



Notice To Applicant
City of Atlanta - Bureau of Planning



APPLICATION NUMBER: V-11-128

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

Address of Property:
2060 Arlington Ave, NE

Board of Zoning Adjustment (BZA) Hearing Date:
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
641 East Pelham Rd., NE
(404) 626-1354
Atlanta.npuf.zoning@gmail.com

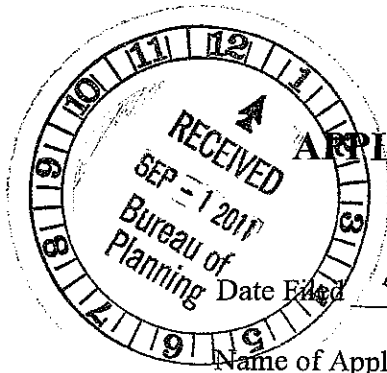
Contact info for adjacent NPUs is provided below if necessary:
n/a

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,

CMO, for Director, Bureau of Planning



APPLICATION FOR SPECIAL EXCEPTION

City of Atlanta

Date Filed 9/1/11

Application Number V-11-128

Name of Applicant SARA M. HAMMOCK Daytime Phone 404-636-8315

Company Name N/A (Homeowner) email sallyhammock21@gmail.com

Address 2060 ARLINGTON Ave, NE - ATLANTA, GA 30324-4717

Name of Property Owner SARA M. HAMMOCK Phone 404-291-7328

Address 2060 ARLINGTON Ave, NE - ATLANTA - GA - 30324-4717

Description of Property

Address of Property 2060 ARLINGTON Ave, NE - ATL 30324 OR

The subject property fronts ___ feet on the ___ side of ___ beginning ___ feet from the corner of ___

Depth: ___ Area: ___ Land Lot: 4 District: 17, KUDON County, GA.

Property is zoned R-4, Council District: 6, Neighborhood Planning Unit: F

TO THE BOARD OF 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 a Special Exception.

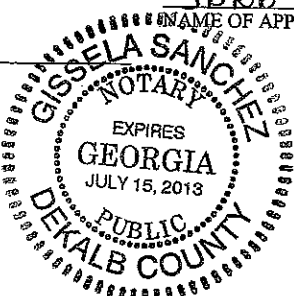
I hereby authorize the staff of the Office of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Planning upon filing this application. I swear 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 31st Day Of Aug 2011.

Signature of Sara M. Hammock, Owner or Agent for Owner (Applicant)

SARA M HAMMOCK NAME OF APPLICANT IN PRINTED LETTERS

Signature of Notary Public





Kasim Reed
MAYOR



CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 CENTINITY AVENUE, S.W. SUITE 3900 - ATLANTA, GEORGIA 30335
404-330-6175 - FAX: 404-658-6979
Internet Home Page: www.atlantaga.gov

James Shelby,
Commissioner
Planning & Community
Development

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-11-128
NPU # DATE FILED _____

Sara M Hammock
Name of Applicant

BUILDING PERMIT AUTHORIZING

A security wall

at 2060 Arlington Avenue, N.E. 17th/4
Street Address Quadrant District & Land Lot

to be used for security purposes

The property is zoned R-4 District

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

Applicant seeks a special exception to erect a 6 foot high wall (shadowbox fence less than 50% open) in the required half-depth front yard whereas it is otherwise restricted to 4 foot fences (50% open). Applicant seeks no other variances 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
Office of Buildings
Don Rosenthal, CBO, Director

[Signature]
9/1/11

Summary of proposed construction changes to buildings or site. (Examples:
 "Convert a 100' x 200' retail space into a restaurant." "Install a 6-foot high opaque wooden wall
 ('privacy fence' with 6-foot high opaque wall gates.)" REPLACE 4' CHAIN LINK
FENCE WITH 6 FOOT HIGH SHADOWBOX WOODEN FENCE
(WITH 6 FOOT HIGH OPAQUE GATES)

Proposed Lot Coverage (After Construction) Calculate total amount of lot coverage on
entire property, after proposed 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. N/A

_____ covered square feet / _____ total lot square feet = _____ % proposed lot coverage
 _____ % maximum allowed lot coverage

(For Parking Special Exceptions Only) List the maximum number of employees who will
 park on the site at any given time: _____ AND
 List the maximum estimated number of customers, clients, visitors, or similar persons who will require
 automobile parking in connection with the facility on the site at any given time: _____ N/A
If you propose to provide off-site parking, see the attached Standards for Off-site Parking
Agreements (p. 8).

Special Exception Procedures

Special exception 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.

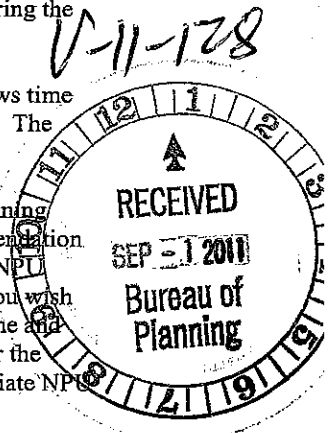
Schedule. There are two closing dates and two public hearings per month. The schedule allows time
 for neighborhood and NPU meetings to occur throughout the City prior to each public hearing. The
 schedule of closing and public hearing dates is attached.

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 special exceptions. 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.



Justification Statement

Special Exception Application – Sara M. Hammock

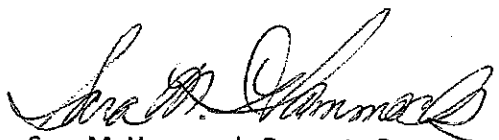
for property located at

2060 Arlington Avenue, NE, Atlanta, GA 30324

My property is on the corner of Arlington Avenue and Ogilvie Drive, facing Ogilvie. I have two side yards, a small front yard, and a very small back yard. The largest side yard is the one that is not on the corner, but on the Ogilvie Drive side of the house, and that yard had a 4' chain link fence, which remains standing, when I moved into the house in 1994. Because that yard is fenced and the house has a door that leads directly to it, that is where I spend time outside my house, and where my dogs go to play outside.

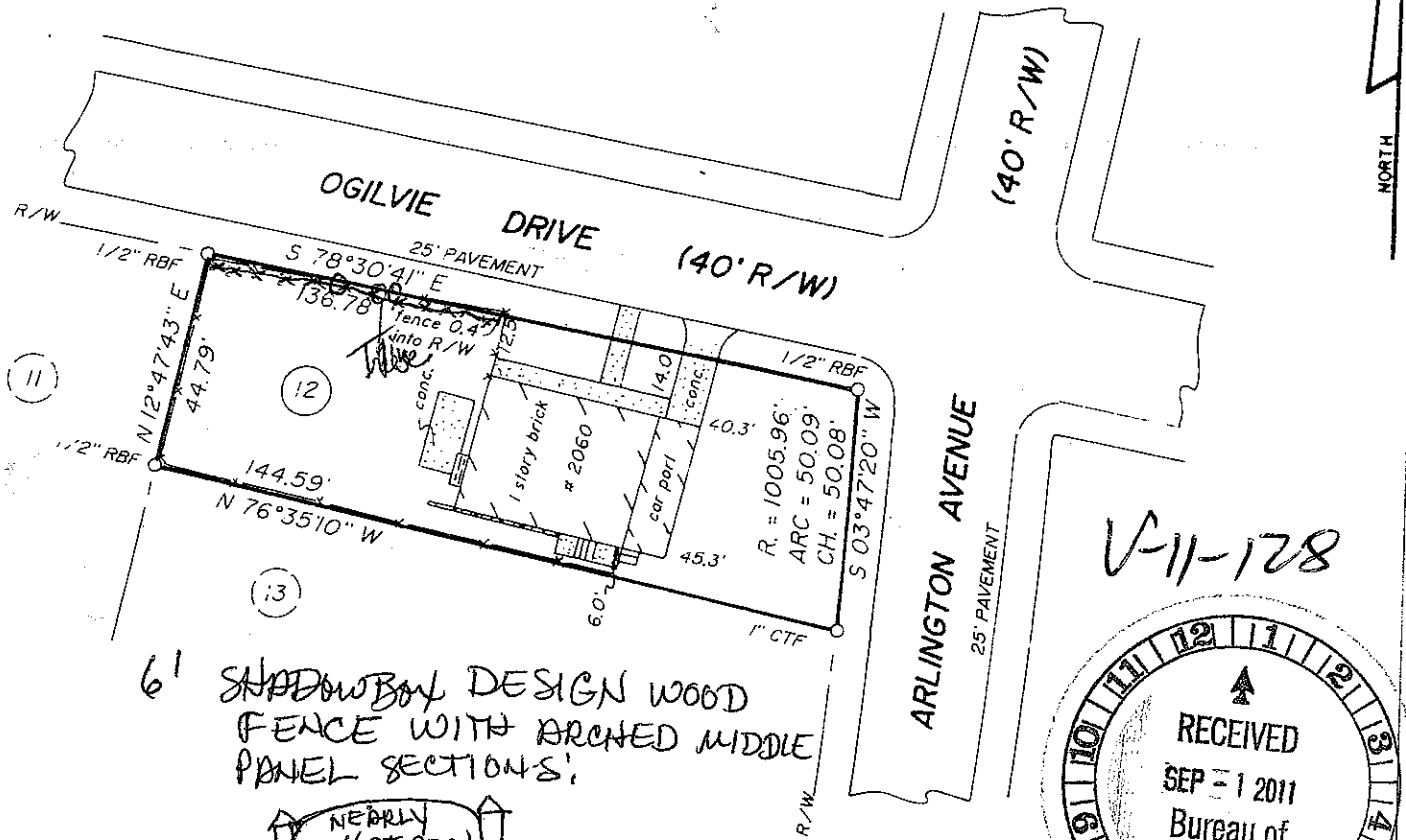
My yard is so close to the street that I have no privacy when outside the house. The present fence is in increasingly poor condition, and runs parallel to the street for the length of my property. If it is replaced with another 4' fence, even an opaque one, adults passing on the street will continue to have a view of my back yard. For purposes of obtaining privacy outside my house, I request that approval be given for a 6' fence for the property.

Because the fence will be on the street side of the house, rather than on the corner side, an opaque fence will not block the view of drivers approaching the stop sign on the corner. Thank you very much for your consideration of this request.

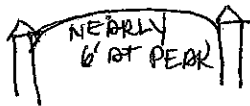

Sara M. Hammock, Property Owner



NOTE: OGILVIE SIDE OF FENCE WILL BE ~~BE~~ INSIDE PROPERTY LINE, WHERE CURRENT FENCE IS. PINE TREES WHICH HAVE GROWN ARE BOWING CURRENT CHAIN LINK FENCE. REPLACEMENT FENCE ALLOWS FOR FURTHER TREE GROWTH



6' SHADOWBOX DESIGN WOOD FENCE WITH ARCHED MIDDLE PANEL SECTIONS!



CURRENT CHAIN LINK FENCE TO BE REMOVED & SUBMITTED FOR RECYCLING

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION

THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE FLOOD HAZARD AREA

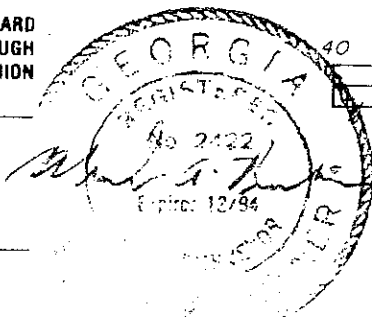
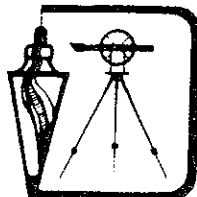
SURVEY FOR: HAMMOCK, SARA M.

