

APPLICATION NUMBER: **V-10-171**

City Council District: **6**

Neighborhood Planning Unit (NPU): **F**

Notice To Applicant
City of Atlanta - Bureau of Planning

Address of Property: **942 Highland View NE**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, December 9, 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:

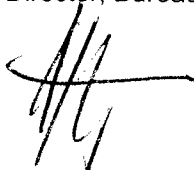
Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

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,

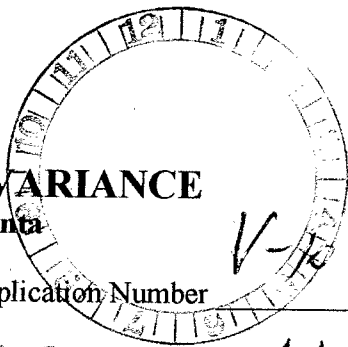
 , for Director, Bureau of Planning

Steve Fazenbaker



APPLICATION FOR VARIANCE

City of Atlanta



Date Filed 10/18/2010

Application Number

Name of Applicant Steve Fazenbaker Daytime Phone 404-444-5745

Company Name _____ e-mail fazenbakers@earthlink.net

Address 942 Highland View Atlanta GA 30306
street city state zip code

Name of Property Owner Steve Fazenbaker Phone 404-444-5745

Address 942 Highland View Atlanta, GA 30306
street city state zip code

Description of Property

Address of Property 942 Highland View Atlanta, GA 30306 OR

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

Depth: _____ Area: _____ Land Lot: 17 District: 17, Fulton County, GA.

Property is zoned: R4 Council District: 6 Neighborhood Planning Unit: F

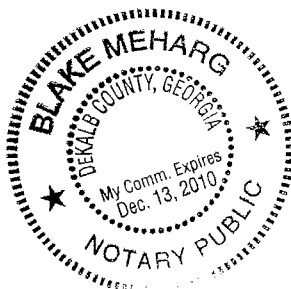
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant variance(s).

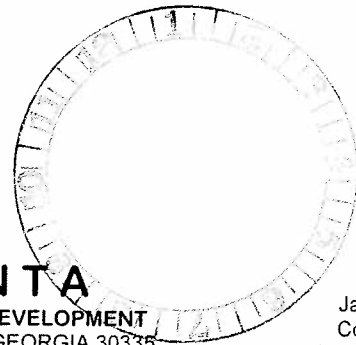
I hereby authorize the staff of the Bureau of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Bureau of Planning upon filing this application. I swear 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 18th Day Of Oct, 2010.

Steve H. Fazenbaker
Owner or Agent for Owner (Applicant)
Steven H. Fazenbaker
APPLICANT'S NAME IN PRINTED LETTERS

[Signature]
NOTARY PUBLIC
CX DEC 15, 2010





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
www.atlantaga.gov

M. Kasim Reed
MAYOR

James Shelby
Commissioner
Dept. of Planning &
Community Development

Anthony Carter
Interim Director
Bureau of Building

Ann Heard
Chief
Zoning Enforcement Division

COUNCIL DISTRICT 8 REFERRAL CERTIFICATE APPLICATION NUMBER 6-10-171

NPU F DATE FILED _____

1. Steve Fazenbaker

Name of Applicant

BUILDING PERMIT AUTHORIZING

Dormer addition and detached accessory structure addition

at 942 Highland View, N.E. 17th / 1
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 the zoning regulations to reduce the half-depth front yard setback from 17-½ ft. (required) to 2 ft., reduce the rear yard setback from 15ft.(required) to 0 ft, and increase the rear yard lot coverage from 25%(required) to 35%, all to allow for dormer additions and erect a new accessory structure to an existing single-family house. Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 28 Section 16-28.007 Paragraph (5) (b)

Chapter 6 Section 16-06.008 Paragraph (3)

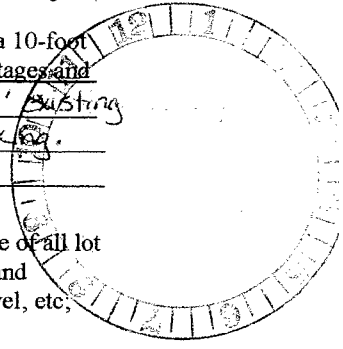
Chapter 28 Section 16-28.004 Paragraph (3)

Department of Planning and Development
Bureau of Buildings
Anthony Carter, Interim Director
Ann Heard, Chief Zoning Division

Applicant [Signature]

Zoning Plan Reviewer [Signature]

140-171



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: Demolish existing 20' x 12' garage and eliminate 24' x 14' existing driveway. Construct a 20' x 21'4" covered 1 story parking.
Reclaim 30' x 25' as green space in back yard.

