



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

APPLICATION #: **V-15-226**
DATE ACCEPTED: **08/19/2015**

NOTICE TO APPLICANT

Address of Property:
690 Hillpine 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,

* 

RG, for Director, Bureau of Planning



Dan Hanlon



CITY OF ATLANTA

Office of Buildings - Zoning Division
55 TRINITY AVENUE, SUITE 3900
Atlanta, Georgia 30303
404-330-6175



REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-15-2260
NPU F DATE FILED 8/19/2015

1. Dan Hanlon
Name of Applicant

BUILDING PERMIT AUTHORIZING

A Variance to Alter the Roof Line of an Existing Single-Family Dwelling

at 690 Hillpine Drive NE 17th / 52
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 variance from the zoning regulations to reduce the front yard setback from 35 feet to 32.1 feet to allow for an alteration of the roof line of an existing single-family dwelling. Applicant seeks no other variance at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (1)

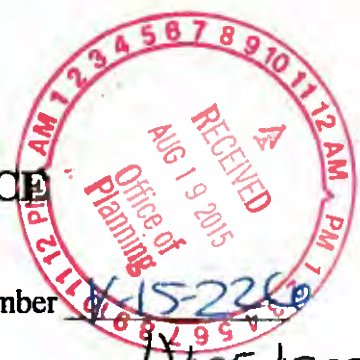
Chapter Section Paragraph

Chapter Section Paragraph

Chapter Section Paragraph

Plan Reviewer Date 8-18-15 Applicant Date 8/18/15

APPLICATION FOR VARIANCE
City of Atlanta



Date Filed 8/18/15 Application Number 15-220
Name of Applicant Dan Haulon Daytime Phone 404-25-4325
Company Name Red Level Renovations e-mail Dan@red-level.com
Address 322 Clifton Rd. Atlanta GA 30307
street city state zip code

Name of Property Owner Nancy Lane Phone 404-983-0393
Address 690 Hillpine Dr. Atlanta, GA 30306
street city state zip code

Description of Property

Address of Property 690 Hillpine Dr. OR

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

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

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

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 20th Day Of Aug, 2015.

Dan Haulon
Owner or Agent for Owner (Applicant)
Dan Haulon
APPLICANT'S NAME IN PRINTED LETTERS

Sonya Lynn Belk
NOTARY PUBLIC
Sonya Lynn Belk
Notary Public, Henry County, Georgia
My Commission Expires October 23, 2015



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: *Build 240sf main level rear addition for dog over 240sf unfinished basement addition. Add 685sf to new second level finished space.*

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.

4,823 covered square feet / ~~8,000~~ *10,368* total lot square feet = 22.5% 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 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 (Page 9).

Neighborhood and NPU Recommendations. The City is divided into 24 Neighborhood Planning Units (NPU's), 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.

690 Hillpine Drive - Justification for Variance Request



The application of the zoning ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship:

The existing house is already over the current front yard setback. Our proposed design only changes the pitch of the existing roof to add a new half story that will contain finished space.

Such conditions are peculiar to the particular piece of property involved:

The changing zoning regulations have placed the front setback inside of the front wall of the house, so any reasonable expansion for a useable second level would require a variance.

Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance of the City of Atlanta:

This project would have very limited visual impact on the surrounding area, and would have no negative impact on the neighborhood, particularly the flow of air and light.

V-157220



NOTARIZED AUTHORIZATION BY PROPERTY OWNER

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

TYPE OF APPLICATION _____

I. Nancy W Lane (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT _____

690 Hillpine Dr. ATLANTA (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 DAN HANLON

ADDRESS OF APPLICANT 322 CLIFTON Rd.
ATLANTA GA 30307

TELEPHONE NUMBER (404) 425-4325

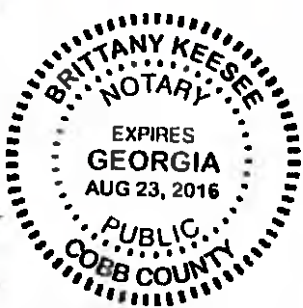
Nancy W Lane
Signature of Owner

Personally Appeared Before Me
Nancy Lane

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

Notary Public

Date 8/18/15



RECEIPT

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070

Application: V-15-226
Application Type: Planning/BZA/Variance/NA
Address: 690 HILLPINE DR NE, ATLANTA, GA 30306
Owner Name: LANE NANCY WHITE
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
429945		\$100.00	08/19/2015	RPLEWIS		

Owner Info.: LANE NANCY WHITE

Work Description: To reduce the front yard setback from 35 feet to 32.1 feet to allow alterations of the roof.

