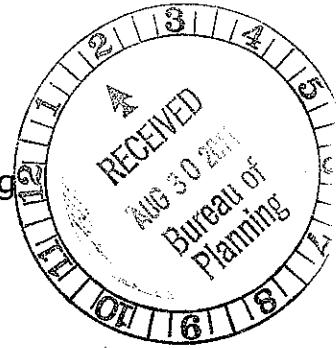


Notice To Applicant

City of Atlanta - Bureau of Planning



APPLICATION NUMBER: **V-11-126**

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

Address of Property: **1470 Monroe Drive**

Board of Zoning Adjustment (BZA) Hearing Date:
Thursday, November 3, 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:

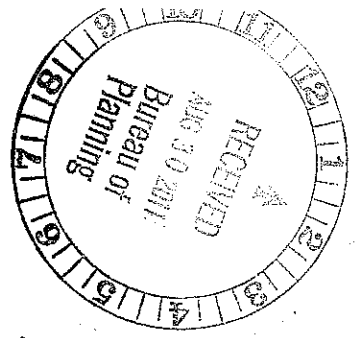
Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

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,

LEC, for Director, Bureau of Planning

Jon Eric Bonney, Applicant



APPLICATION FOR VARIANCE

City of Atlanta

Date Filed 8-29-11 Application Number V-11-126
Name of Applicant Jon-Eric Bonney Daytime Phone 404.729.7557
Company Name N/A e-mail ericbonney@aol.com
Address 1470 Monroe Dr. Atlanta GA 30324
street city state zip code

Name of Property Owner Jon-Eric Bonney Phone 404.729.7557
Address 1470 Monroe Dr. Atlanta GA 30324
street city state zip code

Description of Property

Address of Property 1470 Monroe Dr. Atlanta, GA 30324
the subject property fronts 50.19 feet on the East side of Monroe Drive, and begins 300 feet from the North corner of Westminster Dr.
Depth: 150.4 Area: 7 Land Lot: 52 District: 17th, Fulton County, GA.
Property is zoned: R4, 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).

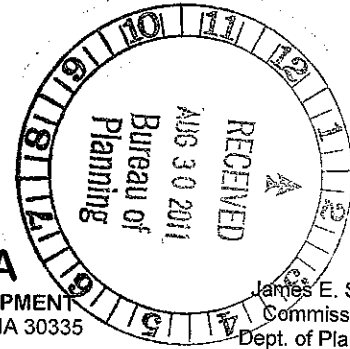
I hereby authorize the staff of the Bureau of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Bureau of Planning upon filing this application. I swear 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 24th Day Of August, 2011.

LILIA G ROMERO
NOTARY PUBLIC, FULTON COUNTY, GEORGIA
MY COM. EXPIRES 3/15/2014

J. R.
Owner or Agent for Owner (Applicant)
Jon-Eric Bonney
APPLICANT'S NAME IN PRINTED LETTERS

[Signature]
NOTARY PUBLIC
LILIA G ROMERO
NOTARY PUBLIC, FULTON COUNTY, GEORGIA
MY COM. EXPIRES 3/15/2014



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

James E. Shelby
Commissioner
Dept. of Planning &
Community Development

Ibrahim Maslamani, CBO,
AIA
Director
Office of Building

KASIM REED
MAYOR

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-11-126
NPU F DATE FILED _____

Jon-Eric Bonney

Name of Applicant

BUILDING PERMIT AUTHORIZING

Addition to single family dwelling

at 1470 Monroe Drive NE 17/52
Street Address Quadrant District & Land Lot

to be used for residential purposes

The property is R-4 District

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

Applicant seeks a variance from the zoning ordinance to reduce the north side yard setback from 7ft. to 0ft. for an addition to a single family dwelling. Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 06 Section 16-06.008 Paragraph (2)