LAND LOT 4
17TH DISTRICT _____ SECTION _____
 FULTON COUNTY WOODLAND HILLS

LOT 12 BLOCK 10 UNIT _____ SEC _____ PLAT BOOK 8 SUBDIVISION-PHASE _____ PAGE 25

SCALE: 1" = 40'

DATE FEBRUARY 19, 1993



Mark A. Buckner & Associates, Inc.
 ENGINEERING • LAND SURVEYING • ENVIRONMENTAL SERVICES
 SITE PLANNING • DEVELOPMENT • CONSTRUCTION LAYOUT
 WETLAND DELINEATION
 531 FOREST PARKWAY SUITE 200
 FOREST PARK, GEORGIA 30050
 (404) 366-7715
 (404) 366-0813 TELE COPIER

MARK A. BUCKNER
 REGISTERED LAND SURVEYOR
 KF
 DRAWN BY

GRAPHIC SCALE 0 40 80

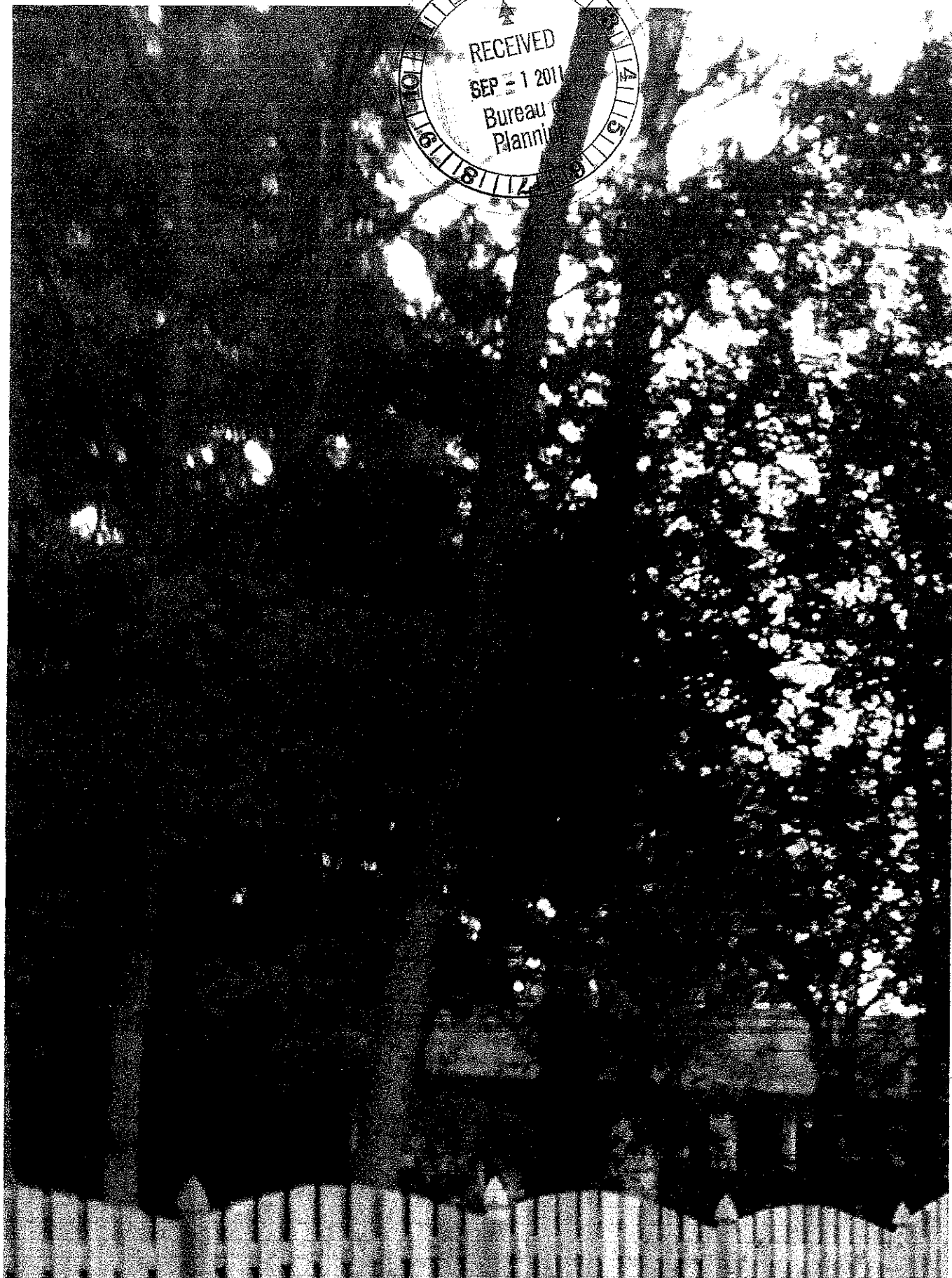
LOCATION & DESCRIPTION OF EASEMENTS AND UTILITIES TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT WHERE APPLICABLE

