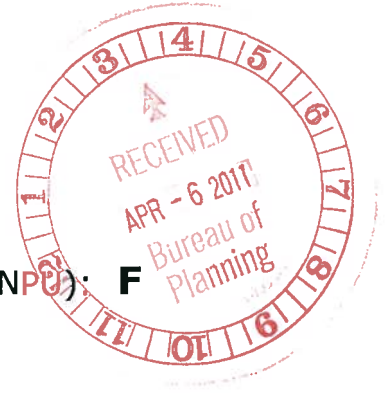


Notice To Applicant
City of Atlanta - Bureau of Planning



APPLICATION NUMBER: **V-11-055**

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

Address of Property: **844 Virginia Cir.**

Board of Zoning Adjustment (BZA) Hearing Date:
Thursday, June 2, 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

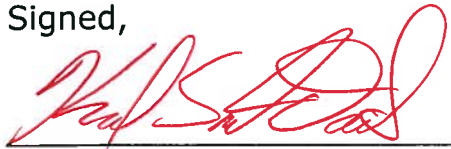
Contact info for adjacent NPUs is provided below if necessary:

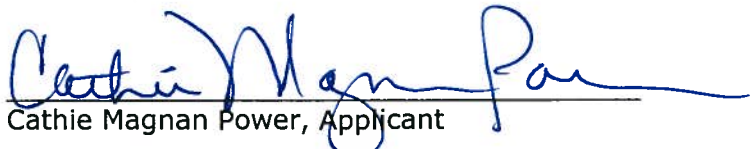
The contact person for NPU is:

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.

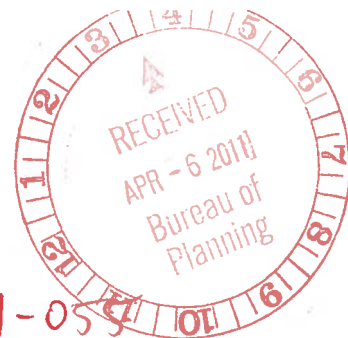
Sign Posting - The property owner is required to post a sign or signs in a conspicuous place on the property at least 15 days before the hearing date shown above. One sign shall be placed every 600 feet along each street the property abuts. A sign posting affidavit must be returned to the Bureau of Planning to confirm posting.

Signed,


KSD, for Director, Bureau of Planning


Cathie Magnan Power, Applicant

APPLICATION FOR VARIANCE
City of Atlanta



Date Filed 4.6.2011

Application Number V-11-0557

Name of Applicant Cathie Magnan Power Daytime Phone 404.577.0154 (o)
404.272.1057 (c)

Company Name Magnan Power Architecture e-mail magnanpower@bellsouth.net

Address 362 Ferguson St Atlanta GA 30307
street city state zip code

Name of Property Owner Patricia M. Jones Phone 404.644.8409

Address 844 Virginia Circle, Atlanta, GA 30306
street city state zip code

Description of Property

Address of Property 844 Virginia Circle, Atlanta, GA 30306 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 R-4, 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 6th Day of April, 20011.

Cathie Magnan Power
Owner or Agent for Owner (Applicant)
Cathie Magnan Power
APPLICANT'S NAME IN PRINTED LETTERS

[Signature]
NOTARY PUBLIC



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

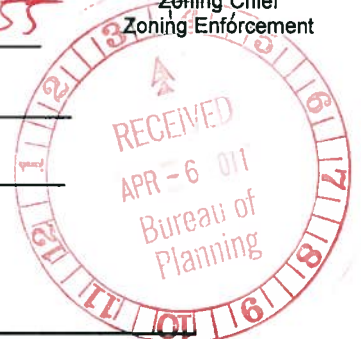
COUNCIL DISTRICT _____ APPLICATION NUMBER V-11-055

NPU -F _____ DATE FILED _____

1. Cathie Magnan Power _____

Name of Applicant

BUILDING PERMIT AUTHORIZING variance



at 844 Virginia Circle, _____ NE _____ 17TH/53
Street Address Quadrant District & Land Lot

to be used for _____ residential _____ purposes

The property is zoned R4 / BL _____ 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 7' to 4' 2) to exceed the maximum allowed lot coverage from 50% to 52% 3) to allow a detached residential structure to exceed 30% of the main to 31% 4) to exceed rear yard coverage from 25% to 27% to allow for the construction of a detached residential accessory structure (pavillion) for an existing single family dwelling. Applicant seeks no further variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

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

Chapter 28 _____ Section 16-28.004 _____ Paragraph (3) _____

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

4/6/11
Substantia
Allen

CM Power

NOTE: Please be advised that the applicant was informed that no structures or work is permitted to encroach into adjacent rear alleyway

V-11-055

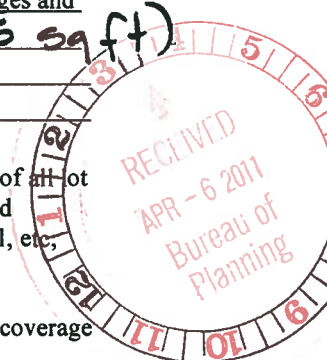
Summary of proposed changes to buildings or site (example: "Construct a 10-foot by 10-foot, one-story room addition on the first floor of the house.") **Include square footages and stories:**

Construct a one story pavilion (675 sq ft) at the rear 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.

