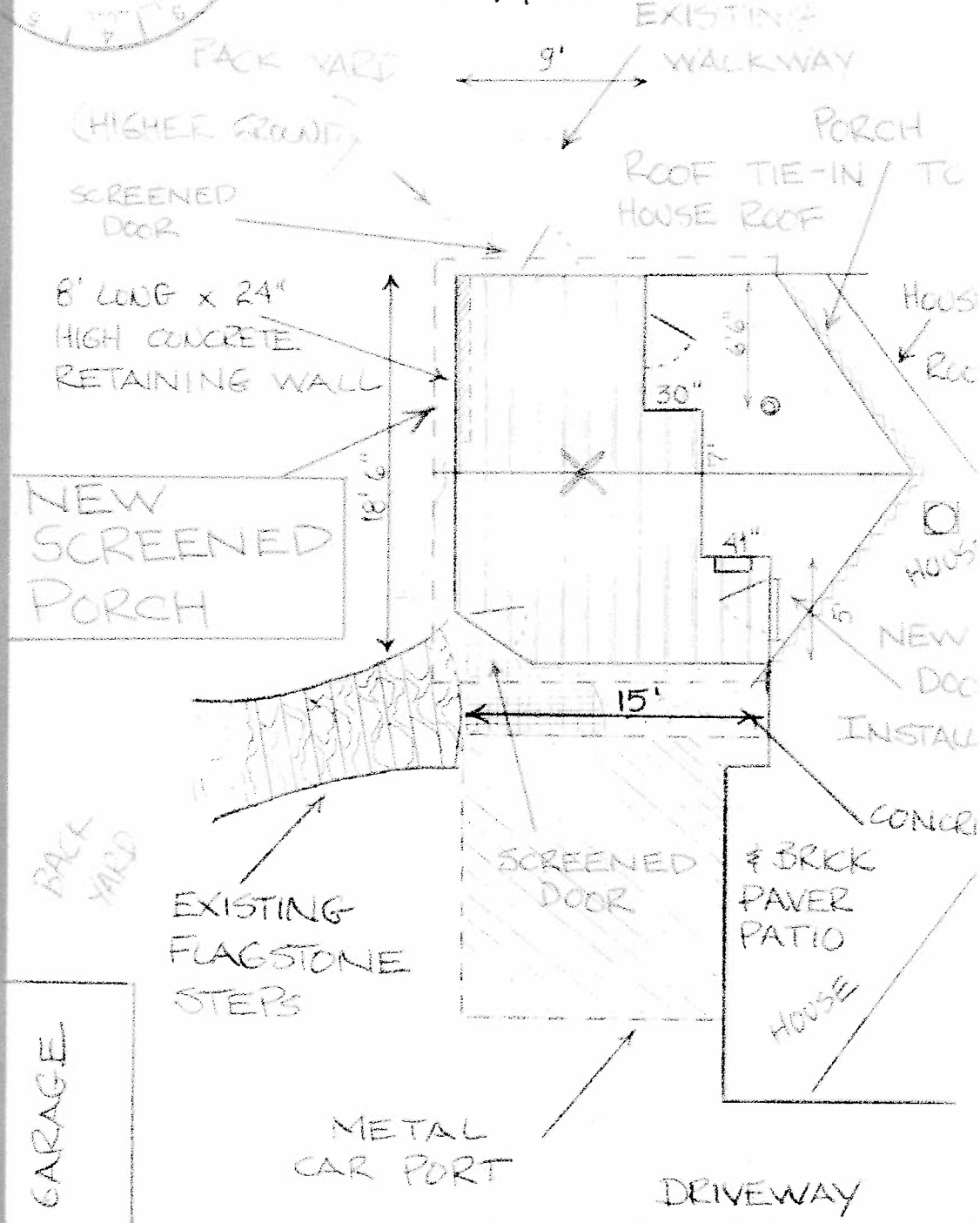


V-09-95

RECEIVED
JUN 09 2009
BUREAU OF PLANNING

STEVE KILGO
630 GUMBERLAND RD.
ATLANTA, GA. 30306
PH: 404-875-0109

SCALE: 1/4" = 2 FT.



NEW SCREENED PORCH

"PROJECT DIAGRAM"

FRONT ELEVATION

