

Notice To Applicant

City of Atlanta - Bureau of Planning

RECEIVED
JUN 10 2010
10:00 AM

APPLICATION NUMBER: **V-10-049**

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

Address of Property: **726 Amsterdam**

Board of Zoning Adjustment (BZA) Hearing Date:
Thursday, June 3, 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

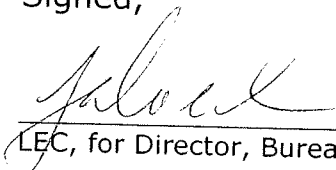
Contact info for adjacent NPUs is provided below if necessary:

The contact person for NPU is:

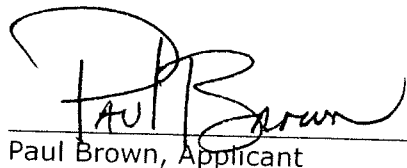
Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

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,



LEC, for Director, Bureau of Planning



Paul Brown, Applicant

APPLICATION FOR VARIANCE

City of Atlanta

Date Filed 3.30.10 Application Number V-10-019
Name of Applicant PAUL BROWN Daytime Phone 404.822.0595
Company Name BROWN Architects LLC e-mail pbrown@BrownArchitects.co
Address 3271 Kensington Rd. Avondale Est. GA 30002
street city state zip code

Name of Property Owner Thomas + Karina Cook Phone 404.388.2596
Address 726 Amsterdam Rd NE Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 726 Amsterdam Rd NE OR
the subject property fronts _____ feet on the _____ side of _____
, and begins 800 feet from the
R/W West of San Antonio Dr corner of _____
Depth: 395 Area: 0.446 Land Lot: 52 District: 17th, FULTON County, GA.
Property is zoned: R4, Council District: _____, Neighborhood Planning Unit: _____

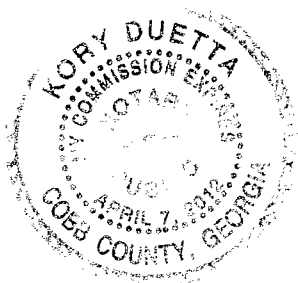
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant variance(s).

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 30 Day Of Mar, 2010.

Paul Brown
Owner or Agent for Owner (Applicant)
PAUL BROWN
APPLICANT'S NAME IN PRINTED LETTERS

[Signature]
NOTARY PUBLIC



RECEIVED
MAR 25 2010
Bureau of
Planning

APPLICATION FOR VARIANCE

City of Atlanta

Date Filed 3/25/10 Application Number V-10-49
Name of Applicant Paul Brown Daytime Phone 404.822.0595
Company Name Brown Architects, LLC e-mail pbrown@BrownArchitectsLLC.com
Address 3271 Kensington Rd. Avondale Est. GA 30002
street city state zip code

Name of Property Owner Thomas M. Cook Phone (404) 817-0873
Address 726 Amsterdam Ave. Atlanta, Ga 30306
street city state zip code

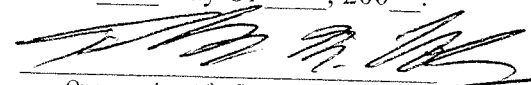
Description of Property

Address of Property 726 Amsterdam Ave. NE OR
the subject property fronts _____ feet on the _____ side of _____
_____, and begins _____ feet from the
_____ corner of _____.
Depth: 395 Area: 2,668^{AC} Land Lot: 52 District: 17th, Fulton County, GA.
Property is zoned: RD, 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 _____ Day Of _____, 200__.


Owner or Agent for Owner (Applicant)

Thomas M. Cook
APPLICANT'S NAME IN PRINTED LETTERS


NOTARY PUBLIC

CHRIS HAMMONDS
NOTARY PUBLIC
DeKalb County - State of Georgia
My Comm. Expires Apr. 29, 2013



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

RECEIVED
MAR 25 2010
Bureau of
Planning
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-10-49
NPU F DATE FILED 3/25/10

1. Thomas M. Cook
Name of Applicant

BUILDING PERMIT AUTHORIZING

A GARAGE ADDITION TO A SINGLE FAMILY RESIDENT

at 726 Amsterdam Avenue, N.E. 17/52
Street Address **Quadrant** **District & Land Lot**

to be used for parking 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 west side yard setback from 7 feet to 3 feet 6 inches to make a garage addition to a single family resident.

1982 ZONING ORDINANCE

Chapter 6 Section 16-06.003 Paragraph (2)
Chapter _____ Section _____ Paragraph _____
Chapter _____ Section _____ Paragraph _____

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

V-10-49

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 TWO GAR GARAGE AND MUDROOM
1 STORY. 738 SQ FT TOTAL. IMPROVE DRIVEWAY

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.

3648 covered square feet / 29109 total lot square feet = 0.125 % 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 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 (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-10-049

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, Thomas M. Cook (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT _____ (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF _____ 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 PAUL BROWN

ADDRESS OF APPLICANT 3271 KENSINGTON ROAD
AVONDALE ESTATES, GA 30002

TELEPHONE NUMBER 404.822.0595

[Signature]
Signature of Owner

Personally Appeared Before Me
Thomas Cook

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

Notary Public
Date 3/30/10

CHRIS HAMMONDS
NOTARY PUBLIC
DeKalb County - State of Georgia
My Comm. Expires Apr. 29, 2013

V-10-49

March 24, 2010

City of Atlanta, Bureau of Planning
55 Trinity Street, Suite 3350
Atlanta, GA 30303

RE: Cook Residence Variance Application
726 Amsterdam Avenue NE
Atlanta, GA 30324

RECEIVED
MAR 24 2010
Bureau of
Planning

Criteria for Variance

The lot is fifty feet wide. In order to build a parallel garage twenty-two feet deep and have adequate driveway clearance to maneuver exiting a distance of twenty-four feet with an additional maneuvering space of five feet at the turning radius is required. There is an existing retaining wall on the driveway side since the property adjacent to the driveway is three feet higher.

