



OFFICE OF PLANNING
55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **V-12-160**

DATE ACCEPTED: **09/18/2012**

NOTICE TO APPLICANT

Address of Property:
672 Cumberland RD NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, November 8, 2012 at 12:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU F is:

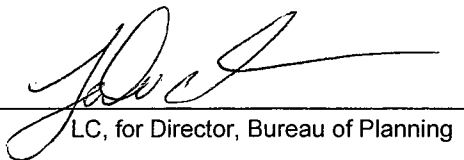
Debbie Skopczynski
404-874-7483
atlanta.npuf.zoning@gmail.com

Contact info for adjacent NPUs is provided below if necessary:

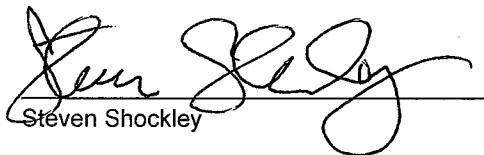
Additional Contacts:

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.

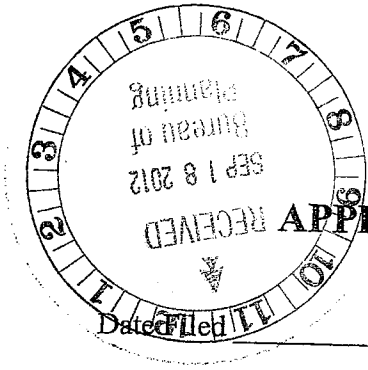
Signed,



LC, for Director, Bureau of Planning



Steven Shockley



APPLICATION FOR VARIANCE
City of Atlanta

Date Filed _____ Application Number V-12-160

Name of Applicant STEVEN SHOCKLEY Daytime Phone 404.234.6858
Company Name The Resurgens Group of Cos. e-mail steve.shockley@resurgens.net

Address 2878 Shady Valley Drive; Atlanta, GA 30324
street city state zip code

Name of Property Owner John Van Black Phone 404.310.8610

Address 672 Cumberland Rd. Atlanta, GA 30306
street city state zip code

Description of Property

Address of Property 672 Cumberland Rd. NE OR

the subject property fronts _____ feet on the _____ side of _____, and begins _____ feet from the _____ corner of _____.

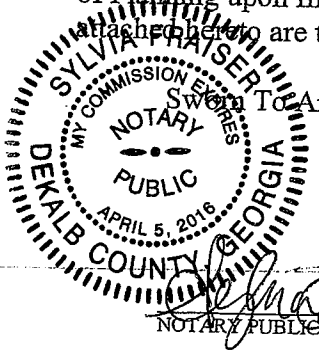
Depth: 150ft Area: 883355 Land Lot: _____ District: Fulton County, GA.

Property is zoned: _____, Council District: 6, Neighborhood Planning Unit: F

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 18th Day Of September 2012



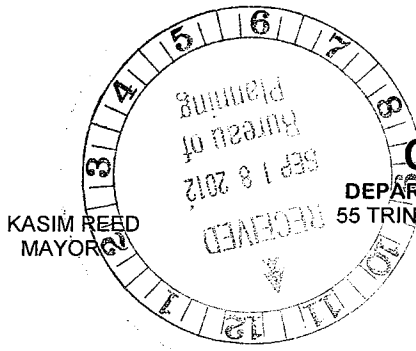
Sylvia Kaiser
NOTARY PUBLIC

Steven Shockley
Owner or Agent for Owner (Applicant)

STEVEN G. SHOCKLEY
APPLICANT'S NAME IN PRINTED LETTERS



U-12-160



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

Don Rosenthal
Director
Office of Building

Zoning Enforcement Division

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER _____

NPU _____ DATE FILED _____

Steven Shockley

Name of Applicant

BUILDING PERMIT AUTHORIZING Construction of an accessory structure

at 672 Cumberland Rd NE 17th/0051
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 7 feet (required) to 1 foot to allow construction of an accessory structure. 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 _____

Chapter _____ Section _____ Paragraph _____

**Department of Planning and Development
Office of Buildings
DON L. ROSENTHAL, CBO, MBA, Director**

Applicant: *Steven Shockley* Zoning Plan Reviewer: *D. John*



U-12-160

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 21x24 detached garage one foot ~~two feet~~ from side setback, behind existing single family house.

