

Notice To Applicant

City of Atlanta - Bureau of Planning

APR 19 2010
10:41 AM
COMMUNICATIONS SECTION

APPLICATION NUMBER: **V-10-022**

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

Address of Property: **1081 Lanier Blvd**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, April 1, 2010 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

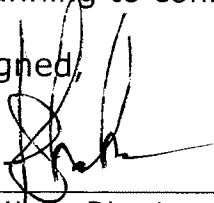
Contact info for adjacent NPUs is provided below if necessary:

The contact person for NPU is:

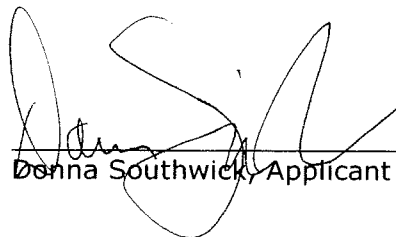
Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

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,



TTW, for Director, Bureau of Planning



Donna Southwick, Applicant

RECEIVED
FEB 10 2010
CITY OF ATLANTA

APPLICATION FOR VARIANCE

City of Atlanta

Date Filed _____ Application Number V-10-22

Name of Applicant Donna Southwick Daytime Phone 404-976-3000

Company Name Home Rebuilders e-mail donna@homevebuilders.com

Address 1029 Monroe Drive Atlanta GA 30324
street city state zip code

Name of Property Owner Ray Benedict Phone 678-491-9132

Address 1081 Lanier Blvd. Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 1081 Lanier Blvd, Atlanta GA 30306 OR

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

Depth: 143' Area: .1929ac. Land Lot: 1 District: 17, Fulton 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 9 Day Of FEB, 2010.

Donna Southwick
Owner or Agent for Owner (Applicant)

Donna Southwick
APPLICANT'S NAME IN PRINTED LETTERS

Margaret M. Brown
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,
AIA
Director
Bureau of Building

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-10-22
NPU F DATE FILED FEB 3 2010
I Donna Southwick
Name of Applicant

BUILDING PERMIT AUTHORIZING

An addition to a single family residence

at 1081 Lanier Blvd., N.E. 17/1
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 south side yard setback from 7 feet to 4 feet make an addition to a single family resident. Applicant seeks no other variances at this time.

Chapter 6 **1982 Zoning Ordinance, As Amended** 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 

V-10-22

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 a 9' x 12' screened porch adjacent to existing rear stoop.

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.

4159 covered square feet / 8402 total lot square feet = 49.5 % proposed lot coverage
50 % maximum allowed lot coverage

RECEIVED
FEB 10 2010
Bureau of Planning

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 (NPUs), 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.

RECEIVED
FEB 10 2010
Bureau of
Records

NOTARIZED AUTHORIZATION BY PROPERTY OWNER

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

TYPE OF APPLICATION Variance V-10-22

I, Ray Benedick (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 1081 Lanier Blvd (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

ADDRESS OF APPLICANT 1629 Monroe Drive
Atlanta GA 30324

TELEPHONE NUMBER 404-876-3000

Raymond Benedick
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
Margaret M. Brown
Notary Public

2-9-10
Date

JUSTIFICATION FOR VARIANCE

V-10-22

**1081 LANIER BOULEVARD
ATLANTA, GA 30306**

We are seeking a variance to allow the construction of a screened porch to be located adjacent to the existing rear stoop of our home. We are requesting a variance to reduce the sideyard setback from 7'-0" to 3'-0". Our home has no real covered porch area currently and we would like to be able to enjoy this amenity on our property for outdoor living and entertaining space.

After evaluating our lot, we determined that ours is a non-conforming lot according to current zoning guidelines. Presently R-4 zoning requires 9,000 s.f. minimum lot size. Our lot is only 8402 s.f. making it a challenge to design our desired screened porch. Also, our existing home, built in 1926, was not constructed according to the current required setbacks for R-4 zoning. Neither the front of the house or the southwest side meets the current setbacks. Due to the existing location of the house, a variance is needed for our proposed screened porch.

We would like to align our proposed screened porch with the existing rear stoop of our home, which would keep the porch parallel with the side of our home. As indicated on the attached survey, the rear corner of our home is 3.7' from the property line. By using our existing stoop as the starting point of the screened porch, the rear corner will terminate 3'-0" from our property line. Therefore, a 4'-0" reduction of the required 7'-0" sideyard setback will allow us to construct our screened porch.

