



Notice To Applicant
City of Atlanta - Bureau of Planning



APPLICATION NUMBER: **V-11-111**

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

Address of Property: **1330 Lanier BLVD NE**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, October 6, 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.

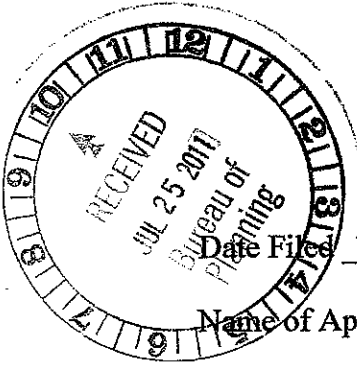
Signed



for Director, Bureau of Planning



Dianne Barfield/ Barfield Consultants



APPLICATION FOR VARIANCE
City of Atlanta

Application Number V-11-111

Name of Applicant DIANNE BARFIELD Daytime Phone 404 606 0403

Company Name BARFIELD CONSULTANTS e-mail barfieldconsult@aol.com

Address P.O. Box 475 Morrow GA. 30260
street city state zip code

Name of Property Owner JAMES MCKELVEY Phone _____

Address 1330 LANIER Blvd. ATL GA. 30306
street city state zip code

Description of Property

Address of Property 1330 LANIER Blvd OR

the subject property fronts 55 feet on the South side of LANIER
Blvd., and begins 250 feet from the
South west corner of Avalon Pl & Lanier Blvd

Depth: 165' Area: Acres^{.21} Land Lot: 2 District: 17, Fulton 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 25 Day Of July 2004.

Dianne Barfield
Owner or Agent for Owner (Applicant)

DIANNE BARFIELD
APPLICANT'S NAME IN PRINTED LETTERS

[Signature]
NOTARY PUBLIC

NOTARY PUBLIC, FAYETTE COUNTY, GA
MY COMMISSION EXPIRES OCTOBER 22, 2011



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

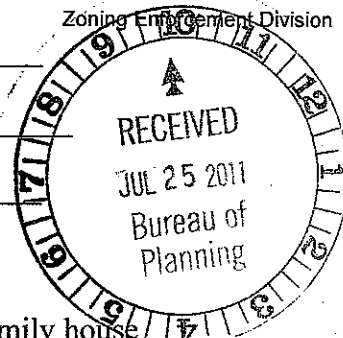
REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER V-11-10

NPU _____ DATE FILED _____

1. Dianne Barfield

Name of Applicant



BUILDING PERMIT AUTHORIZING

Front porch, rear deck and second story addition to an existing single-family house

at 1330 Lanier Blvd., N.E. 17th / 2
Street Address Quadrant District & Land Lot

to be used for _____ R-4 _____ purposes

The property is zoned _____ Residential _____ District

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

Applicant seeks a variance from zoning regulations to reduce the northwest side yard setback from 7ft.(required) to 3.1ft. to allow for a second story addition, and a front porch and deck expansion 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)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

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

Applicant: Dianne Barfield Zoning Plan Reviewer: [Signature]

V-11-111

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: Add 2276 sq Ft to existing single family house; slight expansion of existing porch and deck.

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.

4529 covered square feet / 9064 total lot square feet = 49.9% 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 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 (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:

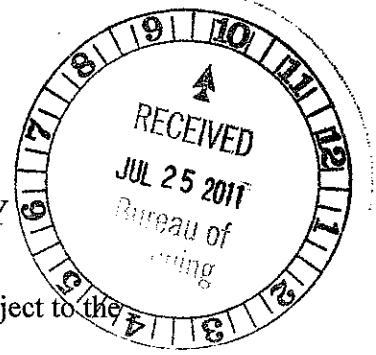
- by sending written notice of your application to all property owners whose property is within 300 feet of the subject property, and
- by causing public notice to be placed in the newspaper.

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-11-111



NOTARIZED AUTHORIZATION BY PROPERTY OWNER

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

TYPE OF APPLICATION _____

I, James McKelvey (OWNER'S NAME)

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

1330 Lanier Blvd NE (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 Diane Barfield

ADDRESS OF APPLICANT P.O. Box 475

Morrow, GA 30260

TELEPHONE NUMBER 404-606-0403

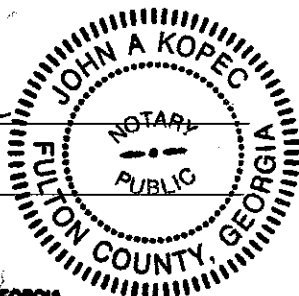
James McKelvey
Signature of Owner

Personally Appeared Before Me
James McKelvey

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

John A Kopec
Notary Public

7/22/11
Date



JOHN A KOPEC
NOTARY PUBLIC, FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES 8/22/2014

1330 Lanier Blvd.
Variance Justification

Applicant seeks a variance to reduced the required side yard setback from 7 feet to 3 feet for a second floor addition and expansion of a porch .

The subject property has exceptional conditions due to the nonconforming frontage of 55 feet. The lot is a rectangle but maintains the same reduced width for the entire length of the lot. The existing one story house is a legal nonconforming structure.

An unnecessary hardship would be imposed if the proposed addition could not be made in accordance with the existing functionality of the house. The family needs additional space for both their current and future needs; a vertical expansion provides the space to meet their needs without depleting the existing open space.

Most lots in the R-4 zoning classification have the required 70 foot of street frontage and, thus, are afforded the full width within the buildable area of the lot.

No substantial detriment to the public good would be created by granting the requested variance. All other aspect of the R-4 regulations would be maintained including height. Therefore, the proposed addition would provide adequate light and air. It is generally considered beneficial to the stability of neighborhoods for families to improved their property and continue to maintain the sense of community that has been established. In addition, renovations that are consistent with the character of the neighborhood contribute to property values and protect against blight and depreciation.



RECEIPT

CITY OF ATLANTA
ATLANTATEST
55 TRINITY AVE SW

Application: V-11-111
Application Type: Planning/BZA/Variance/NA
Address: 1330 LANIER BLVD , ATLANTA, GA 30306
Owner Name: MC KELVEY JAMES E & MELANIE D
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
265484	1289	\$100.00	07/25/2011	CGOODE		

Owner Info.: MC KELVEY JAMES E & MELANIE D

Work Description: VARIANCE to reduce the northwest side yard setback from 7 ft. to 3.1 ft. to allow for a second story addition, and a front porch and deck expansion to an existing single-family house.

PAID
CITY OF ATLANTA
JUL 25 2011
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR
E.C.