DO NOT USE HOUSE TO PROPERTY LINE DISTANCE OR FENCES FOR PROPERTY LINE LOCATION

ALL MATTERS OF TITLE EXCEPTED

NOT FOR RECORDING

U-11-178



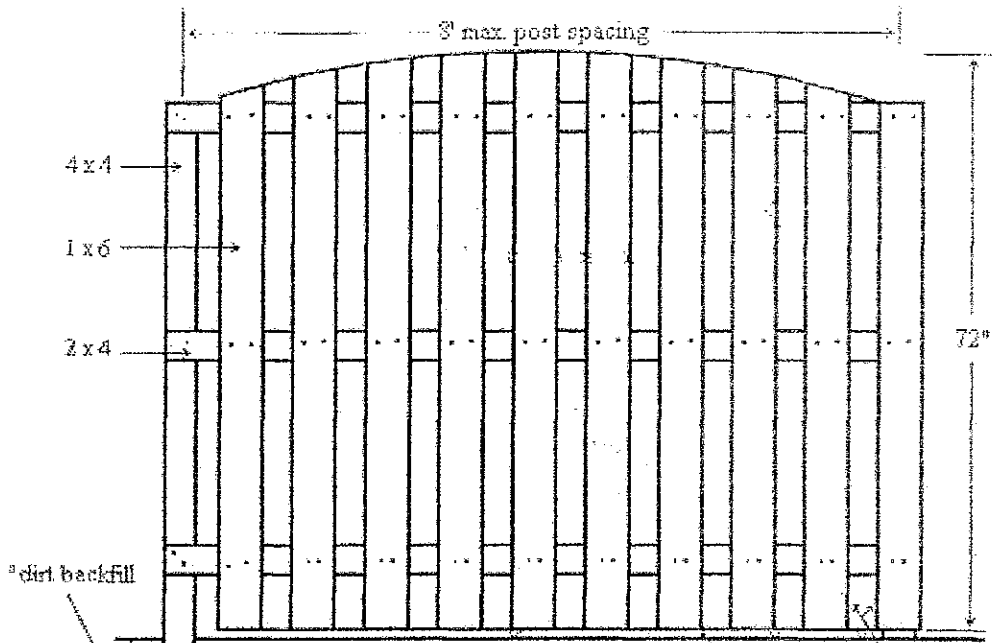


V-11-128

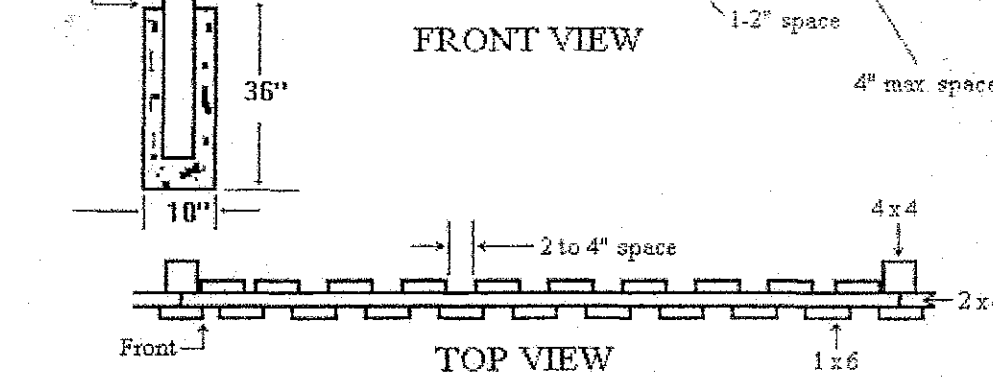


Convex Shadowbox

Choice of Red Cedar or Treated Pine

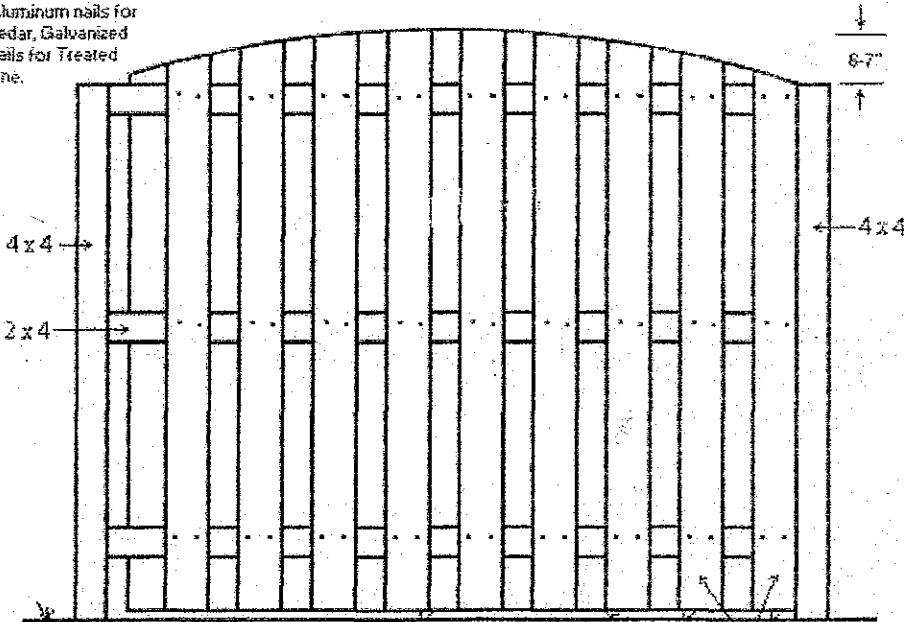


FRONT VIEW



TOP VIEW

Aluminum nails for cedar, Galvanized nails for Treated pine.



REAR VIEW

RECEIPT

CITY OF ATLANTA
 ATLANTATEST
 55 TRINITY AVE SW

Application: V-11-128
Application Type: Planning/BZA/Special Exception/NA
Address: 2060 ARLINGTON AVE , ATLANTA, GA 30324
Owner Name: HAMMOCK SARA M
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
268891	8848	\$100.00	09/01/2011	OFELIX		

Owner Info.: HAMMOCK SARA M

Work Description: Special exception to erect a 6' high wall (shadowbox fence less than 50% open) in the required half-depth front yard whereas it is otherwise restricted to 4' fences (50% open).

PAID
 CITY OF ATLANTA
 SEP 01 2011
 EX OFFICIO MUNICIPAL
 REVENUE COLLECTOR