The design of our proposed screened porch will accomplish another goal to enhance our lifestyle. By abutting the porch to our existing rear stoop, we will also be able to cover the stoop with the new roof, as well as a good portion of our stairs that lead up to our back door. The new roof will provide much needed protection from the weather for bringing in groceries, packages and such. We will be able to use the stoop as an open-air mudroom for wet umbrellas, boots, etc. Overall, we believe the new design will accomplish all of our goals. The relief from the current sideyard setback requirements will allow all of this to happen.

The proposed solution is the best way to balance our family needs and lifestyle with the character of neighborhood.

We thank you for your attention in this matter.

RECEIPT

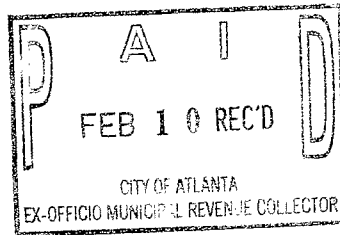
CITY OF ATLANTA
ATLANTATEST
55 TRINITY AVE SW

Application: V-10-022
Application Type: Planning/BZA/Variance/NA
Address: 1081 LANIER BLVD , ATLANTA, GA 30306

Receipt No.	224346				
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Comments
Credit Card		\$100.00	02/10/2010	SGUILDARIE	

Owner Info.: BENEDICK RAYMOND N & KANE KAREN P

**Work
Description:**



*Visa
S.G.*

ALTERATIONS AND ADDITIONS TO THE RAY BENEDICK AND KAREN KANE RESIDENCE

1081 LANIER BOULEVARD
 ATLANTA, GEORGIA 30306

LEGEND

-  NEW STUD PARTITION
-  NEW BRICK VENEER
-  WALL WITH SOUND ATTENUATING BATT INSULATION

WINDOW TAG

MODEL #	DH2852
R/O WTH.	2'-10"
HDR HT.	ALIGN
R/O HT.	5'-6"
MULL	6"

- MODEL NUMBER
- ROUGH OPENING WIDTH
- ROUGH OPENING HEADER HEIGHT
- ROUGH OPENING HEIGHT
- MULLION WIDTH




- UNIT COMPONENT
- WINDOW UNIT NUMBER
- WINDOW IDENTIFICATION, SEE SCHEDULE SHEET A0.5



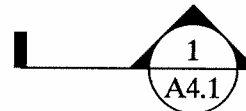
- DOOR NUMBER, SEE SCHEDULE SHEET A0.4

ROOM

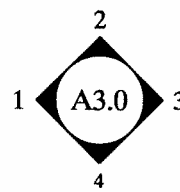
 CL'G. HT.: 8'-0"

ROOM NAME

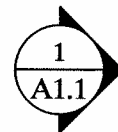
- ROOM NUMBER
- CEILING HEIGHT/CONDITION



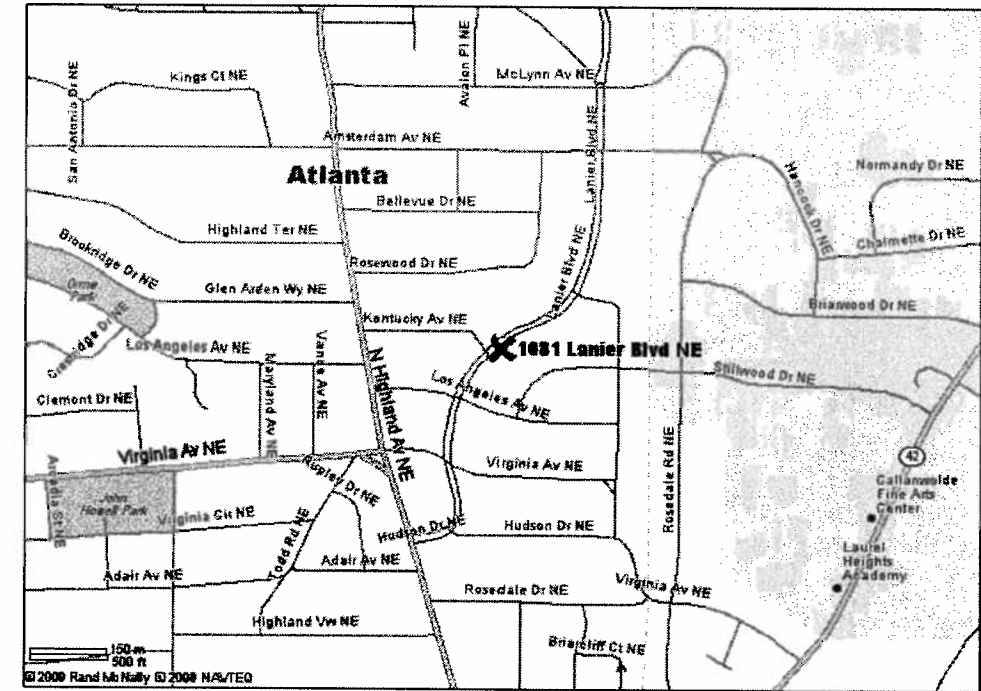
- WALL SECTION MARKER
- SECTION NAME
- SHEET LOCATION



