

Notice To Applicant

City of Atlanta - Bureau of Planning



APPLICATION NUMBER: **V-12-079**

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

Address of Property: **1850 Lenox Road, N.E**

Board of Zoning Adjustment (BZA) Hearing Date:
Thursday, July 12, 2012 at 12:00 p.m.
Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU F is:

Debra Skopczynski
404-874-7483
dskopczynski@yahoo.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,


RTJ, for Director, Bureau of Planning


Aaron Prisco, Applicant

APPLICATION FOR SPECIAL EXCEPTION
City of Atlanta



Date Filed _____ Application Number V-12-79
Name of Applicant Aaron Prisco Daytime Phone 404 8761119
Company Name _____ email aпрisco@yahoo.com
Address 1850 Lenox Rd NE Atlanta GA 30306
street city state zip code

Name of Property Owner Aaron Prisco Phone 404 8761119
Address 1850 Lenox Rd NE Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 1850 Lenox Rd NE OR

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

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

Property is zoned: _____, Council District: _____, Neighborhood Planning Unit: _____

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 23 Day Of May 2012.

NOTARY PUBLIC

Owner or Agent for Owner (Applicant)

NAME OF APPLICANT IN PRINTED LETTERS

Notary Public, DeKalb County, Georgia
My Commission Expires Feb. 16, 2016



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

Zoning Enforcement Division

COUNCIL DISTRICT 6 APPLICATION NUMBER V-12-79

NPU F DATE FILED

1. Aaron Prisco
Name of Applicant

BUILDING PERMIT AUTHORIZING

Add 6' Privacy Fence in Required half-depth front yard of a Single Family Residence

at 1850 Lenox Rd. NE 17th / 4
Street Address Quadrant District & Land Lot

to be used for Residential purposes

The property is zoned R-3 District

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

Applicant seeks a special exception from zoning regulations to construct a 6' privacy fence
in the required half-depth front yard. Applicant seeks no other special exceptions at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 28 Section 16-28.008 Paragraph (5)(i)

Chapter Section Paragraph

Chapter Section Paragraph

Department of Planning and Development
Office of Buildings
Don Rosenthal, Director

Applicant: [Signature]

Zoning Plan Reviewer: [Signature]



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.)”

Install a 6-8 foot high
privacy fence (wood) on the back half of
property (replacing a portion of old barbed
fence)

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.

_____ 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: _____
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 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.

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 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.

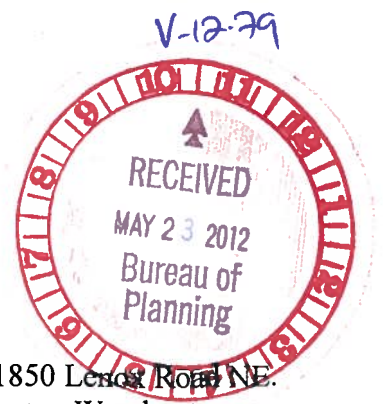
Public Notice. When you file your application, it will be scheduled for a public hearing. The Office of Planning will initiate posting of public notice (“an advertisement”, “a legal ad”) for this public hearing so that the public is informed at least 15 days before the date of the public hearing:

- 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.

Special Exception Application

1850 Lenox Road, NE



This Special Exception application is for a privacy fence 6 to-8 feet tall at 1850 Lenox Road NE. There is currently an old rusted chain linked/barbed wire fence on the property. We plan to replace this fence with a new, safer wooden structure. The fence will start at the rear of the house (several feet 50-75+ from the intersection of Robin Lane and Lenox Road) and follow Robin Lane. The Robin Lane portion will be set back behind the existing retaining wall and continue along the property line to the rear of the property (where there is an existing fence). Along Robin Lane the fence will be placed 2-4 feet behind the retaining wall. The retaining wall is an additional 10-15 feet from Robin Lane so the fence will be roughly 12-17 feet from Robin Lane.

The Property at 1850 Lenox Road NE is perched on a hill several feet higher than the street and retaining wall. The ivy covered hill is extremely dangerous and creates potential liability for owners. It is not only steep but there are several holes and crevices where one can be injured. Installation of a fence will minimize third party liability by detracted crossing and trespassing.

