

Notice To Applicant

City of Atlanta - Bureau of Planning



APPLICATION NUMBER: **V-11-092**

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

Address of Property: **690 Courtenay Drive**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, August 11, 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:

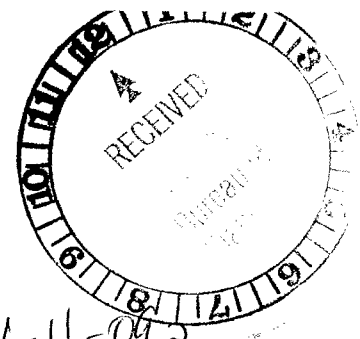
Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU coordinator at 404-330-6145.

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,

Director, Bureau of Planning

Hillside Facility- Bill Reilley, Applicant



APPLICATION FOR VARIANCE
City of Atlanta

Date Filed June 21 2011 Application Number 1-11-092
Name of Applicant TERESA Stoker Daytime Phone 404-561-0660
Company Name Hillside, dnc. e-mail tstoker@hside.org
Address 690 Courtenay Dr. Atlanta, GA 30306

Name of Property Owner Hillside, dnc. Phone 404-875-4551
Address 690 Courtenay Dr. Atlanta, GA 30306

Description of Property

Address of Property 690 Courtenay Drive OR
the subject property fronts _____ feet on the _____ side of _____
_____, and begins _____ feet from the
_____ corner of _____.

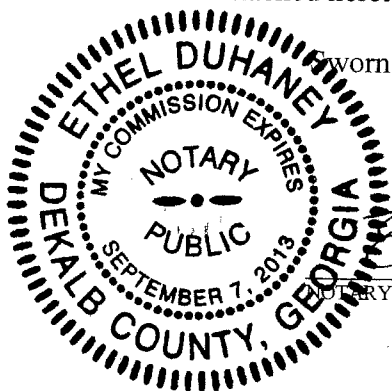
Depth: 790' Area: 563,376 SF Land Lot: 52 District: 17th, FULTON County, GA.

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 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 20th Day Of June, 2011.



Signature of Notary Public

Signature of Owner or Agent for Owner (Applicant)
TERESA Stoker
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
Commissioner
Dept. of Planning &
Community Development

Don Rosenthal
Director
Bureau of Building

Ann Heard
Chief
Zoning Enforcement Division

REFERRAL CERTIFICATE AMENDED

COUNCIL DISTRICT 6 APPLICATION NUMBER V-11-92
NPU f DATE FILED June 21 2011

1. Teresa Stoker

Name of Applicant
BUILDING PERMIT AUTHORIZING
Special exception

at 690 Courtenay Drive , NE 17TH/52
Street Address Quadrant District & Land Lot

to be used for Rehabilitation Center (U-87-19) purposes

The property is zoned R4 District

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

Applicant seeks a special exception from zoning regulations to erect a 6ft wrought iron fence
on top of an existing 2" to 34" retaining wall whereas it is otherwise prohibited. Applicant
seeks no further variance and/or special exception at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 28 Section 16-28.008 Paragraph (5) (a)
Chapter _____ Section _____ Paragraph _____
Chapter _____ Section _____ Paragraph _____

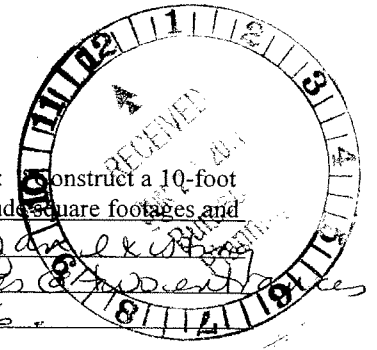
Department of Planning and Development
Bureau of Buildings
Don Rosenthal, Director
Ann Heard, Zoning Chief

6/21/11
[Signature]
Plan Reviewer

[Signature]
Applicant

Note: The applicant has been advised that the site plan submitted has some discrepancies in the dimension lines noted versus the city plat that's on file.

V-11-92



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 6' Metal fence on top of an existing 1' brick wall. Install electronic gates & driveway facing Courtenay Dr, Atlanta, 30306.

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.

61,354 covered square feet / 536,376 total lot square feet = 11.5 % proposed lot coverage
N/A % 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 (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.

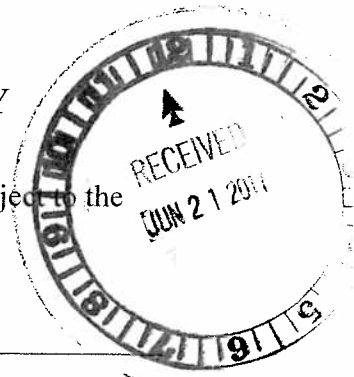
Refunds on Withdrawn Cases. Requests for withdrawal received 18 days prior to the public hearing will enable a refund of the application fee.

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.

V-11-02

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, Teresa Stoker (OWNER'S NAME)

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

690 Courtenay Dr. (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 Bill Reilly

ADDRESS OF APPLICANT 690 Courtenay Drive
Atlanta Ga. 30306

TELEPHONE NUMBER 74-875-4551

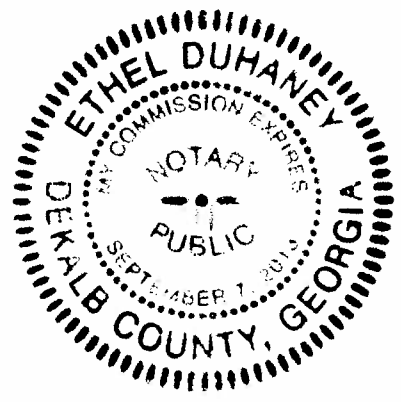
[Signature]
Signature of Owner

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]

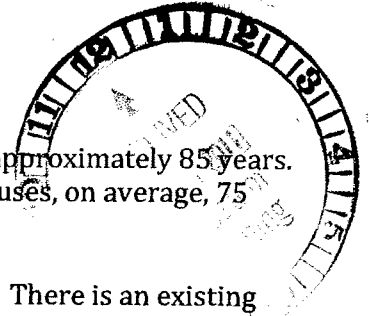
Notary Public _____

Date 6/21/11



DESCRIPTION OF THE PROPOSED CONSTRUCTION AND REQUEST FOR A
Variance

HILLSIDE, INC. V-11-12



Hillside, Inc. has occupied the property located at 690 Courtenay Drive for approximately 85 years. We serve children and youth with severe emotional illness. The campus houses, on average, 75 children ages 7 - 18.