- INTERIOR ELEVATION MARKER
- ELEVATION NAME
- SHEET LOCATION



- EXTERIOR ELEVATION MARKER
- ELEVATION NAME
- SHEET LOCATION



2 VICINITY MAP
 A0.0 SCALE: NOT TO SCALE

V-10-22

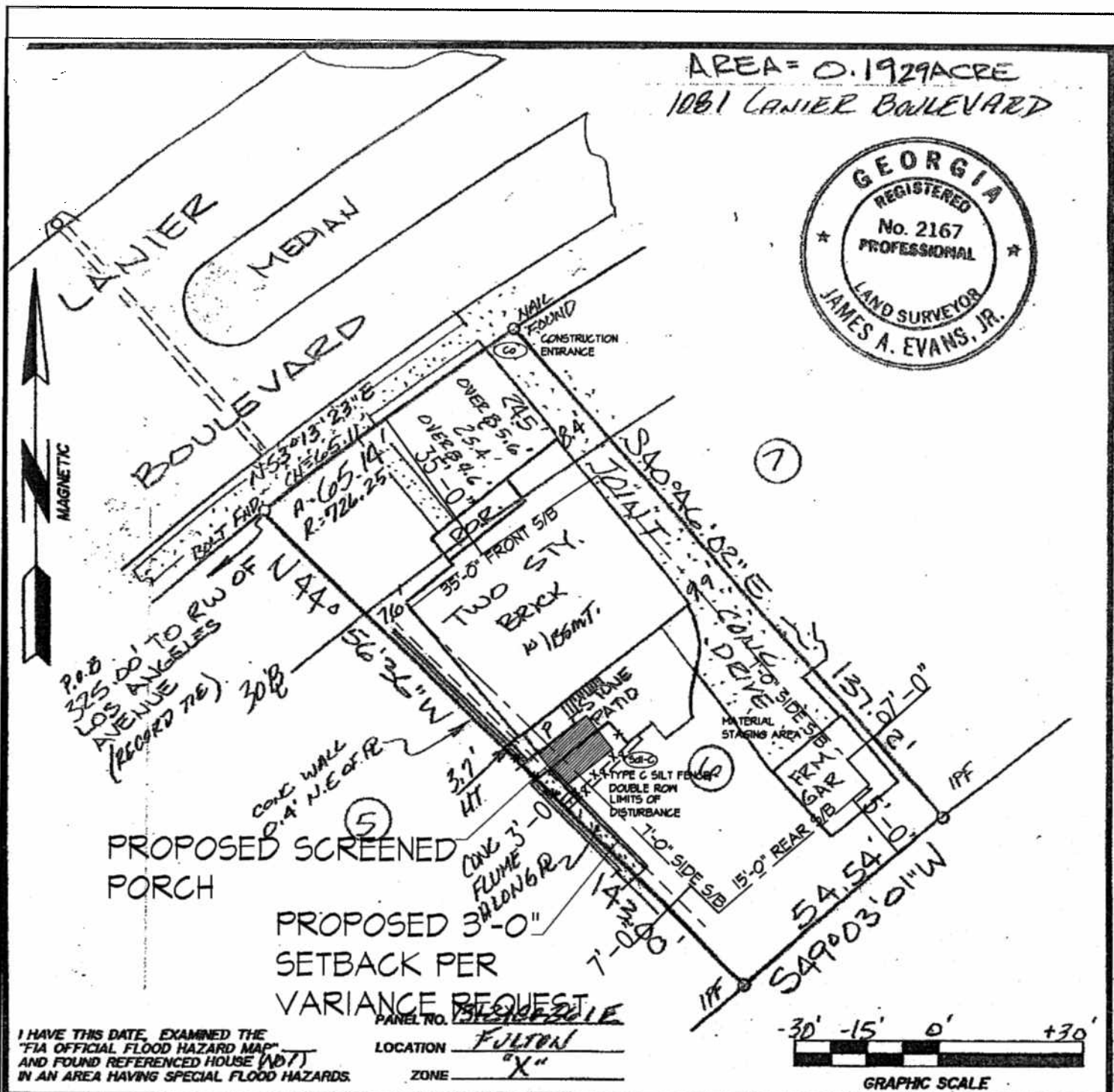
PROJECT DATA	DIRT STATEMENT: THERE WILL BE 2 CY OF CUT AND 2 CY OF FILL. MINIMAL GRADING AND/OR GROUND DISTURBANCE REQUIRED BY THE PROPOSED WORK.	WATERS OF THE STATE: THERE ARE NO WATERS OF THE STATE WITHIN 250' OF THE PROPOSED PROJECT.	LOT COVERAGE, EXISTING: (MAXIMUM ALLOWABLE) 50%																				
	ZONING: R-4	FLOOR AREA RATIO: (MAXIMUM ALLOWABLE) 50% 1799 S.F. MAIN FLOOR 1120 S.F. 2ND FLOOR <hr/> 2919 S.F. TOTAL 2919 S.F. ÷ 8402 S.F. LOT = 34.7%	<table border="0"> <tr> <td>PRIMARY STRUCTURE</td> <td>1799 S.F.</td> </tr> <tr> <td>FRONT PORCH</td> <td>125 S.F.</td> </tr> <tr> <td>FRONT WALK</td> <td>119 S.F.</td> </tr> <tr> <td>CONCRETE DRIVE</td> <td>1267 S.F.</td> </tr> <tr> <td>REAR STOOP & STEPS</td> <td>52 S.F.</td> </tr> <tr> <td>GARAGE</td> <td>330 S.F.</td> </tr> <tr> <td>PATIO (REMAINING)</td> <td>359 S.F.</td> </tr> <tr> <td>NEW SCREEN PORCH</td> <td>108 S.F.</td> </tr> <tr> <td>TOTAL:</td> <td>4159 S.F.</td> </tr> <tr> <td colspan="2">4159 S.F. ÷ 8402 S.F. LOT = 49.5%</td> </tr> </table>	PRIMARY STRUCTURE	1799 S.F.	FRONT PORCH	125 S.F.	FRONT WALK	119 S.F.	CONCRETE DRIVE	1267 S.F.	REAR STOOP & STEPS	52 S.F.	GARAGE	330 S.F.	PATIO (REMAINING)	359 S.F.	NEW SCREEN PORCH	108 S.F.	TOTAL:	4159 S.F.	4159 S.F. ÷ 8402 S.F. LOT = 49.5%	
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TOTAL:	4159 S.F.																						
4159 S.F. ÷ 8402 S.F. LOT = 49.5%																							
LOT SIZE: 8402 S.F. (0.1929 AC) 35'-0" FRONT SETBACK 7'-0" SIDE SETBACK 15'-0" REAR SETBACK	DISTURBED AREA CALCULATION: 232 S.F. DISTURBED AREA WITHIN CONFINES OF SILT FENCING.																						
	TREE STATEMENT: THERE WILL BE NO TREES AFFECTED BY THE PROPOSED WORK.																						