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.

3180 covered square feet / 6061 total lot square feet = 52 % proposed lot coverage

50 % maximum allowed lot coverage

* Current, pre construction coverage: 3221 square feet (53%)

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 (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.

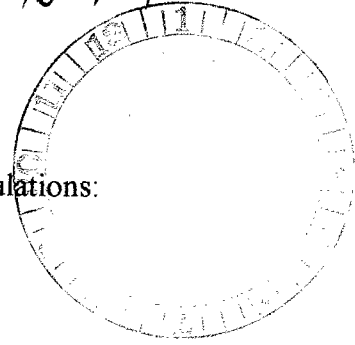
You are responsible for obtaining a public notice sign when you file your application with the Bureau of Planning, and for posting it in a visible location on your property, at least 15 days prior to your public hearing. Failure to properly post the sign will make it necessary for the BZA to defer your 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.

(10-17)

APPLICATION FOR VARIANCES
942 Highland View NE, Atlanta, GA 30306
October 18, 2010



We respectfully request the following variances from current R-4 zoning regulations:

1. Decrease the half-depth setback from 17½ feet to 2 feet.
2. Decrease the rear setback from 15 feet to 0 feet.
3. Increase rear yard coverage from 25% to 35%.

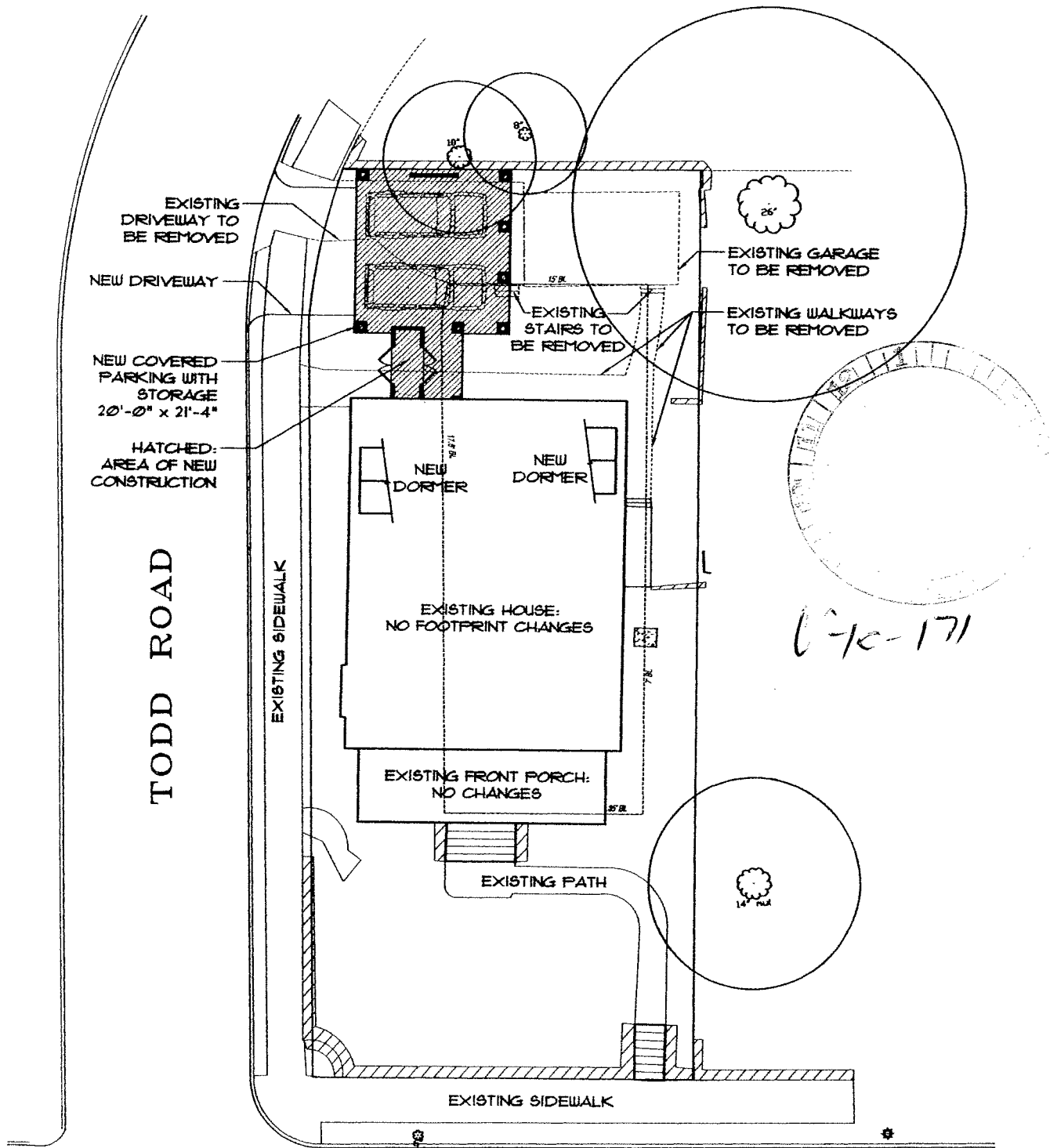
JUSTIFICATION FOR VARIANCES

COVERED PARKING

Our lot is on a corner and therefore subject to a half-depth front yard setback. Also, it is approximately 65% of the standard lot size on our street. Because of these two factors, we have an excessively small amount of land which is within the regulations on which to build. Our current garage and driveway span the entire length of our back yard, which leaves little room for our children to play. By removing the existing garage and driveway, and building an open-side covered parking structure closer to the street, we will create more play area for our children. This construction will create a larger “green space” in our back yard (reducing the percentage of impervious coverage by 1%). Because our covered parking will not have walls, building along the back property line will be in accordance with the fire safety building code.

