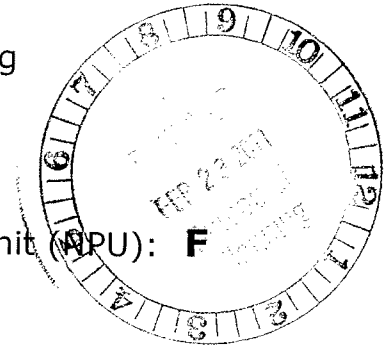


Notice To Applicant
City of Atlanta - Bureau of Planning



APPLICATION NUMBER: **V-11-026**

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

Address of Property: **1915 Wellbourne Drive**

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



JLL for Director, Bureau of Planning



Chris Hellmann, Applicant

APPLICATION FOR VARIANCE

City of Atlanta



Date Filed 2/23/11

Application Number

Name of Applicant Chris Hellmann

Daytime Phone 814 317 6306

Company Name Four J Homes

e-mail chhellmann@bellsouth.net

Address 8525 Dunwoody Pl, Dunwoody, GA 30350
street city state zip code

Name of Property Owner Glen Fish Phone

Address 1916 WELLBOURNE DR, ATLANTA GA 30324
street city state zip code

Description of Property

Address of Property 1916 WELLBOURNE OR

the subject property fronts 99.19 feet on the EAST side of WELLBOURNE DRIVE, and begins 100.15' feet from the SOUTH WEST corner of WINDHAM PARK.

Depth: ___ Area: .56 Land Lot: 50 District: 17th, FULTON County, GA.

Property is zoned: R3, Council District: 4, Neighborhood Planning Unit: F

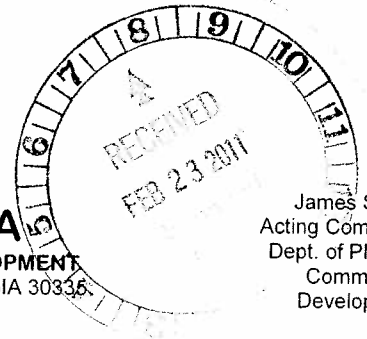
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant variance(s).

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 Day Of Feb, 2011.

Walter Eugene Cox
NOTARY PUBLIC
2/23/11

CHR
Owner or Agent for Owner (Applicant)
Chris Hellmann
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 6 APPLICATION NUMBER 1-11-26
NPU F DATE FILED FEB 23 2011

1. Chris Hellman
Name of Applicant

BUILDING PERMIT AUTHORIZING Special Exception (parking)

at 1916 Wellbourne Drive, NE 17TH/50
Street Address Quadrant District & Land Lot

to be used for residential purposes

The property is zoned R3 District

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

Applicant seeks a variance from zoning regulations to reduce the required north side yard setback from 10' to 7' 6" to allow for a one story addition to an existing single family dwelling. Applicant seeks no further variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 5 Section 16-05.008 Paragraph (2)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

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

2/23/11
Stella Mc...

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:** ADDITION OF MASTER-SUITE 1 STORY
46' x 21'

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.

2358 covered square feet / 23587 total lot square feet = .9 % proposed lot coverage
_____ % maximum allowed lot coverage

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.

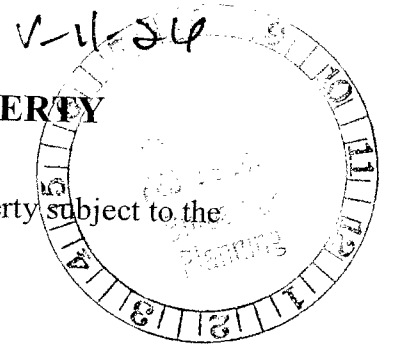
Public Notice. When you file your application, it will be scheduled for a public hearing. The Bureau of Planning will initiate posting of public notice ("an advertisement", "a legal ad") for this public hearing so that the public is informed at least 15 days before the date of the public hearing:

- 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.



NOTARIZED AUTHORIZATION BY PROPERTY OWNER

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

TYPE OF APPLICATION _____

I, GLEN FISH (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT _____

1916 ~~WELLBOURNE~~ WELLBOURNE DR ATLANTA, GA (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 HELLMANN / FOURJ HOMES

ADDRESS OF APPLICANT 8525 DUNWOODY PL, SUITE B DUNWOODY, GA 30350

TELEPHONE NUMBER 678.642.6306

[Signature]
Signature of Owner

Personally Appeared Before Me [Signature]

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

2/22/11
Date



February 23, 2011

To: Variance Review Committee
City of Atlanta, GA

Re: Variance Application for Side-yard setback: 1916 Wellbourne Drive, Atlanta

We have designed an addition that will allow the owner to build his Master-suite in such a way that it does not encroach upon the 75' stream buffer. In order to achieve this, however, it was necessary to create a small passage way that connects to an existing bump-out on the side of the existing structure. This bump out already encroaches into the side-yard setback by 2.4'. We are proposing that a small segment of the hallway to the main part of the addition align with the wall of the existing bump-out and run inside the side-yard setback for 7'6" before it jogs back to conform to the 10' setback.

We have included a drawing showing the details of the design in order to illustrate the following points:

1. The part of the addition that will encroach on the setback does not encroach any further than the existing bump-out on the side of the house.
2. The part of the addition that will encroach into the setback measures 2'6" x 7'6".
3. The main body of the addition aligns with the 10' side yard setback
4. The whole addition had to be placed where it is shown because any other location would make it encroach upon the 75' stream buffer.

Not shown on this drawing, but shown on the survey is the existing privacy fence that makes the encroaching part of the addition invisible to the neighbor. The addition is a 1 story addition with 8' tall walls on the side of the side-yard, and it will be barely visible from the neighbor's yard.

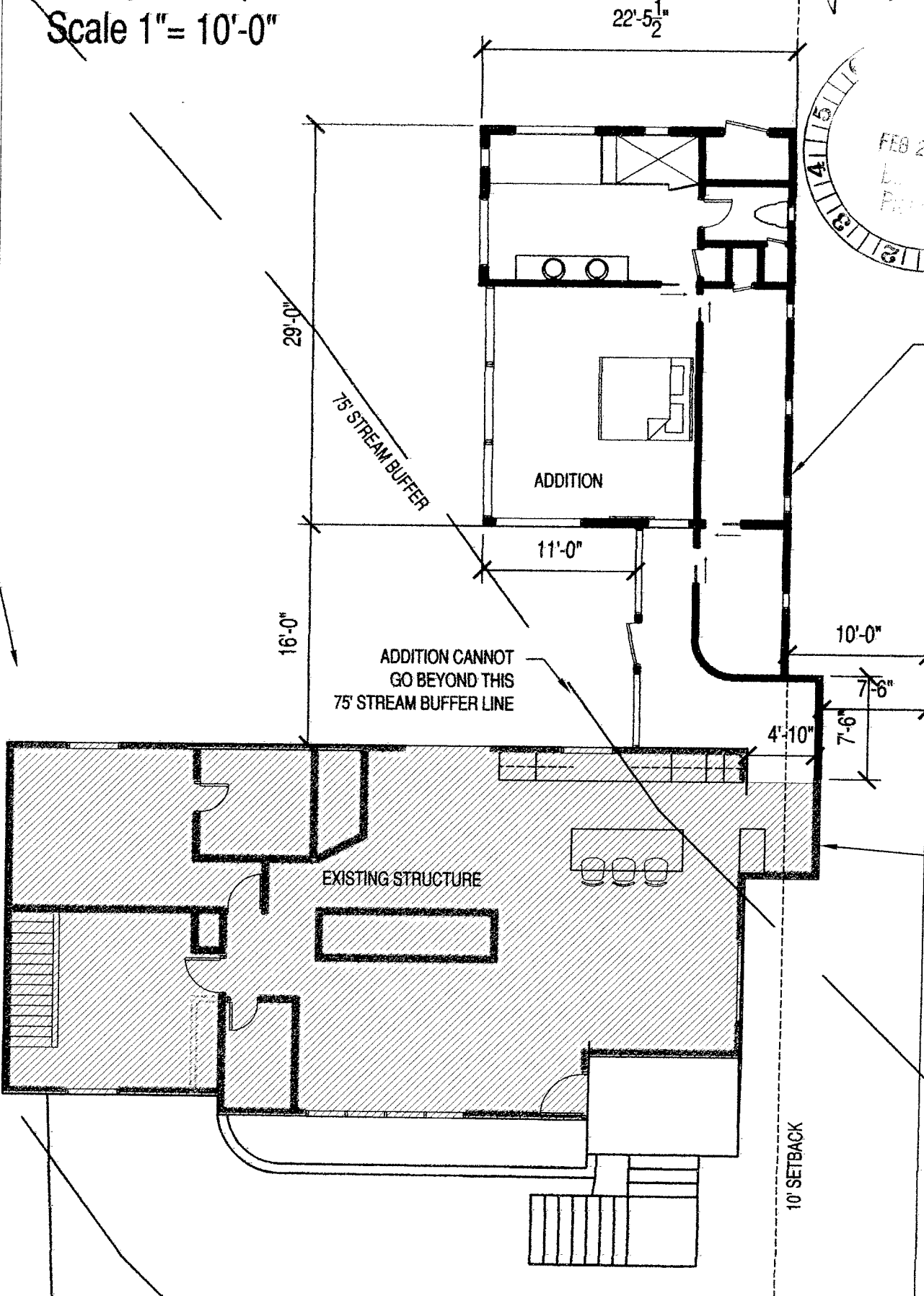
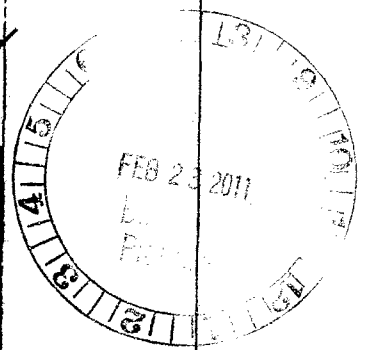
Please feel free to call me at any time if you have any questions concerning this application.

Sincerely,
Chris Hellmann

Cell phone: 678-642-6306

1916 Wellbourne Drive
Enlarged Siteplan
Scale 1" = 10'-0"

1-11-24



22'-5 1/2"

29'-0"

75' STREAM BUFFER

ADDITION

11'-0"

ADDITION CANNOT GO BEYOND THIS 75' STREAM BUFFER LINE

16'-0"

EXISTING STRUCTURE

10'-0"

7'-6"

7'-6"

4'-10"

MAJORITY OF ADDITION ALIGNS WITH 10' SETBACK

EXISTING BUMP-OUT EXTENDS INTO SETBACK ALREADY

10' SETBACK

PROPERTY LINE

RECEIPT

CITY OF ATLANTA
ATLANTATEST
55 TRINITY AVE SW

Application: V-11-026
Application Type: Planning/BZA/Variance/NA
Address: 1916 WELLBOURNE DR , ATLANTA, GA 30324
Owner Name: PRICE KEVIN S ET AL
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
253723	1250	\$100.00	02/23/2011	SGUILDARIE		

Owner Info.: PRICE KEVIN S ET AL

Work Description: To reduce the north side yard setback from 10 ft to 7 ft 6 in to allow for a one story addition to an existing single family home

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

CK# 1250 SG

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.

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE TIA FLOOD HAZARD MAP* AND FOUND IN MY OPINION REFERENCED PARCEL (●) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS
 MAP ID 13121C0261 F EFFECTIVE DATE: MAY 7, 2001
 ZONE: X

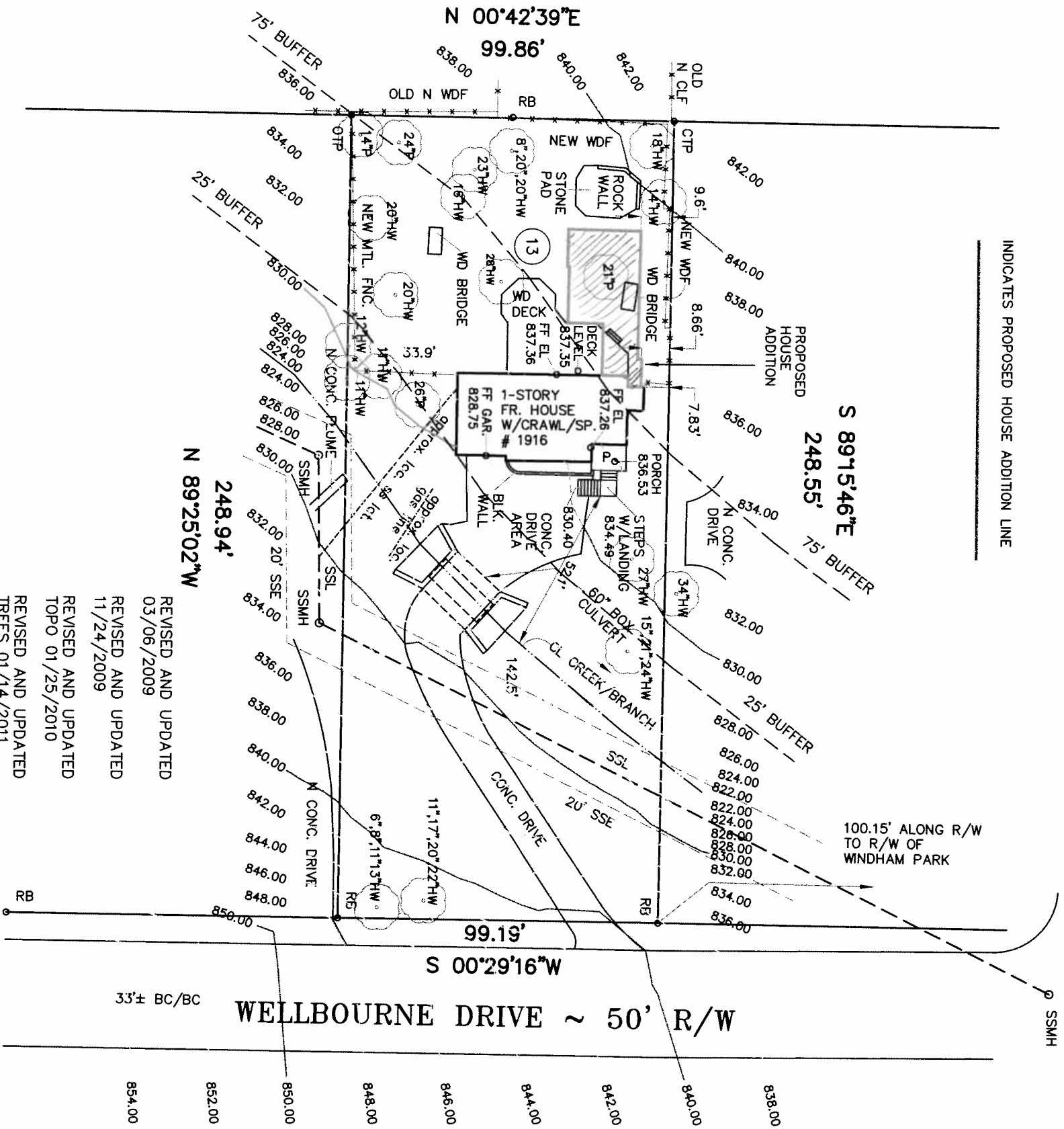
FLOOD CONTOUR 820.00 NOT AT THIS PROPERTY

REFERENCE BENCHMARK ELEVATION
 BANCHMARK RM 299 ELEV. 826.32
 CHISELED SQUARE LOCATED ON NORTHEAST CORNER OF CHESHIRE BRIDGE ROAD OVER SOUTH FORK PEACHTREE CREEK.
 FIRM, FULTON CO. PANEL 253 OF 490
 MAP NUMBER 13121C0253 E, JUNE 22 1998



*** LEGEND ***

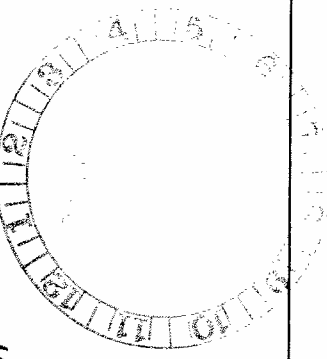
- IP IRON PIN FOUND
- IPS IRON PIN SET
- OTP OPEN TOP PIPE FOUND
- CTP CRIMP TOP PIPE FOUND
- RB REINFORCING BAR SET
- RBS REINFORCING BAR SET
- MAG MAGNETIC READING IP
- AI ANGLE IRON FOUND
- CP CALCULATED POINT
- X-X FENCE
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- WRF WIRE FENCE
- FC FENCE CORNER
-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



REVISED AND UPDATED
 NEW FNC., BRIDGES, WALL W/STONE PAD 02/19/2011

PLAT PREPARED FOR:
GLENN FISH

LOT 13	BLOCK	UNIT
SUBDIVISION MANSFIELD		
LAND LOT 50	17TH DISTRICT	SECTION
FULTON COUNTY, GEORGIA		
PLAT BOOK	PAGE	DATE 02/09/2006
DEED BOOK 20142	PAGE 333	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

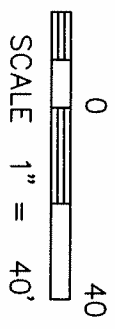


IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

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.

PROPERTY ADDRESS:
 1916 WELLBOURNE DR.
 ATLANTA, GA

LAND AREA:
 0.56 AC



SURVEY SYSTEMS & ASSOC., INC.
 1887 CHEDWORTH COURT
 STONE MOUNTAIN GA. 30087
 SURVEYSYSTEMS@GMAIL.COM
 FAX (404)760-0011
 PHONE (404)760-0010

JOB NUMBER 4-32451TOPO