ALTERATIONS AND ADDITIONS TO THE
RAY BENEDICK AND KAREN KANE RESIDENCE
 1081 LANIER BOULEVARD
 ATLANTA, GEORGIA 30306

PROJECT ARCHITECT
 DS, KW
 08 FEBRUARY, 2010

NOT RELEASED FOR CONSTRUCTION

A0.0

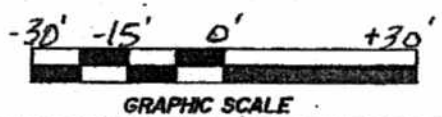


AREA = 0.1929 ACRE
1081 LANIER BOULEVARD



I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED HOUSE (NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL NO. 1515151515
LOCATION FULTON
ZONE "X"



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,000 FEET AND AN ANGULAR ERROR OF 1/4 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 29,000 FEET.

EQUIPMENT USED: TOPCON GTS-2(B) & TRANSIT W/200' STEEL TAPE.

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.

J. A. EVANS
3279 Powder Springs Road
Powder Springs, Georgia 30127
Phone 770-943-0000
Fax 770-943-9003

SURVEY FOR:	
RAYMOND BENEDICK KAREN P. KANE WEISSMAN, NOWACK, CUNY & WILCO, P.C. FIRST AMERICAN TITLE INSURANCE COMPANY	
LOT 60 BLK. "11" UNIT	REVISIONS
W. G. HENDERSON	827-94
PROPERTY	
LAND LOT 1	
DISTRICT 17TH. SECTION	CC DB
FULTON COUNTY, GEORGIA	DRWN - JJE
PLAT BOOK 19 PAGE 61	CHKD
DATE: 10-03-2003 SCALE: 1" = 30'	JOB #
	1799-03

