

# Notice To Applicant

City of Atlanta - Bureau of Planning

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MAY 19 2010  
Bureau of  
Planning

APPLICATION NUMBER: **V-10-089**

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

Address of Property: **691 Yorkshire Drive, NE**

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**

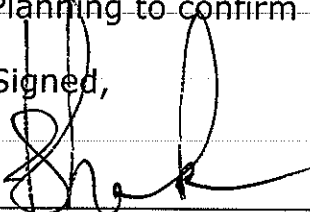
Contact info for adjacent NPUs is provided below if necessary:


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,

  
TTW, for Director, Bureau of Planning

  
Matt Hoots, 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

Office of Buildings  
Zoning Enforcement Division

## REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-10-89  
NPU F DATE FILED \_\_\_\_\_

1. Matt Hoots

Name of Applicant

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### BUILDING PERMIT AUTHORIZING

An addition to a single family house

at 691 Yorkshire Drive, N.E 17<sup>th</sup>/52  
Street Address Quadrant District & Land Lot

to be used for residential purposes

The property is zoned R-4 District

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

Applicant seeks a variance from zoning regulations to reduce the side yard setback from 7'  
(required) to 3.2 feet to allow for a deck addition to a single family house. Applicant seeks  
no other variances at this time.

### 1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2)

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Department of Planning and Development  
Office of Buildings

Ann Heard, Chief Zoning Division

Applicant's signature

V-10-89

**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:** ADD AN ELEVATED CONCRETE/STEEL TERRACE TO THE REAR OF THE HOUSE. THE STEEL STRUCTURE WILL BE COVERED WITH CAGES FOR FOLIAGE TO GROW ON.

**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.

2,375.3 covered square feet 17,720.8 total lot square feet = 30.7% proposed lot coverage

50 % maximum allowed lot coverage

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**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'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.

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PLANNING

# APPLICATION FOR VARIANCE

City of Atlanta

Date Filed \_\_\_\_\_ Application Number V-10-89  
Name of Applicant MATT HOOTS Daytime Phone 404.474.7379  
Company Name SAWHORSE / THE HOOTS GROUP e-mail MATT@THEHOOTSGROUP.COM  
Address 432 CALHOUN ST. ATLANTA, GA. 30318  
street city state zip code

Name of Property Owner CHRIS BRENNAN Phone 404.518.6823  
Address 691 YORKSHIRE RD. ATLANTA GA. 30306  
street city state zip code

### Description of Property

Address of Property 691 YORKSHIRE DR. ATLANTA, GA. OR 30306

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

Depth 39.95' Area: 1,720.8 sq. ft. Land Lot: 28 District: 17<sup>th</sup> FULTON County, GA.

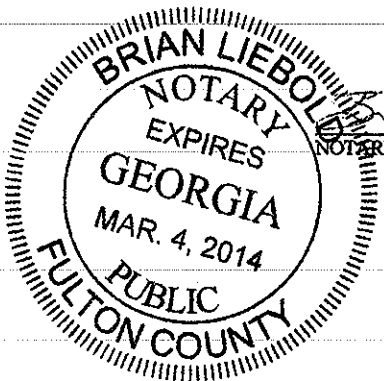
Property is zoned: R4 Council District: \_\_\_\_\_ Neighborhood Planning Unit: F

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 23<sup>rd</sup> Day Of April, 2010.

[Signature]  
Owner or Agent for Owner (Applicant)  
Matt Hoots  
APPLICANT'S NAME IN PRINTED LETTERS



[Signature]  
NOTARY PUBLIC

432 Calhoun Street. NW · Atlanta, Georgia 30318  
T: 404.474.7379 · F: 404.420.2961

WWW.THEHOOTSGROUP.COM  
BLOG: SUSTAINWORD.COM

V-10-89

*Ask about Fresh World!*



5-19-2010

To Whom It May Concern,

Our client at 691 Yorkshire Drive, 30306 would like to build a deck off of the rear of the house that will line up with the current footprint at the rear of the house. To make it architectural consistent and aesthetically pleasing, the structure would have to be built in the side yard setback. The current structure is already non-conforming, thus we are just staying within the current non-conforming line of the house.

Officially, we would like to apply for a variance to reduce the side yard setback on the west side of the house to 3.2 feet to allow the current structure to be conforming and the new structure to be conforming as well.

Please contact me at 404-391-5681 if you have any addition questions or concerns.

Sincerely,

Matt Hoots, CEO

SawHorse, Inc

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Planning



V-10-89

**NOTARIZED AUTHORIZATION BY PROPERTY OWNER**

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

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Bureau of  
Hunting

TYPE OF APPLICATION \_\_\_\_\_

I, CHRISTOPHER P. BRENNAN (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT \_\_\_\_\_