The current house is setback 3'-2" at the front corner and 3'-4" at the rear corner. We are asking to align with the rear corner of the house. This would create a 3'-6" setback at the rear corner of the proposed garage. We are not removing any trees from the property. We are asking only to build shelter for the vehicles and keep our yard safe and clean for our preschool son.

We need the fully required space for a standard turning radius. Most properties in the neighborhood are similarly close to the side yard setbacks. The driveways are all narrow and run between the house and property lines. This would not create a hardship for the community, nor is it a detriment. The value of adjacent properties and the quality of their environment should improve. The one story addition has a flat roof to avoid casting shadows or blocking air movement.

The garage addition would not negatively impact light or air movement. In addition, the garage is separated by a minimum of 20'-0" from any occupied structures. The existing property has adequate drainage pathways. The addition will add value to the adjacent properties as well as its own. There is a detached garage on adjacent property that will not be negatively affected.

Thank you,



Thomas and Karina Cook
Owners

CITY OF ATLANTA
55 TRINITY AVE SW STE 1350
ATLANTA, GA. 30303-3534
404-330-6270

Merchant ID: 550138523
Term ID: 0010540000550138523002

Sale

XXXXXXXXXXXX9029

VISA Entry Method: Swiped

Total: \$ 140.00

03/25/10 12:32:06

Inv #: 000008 Appr Code: 103523

Apprvd: Online

Application: V-10-049
Application Type: Planning/BZA/Variance/NA
Address: 726 AMSTERDAM AVE , ATLANTA, GA 30306

Customer Copy
THANK YOU!

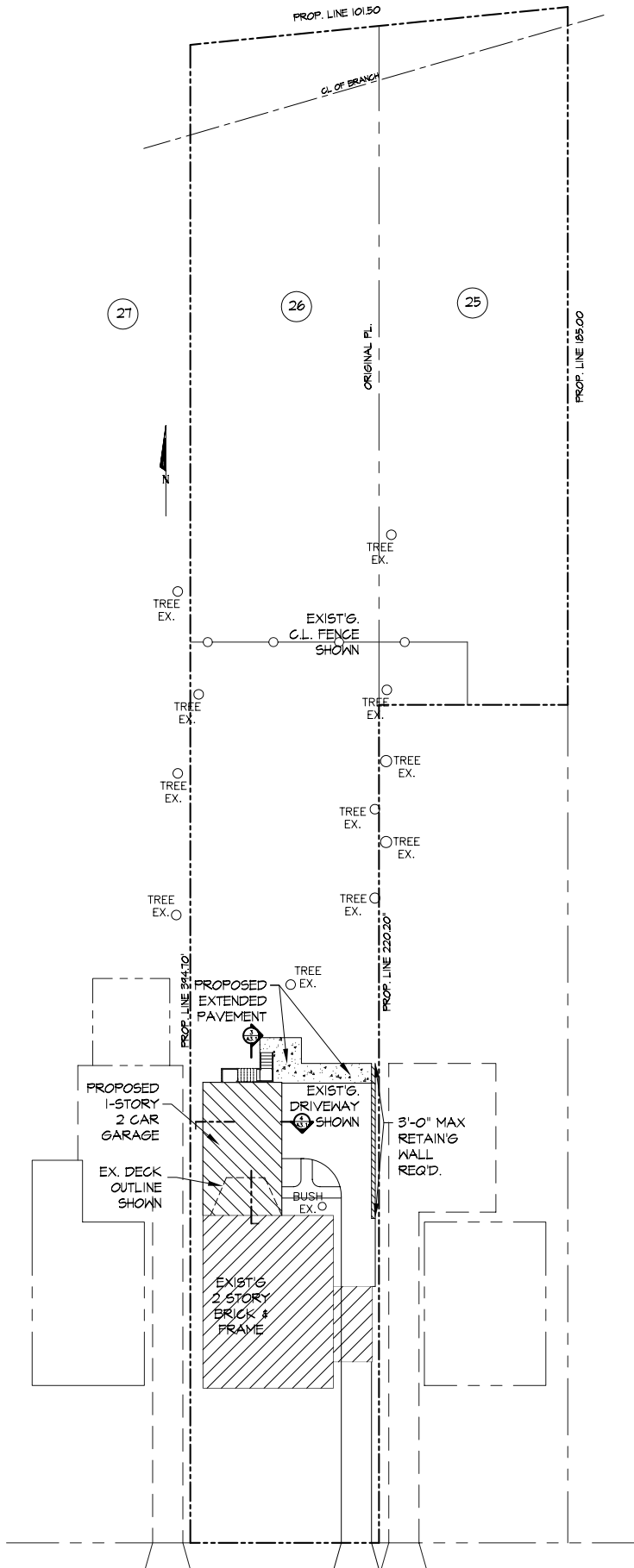
Order Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
	\$100.00	03/25/2010	SLEONARD		

DOMAS M & KARINA

Work Description:

Applicant seeks a variance from the zoning ordinance to reduce the required west side yard setback from 7' (required) to 3'6" (proposed) to allow a garage addition to a single family residence.

PAID
MAR 25 2010
CITY OF ATLANTA
EX OFFICIO MUNICIPAL
REVENUE COLLECTION



AMSTERDAM AVENUE NE
 N89 38.28 W
 (50' R/W)

1 ARCHITECTURAL SITE PLAN
ASP SCALE: 1/16" = 1'-0"