V-10-22

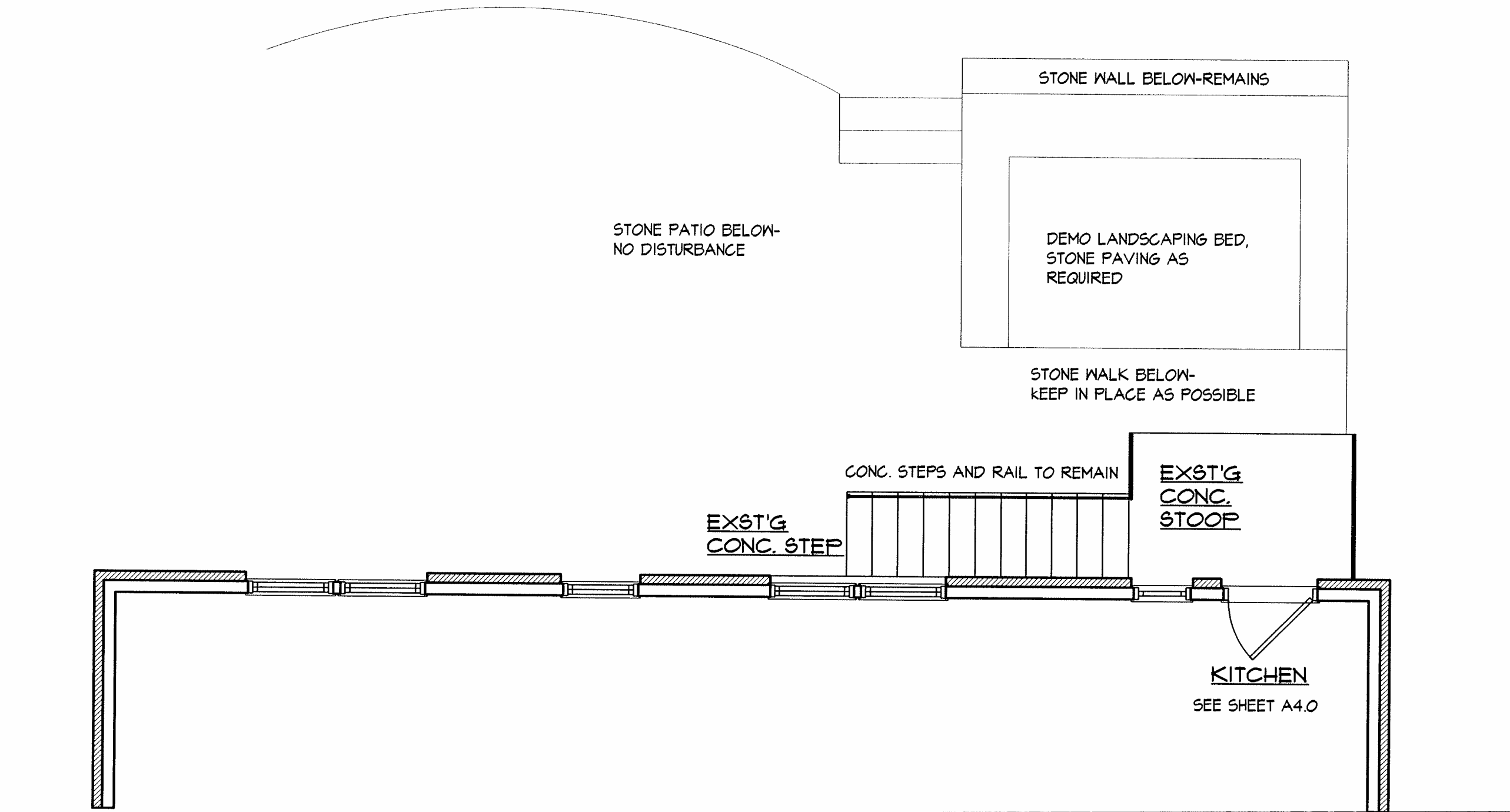


ALTERATIONS AND ADDITIONS TO THE
RAY BENEDICK AND KAREN KANE RESIDENCE
1081 LANIER BOULEVARD
ATLANTA, GEORGIA 30306

PROJECT ARCHITECT	DS, KW
08 FEBRUARY, 2010	
REVISION	
VARIANT'S PLAN	

NOT RELEASED FOR CONSTRUCTION

A0.1



1 REAR PORCH DEMOLITION PLAN
 A1.2 1/4" = 1'-0"

PROJECT ARCHITECT
 DS, KW

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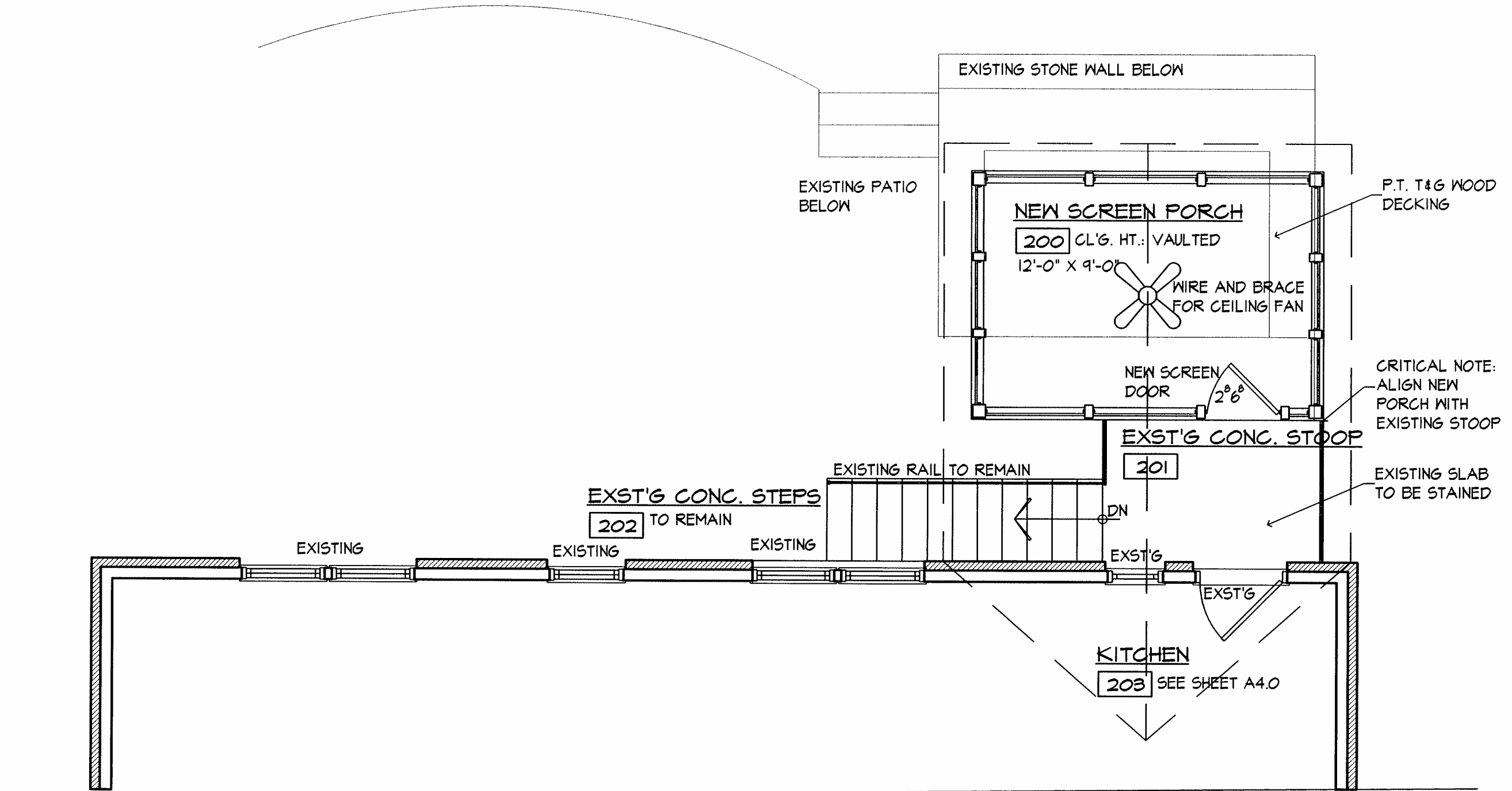
08 FEBRUARY, 2010

REVISION

VARIANCE PLANS

NOT RELEASED FOR CONSTRUCTION

A1.2



1 SCREEN PORCH PROPOSED PLAN
 A1.4 1/4" = 1'-0"

NOT RELEASED FOR CONSTRUCTION

PROJECT ARCHITECT
 DS, KW

08 FEBRUARY, 2010

REVISION

VARIANCE PLANS

A1.4



**HOME
REBUILDERS
DESIGN/BUILD**
1629 MONROE DRIVE
ATLANTA, GEORGIA 30324
(404) 876-3000

ALTERATIONS AND ADDITIONS TO THE
RAY BENEDICK AND KAREN KANE RESIDENCE
1081 LANIER BOULEVARD
ATLANTA, GEORGIA 30306

PROJECT ARCHITECT
DS, KW

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08 FEBRUARY, 2010

REVISION

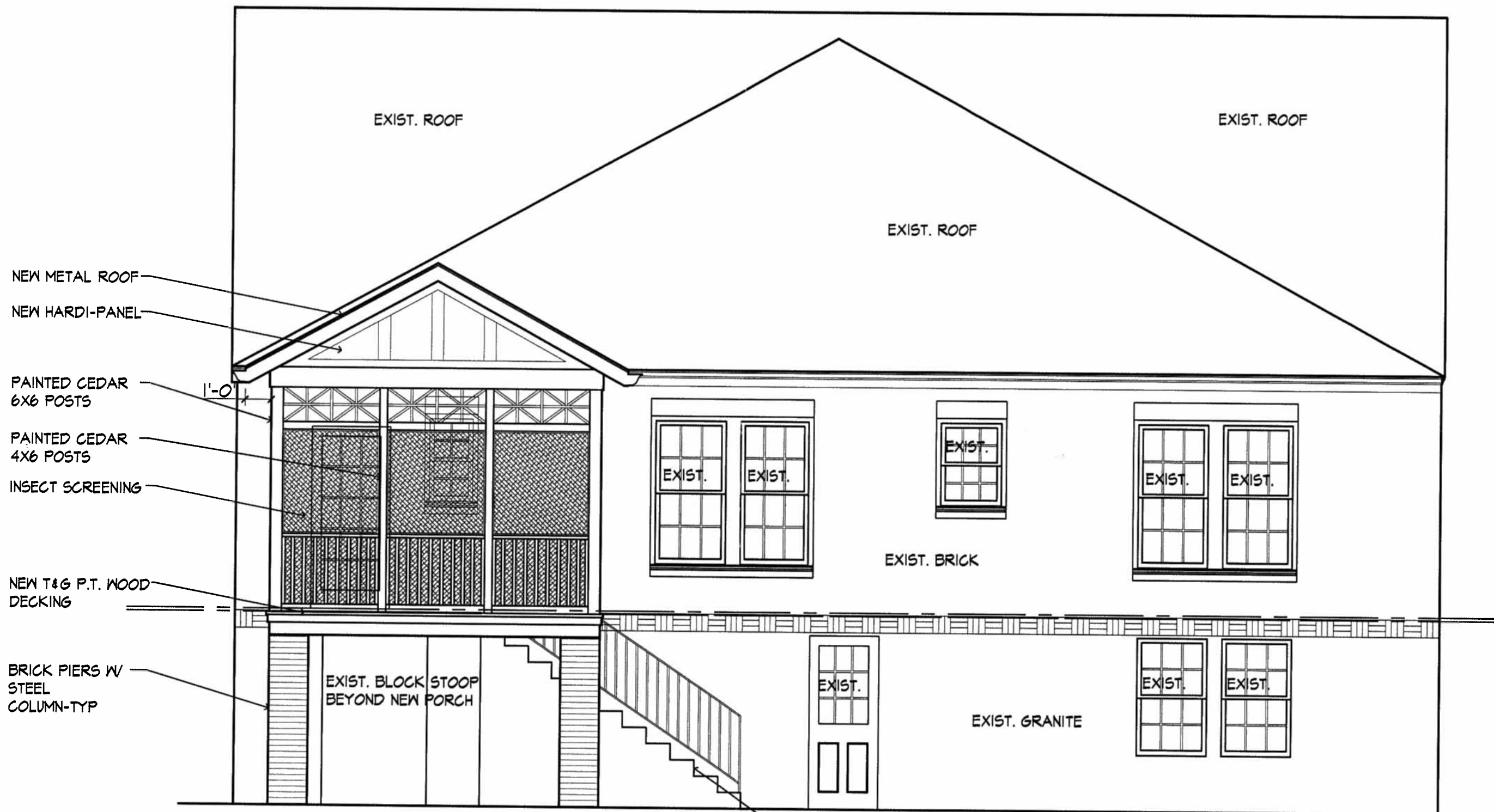
VARIANCE PLANS

A2.2



1 EXISTING REAR ELEVATION
A2.2 1/4" = 1'-0"

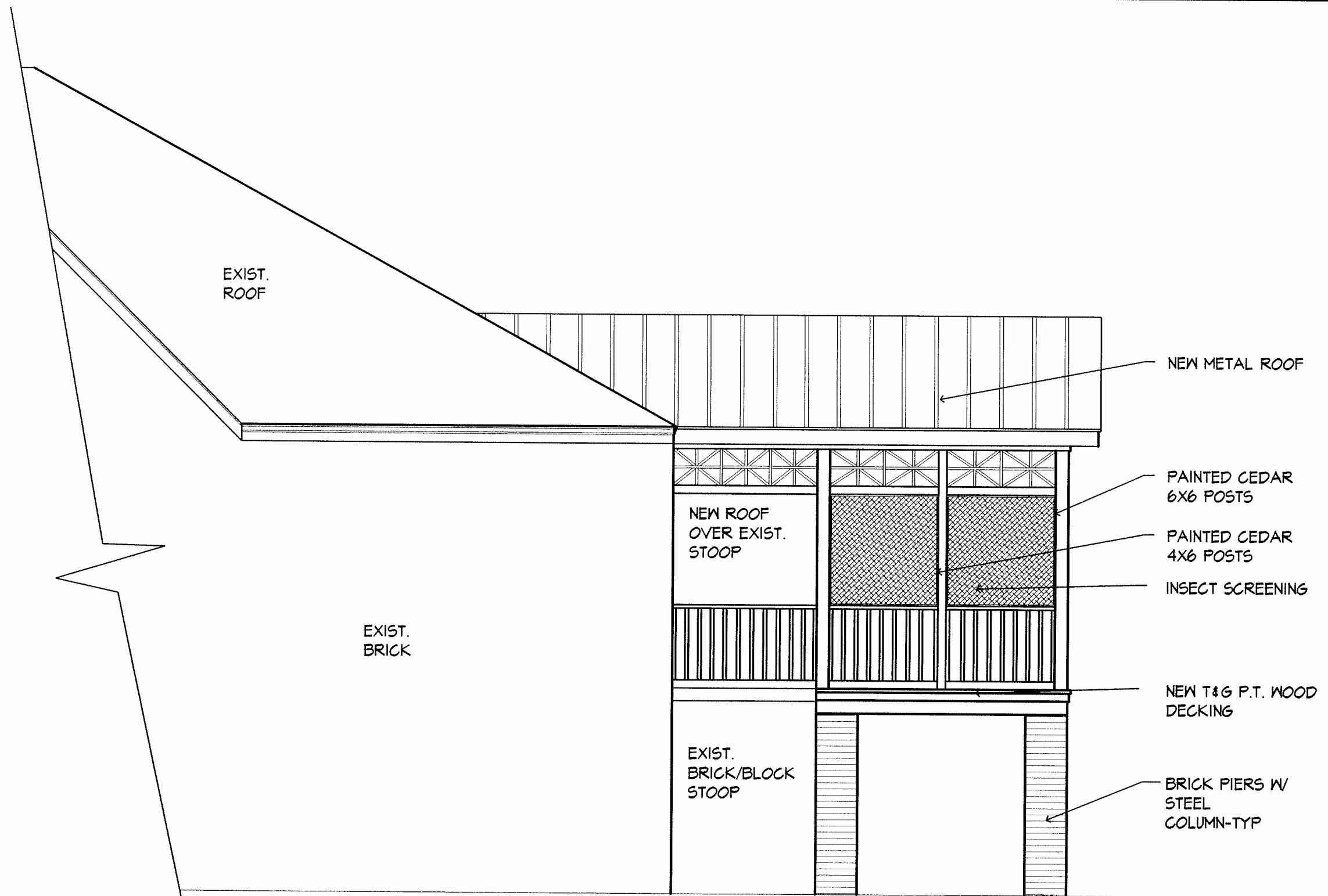
NOT RELEASED FOR CONSTRUCTION



1 PROPOSED REAR ELEVATION
 A2.3 1/4" = 1'-0"

EXIST. CONC. STEPS
 AND IRON RAIL TO
 REMAIN

NOT RELEASED FOR CONSTRUCTION



1 PROPOSED LEFT SIDE ELEVATION
 A2.4 1/4" = 1'-0"

NOT RELEASED FOR CONSTRUCTION

PROJECT ARCHITECT DS, KW
08 FEBRUARY, 2010
REVISION
VARIANCE PLANS