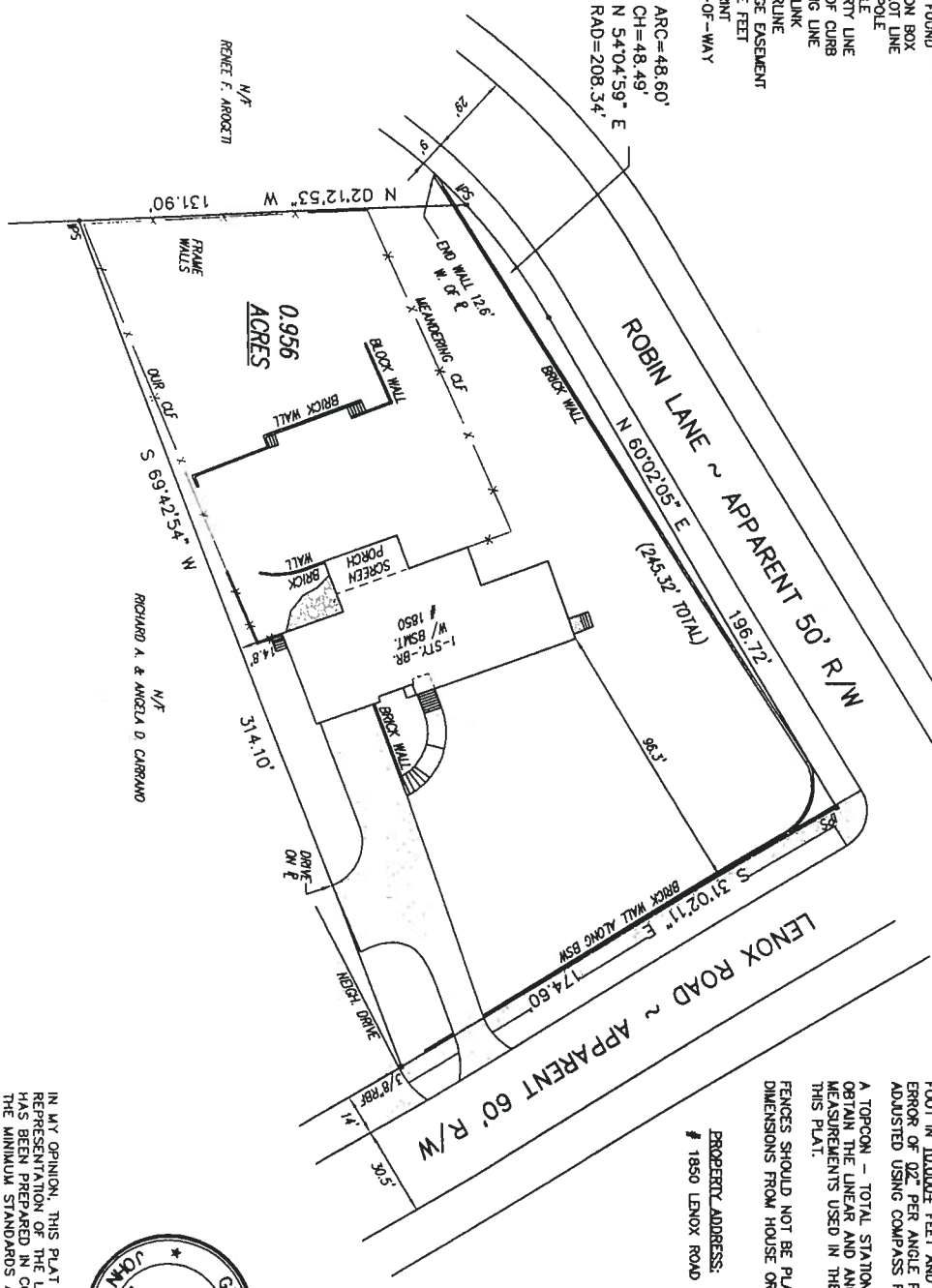
The property at 1850 Lenox Road NE encounters frequent non invited visitors (children, adults, pets...) and even has had multiple break-ins since the property was acquired a few years ago. The owner is constantly travelling and even with an active alarm system intruders are not deterred due to the lack of proper secure fencing. A larger fence should minimize a trespasser's ability to easily access the property. It will also reduce the amount of trash discarded on the property from the increasing flow of traffic and loitering from those parked on the street..