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.

3317 covered square feet / 8833 total lot square feet = 37.6 % 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 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 (Page 9).

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 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.

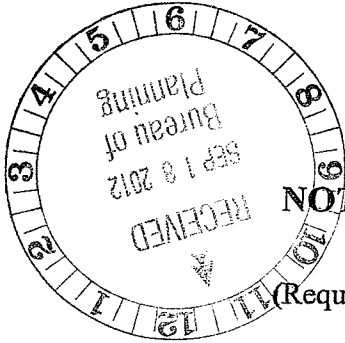
Public Notice. When you file your application, it will be scheduled for a public hearing. The Office of Planning will initiate posting of public notice ("an advertisement", "a legal ad") for this public hearing so that the public is informed at least 15 days before the date of the public hearing:

- 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-12-160

NOTARIZED AUTHORIZATION BY PROPERTY OWNER

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

TYPE OF APPLICATION Variance / reduction of side setback

I, John P. VanVlack (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 672 Cumberland Rd, Atlanta, GA 30306 (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 John P. VanVlack Steven Shackley

ADDRESS OF APPLICANT 2878 Shady Valley Drive Atlanta, GA 30324

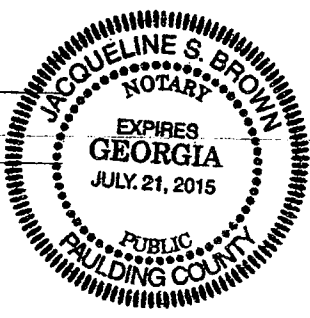
TELEPHONE NUMBER 404.234.6858

[Signature]
Signature of Owner

Personally Appeared Before Me
John P. VanVlack

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

Notary Public [Signature]
Date 10 Sep 2012



Resurgens Architecture, LLC
2878 Shady Valley Drive, NE
Atlanta, Georgia 30324
404.234.6858

V-12-160

September 18, 2012

City of Atlanta,
Department of Planning and Community Development
Office of Planning
55 Trinity Avenue, Suite 3350
Atlanta, Georgia



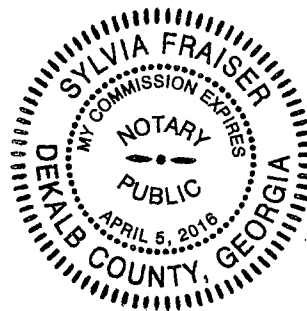
To whom it may concern:

The homeowner of this property wishes to build a two car garage behind and to the side of the existing house, which would best be located nearer to the property line than the existing set-backs allow. There are many precedents for a garage throughout Morningside and other in-town neighborhoods. Please allow this property to vary from the seven foot setbacks to the one foot as shown on the accompanying drawings. The owner and the architect (myself) believe this design will complement the existing home and increase the value of this property and therefore do the same for the neighborhood. There is a very large tree on the property and to locate the garage inside the setbacks could irreparably affect the tree, potentially leading to its destruction.

Thank you very much.

Yours,
RESURGENS ARCHITECTURE, LLC

Steven G. Shockley
Principal



9/18/2012
Date

x Sylvia Fraiser
Notary

RECEIPT

CITY OF ATLANTA
ATLANTATEST
55 TRINITY AVE SW

Application: V-12-160
Application Type: Planning/BZA/Variance/NA
Address: 672 CUMBERLAND RD NE, ATLANTA, GA 30306
Owner Name: VANVLACK JOHN P
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
303556		\$100.00	09/18/2012	OFELIX		

Owner Info.: VANVLACK JOHN P

Work Description: variance

PAID
CITY OF ATLANTA
SEP 18 2012
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Handwritten signature and "VISA" stamp