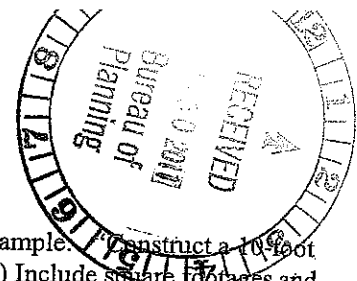
Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Department of Planning and Development
Office of Buildings
DON L. ROSENTHAL, CBO, MBA, Director
Ann Heard, Chief Zoning Division

Applicant: J. R. Zoning Plan Reviewer: D. Johnson

V-11-126



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 wood deck on the back side of house that wraps to right side to catch side entrance of basement level.

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.

4094 covered square feet / 7531 total lot square feet = 54 % proposed lot coverage

50 % maximum allowed lot coverage

* Deck is built over existing concrete driveway.

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 (NPU's), 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.

Variance Request Justification

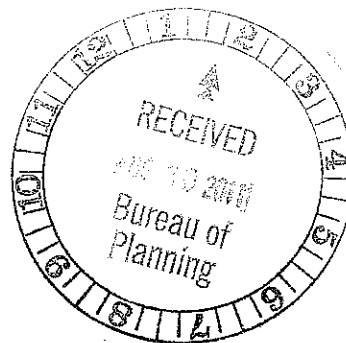
Applicant: Jon-Eric Bonney

Address: 1470 Monroe Drive
Atlanta, GA. 30324

Requesting side set back variance to allow addition of deck.

Justifications:

- 1) This is a non-conforming lot; the house is positioned to the far right side of the lot encroaching on the side set back by approximately 4 feet.
- 2) Current access to the basement on the right side of house is not safe, it is elevated approximately 2 feet; addition of the deck will allow safe ingress and egress from this entrance.
- 3) Reduce Northside set back From 7' to 0'.



V-11-126

RECEIPT

CITY OF ATLANTA
ATLANTATEST
55 TRINITY AVE SW

Application: V-11-126
Application Type: Planning/BZA/Variance/NA
Address: 1470 MONROE DR , ATLANTA, GA 30324
Owner Name: SMITH LOUISE G
Owner Address:
Application Name:

Receipt No. 268565

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	1142	\$100.00	08/30/2011	CGOODE		

Owner Info.: SMITH LOUISE G

Work Description: variance from the zoning ordinance to reduce the north side yard setback from 7ft. to 0ft. for an addition to a single-family dwelling.

PAID
CITY OF ATLANTA
AUG 30 2011
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

CHK# 1142
PM

CALL BEFORE YOU DIG-IT'S THE LAW (DIAL 811)

24 HOUR CONTACT

JON-ERIC BONNEY
1470 MONROE DR.
ATLANTA, GA.
404-729-7557

Prior to any land disturbance, contractor shall schedule a preconstruction meeting with the Erosion Control Department at 404-546-1300

AREA SUMMARY

EX. HOUSE= 1698 SF
EX. CONC.= 2356 SF
EX. F.PORCH= 30 SF
NEW W/DECK= 356 SF BUT IS BUILT OVER EX. CONC.:10 SF
NEW IMP. AREA CREATED
I.AREA=1698+2356-30=10=1698
IMPERVIOUS AREA =4094 SF

AREA STATEMENT

TOTAL AREA= 7531SF (0.173 AC.)
DISTURBED AREA= 724 SF (0.016 AC.)

ZONED: R4

FRONT:35' MAX. LOT % =50%
SIDE:7' MAX. FL. RATIO= 0.5
REAR:15'

DIRT STATEMENT

CUT= 5 CU. YDS.
FILL= 5 CU. YDS.
NO GRADED SLOPES EXCEEDS 2h : 1v'

LOT COVERAGE

4094/7531 (100) = 54.36%
MAX.= 50%; OVER BY 328 SF

LOT RATIO

HOUSE + GAR. / LOT AREA
1698 / 7531=0.226

TREE STATEMENT

NO TREES LOST, DESTROYED OR REPLACED BY THIS SITE PLAN

FLOOD STATEMENT

I HAVE EXAMINED THE OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY LIES IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 13121C0261 E; DATED 05/07/01.

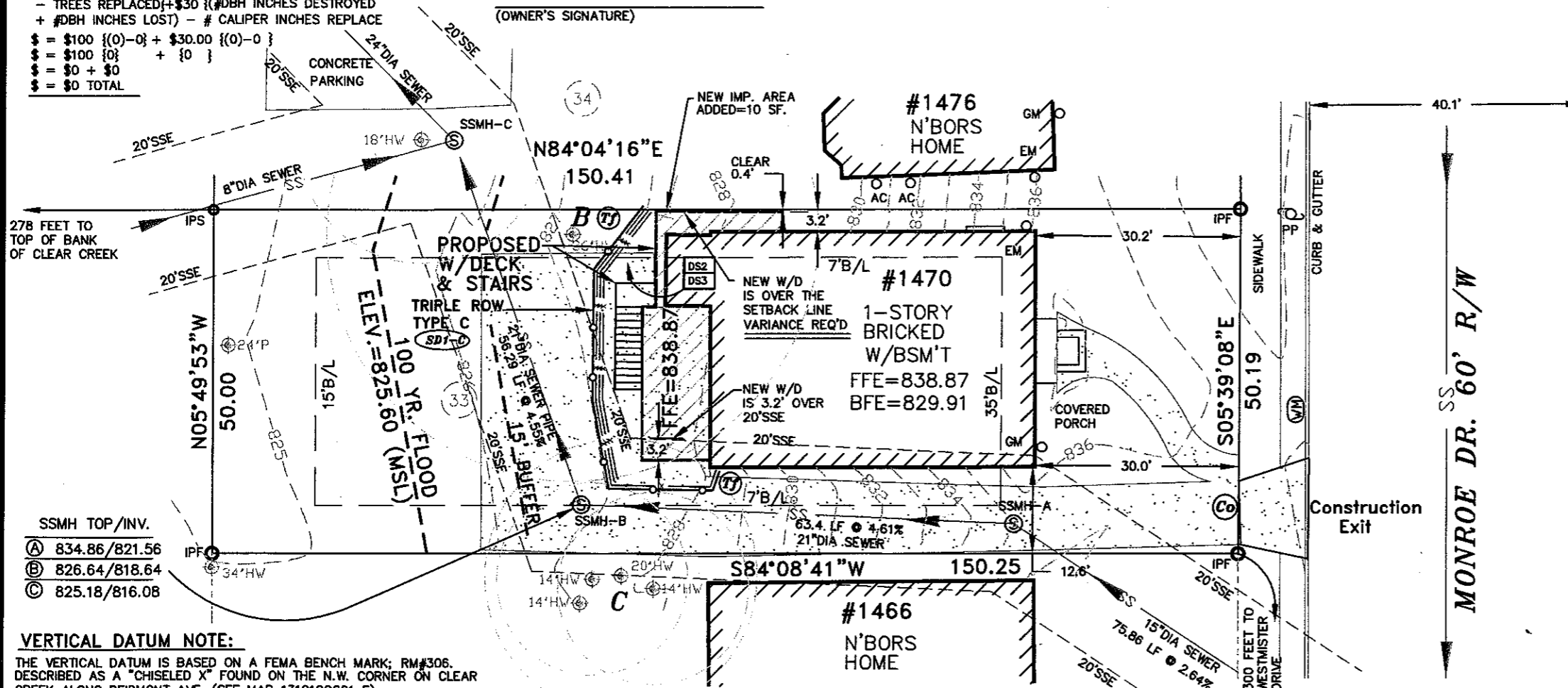
NOTE: APPROX. 1346 SF IS IN THE 100 YR. FLOOD.