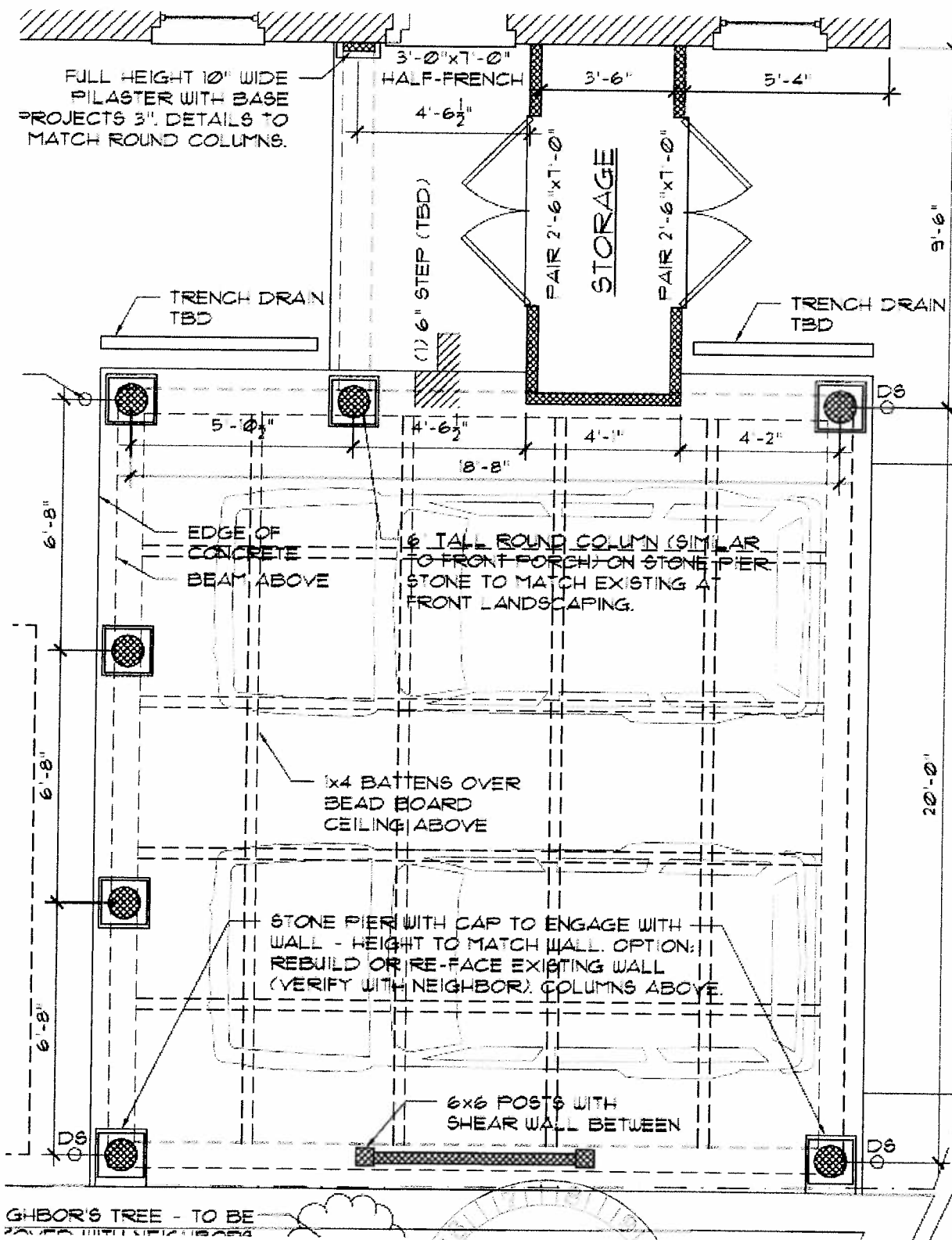
NEW DORMERS

Currently, one wall in each of our children’s bedrooms is a 4 four-foot knee wall. While this was suitable for our children when they were younger, it is proving to be a hardship as they are growing. Adding two dormers will allow us to increase the usable floor space within our children’s bedrooms. The new dormers will have no effect on the footprint of our house on our property.



HIGHLAND VIEW

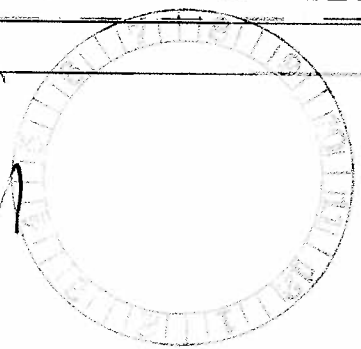
THE FAZENBAKER RESIDENCE
 342 HIGHLAND VIEW
 PROPOSED SITE PLAN
 1" = 20' - 0"
 28 SEPTEMBER 2010

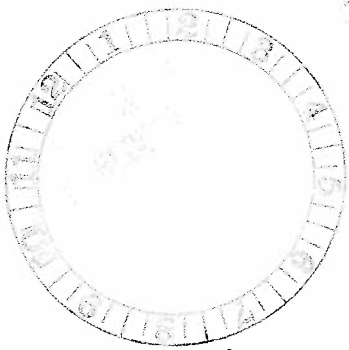


NEW CONSTRUCTION - COVERED PARKING
942 HIGHLAND VIEW NE

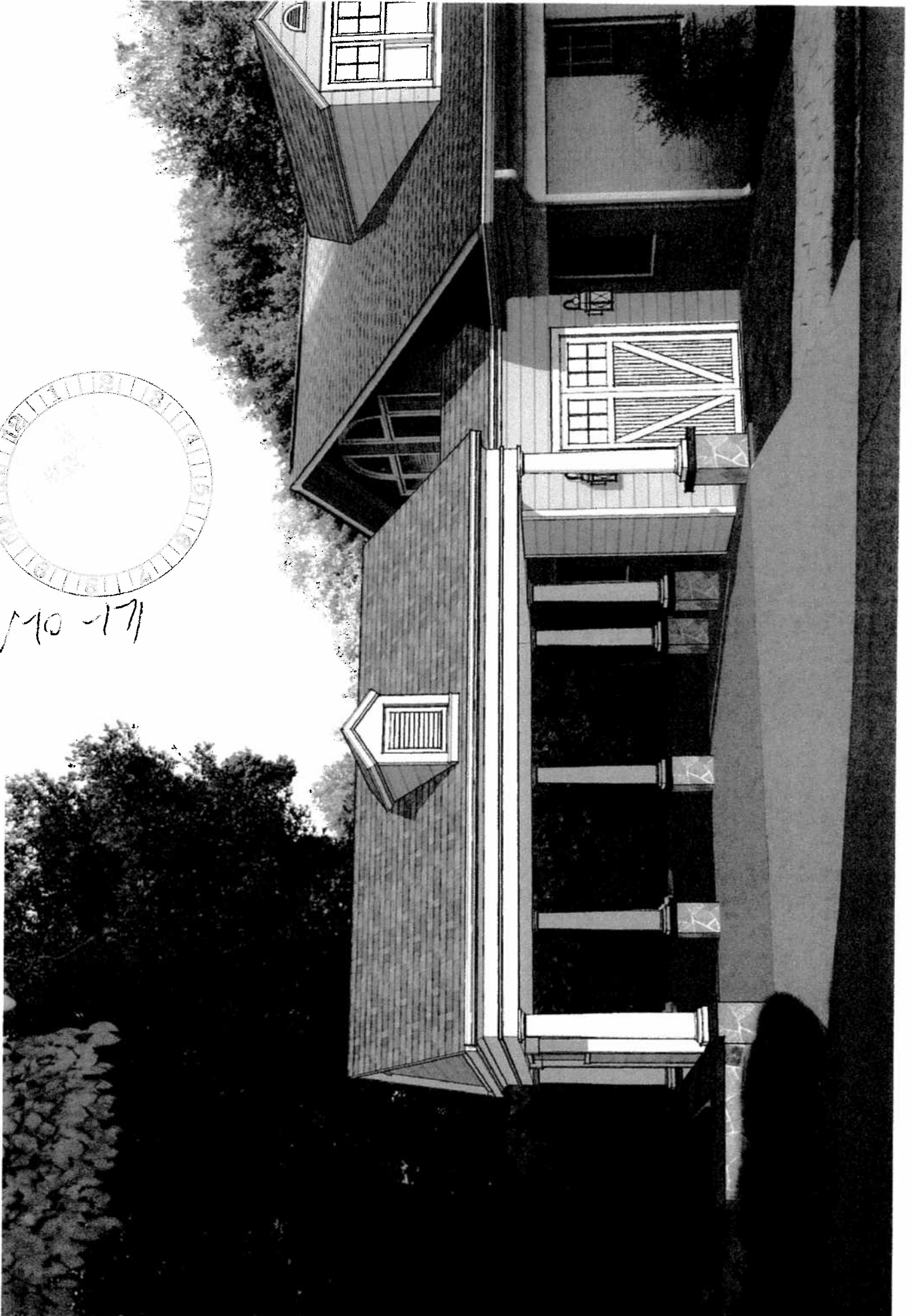
1/4" = 1' - 0" (NOT FOR CONSTRUCTION)

161-21-1





V10-171



RECEIPT

CITY OF ATLANTA
 ATLANTATEST
 55 TRINITY AVE SW

Application: V-10-171
Application Type: Planning/BZA/Variance/NA
Address: 942 HIGHLAND VIEW , ATLANTA, GA 30306
Owner Name: FAZANBAKER STEVEN H & KAHTRYN
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
244176	2428	\$100.00	10/19/2010	SLEONARD		

Owner Info.: FAZANBAKER STEVEN H & KAHTRYN

Work Description: Variance to reduce the half-depth front yard sb from 17 1/2 ft to 2 ft, reduce the rear yard sb from 15 ft to 0 ft and increase the rear yard lot coverage from 25% to 35%, all to allow for dormer additions and erect a new accessory structure to an existing SFR.



PAID
 CITY OF ATLANTA
 OCT 19 2010
 EX OFFICIO MUNICIPAL
 REVENUE COLLECTOR