



Notice To Applicant
City of Atlanta - Bureau of Planning



APPLICATION NUMBER: **V-11-080**

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

Address of Property: **747 Virginia CIR NE**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, July 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 (phone)
Atlanta.npuf.zoning@gmail.com (email)

Contact info for adjacent NPUs is provided below if necessary:

The contact person for NPU is:

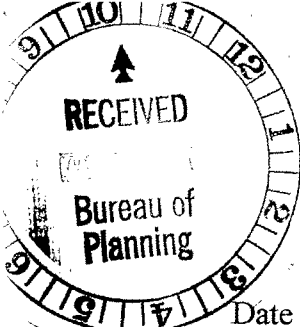
Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

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,

BNC, for Director, Bureau of Planning

Chris Hamilton



APPLICATION FOR VARIANCE

City of Atlanta

Date Filed _____ Application Number V-11-080

Name of Applicant CHRIS HAMILTON Daytime Phone 404-454-4137

Company Name DOVETAIL CRAFTSMEN e-mail CHRIS@DOVETAILCRAFTSMEN.COM

Address 675 SEMINOLE AVE # 303 ATLANTA GA - 30306
street city state zip code

Name of Property Owner EDWARD KEITH DONNELLY Phone _____

Address 747 VIRGINIA CIRCLE ATLANTA GA 30306
street city state zip code

Description of Property

Address of Property 747 VIRGINIA CIRCLE OR

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

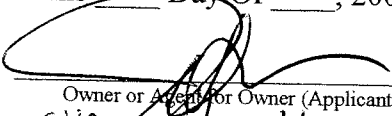
Depth: _____ Area: _____ Land Lot: _____ District: _____, _____ County, GA.

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).

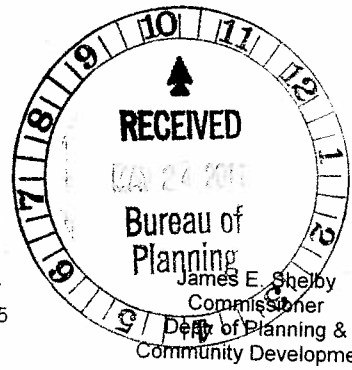
I hereby authorize the staff of the Office of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Planning upon filing this application. I swear 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 _____ Day Of _____, 200__.


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


NOTARY PUBLIC

CAROLINA DALLAL BRYANT
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMM. EXPIRES
12/20/2013



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 E. Shelby
Commissioner
Dept. of Planning &
Community Development

Don Rosenthal
Director
Office of Buildings

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER U-11-080 Zoning Enforcement Division
NPU _____ DATE FILED _____

1. Chris Hamilton
Name of Applicant

BUILDING PERMIT AUTHORIZING

Detached garage addition

at 747 Virginia Cir., N.E. 17th / 53
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:

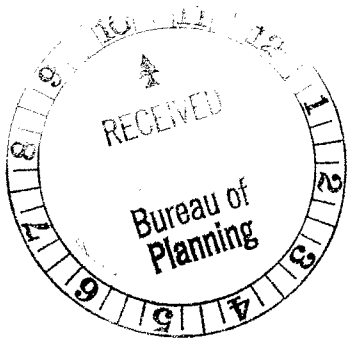
Applicant seeks a variance from zoning regulations to reduce the east side yard setback from 7ft.(required) to 2ft.-5in. and reduce the rear yard setback from 15ft.(required) to 3.5ft. to allow for a detached garage addition to an existing single-family house. Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2) & (3)
Chapter _____ Section _____ Paragraph _____
Chapter _____ Section _____ Paragraph _____

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

Applicant: [Signature] Zoning Plan Reviewer: [Signature]
5/24/08



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, Edward Keith Donnelly (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 747 Virginia Circle, Atlanta, GA 30308 (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 Dovetail Craftsmen

ADDRESS OF APPLICANT 675 Seminole Ave
Suite 303, Atlanta GA 30307

TELEPHONE NUMBER 404-454-4137

Edward Keith Donnelly
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.
Lucy Ward

Notary Public
5.17.2011
Date

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:** BUILD A GARAGE 23.5 X 24 ON EXISTING PAD

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.

4178 covered square feet / 7983 total lot square feet = 52 % 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 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 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 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.

Variance Request for 747 Virginia Circle

We are seeking variance from the minimum side setbacks of a lot for City of Atlanta Zoning Regulation R-4, reduced from 7' to 2'-5" on the Left/East facing side, and from 15' to 3.5' on the Rear/South of the lot boundary per attached drawings.

This will allow us to place a one-story garage on an existing pad that was poured prior to the purchase of the home.

The Garage is 23'-5" wide x 24' deep; 564 Sq/Ft

The existing impervious surface is 52%; we are not adding to this with the addition of the garage structure.

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 55' wide and 148' deep
2. The property was purchased with the garage pad and impervious surface as it is on the survey .
3. We are not requesting to increase the pad in anyway. The garage we are proposing will be on the existing pad.
4. This is the only possible location for the garage; moving it any closer to the house would make it difficult to get in and moving into the yard would increase impervious surface.

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

- Not effecting existing lot coverage
- Not impacting any trees
- The 2'-5" on the side setback is to the corner of the column. The majority of the structure will have 3' from the property line to the exterior wall for maintenance.

CITY OF ATLANTA
55 TRINITY AVE SW STE 1350
ATLANTA, GA 30303-3534
404-330-6270

Merchant ID: 550138523
Term ID: 001054000550138523003

Sale

xxxxxxxxxxxx1238

VISA

Entry Method: Swiped

Total: \$ 100.00

05/24/11 13:12:48

Inv #: 000022 Appr Code: 074760

Apprvd: Online

lication: V-11-080

on Type: Planning/BZA/Variance/NA

ddress: 747 VIRGINIA CIR , ATLANTA, GA 30306

r Name: PREMIER CAPITAL & REALTY ADVISORS LLC

.ddress:

i Name:

Customer COPY

THANK YOU!

	Amount Paid	Payment Date	Cashier ID	Received	Comments
Credit Card	\$100.00	05/24/2011	OFELIX		

Owner Info.: PREMIER CAPITAL & REALTY ADVISORS LLC

Work Description:

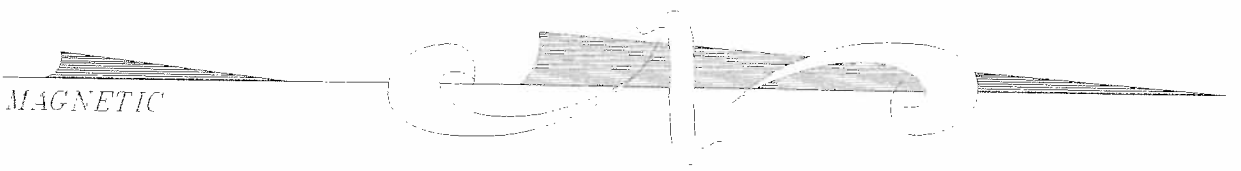
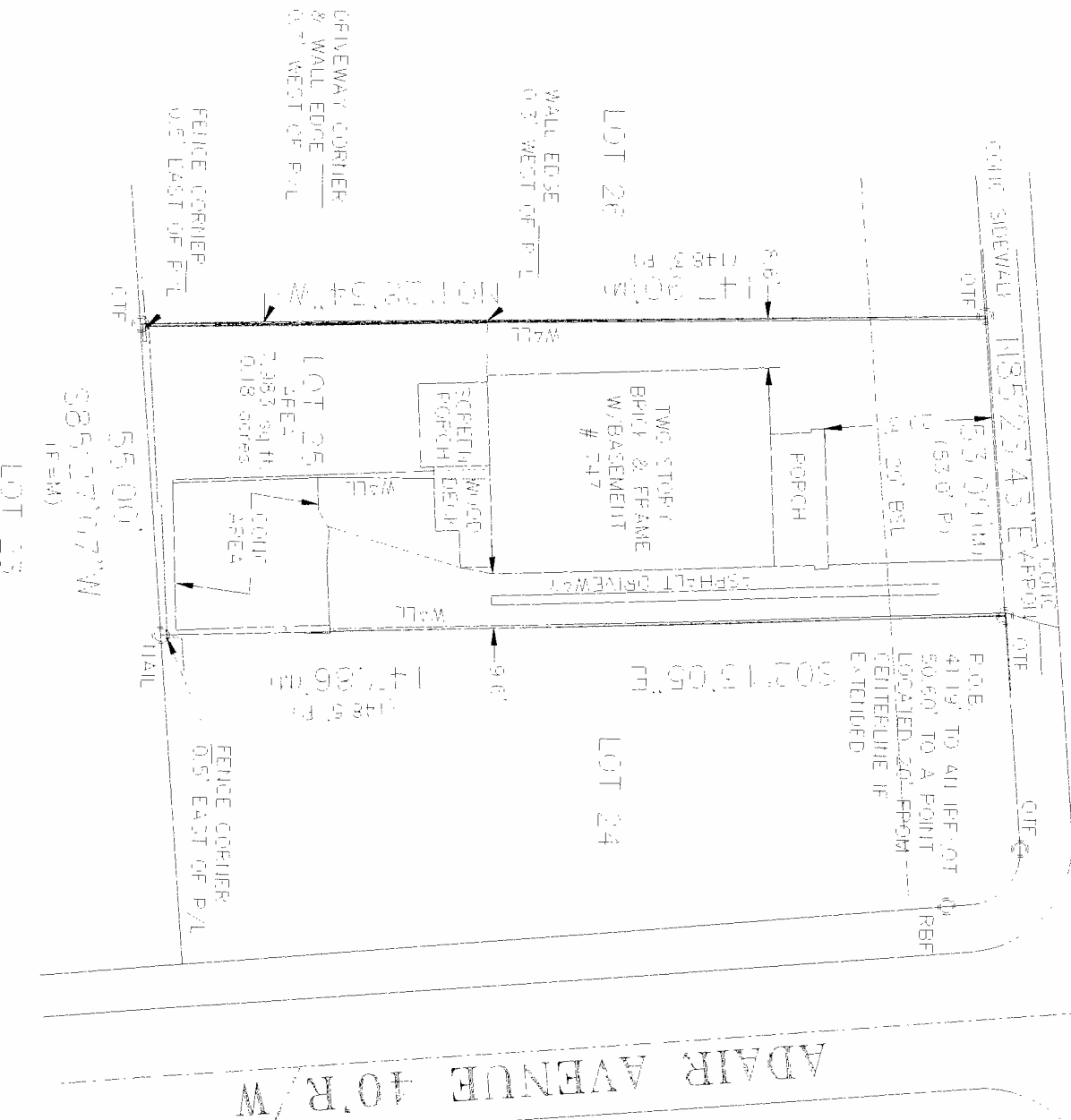
Applicant seeks a variance to reduce the east side yard setback from 7 feet to 2 feet 5 inches and reduce the rear yard setback from 15 feet to 3.5 feet to allow for a detached garage addition to an existing single family house.

PAID
CITY OF ATLANTA
MAY 24 2011
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

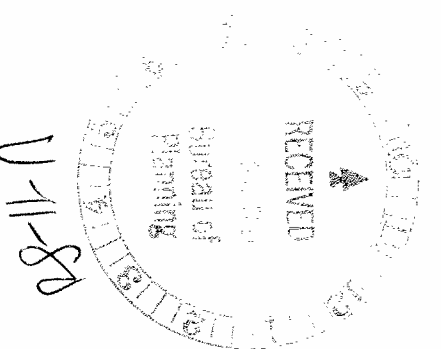
*VISA
SE/CF*

- LEGEND**
- CMP CORRUGATED METAL PIPE
 - CE DRAINAGE CEMENT
 - CE SANITARY CEMENT CEMENT
 - BCL BUILDING SETBACK LINE
 - REB REBAR FOUNDATION
 - IPF IRON PILE FOUNDATION
 - QTF OPEN TOP FOUNDATION
 - CTF CRIMP TOP FOUNDATION
 - REBAR
 - CB CATCH BASIN
 - JB JUNCTION BOX
 - HW HEAD WALL
 - POB POINT OF BEGINNING
 - BH MAIL HOLE
 - R-W RICH-TOP-WAY
 - PP POWER POLE
 - LL LAND LOT
 - M MEASURED
 - D DEED
 - PLAT

VIRGINIA CIRCLE 50'R/W



GRAPHIC SCALE



FACTS:
 ALL CALCULATIONS DONE AND ARE PER PUBLIC PLATFORM. SURVEYOR'S OFFICE.

PLAT LEGALITY NOTICE
 THIS PLAT WAS PREPARED BY THE EXCLUSIVE USE OF THE PERSONS AND DATA HEREIN SHOWN. THIS PLAT DOES NOT EXTEND TO ANY UNRELATED PERSONS OR PARTS WHOSE INTERESTS ARE NOT REPRESENTED BY THE SURVEYOR'S OFFICE.

IN GENERAL, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLANNED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A ACCURACY OF 1 FOOT IN 10000 FEET. AN ABSOLUTE ERROR OF 0.3 SECONDS PER ANGULAR POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE SATISFACTORY TO 1 FOOT IN 100000 FEET. AN ELECTRONIC TOTAL STATION AND A JUNG CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MEASUREMENT FOUND WITHIN 500' OF THE PROPERTY.

FIELD DATE 02-08-11

THE ORIGINAL OF THIS DOCUMENT WAS SEALED AND SIGNED BY JOHN W. STANBULE, JR. S.P.L.S. #2109 AND THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

APPROVE THE GROUND AS BUILT SURVEY PREPARED FOR:		DATE	02/10/11
OWNER PURCHASER	GANEK WRIGHT MINSK PC	SCALE	1" = 30'
EDWARD KEITH DONNELLY & CAROLYN COLLINS DONNELLY		FULLTOLL COUNTY, GEORGIA	
LAND LOT	53	SECTION	17th DISTRICT
LOT	25	BLK	11
TOWNSHIP VIRGINIA HILLS		UNIT	
		AREA OF LOT	7,983.5 SF

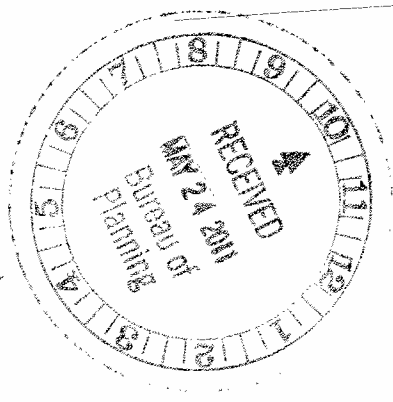
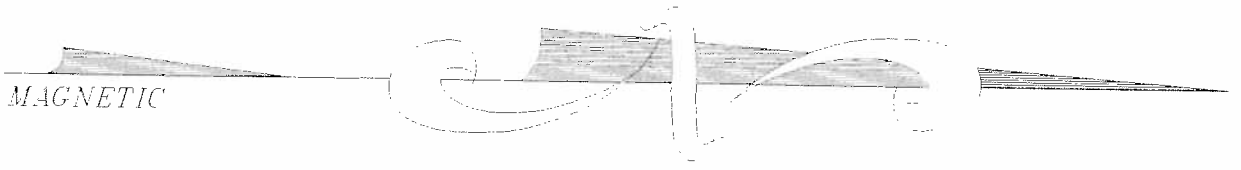
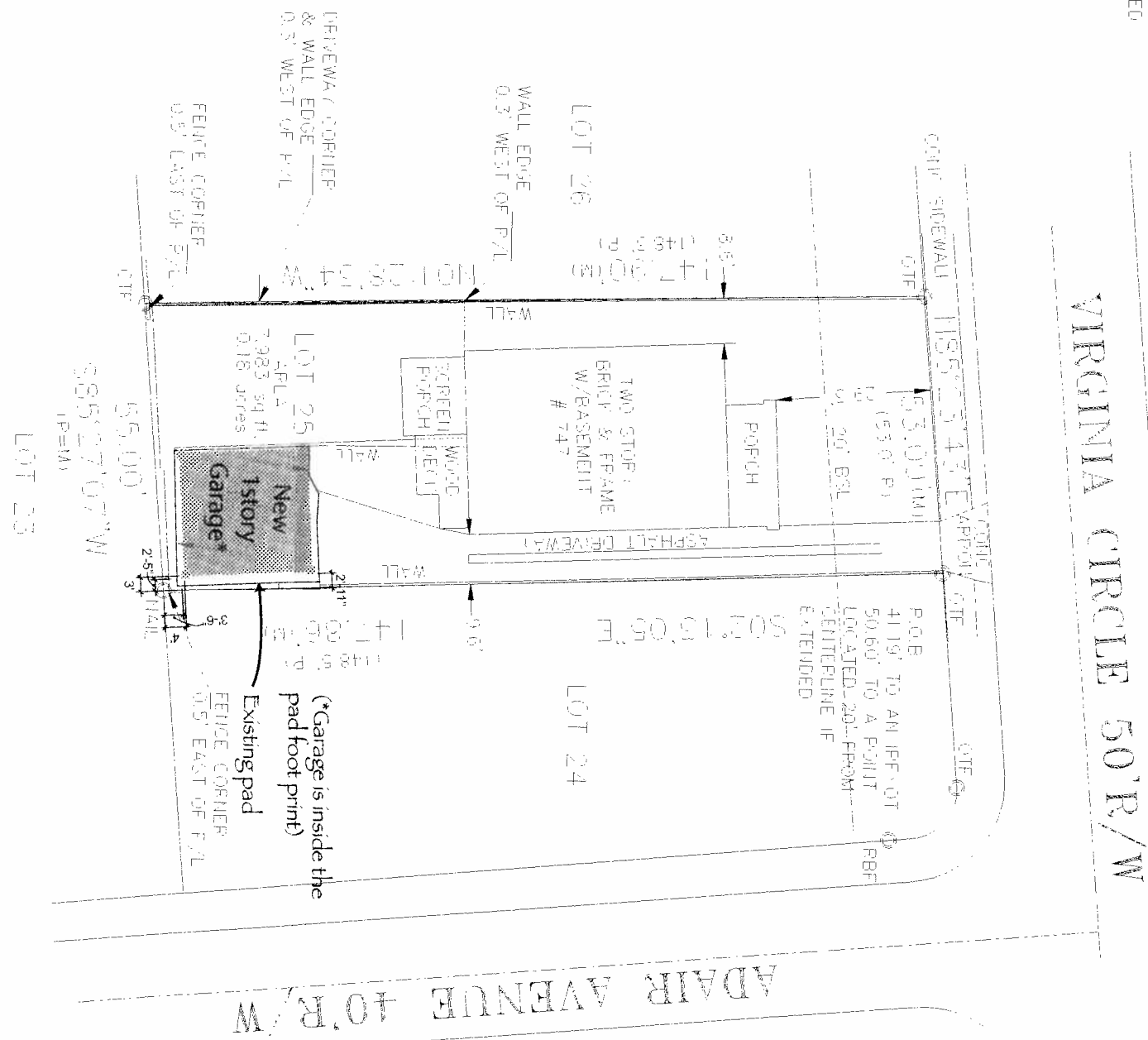
ALL MATTERS PERTAINING TO TITLE ARE DELETED