TREE RECOMPENSE CHART

#	SIZE	TOTAL	A. UNDER AREA	HOUSE IMPACT	C.R.Z.	
B	36"HW	4071 SF	680 LF	498 S.F.	14.7%	SAVE
C	20"HW	1257 SF	-	94 S.F.	7.5%	SAVE

TREE RECOMPENSE CALCULATIONS:

\$ = \$100{(#TREES DESTROYED + # TREES LOST) - TREES REPLACED} + \$30 {(#DBH INCHES DESTROYED + #DBH INCHES LOST) - # CALIPER INCHES REPLACE}
 \$ = \$100 {(0)-0} + \$30.00 {(0)-0}
 \$ = \$100 {0} + {0}
 \$ = \$0 + \$0
 \$ = \$0 TOTAL

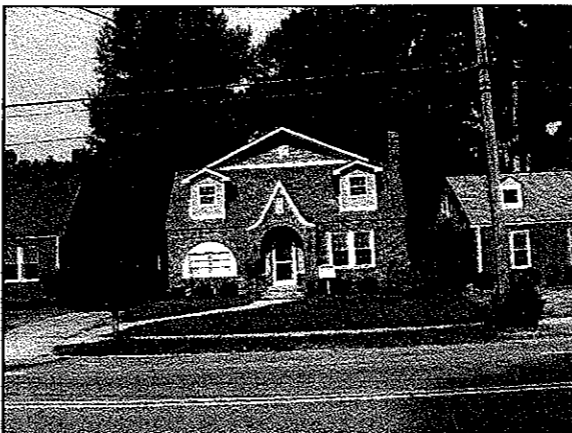


SSMH TOP/INV.

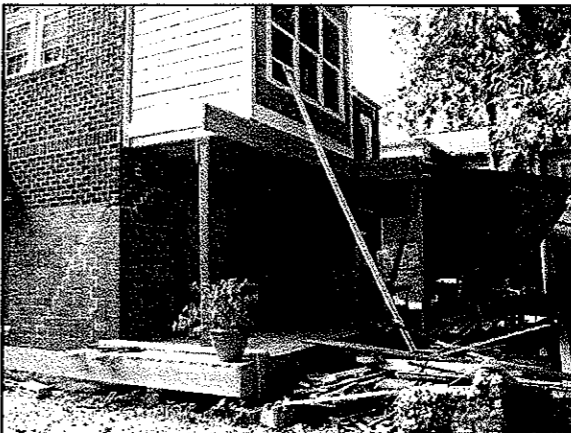
(A)	834.86/821.56
(B)	826.64/818.64
(C)	825.18/816.08

VERTICAL DATUM NOTE:

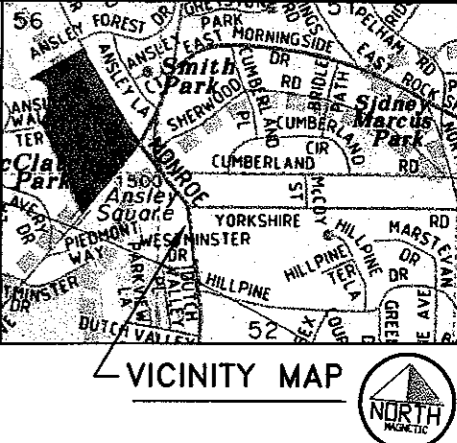
THE VERTICAL DATUM IS BASED ON A FEMA BENCH MARK; RM#306. DESCRIBED AS A "CHISELED X" FOUND ON THE N.W. CORNER ON CLEAR CREEK ALONG PEIDMONT AVE. (SEE MAP 13121C0261 E)



