



Notice To Applicant
City of Atlanta - Bureau of Planning

APPLICATION NUMBER: **V-11-014**

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

Address of Property: **1040 Bellevue DR NE**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, April 7, 2011 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.

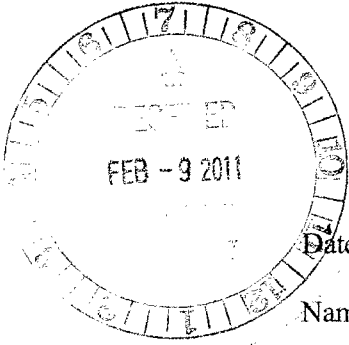
Signed,



for Director, Bureau of Planning



Chris Hamilton



APPLICATION FOR VARIANCE
City of Atlanta

Date Filed 2.9.2011

Application Number V-11-014

Name of Applicant Chris Hamilton Daytime Phone 404.281.1593

Company Name Dovetail Craftsmen e-mail Chris@dovetailcraftsmen.com
Suite 303

Address 675 Semonde Ave. Atlanta GA 30307
street city state zip code

Name of Property Owner Rhett Laurens Phone 404.228.4228

Address 1040 Bellevue Dr. Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 1040 Bellevue Drive OR

the subject property fronts 49.38 feet on the N side of Bellevue
, and begins 50 feet from the
corner of Humphries.

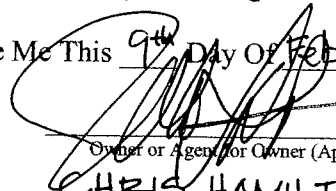
Depth: Area: Land Lot: 1 District: 17, Fulton County, GA.

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 9th Day Of FEB, 2011.



Owner or Agent for Owner (Applicant)
CHRIS HAMILTON
APPLICANT'S NAME IN PRINTED LETTERS



NOTARY PUBLIC

LUCY WARD
Notary Public, Fulton County, Georgia
My Commission Expires Oct. 29, 2011



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

James Shelby
Commissioner
Dept. of Planning & Community
Development

Don Rosenthal Director
Bureau of Building

Ann Sharpe-Heard
Zoning Division

Kasim Reed
MAYOR

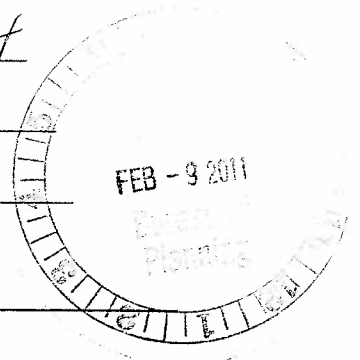
REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-11-014

NPU F DATE FILED _____

1. Chris Hamilton

Name of Applicant
BUILDING PERMIT AUTHORIZING
variance



at 1040 Bellevue Drive, NE 17TH/1
Street Address Quadrant District & Land Lot

to be used for _____ residential _____ purposes

The property is zoned R4 District

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

Applicant seeks a variance from zoning regulations to reduce the required front yard setback
from 35' to 34'4" and to reduce the required side yard setback from 7' to 3'4" to allow for a
second story addition with deck to an existing single family dwelling. Applicant seeks no
other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (1) (2)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Department of Planning and Development
Bureau of Buildings
Don Rosenthal, Director
Ann Heard, Chief Zoning Division

2/9/11
[Signature]

[Signature]

Variance Request for 1040 Bellvue Drive, Atlanta, GA 30306

Summary of Proposed Changes to Buildings or Site:

We are seeking variance from the minimum side setbacks of a lot for City of Atlanta Zoning Regulation R-4, reduced from 7' to 3.5' on the Right/East facing side. The plan is to construct a 2 story addition off the rear of the house that is 24'-2" tall, 9' deep and 29'-7" wide. The plans include to put back a deck off the main floor that will extend 14' deep off the new addition and across the width of the house. The total new square footage of new house is 253 Square feet of footprint. The deck is 379 Square feet.

front yard
From 35'
to 34.4'
To allow for a 2nd story
addition and deck
to a 1 story single
family house.

Proposed Lot Coverage:

2,818 covered square feet / 8,232.84 total lot square feet = 34% proposed lot coverage
50% Maximum allowed lot coverage.

Justification

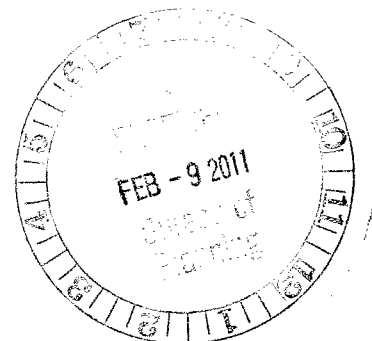
Extraordinary and Exceptional Conditions –

1. The property is a non-conforming lot according to the R4 standard lot size. The R4 requirements are 70' wide and no less than 9,000 Sq/Ft. The lot is 49 wide and 165.5' deep. The house currently does not follow the required setbacks.
2. The plan is to remove a portion of old renovation that does not work on the rear of the house, and place a second story addition on top of the existing first floor of original footprint and add approx. 9' of new foundation to square off rear corner to make adequate space for staircase and family room in renovation.
3. The goal is to have a renovation that is in keeping with the design of the existing house, and neighborhood with out increasing more than necessary impermeable surface, or impede on the yard space of the lot.

No substantial detriment to the public good or impairment to the purpose and intent of the zoning ordinance –

- We are decreasing the existing lot coverage by 32 square feet by the removal of an old garage
- Not impacting any trees
- There is over 3' of space and walkway for maintenance on that side of the house.

V-11-014



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, RHETT H. LAURENS (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 1040 Bellevue Dr. NE Atlanta, GA 30306 (PROPERTY ADDRESS).

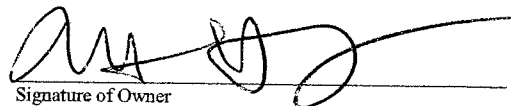
AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT Chris Hamilton

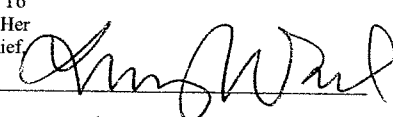
ADDRESS OF APPLICANT 675 Seminole Ave.

Suite 303, Atlanta, GA 30307

TELEPHONE NUMBER 404.454.4137

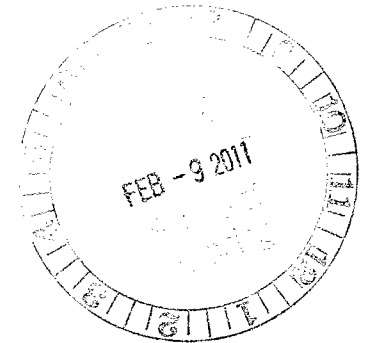

Signature of Owner

Personally Appeared Before Me
Lucy WARD

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


Notary Public
2.7.2011
Date

LUCY WARD
Notary Public, Fulton County, Georgia
My Commission Expires Oct. 29, 2011



V-11-014

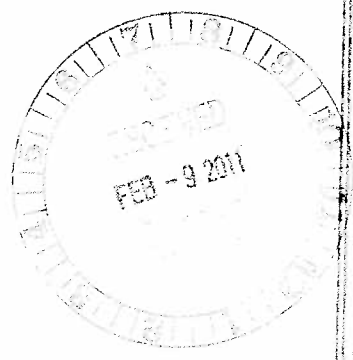
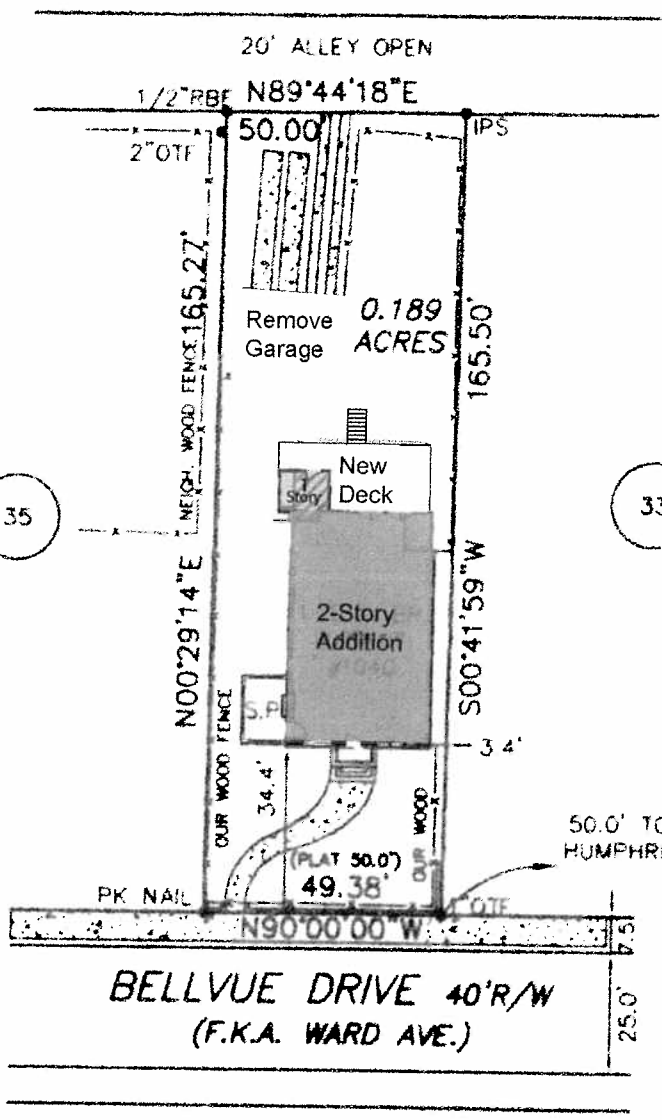
MN30238

LEGEND

- IPF IRON PIN FOUND (1/2" REBAR)
- IPS IRON PIN SET (1/2" REBAR)
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- JUNCTION BOX
- LLL LAND LOT LINE
- LP LIGHT POLE
- MH MANHOLE
- PL PROPERTY LINE
- B/L BUILDING LINE
- CL CHAIN LINK
- C CENTERLINE
- DE DRAINAGE EASEMENT
- DI DROP INLET
- PP POWER POLE
- RBF REBAR FOUND
- R/W RIGHT-OF-WAY

THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND FOUND ACCURATE TO WITHIN ONE FOOT IN 71,457 FEET.

NOTE: FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.



V-11-014



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

SURVEY FOR
RHETT H. LAURENS
ABE KARON
 LOT 34 BLOCK "B"
 SUBDIVISION: WAID'S SUBDIVISION
 LAND LOT 1 17th DIST.
 FULTON COUNTY, GEORGIA
 SCALE: 1" = 40' NOVEMBER 30, 2001
 REC. IN PLAT BOOK 2 , PG. 73

SURVEY CONCEPTS, INC.

PROFESSIONAL LAND SURVEYORS & ENGINEERS

3675 HEWATT COURT - SUITE B - SNELLVILLE, GEORGIA 30039

(770) 735-7888 SURVEYCONCEPTS@AOL.COM FAX (770) 735-4803



