

# Notice To Applicant

City of Atlanta - Bureau of Planning

APPLICATION NUMBER: **V-10-085**

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

Address of Property: **1814 Woodcliff Terrace**

Board of Zoning Adjustment (BZA) Hearing Date:  
**Thursday, July 8, 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**

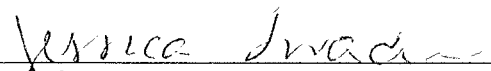
Contact info for adjacent NPUs is provided below if necessary:


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,

  
\_\_\_\_\_  
JLS, for Director, Bureau of Planning

  
\_\_\_\_\_  
David haycock, Applicant



# 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

Kasim Reed  
MAYOR

James E. Shelby  
Commissioner  
Dept. of Planning &  
Community Development

## REFERRAL CERTIFICATE

Office of Buildings  
Zoning Enforcement Division

COUNCIL DISTRICT 6 APPLICATION NUMBER V-10 85  
NPU F DATE FILED May 19 2010

1. David T. Haycock

Name of Applicant

### BUILDING PERMIT AUTHORIZING

An addition to a single family house

at 1814 Woodcliff Terrace, NE. 17<sup>th</sup> 04  
Street Address Quadrant District & Land Lot

to be used for residential purposes

The property is zoned R-3 District

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

Applicant seeks a variance from zoning regulations to reduce the front yard setback from 50'  
(required) to 35' to allow for a covered porch addition to a single family house. Applicant  
seeks no other variance at this time.

### 1982 ZONING ORDINANCE, AS AMENDED

Chapter 5 Section 16-05.008 Paragraph (1)

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph (b) \_\_\_\_\_

Department of Planning and Development  
Office of Buildings

Ann Heard, Chief Zoning Division

Applicant's signature

# APPLICATION FOR VARIANCE

City of Atlanta

Date Filed May 19, 2010

Application Number V-10-85

Name of Applicant DAVID T. HAKKOK Daytime Phone 770.351.6777

Company Name HAKKOK DESIGN/BUILDING Email HAKKOK@YAHOO.COM

Address BOX 55 CUMMING, GA. 30028  
street city state zip code

Name of Property Owner HELEN LOWESS Phone 404-874-8951

Address 1814 WOODCLIFFE TERRACE NE ATLANT, GA.  
street city state zip code

## Description of Property

Address of Property 1814 WOODCLIFFE TERRACE, NE ATL OR

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

Depth: \_\_\_\_\_ Area: 34,500 Land Lot: 51 District: 17th FULTON County, GA.

Property is zoned: R3, Council District: 10, Neighborhood Planning Unit: P

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 18 Day Of May, 2010.



[Signature]  
Owner or Agent for Owner (Applicant)

DAVID T. HAKKOK  
APPLICANT'S NAME IN PRINTED LETTERS

V-10-85

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 & RENOVATE FRONT ELEVATION. INCLUDES APPROX. 11' WIDE x 2'6" DEEP COVERED PORCH (25 SF.) & GABLE ACROSS FRONT APPROX. 12' WIDE x 7.5' TALL.

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  
**LOT COVERAGE WILL NOT CHANGE.**

**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), 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-10-85

# 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, HELEN LOTLESS (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 1814 WOODCLIFFE TERRACE N.E. (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 DAVID T. HAYCOCK AS PRES. OF HAYCOCK DEBRY/BUILDING

ADDRESS OF APPLICANT Box 58 CUMMING, GA 30029

TELEPHONE NUMBER 770.351.6777

[Handwritten Signature]  
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.

KATHY H. PETRI  
Notary Public

Date 5/18/10



May 18, 2010

## ITEM 5 JUSTIFICATIONS

### CRITERIA FOR VARIANCE REQUEST

V-10-85

- 1.) Extraordinary or exceptional condition:  
Property is located in neighborhood where over 90% of developed homes are located within 30 to 35 ft. of front setback line.
- 2.) Unnecessary hardship:  
Owner wishes to have adequate covering on front porch for protection from inclement weather.
- 3.) Relevant and exceptional conditions:  
Over 90% of homes located in this neighborhood were built closer than 50' from the front setback. Immediate neighbors (as well as over 90% of neighborhood) are 30' to 35' front setbacks.
- 4.) Non Detraction:  
Coming into the existing setback by approximately two feet with roof on open air covered porch would not detract from "people's use and enjoyment" of adjoining and surrounding properties. In fact a substantial improvement of property would enhance the quality of the neighborhood which in turn promotes desirable living conditions. Improvements of this home will also facilitate the stability of the neighborhood and is an orderly evolution. Finally, these factors will improve the neighborhood "streetscape" and thereby do its part in stopping blight and depreciation.

RECEIPT

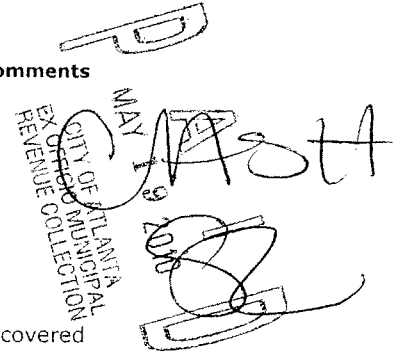
CITY OF ATLANTA  
ATLANTATEST  
55 TRINITY AVE SW

**Application:** V-10-085  
**Application Type:** Planning/BZA/Variance/NA  
**Address:** 1814 WOODCLIFF TER , ATLANTA, GA 30324  
**Owner Name:** LOYLESS HELEN B  
**Owner Address:**  
**Application Name:**

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received
231952		\$100.00	05/19/2010	SLEONARD	

**Owner Info.:** LOYLESS HELEN B

**Work Description:** Variance to reduce front yard setback from 50 ft to 35 ft to allow for a covered porch addition to a single family house


  
 MAY 19 2010  
 CITY OF ATLANTA  
 MUNICIPAL  
 REVENUE COLLECTION