FRONT VIEW



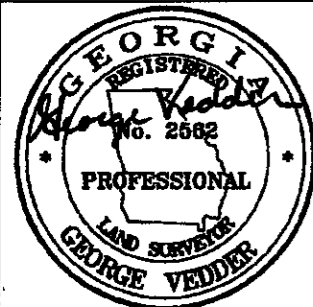
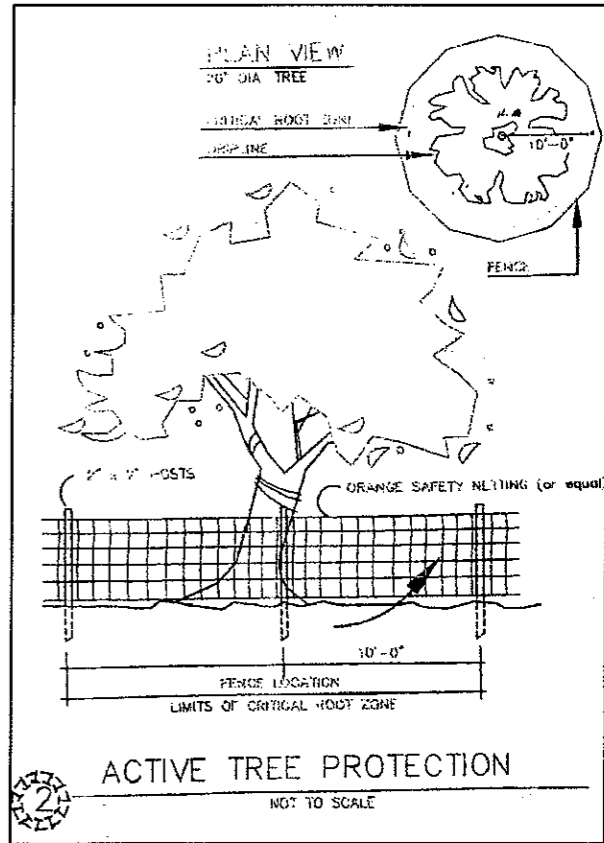
REAR VIEW



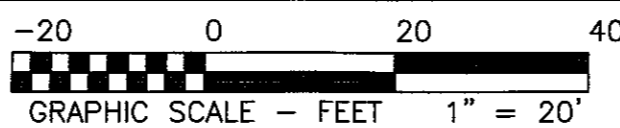
VICINITY MAP

LEGEND

IPS	IRON PIN SET	GV	GAS VALVE
IPF	IRON PIN FOUND	GM	GAS METER
OT	OPEN TOP PIN	LP	LAMP POLE
CT	CRIMP TOP PIN	SS	SANITARY SEWER
RB	REINFORCING BAR	N&C	NAIL & CAP
CL	CENTERLINE	FC	FENCE CORNER
R/W	RIGHT-OF-WAY	-X-X-	FENCE
LL	LAND LOT	CMF	CONC. MONUMENT
SF	CONCRETE	CB	CATCH BASIN
TI	CURVE	HW	HEAD WALL
CONC	CONCRETE	WM	WATER METER
C	CURVE	POB	POINT OF BEGINNING
PP	POWER POLE	N/F	NOW OR FORMERLY
SP	SERVICE POLE		



VEDDER SURVEYS & ASSOCIATES
1648 Juliette Road, Forsyth, Ga. 31029
TELEPHONE (678) 544-2585
EMAIL: GEORGE@VEDDERSURVEY.COM



DATE 05/23/2011
SCALE 1" = 20'
FULTON COUNTY, GEORGIA

SITE PLAN FOR: JON-ERIC BONNEY
ADDRESS: 1470 MONROE DRIVE

The field data upon which this plat is based has a closure of 1 foot in 10,000+ 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 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. All matters pertaining to title are excepted.

REVISION	BY:	DATE:

LAND LOT 5&Z DIST. 17 TH FULTON CO.
LOT 33 BLOCK UNIT:
WEST SUBDIVISION; PB. 11, PG. 161
TAX ID# 17-0055-0005-011-0; CITY OF ATLANTA