Finally, fence posts will also help with erosion and maintenance of the retaining walls and trees. The retaining wall was built several years ago and the concrete has become fragile and weak. The new posts will help support these structures and keep them from falling into the street and onto the city's property.



- LEGEND**
- IPF IRON PIN FOUND
 - IPR (1" REBAR)
 - IPS (1" REBAR)
 - OTF OPEN TOP FOUND
 - CTF CRIMP TOP FOUND
 - ROF REBAR FOUND
 - JUNCTION BOX
 - LAND LOT LINE
 - LIGHT POLE
 - MANHOLE
 - PROPERTY LINE
 - BACK OF CURB
 - BUILDING LINE
 - B/L CHAIN LINK
 - CL CENTERLINE
 - DE DRAINAGE EASEMENT
 - SF SQUARE FEET
 - FP FOOTPRINT
 - R/W RIGHT-OF-WAY

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A PROFESSIONAL TITLE REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.



PROPERTY ADDRESS:
1850 LENOX ROAD

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 236,645 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A TOPCON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



SURVEY FOR
LEE FRIEDMAN
PART LOT 3 BLOCK E UNIT 1
SUBDIVISION: LENOX HILLS
LAND LOT 4 17th DIST.
CITY OF ATLANTA
FULTON COUNTY, GEORGIA
REC. IN PLAT BOOK 35, PG. 36

PRO. ECT: 48942
DNG BY: DQ/BD
CHKD BY: IS
DATE: 5-9-08
SCALE: 1"=40'