SOLAR LAND SURVEYING COMPANY
 P.O. BOX 723995 ATLANTA, GEORGIA 31172-0995
 TELEPHONE (770) 794-9055 FAX (770) 794-9052

LEGEND

- OMP CORRUGATED METAL PIPE
- DE DRAINAGE EXHAUST
- SE SANITARY SEWER EXHAUST
- B3L BUILDING SETBACK LINE
- REB REBAR FOUND
- IPP IRON PILL FOUND
- IPF IRON PILL FOUND
- OTF OPEN TOP FOUND
- CTF CURB TOP FOUND
- PS REBAR
- CB CATCH BASIN
- JB JURISDICTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- F PLAT

Proposed 1 Story Garage: 564 sq/ft on existing pad
Height: 16'-10"



GRAPHIC SCALE



NOTE:
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

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THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 100,000 FEET. AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE APPROPRIATE 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 PLATE COORDINATE MEASUREMENT FOUND WITHIN 500' OF THIS PROPERTY.

FIELD DATE 02/09/11

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JOB NUMBER: 11-0048

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:
GANEK WRIGHT MINSK PC
PURCHASER
EDWARD KEITH DONNELLY & CAROLYN COLLINS DONNELLY

LAND LOT 55 SECTION 17th DISTRICT FULLTON COUNTY, GEORGIA
LOT 25 BLOCK 11 UNIT AREA OF LOT: 7,955 S.F.

SUBDIVISION VIRGINIA HILLS

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723295 ATLANTA, GEORGIA 31159-0995
TELEPHONE (770) 791-9055 FAX (770)794-9065