4408.8 covered square feet / 8459 total lot square feet = 52.1% proposed lot coverage

50 % 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 Office of Planning serves as staff to the BZA. Approximately one week after each closing date, a planner is assigned to review your application. All inquires 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), 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 Office 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 Office 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.

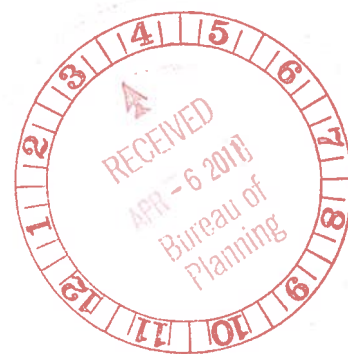
You are responsible for obtaining a public notice sign when you file your application with the Office of Planning, and for posting it in a visible location on your property, at least 15 days prior to your public hearing. Failure to properly post the sign will make it necessary for the BZA to defer your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

V-11-055

Magnan Power Architecture
362 Ferguson Street
Atlanta, Georgia 30307
404.577.0154
404.577.7124 (fax)
404-272-1057 cell
magnanpower@bellsouth.net



Jones LaFave Residence
844 Virginia Circle
Atlanta, GA 30306
April 6, 2011

Impervious Surfaces

| <u>Existing</u> | | <u>Proposed</u> |
|--------------------------------|-------------|-----------------|
| House | 1543 | 1543 |
| Front Porch | 146 | 146 |
| Rear Porch | | 70.5 |
| Garage | 246 | 246 |
| Outbuildings | 49 | 724 |
| Drive | 1097 | 1097 |
| Deck | 281 | 0 |
| Walls, walks, steps & Terraces | 664 | 482.8 |
| Fountain, spa | 0 | 99.5 |
| Total | 4026 | 4408.8 |
| Total lot sq ft | 8459 | 8459 |
| Impervious lot cover | 47.6% | 52.1% |
| R4 50% lot cover | 4229.5 | over 179.3 |

FAR: 36.48%
(2 stories, total: 3086/8459 total lot sq ft)

Rear Yard sq ft: 3586

All Rear Yard structures as % of rear yard: 27.05%
(Pavilion, wood shed, and garage)

Proposed Pavilion sq ft (675) as % of total house sf: 21.87%
(675/3086)

V-11-055

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362 Ferguson Street
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404.577.0154
404.577.7124 (fax)
404-272-1057 cell
magnanpower@bellsouth.net



Jones LaFave Residence
844 Virginia Circle
Atlanta, GA 30306
April 6, 2011

I. Variance: exceed maximum lot coverage and percentage of rear yard structure to rear yard

Maximum Lot coverage allowed for R-4: 50%

Proposed: 52.1%

Justification:

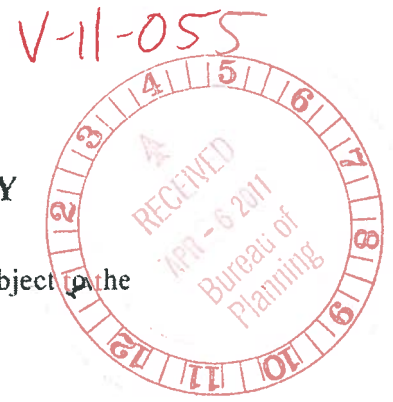
Size of lot: Minimum lot size for R-4 zoning is 9,000 sq ft. This lot, at 8,459 sq ft is smaller than the minimum.

II. Variance: reduce setback to 4'

Side yard setback for R-4: 7'

Justification:

Size of lot: Minimum frontage for R-4 zoning is 70'. This lot, at 54', is narrower than the minimum.



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, Patricia M. Jones (OWNER'S NAME)

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

844 Virginia Circle, Atlanta (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 Cathie Magnan Power

ADDRESS OF APPLICANT 362 Ferguson Street
Atlanta, GA 30307

TELEPHONE NUMBER 404-272-1057

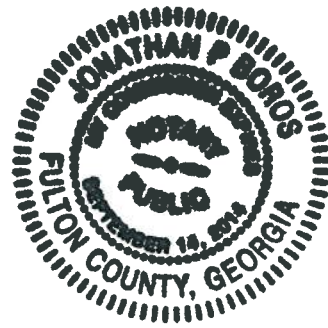
[Signature]
Signature of Owner

Personally Appeared Before Me
JONATHAN P. BOROS

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

Date 4/4/2011



RECEIPT

CITY OF ATLANTA
ATLANTATEST
55 TRINITY AVE SW

Application: V-11-055
Application Type: Planning/BZA/Variance/NA
Address: 844 VIRGINIA CIR , ATLANTA, GA 30306
Owner Name: JONES PATRICIA M
Owner Address:
Application Name:

| | | | | | | |
|-----------------------|-------------------|--------------------|---------------------|-------------------|-----------------|-----------------|
| Receipt No. | 257195 | | | | | |
| Payment Method | Ref Number | Amount Paid | Payment Date | Cashier ID | Received | Comments |
| Check | 1293 | \$100.00 | 04/06/2011 | SGUILDARIE | | |

Owner Info.: JONES PATRICIA M

Work Description: Variances for 1) reduce the req. west side ysb form 7' to 4'; 2) exceed the max lot coverage from 50% to 52%; 3) to allow a detached residential structure to exceed 30% of the main structure (to 31%); 4) to exceed rear yard coverage from 25% to 27% to allow for the construction of a detached residential accessory structure.

PAID
CITY OF ATLANTA
APR 06 2011 ⁰⁸ck #1293
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR