



**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](mailto:Atlanta.npuf.zoning@gmail.com)

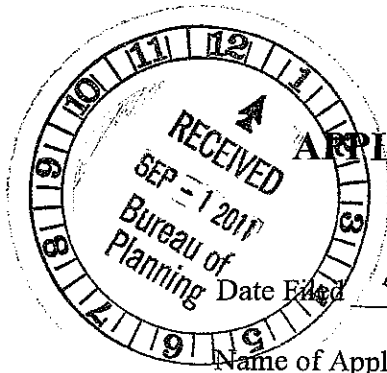
Contact info for adjacent NPUs is provided below if necessary:  
n/a

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.

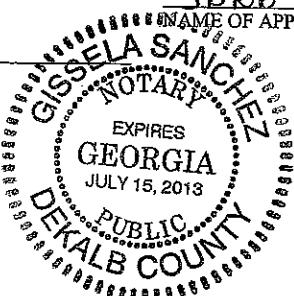
I hereby authorize the staff of the Office of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Planning upon filing this application. I swear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

17<sup>th</sup>/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

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.

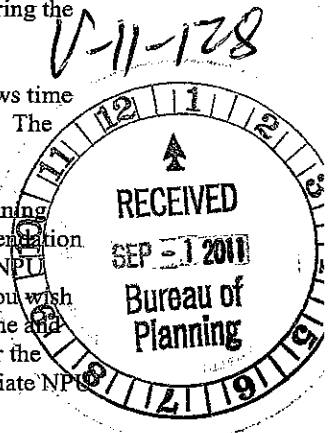
**Schedule.** There are two closing dates and two public hearings per month. The schedule allows time  
 for neighborhood and NPU meetings to occur throughout the City prior to each public hearing. The  
 schedule of closing and public hearing dates is attached.

**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

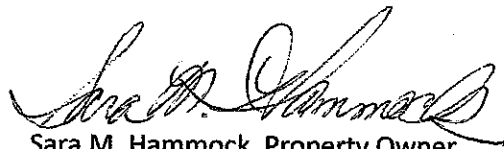
for property located at

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.

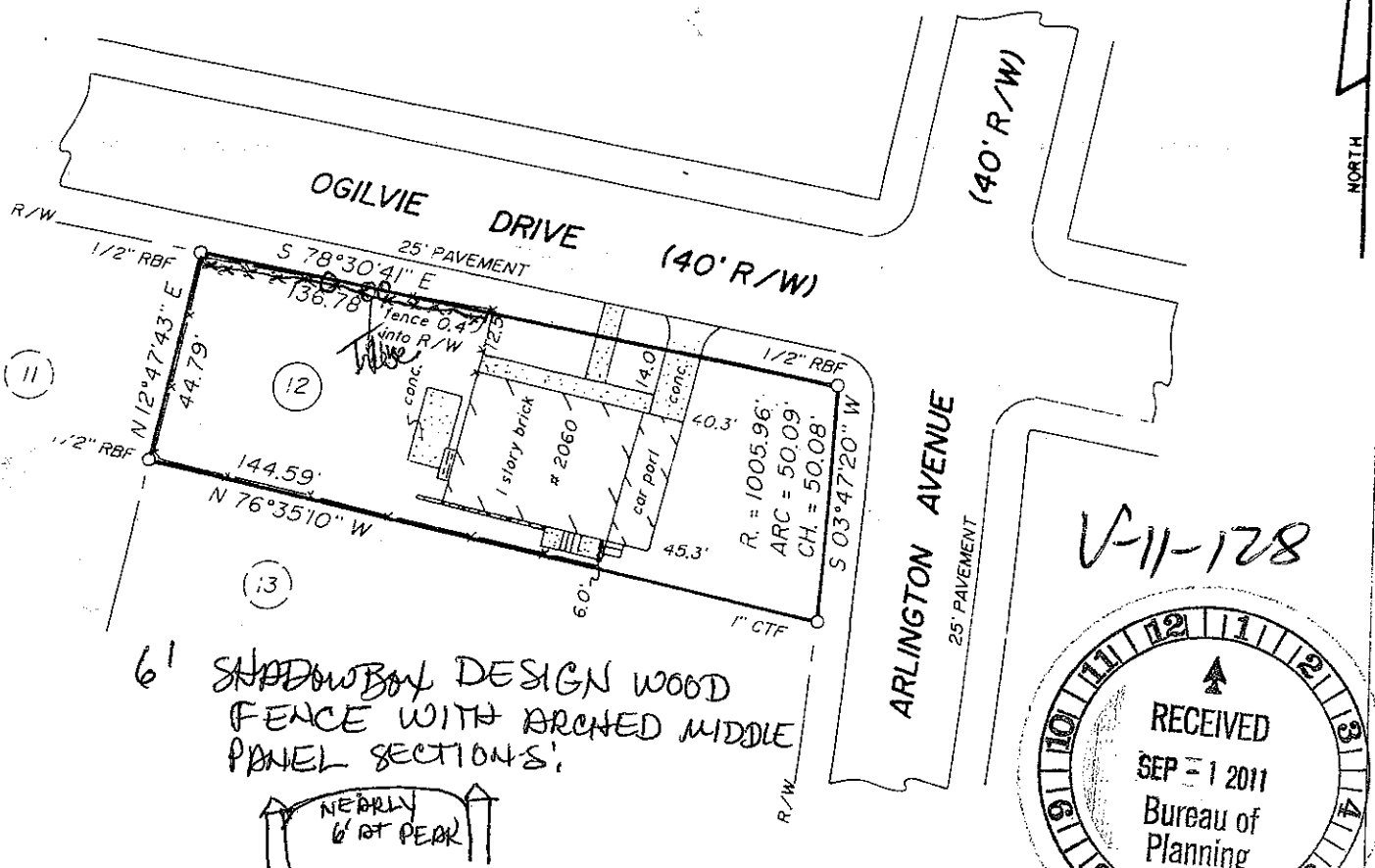
Because the fence will be on the street side of the house, rather than on the corner side, an opaque fence will not block the view of drivers approaching the stop sign on the corner. Thank you very much for your consideration of this request.

  
Sara M. Hammock, Property Owner

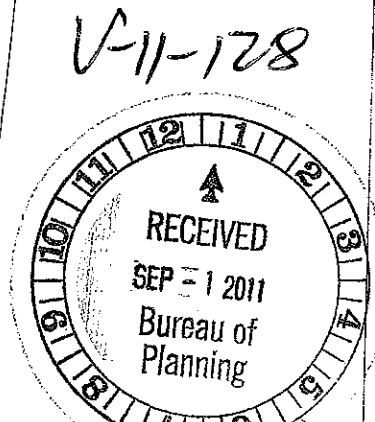
V-11-178



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.  
 NEARLY 6' AT PEAK



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

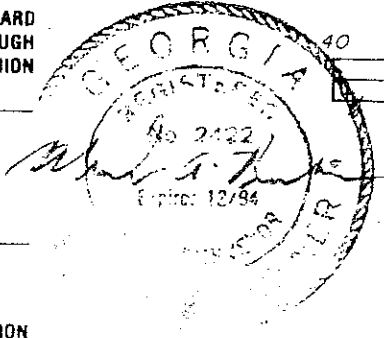
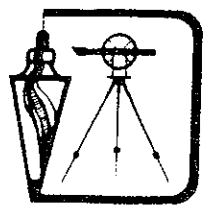
SURVEY FOR: HAMMOCK, SARA M.

LAND LOT 4  
17TH DISTRICT \_\_\_\_\_ SECTION \_\_\_\_\_  
 FULTON COUNTY WOODLAND HILLS

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

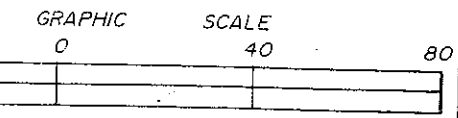
SCALE: 1" = 40'

DATE FEBRUARY 19, 1993



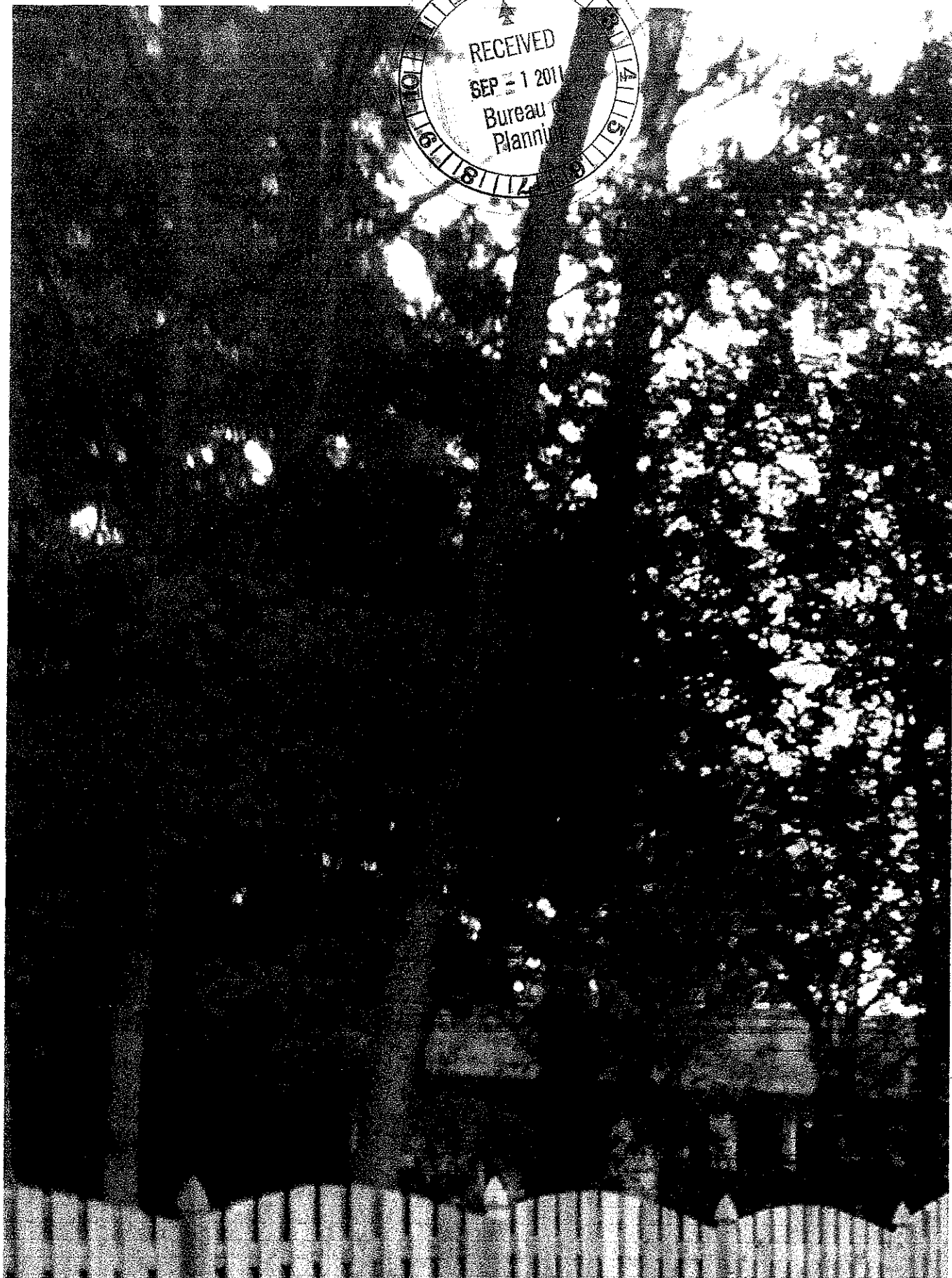
*Mark A. Buckner & Associates, Inc.*  
 ENGINEERING • LAND SURVEYING • ENVIRONMENTAL SERVICES  
 SITE PLANNING • DEVELOPMENT • CONSTRUCTION LAYOUT  
 WETLAND DELINEATION  
 531 FOREST PARKWAY SUITE 200  
 FOREST PARK, GEORGIA 30050  
 (404) 366-7715  
 (404) 366-0813 TELE COPIER

MARK A. BUCKNER  
 REGISTERED LAND SURVEYOR  
 KF  
 DRAWN BY



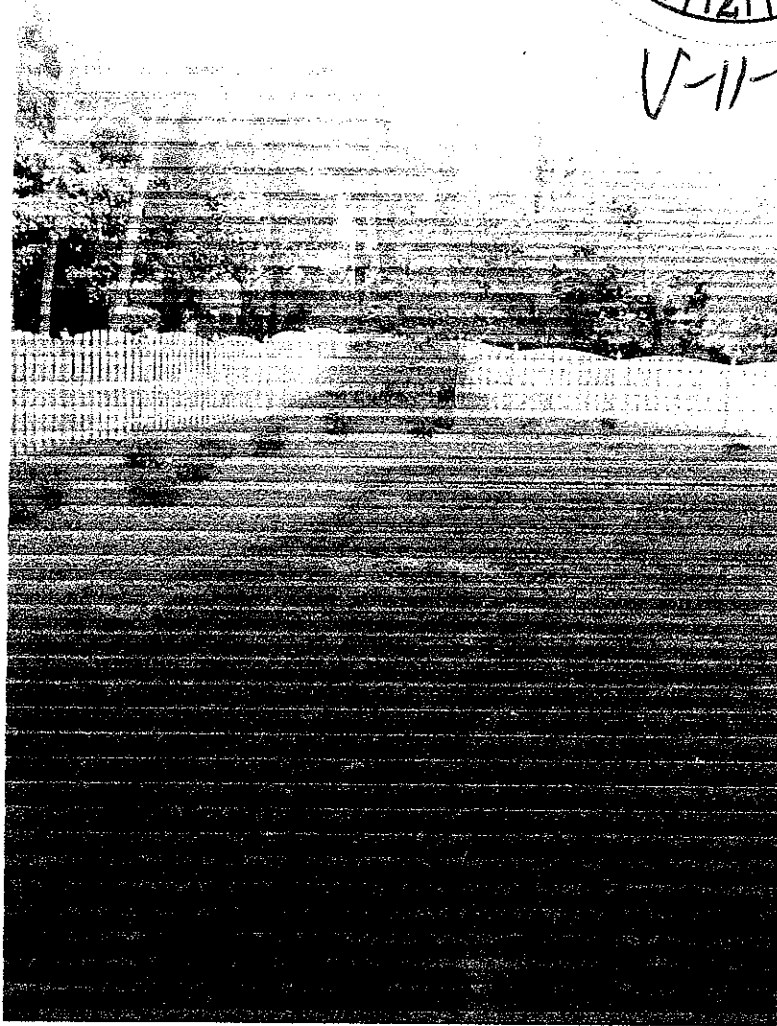
LOCATION & DESCRIPTION OF EASEMENTS AND UTILITIES TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT WHERE APPLICABLE  
 DO NOT USE HOUSE TO PROPERTY LINE DISTANCE OR FENCES FOR PROPERTY LINE LOCATION  
 ALL MATTERS OF TITLE EXCEPTED  
 NOT FOR RECORDING

U-11-178



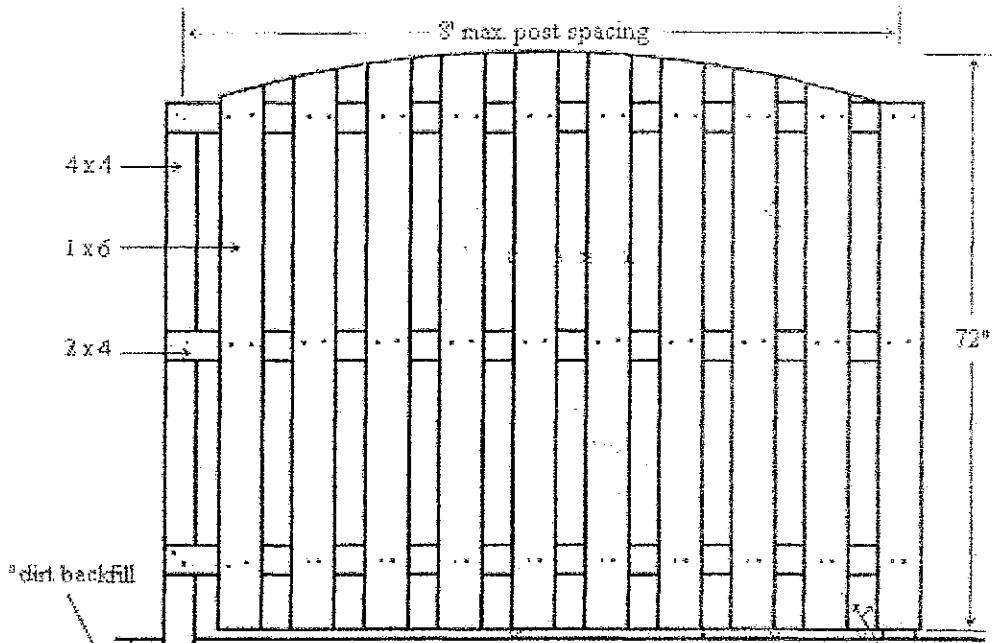


V-11-128

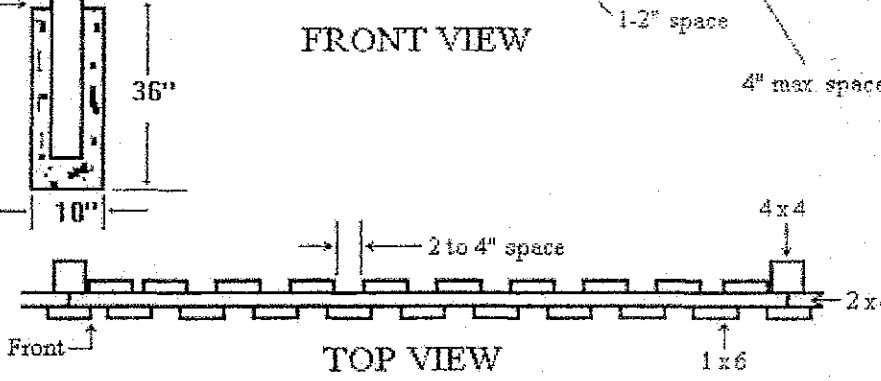


# Convex Shadowbox

Choice of Red Cedar or Treated Pine

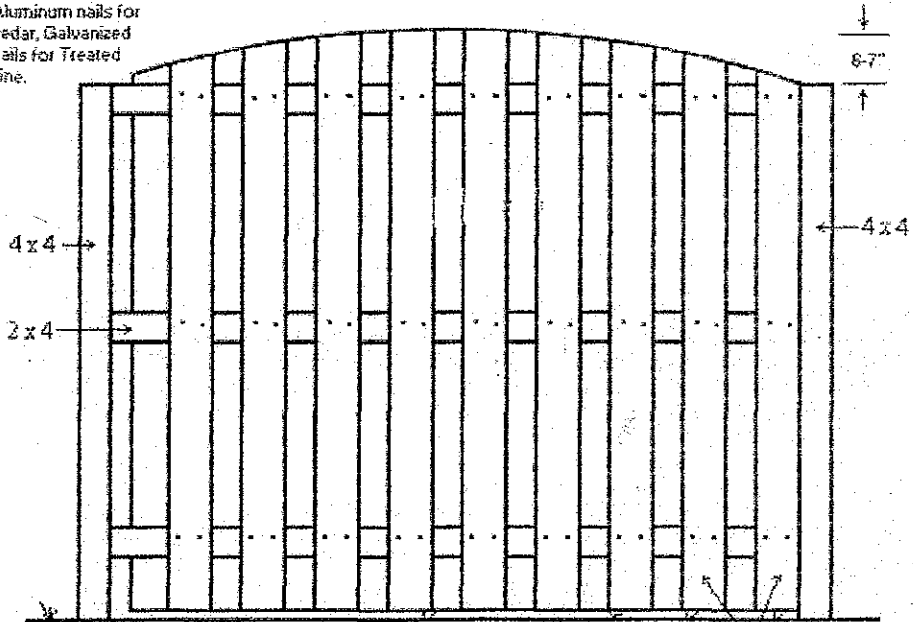


FRONT VIEW



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:**

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<b>Receipt No.</b>	268891					
<b>Payment Method</b>	<b>Ref Number</b>	<b>Amount Paid</b>	<b>Payment Date</b>	<b>Cashier ID</b>	<b>Received</b>	<b>Comments</b>
Check	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