Hillside desires to place a fence across the property facing Courtenay Drive. There is an existing low brick wall already in place. Hillside is requesting to place an architecturally attractive metal fence on top of the existing brick wall. The fence and wall are located an average of 19 feet from the street. In addition, two gates are needed to allow visitors and staff entering the property to have access through either of two driveways that currently join Courtenay Drive. Garbage trucks and large food delivery vehicles enter the campus from the Monroe Drive entrance. A gate owned by Georgia Power Co. has existed for many years and is used to restrict traffic coming into the campus from Monroe Drive. Hillside has a right-of-way to use the Ga. Power driveway and gate. The gate remains open from early morning until early evening (usually sunset). Hillside has the ability to close the gate at any time, should the campus need to be more secure.

Hillside is requesting the fence and gates for two reasons:

1. The children and youth served by Hillside exhibit severe behavioral and psychiatric problems. Occasionally, one of the children may attempt to elope from the campus. Staff are always supervising the children and do immediately pursue a child who elects to elope. With the addition of a fence, the staff would have ample time to contain the eloping child, thus preventing the child from running into the street and possible being struck by a vehicle traveling along Courtenay Drive. At present, there is not a barrier to prevent a child from running impulsively into the path of a car.
As some of our older youth are the size of an adult, the fence must be tall enough to restrict a taller youth from easily scaling the fence. The fence design provides a horizontal support bar approximately four inches from the bottom of the metal portion of the fence and two horizontal support bars very close to the top of the fence. There will be no horizontal bars to provide a foothold in the middle of the fence.

Some of the children in treatment at Hillside are diagnosed with a mental illness such as Autism, which impairs the child's ability to make safe choices. Others in our care may be diagnosed with an impulse control disorder making it difficult for the child to curb spontaneous behaviors. The acuity of the population served by Hillside has increased in recent years. We no longer feel we can keep our children from injury without installing a fence.
2. With the increase in traffic on Monroe Drive, Hillside has experienced a significant increase in "cut through" traffic. Particularly during morning and evening rush hours, drivers elect to drive through the Hillside campus to avoid traffic back-ups on Monroe Drive. Those drivers seeking a shortcut through the campus have been observed to be travel considerably above our posted speed limit of five miles per hour. When attempts are made by Hillside staff to slow or stop these drivers, the staff is met with foul language and rude hand gestures. In most cases, the drivers ignore the attempts to stop them and continue to pass through the campus at speeds that place our children and staff at great risk.

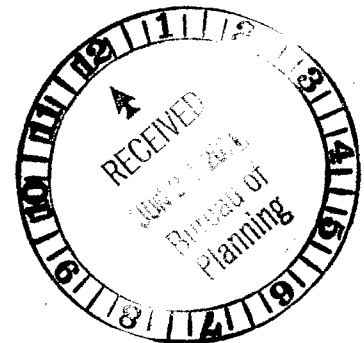
Examples of Recent Events

In September, 2010 a 12 year- old resident of Hillside took the car keys from the purse of one of our teachers. He waited approximately an hour, apparently looking for best opportunity to slip from the Hillside school unnoticed. He chose the lunch break when all the students were gathering to return to their cottages for lunch. He proceeded out a side door and entered the teacher's car. He drove the car off campus. He was apprehended a number of hours later. Unfortunately, he had traded the car to strangers for a joint of marijuana. The resident was discharge from Hillside to the juvenile court. Fortunately, the car was recovered about three weeks later in Gwinnett County.

In October, 2010 a 16 year-old female resident became upset over the departure of the Unit Supervisor of her cottage. She had become very attached to the supervisor. She ran from the campus with staff following. She entered Richard's Variety Store on Monroe Drive. She proceeded to damage a number of items in the store before being contained by police and transported to Grady Hospital. She was discharged from Hillside.

During 2011, several residents have been upset over lost privileges or denied home passes. Each elected to run off the Hillside grounds. In one case, a boy was tackled in the street by a passing off-duty police officer. In another event, one of our boys who has Asperger's (a type of autism) became agitated and left campus and was crawling down the center of Courtenay Drive. Staff was beside him, attempting to talk him into getting to his feet (he is a large teenager) and walking back on campus. They were successful. During this event, several cars were directed around him by staff.

Events such as these exemplify why a fence would allow Hillside staff to contain these children, preventing the events described above.



RECEIPT

CITY OF ATLANTA
ATLANTATEST
55 TRINITY AVE SW

Application: V-11-092
Application Type: Planning/BZA/Variance/NA
Address: 690 COURTENAY DR , ATLANTA, GA 30306
Owner Name: HOME FOR THE FRIENDLESS HILLSIDE COTTAGES
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
262980		\$100.00	06/21/2011	SLEONARD		

Owner Info.: HOME FOR THE FRIENDLESS HILLSIDE COTTAGES

Work Description: To erect a 6ft fence on top of an existing 2 ft to 34 in retaining wall

[Handwritten Signature]

PAID
CITY OF ATLANTA
JUN 21 2011
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR