



**Notice To Applicant**  
City of Atlanta - Bureau of Planning

APPLICATION NUMBER: **V-11-018**

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

Address of Property: **1714 Pine Ridge DR NE**

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, April 14, 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**

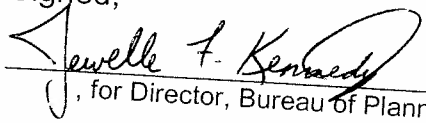
Contact info for adjacent NPUs is provided below if necessary:

The contact person for NPU is:

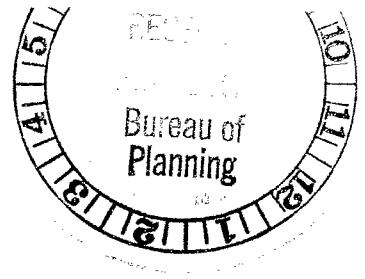
Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

**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,

  
\_\_\_\_\_  
Jewelle F. Kennedy  
for Director, Bureau of Planning

  
\_\_\_\_\_  
David Harben



**APPLICATION FOR VARIANCE**  
City of Atlanta

Date Filed 2/23/11 Application Number V-11-018  
Name of Applicant DAVID HARBEN Daytime Phone 404-432-3798  
Company Name \_\_\_\_\_ e-mail DAVIDHARBEN@YAHOO.com  
Address 1714 PINE RIDGE DR., ATLANTA GA 30324  
street city state zip code

Name of Property Owner DAVID HARBEN Phone 404-432-3798  
Address 1714 PINE RIDGE DR., ATLANTA GA 30324  
street city state zip code

**Description of Property**

Address of Property 1714 PINE RIDGE DR., ATLANTA GA 30324 OR

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

Depth: \_\_\_\_\_ Area: \_\_\_\_\_ Land Lot: \_\_\_\_\_ District: \_\_\_\_\_, \_\_\_\_\_ County, GA.

Property is zoned: \_\_\_\_\_, 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 Office 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 Office 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 10 Day Of February, 2011.



Casey L. Dixon  
NOTARY PUBLIC

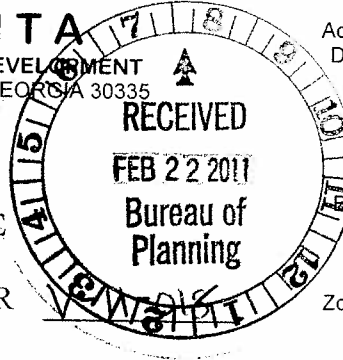
David Harben  
Owner or Agent for Owner (Applicant)  
DAVID HARBEN  
APPLICANT'S NAME IN PRINTED LETTERS



# 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 Shelby  
Acting Commissioner  
Dept. of Planning &  
Community  
Development  
Don Rosenthal  
Director  
Bureau of Building  
Ann Heard  
Zoning Chief  
Zoning Enforcement

## REFERRAL CERTIFICATE

COUNCIL DISTRICT \_\_\_\_\_ APPLICATION NUMBER \_\_\_\_\_  
NPU \_\_\_\_\_ DATE FILED \_\_\_\_\_

1. David Harben  
Name of Applicant

### BUILDING PERMIT AUTHORIZING Variance (detached residential accessory structure)

at 1714 Pine Ridge Drive, NE 17<sup>TH</sup>/51  
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:

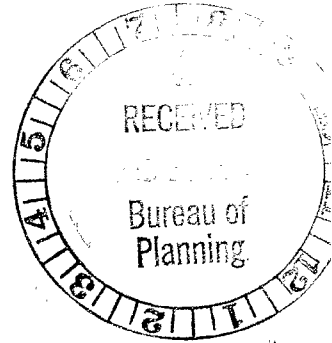
Applicant seeks a variance from zoning regulations to 1) reduce the required west side yard setback from 10ft to 7ft and 2) reduce the required rear yard setback from 20ft to 5ft to allow for a detached residential accessory structure. Applicant seeks no further variances at this time.

#### 1982 ZONING ORDINANCE, AS AMENDED

Chapter 5 Section 16-05.008 Paragraph (2) (3)  
Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_  
Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

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

**Submittal for Variance Request/Justification**



**Address:** 1714 Pine Ridge Dr Atlanta GA 30324

**Variance Request:** Reduce rear yard setback from <sup>20</sup>15 ft. to 5 ft.

REDUCE SIDE YARD SETBACK FROM 10 FT TO 7 FT V-11-018

**Proposed Building:** 22x22 Detached Garage

**Variance Justification:** I would like to place a new detached garage approximately where one was previously located. Due to the (1)location of the driveway, (2)area where the previous garage was located (3)location w/ reference to accessing the house and (4) topography and shape of property, there is not adequate room elsewhere in the rear yard for an accessory structure. Allowing this garage will provide for the security of my vehicle, yard equipment and recreational equipment and have use of my property consistent with the neighborhood. This placement would not impose on any adjoining properties. As per drawings, the garage will be architecturally consistent with the house which will promote stability in the neighborhood and sustain desirable living conditions.

**Lot Coverage/Floor Area Ratio**

1714 Pine Ridge Dr Atlanta GA 30324

Lot Area: 14375 sq. ft.

Existing Lot Coverage (sq. ft.)

Driveway/Sidewalk	1880
House/Screened Porch	1940
Porch	44
Patio/Deck	239
Stone wall	25

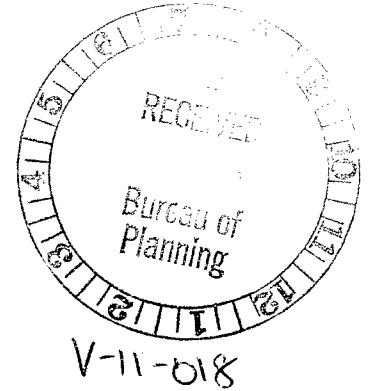
Total	4128
Percentage	28.7

Proposed Garage additional	88
Proposed Lot Coverage(sq. ft.)	4216
Percentage	29.3

Floor Area Ratio

House	1770
Proposed Garage Fl area	484

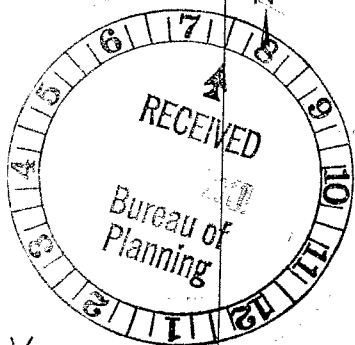
Ratio(%)	27.3
----------	------



THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS PUBLIC OR PRIVATE.

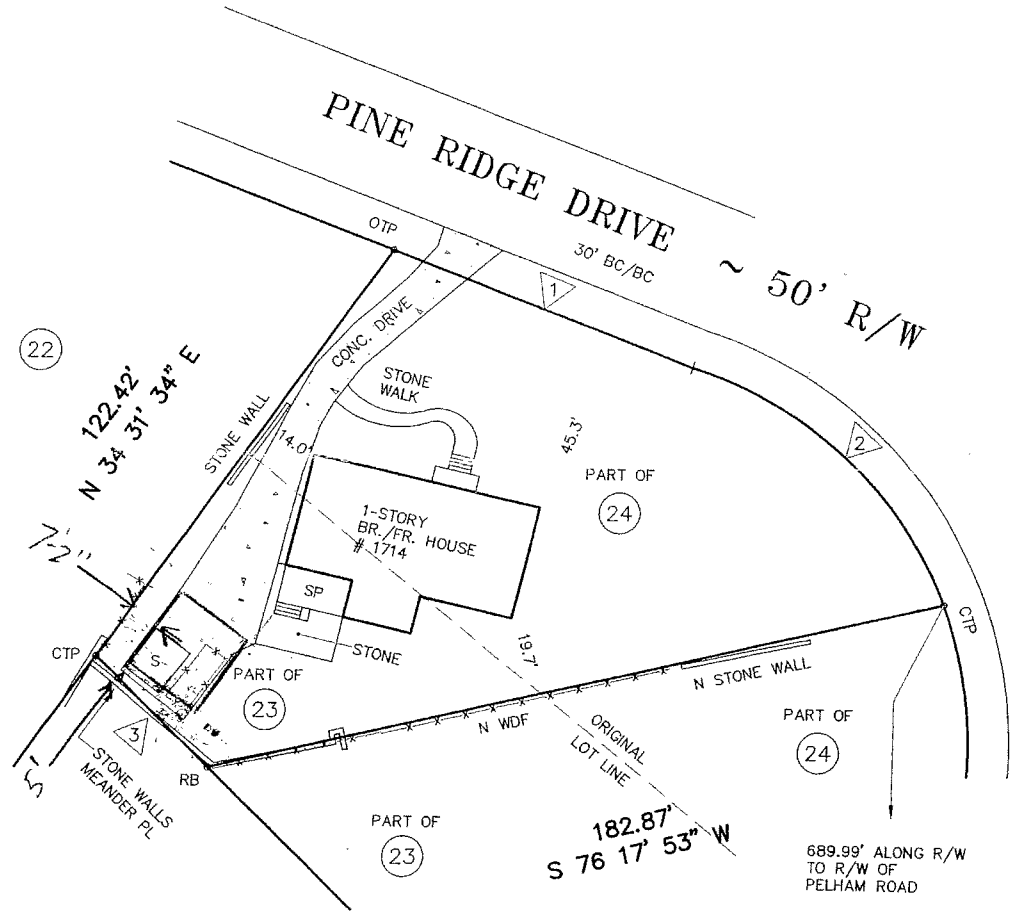
**\* LEGEND \***

- |      |                      |     |                       |
|------|----------------------|-----|-----------------------|
| IP   | IRON PIN FOUND       | POB | POINT OF BEGINNING    |
| IPS  | IRON PIN SET         | LLL | LAND LOT LINE         |
| OTP  | OPEN TOP PIPE FOUND  | MH  | MAN HOLE              |
| CTP  | CRIMP TOP PIPE FOUND | SSL | SANITARY SEWER LINE   |
| RB   | REINFORCING BAR      | CB  | CATCH BASIN           |
| RBS  | REINFORCING BAR SET  | JB  | JUNCTION BOX          |
| MAG  | MAGNETIC READING IP  | DI  | DRAINAGE INLET        |
| AI   | ANGLE IRON FOUND     | YI  | YARD INLET            |
| CP   | CALCULATED POINT     | HW  | HEAD WALL             |
| -X-X | FENCE                | PP  | POWER POLE            |
| CLF  | CHAIN LINK FENCE     | PL  | POWER LINE            |
| WDF  | WOOD FENCE           | SSE | SANITARY SEWER ESMT.  |
| WRF  | WIRE FENCE           | DE  | DRAINAGE EASEMENT     |
| FC   | FENCE CORNER         | UE  | UTILITY EASEMENT      |
| BL   | BUILDING LINE        | AE  | ACCESS EASEMENT       |
| R/W  | RIGHT-OF-WAY         | TB  | TOP OF BANK           |
| PL   | PROPERTY LINE        | CMP | CORRUGATED METAL PIPE |
| PC   | PROPERTY CORNER      | RCP | REINFORCED CONC. PIPE |
| CL   | CENTER LINE          | APP | AS PER PLAT           |
| CPT  | CARPENTRY            | APD | AS PER DEED           |
| BR   | BRICK                | APR | AS PER RECORD         |
| FR   | FRAME                | APF | AS PER FIELD          |
| WD   | WOOD                 | BC  | BACK OF CURB          |
| P    | PLAT                 | EP  | EDGE OF PAVEMENT      |
| D    | DEED                 | OH  | OVERHANG              |
| R    | RECORD               | OU  | OWNERSHIP UNCLEAR     |
| F    | FIELD                | N   | N'BORS.               |



V-11-018

- 1 78.46'  
S 69 20' 13" E
- 2 ARC=87.66'  
CHD=84.74'  
S 47 52' 15" E  
RAD=97.39'
- 3 38.90'  
N 46 20' 28" W



*Not to scale*

REVISED AND UPDATED  
06/10/2008

PROPERTY ADDRESS:  
1714 PINE RIDGE DR.  
ATLANTA, GA

LAND AREA:  
0.33 AC

PLAT PREPARED FOR:

DAVID HARBEN

PART OF LOTS 23 & 24 BLOCK E UNIT

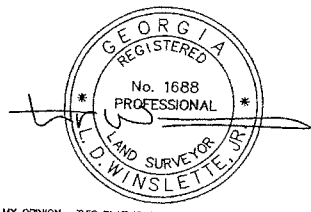
SUBDIVISION NORTH MORNINGSIDE

LAND LOT 51 17TH DISTRICT SECTION

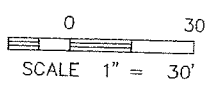
FULTON COUNTY, GEORGIA DATE 03/02/2000

PLAT BOOK 21 ,PAGE 34 ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.



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

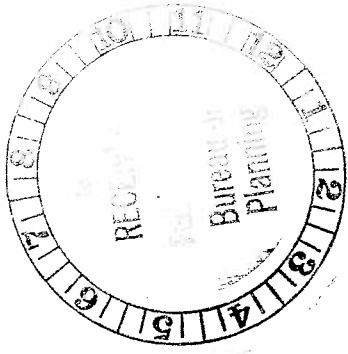
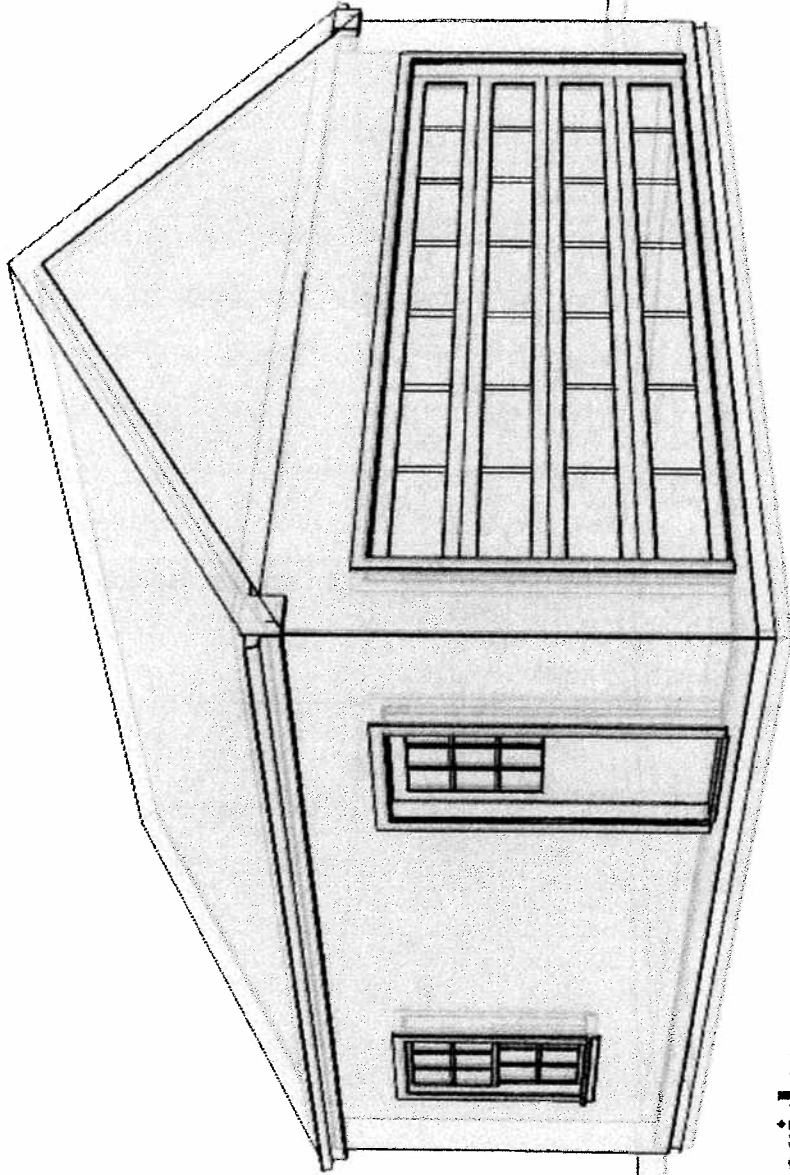


SURVEY SYSTEMS & ASSOC., INC.

JOB NUMBER 1-23318  
JOB NUMBER 32-23318

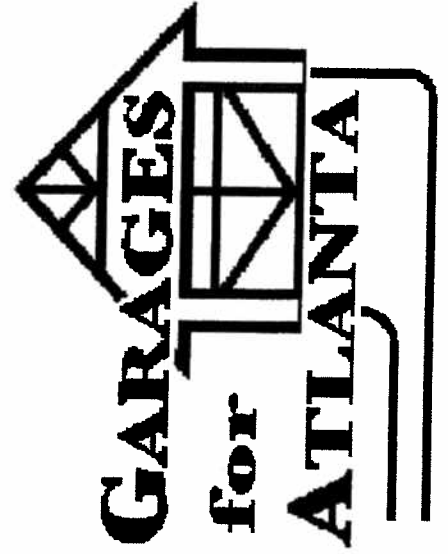
16A LENOX POINTE  
ATLANTA GA. 30324

SURVEYSYSTEMS@GMAIL.COM  
FAX (404)760-0011  
PHONE (404)760-0010



V-11-018

**Harben Residence  
22x22 Detached Garage  
Conceptual Drawing**



RECEIPT

CITY OF ATLANTA  
ATLANTATEST  
55 TRINITY AVE SW

**Application:** V-11-018  
**Application Type:** Planning/BZA/Variance/NA  
**Address:** 1714 PINE RIDGE DR , ATLANTA, GA 30324  
**Owner Name:** MC DONALD LETITIA A  
**Owner Address:**  
**Application Name:** David Harben

---

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
253654	2759	\$100.00	02/23/2011	SGUILDARIE		

**Owner Info.:** MC DONALD LETITIA A

**Work Description:** Applicant seeks a variance from zoning regulations to 1) reduce the required west side yard setback from 10ft to 7ft and 2) reduce the required rear yard setback from 20ft to 5ft to allow for a detached residential accessory structure. Applicant seeks no further variances at this time.

PAID  
CITY OF ATLANTA  
FEB 23 2011  
EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR

CK# 2759  
S.G

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS PUBLIC OR PRIVATE.

