



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

APPLICATION #: **V-15-213**
DATE ACCEPTED: **08/12/2015**

NOTICE TO APPLICANT

Address of Property:
1732 Monroe DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, October 8, 2015 at 12:00 p.m.

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

The contact person for NPU F is:


Charles Nalbone
404-376-3230
zoning@npufatlanta.org

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,



TT, for Director, Bureau of Planning



Moreland Smith

APPLICATION FOR SPECIAL EXCEPTION
City of Atlanta

Date Filed 8-12-2015 Application Number V-15-213
Name of Applicant Moreland Smith Daytime Phone 770-321-1234
Company Name Deep South Services email Deepl@bellsouth.net.
Address 4180 Providence Rd. Marietta GA 30062
street city state zip code

Name of Property Owner Emery Alderman Phone 404-876-3530
Address 1732 Monroe Dr Atlanta GA 30324
street city state zip code

Description of Property

Address of Property 1732 Monroe Dr, Atlanta, GA 30324 OR

The subject property fronts 60 feet on the Front side of
Monroe Drive beginning 129.80 feet from the
right corner of Montgomery Ferry Drive.

Depth: ___ Area: ___ Land Lot: 56 District: 17th, Fulton County, GA.

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

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.

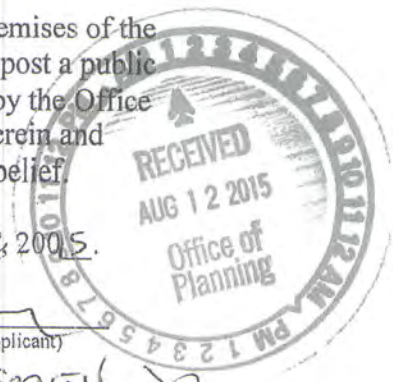
I hereby authorize the staff of the Office of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Planning upon filing this application. I swear 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 10 Day Of Aug, 2015.

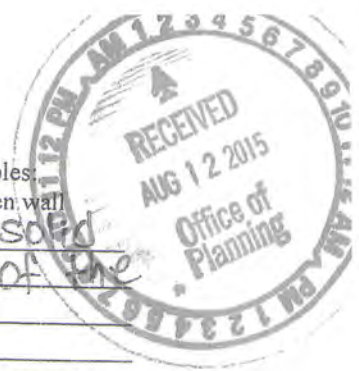
[Signature]
Owner or Agent for Owner (Applicant)

Moreland Smith, Jr.
NAME OF APPLICANT IN PRINTED LETTERS

NOTARY PUBLIC



Erika Brown
NOTARY PUBLIC
Fulton County, GEORGIA
My Comm. Expires
March 3, 2017



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 foot solid wooden fence around the front and side of the lot.

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 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 (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.



City of Atlanta
 Office of Buildings – Zoning Division
 55 Trinity Avenue, Suite 3900
 Atlanta, Georgia 30303
 Phone: 404-330-6175



REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-15-213
 NPU F DATE FILED 8-12-2015

1. Moreland Smith
 Name of Applicant

BUILDING PERMIT AUTHORIZING

at 1732 Monroe Dr. NE 17th / 56
 Street Address Quadrant District & Land Lot

to be used for _____ Residential _____ purposes

The property is zoned R-4 District

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

Applicant seeks a special exception from zoning regulations to allow a 6' privacy fence in the required front and half-depth front yards of a single family residence. Applicant seeks no other special exception at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 28 Section 16-28.008 Paragraph 5a-1i
 Chapter _____ Section _____ Paragraph _____
 Chapter _____ Section _____ Paragraph _____
 Chapter _____ Section _____ Paragraph _____
 Chapter _____ Section _____ Paragraph _____

Applicant: [Signature]

Zoning Plan Reviewer: [Signature]



DEEP SOUTH SERVICES, INC.

4180 Providence Road, Suite 101, Marietta, Ga 30062
770-321-1234

To whom it may concern,

Deep South Services, Inc. is applying for a Special Exception to erect a solid six foot fence on the property at 1732 Monroe Drive in Atlanta, GA.

We are requesting this exception due to security reasons; this property sits in a highly dense cross section of the Piedmont Heights area. Motorists, trucks, buses, and pedestrians pose an above average security risk to the inhabitants of the residence.

This six foot solid wooden fence in question has been on the property for over 40 years and fence was destroyed by a fallen tree. We would be replacing it as "like for like" in accordance with the home owners insurance policy.

Moreland Smith
Applicant



NOTARIZED AUTHORIZATION BY PROPERTY OWNER
(Required only if applicant is not the owner of the property subject to the application)

TYPE OF APPLICATION Special Exception

I, Emery Alderman (OWNER(S) NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 1732
Monroe Drive, Atlanta, GA 30324 (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 Noreland Smith

ADDRESS 4180 Providence Road, Marietta GA
30062

TELEPHONE NUMBER 770-321-1234

Emery J. Alderman Jr.
Signature of Owner

Personally Appeared
Before Me

Emery J. Alderman Jr.

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

[Signature]
Notary Public

Date 8-10-2015



V-15-213

Erika Brown
NOTARY PUBLIC
Fulton County, GEORGIA
My Comm. Expires
March 3, 2017