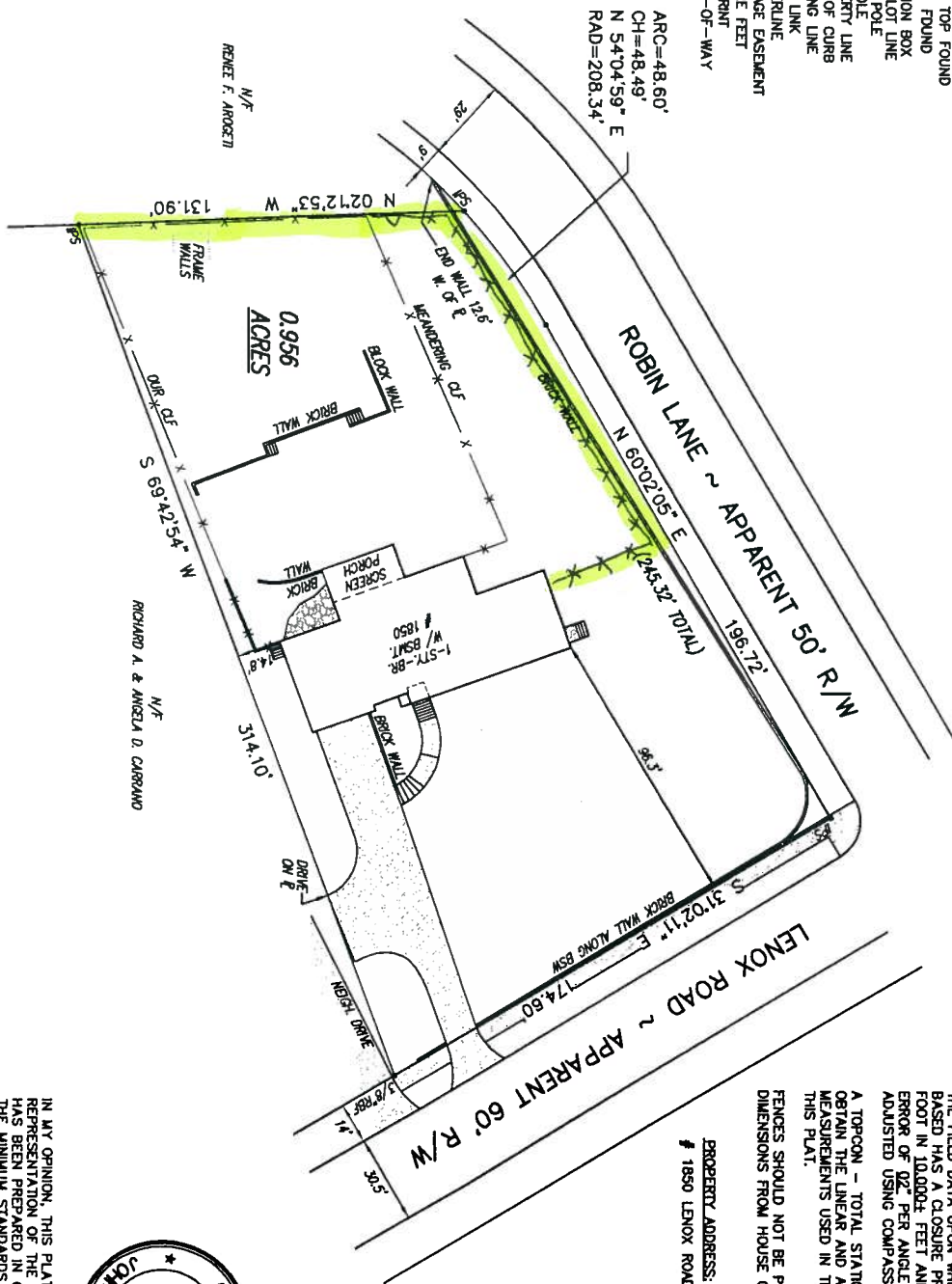


SCI Development Services
ENGINEERS - SURVEYORS - LAND PLANNERS
2330 HEWATT ROAD - SNELLVILLE, GEORGIA 30039
(770) 736-7666 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET



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 - CL CHAIN LINK
 - CENTERLINE
 - DRAINAGE EASEMENT
 - DE SQUARE FEET
 - SF FOOTPRINT
 - R/W RIGHT-OF-WAY



ARC=48.60'
 CH=48.49'
 N 54°04'59\" E
 RAD=208.34'

ROBIN LANE ~ APPARENT 50' R/W
 N 60°02'05\" E
 196.72'
 (245.32' TOTAL)

LENOX ROAD ~ APPARENT 60' R/W
 S 31°02'11\" E
 174.60'

PROPERTY ADDRESS:
 # 1850 LENOX ROAD

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LEE FRIEDMAN
 PART LOT 3 BLOCK E UNIT I
 SUBDIVISION: LENOX HILLS
 LAND LOT 4 17th DIST.
 CITY OF ATLANTA
 FULTON COUNTY, GEORGIA
 REC. IN PLAT BOOK 35, PG. 36

PROJECT: 48942
 DWG BY: DQ/BD
 CHKD BY: TS
 DATE: 5-9-08
 SCALE: 1\"=40'



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 ENGINEERS - SURVEYORS - LAND PLANNERS

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 (770) 736-7866 FAX (770) 736-4823
 MAIL@SURVEYCONCEPTS.NET

CITY OF ATLANTA
 55 TRINITY AVE SW STE 1350
 ATLANTA, GA. 30303-3534
 404-330-6270

Merchant ID: 550138523
 Term ID: 0010540000550138523003

Sale

xxxxxxxxxxxx4360

VISA Entry Method: Swiped
 Total: \$ 100.00
 05/23/12 10:24:18
 Inv #: 000002 Appr Code: 02572C
 Apprvd: OnLine

Application: V-12-079
 Application Type: Planning/BZA/Special Exception/NA
 Address: 1850 LENOX RD , ATLANTA, GA 30306
 Applicant Name: FRIEDMAN J LEE
 Address:
 Applicant Name:

Customer Copy

THANK YOU!

	Amount Paid	Payment Date	Cashier ID	Received	Comments
Credit Card	\$100.00	05/23/2012	OFELIX		

Owner Info.: FRIEDMAN J LEE

Work Description: Special Exception to construct a 6' privacy fence in the require half depth front yard

PAID
 CITY OF ATLANTA
 MAY 23 2012 *Visa*

EX OFFICIO MUNICIPAL
 REVENUE COLLECTOR