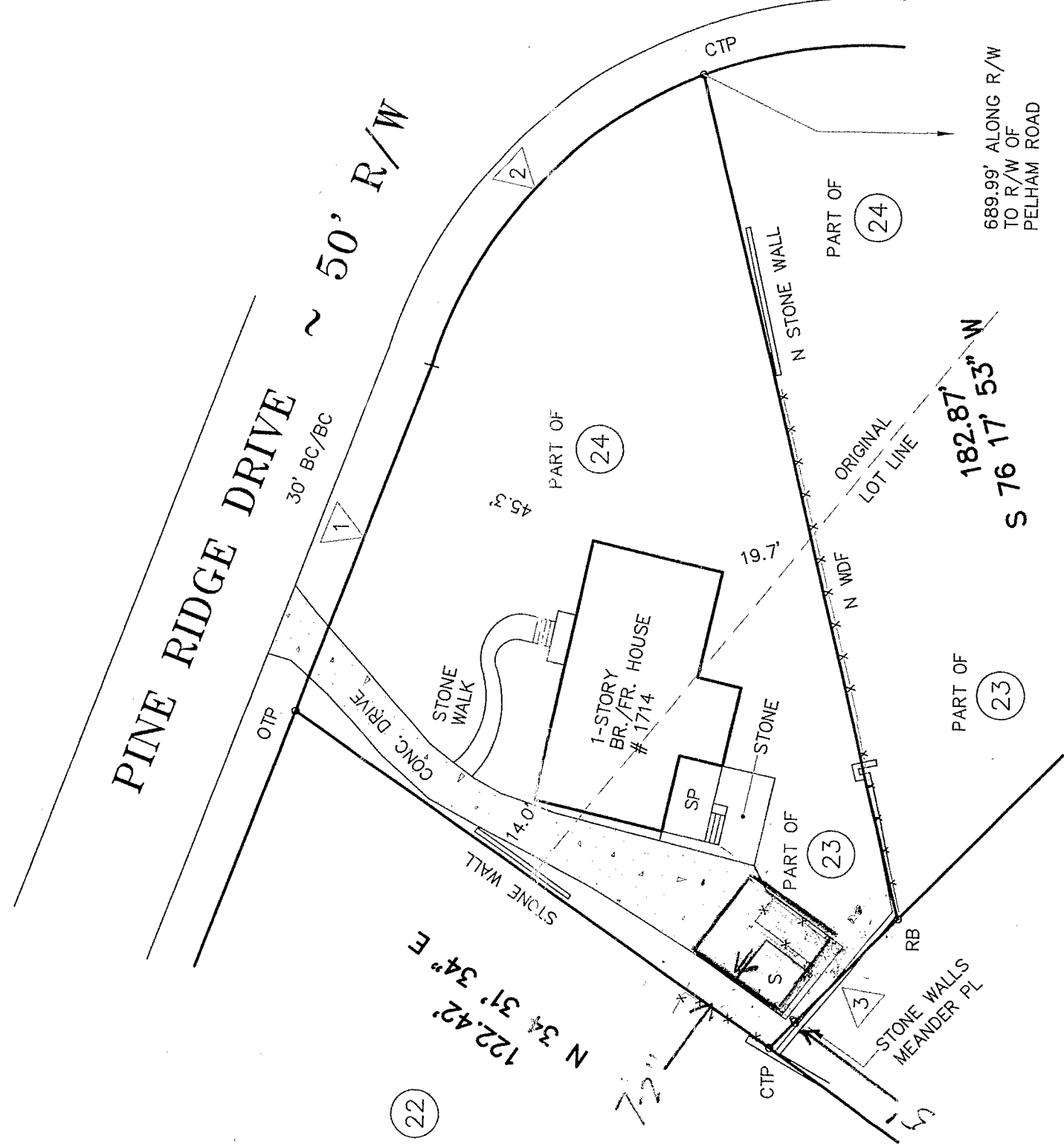
**\* LEGEND \***

IP	IRON PIN FOUND	POB	POINT OF BEGINNING
IPS	IRON PIN SET	LLL	LAND LOT LINE
OTP	OPEN TOP PIPE FOUND	MH	MAN HOLE
CTP	CRIMP TOP PIPE FOUND	SSL	SANITARY SEWER LINE
RB	REINFORCING BAR	CB	CATCH BASIN
RBS	REINFORCING BAR SET	JB	JUNCTION BOX
MAG	MAGNETIC READING IP	DI	DRAINAGE INLET
AI	ANGLE IRON FOUND	YI	YARD INLET
CP	CALCULATED POINT	HW	HEAD WALL
-X-X	FENCE	PP	POWER POLE
CLF	CHAIN LINK FENCE	PW	POWER LINE
WDF	WOOD FENCE	SSE	SANITARY SEWER ESMT.
WRF	WIRE FENCE	DE	DRAINAGE EASEMENT
FC	FENCE CORNER	UE	UTILITY EASEMENT
BL	BUILDING LINE	AE	ACCESS EASEMENT
R/W	RIGHT-OF-WAY	TB	TOP OF BANK
PL	PROPERTY LINE	CMP	CORRUGATED METAL PIPE
PC	PROPERTY CORNER	RCP	REINFORCED CONC. PIPE
CL	CENTER LINE	APP	AS PER PLAT
CPT	CARPORIT	APD	AS PER DEED
BR	BRICK	APR	AS PER RECORD
FR	FRAME	APF	AS PER FIELD
WD	WOOD	BC	BACK OF CURB
P	PLAT	EP	EDGE OF PAVEMENT
D	DEED	OH	OVERHANG
R	RECORD	OU	OWNERSHIP UNCLEAR
F	FIELD	N	N'BORS.

1 78.46'  
S 69 20' 13" E

2 ARC=87.66'  
CHD=84.74'  
S 47 52' 15" E  
RAD=97.39'

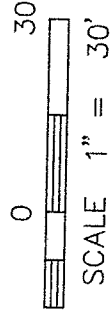
3 38.90'  
N 46 20' 28" W



REVISED AND UPDATED  
06/10/2008

PROPERTY ADDRESS:  
1714 PINE RIDGE DR.  
ATLANTA, GA

LAND AREA:  
0.33 AC

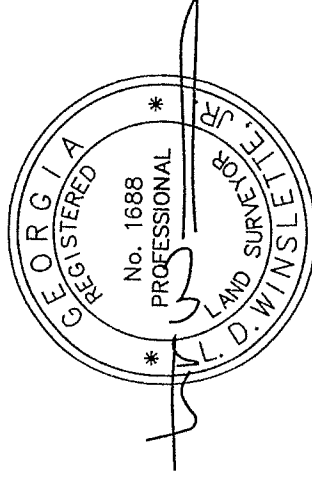


PLAT PREPARED FOR:

**DAVID HARBEN**

PART OF LOTS 23 & 24	BLOCK E	UNIT
SUBDIVISION NORTH MORNINGSIDE		
LAND LOT 51	17TH DISTRICT	SECTION
FULTON COUNTY, GEORGIA		DATE 03/02/2000
PLAT BOOK 21	PAGE 34	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK		

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET. AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.



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

JOB NUMBER 1-23318  
JOB NUMBER 32-23318

**SURVEY SYSTEMS & ASSOC., INC.**  
16A LENOX POINTE  
ATLANTA GA. 30324

SURVEYSYSTEMS@GMAIL.COM  
FAX (404)760-0011  
PHONE (404)760-0010