691 YORKSHIRE RD. (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 MATT HOOTS

ADDRESS OF APPLICANT 432 CALHOUN ST  
ATLANTA GA 30318

TELEPHONE NUMBER 404-474-7379

Christopher Brennan

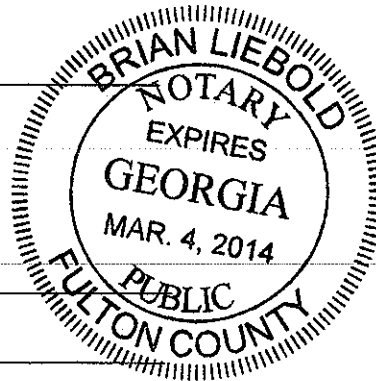
Signature of Owner

Personally Appeared Before Me  
CHRISTOPHER BRENNAN

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

Brian Liebold  
Notary Public

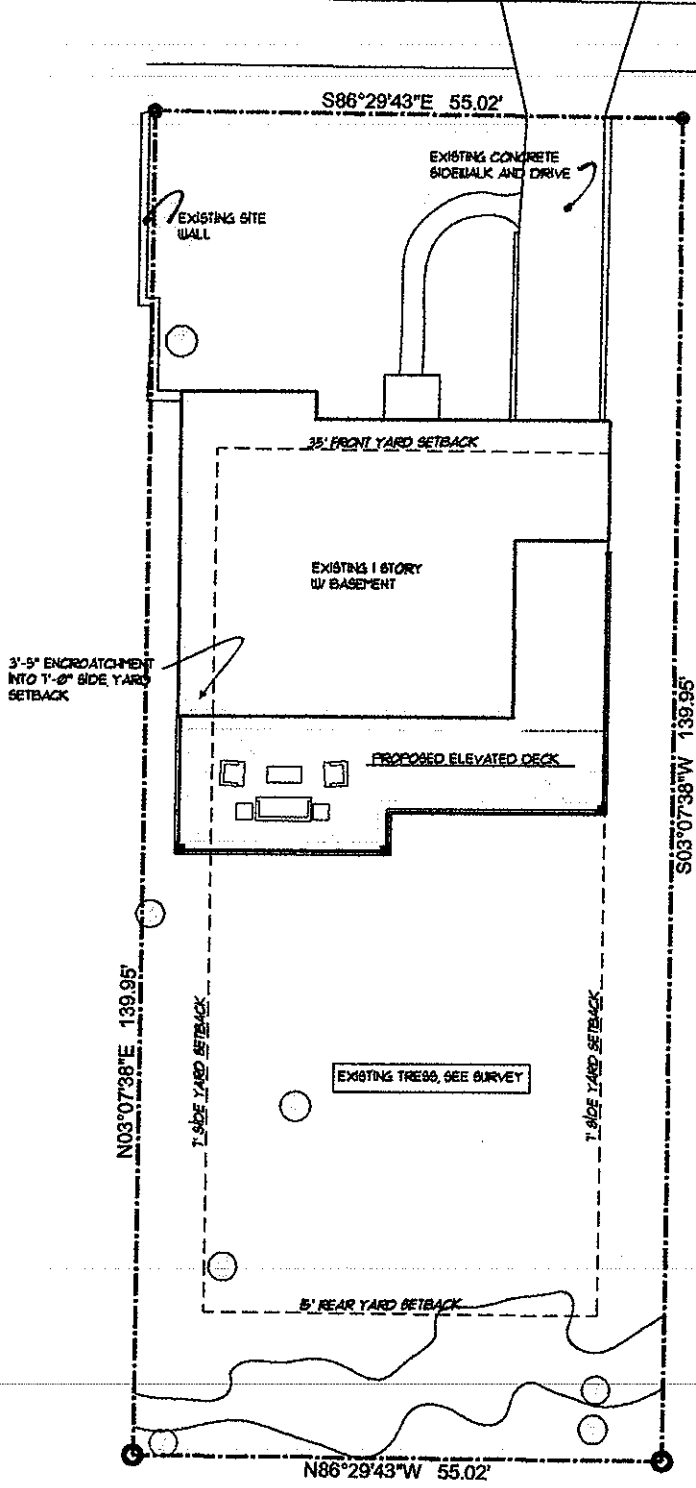
4-23-2010  
Date



YORKSHIRE ROAD NE  
50' R/W

V-10-89

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PLANNING



LOT INFORMATION

PROPERTY ADDRESS -  
691 YORKSHIRE DRIVE, NE  
ATLANTA, GEORGIA 30306  
LOT NUMBER - 28  
LOT SQ. FOOTAGE - 7,120.8  
ZONING - R4  
MAXIMUM LOT COVERAGE - 50%

LOT COVERAGE CALCULATIONS

LOT SQ. FOOTAGE	- 7,120.8 SQ. FT.
CURRENT FOOTPRINT	- 1,438.4 SQ. FT.
EXIST. WALKWAYS, DRIVES & RETAINING WALLS	- 394.2 SQ. FT.
NEW ELEVATED DECK	- 542.1 SQ. FT.
TOTAL LOT COVERAGE OF IMPERVIOUS SURFACE	- 2,375.3 SQ. FT.
TOTAL PERCENTAGE OF LOT COVERAGE (PROPOSED)	- 30.1% (50% MAX.)

**SITE PLAN**

SCALE:

1" = 20'

**RECEIPT**

CITY OF ATLANTA  
ATLANTATEST  
55 TRINITY AVE SW

**Application:** V-10-089

**Application Type:** Planning/BZA/Variance/NA

**Address:** 691 YORKSHIRE RD , ATLANTA, GA 30306

**Owner Name:** BRENNAN CHRISTOPHER P & CATHERINE M

**Owner Address:**

**Application Name:**

---

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
232003	1819	\$100.00	05/19/2010	CGOODE		

**Owner Info.:** BRENNAN CHRISTOPHER P & CATHERINE M

**Work Description:** To reduce the side yard setback from 7 feet to 3.2 feet to allow for a deck addition to a single-family house.


  
 PAID  
 MAY 19 2010  
 CITY OF ATLANTA  
 EX OFFICIO MUNICIPAL  
 REVENUE COLLECTOR  
 C.G.





**CITY OF ATLANTA**

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Ann Heard, Chief Zoning Division

Applicant's signature