PAID
CITY OF ATLANTA
AUG 19 2015
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

LAND PRO
 SURVEYING AND MAPPING
 305 CREEKSTONE RIDGE
 WOODSTOCK, GA 30188
 TELE: 404-386-2170
 FAX: 678-213-1519
 AUTHORIZATION NO. LSF000838
 WWW.LANDPROSURVEYING.COM
 COPYRIGHT 2015

NANCY LANE	
LAND LOT 52 DISTRICT 17 MORNINGSIDE CITY OF ATLANTA FULTON COUNTY, GA	PLAT BK 29, PG 13 HILLS SUBDIVISION
SCALE 1" = 30'	DATE 08/18/15
PROJECT NO. 20150818 1 OF 1	SHEET



JAMES H RADER GEORGIA RLS# 3033



I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

VARIANCE PLAT FOR:

THE PURPOSE OF THIS VARIANCE IS TO REDUCE THE REQUIRED FRONT YARD BUILDING SETBACK FROM 35 FEET TO 32.1 FEET AND TO REDUCE THE MINIMUM LOT FRONTAGE FROM 70 FEET TO 60.01 FEET.

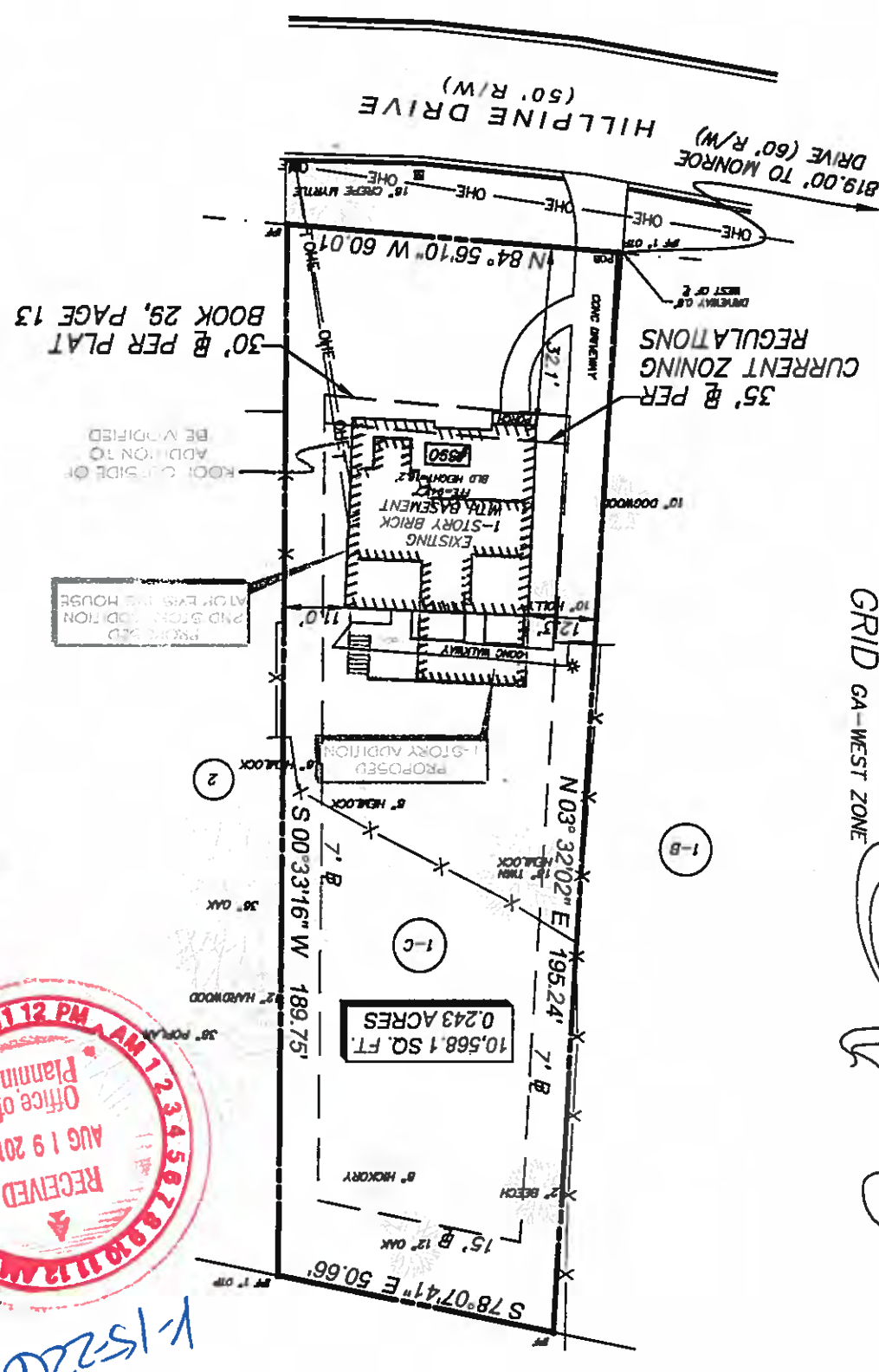
VARIANCE NOTES

TOTAL AREA	10,568 SQ FT
PROPOSED NEW IMPERVIOUS AREA	367 SQ FT
PROPOSED IMPERVIOUS AREA	2,374 SQ FT
PROPOSED LOT COVERAGE	22.5%
PROPOSED DISTURBED AREA	4,823 SQ FT
PROPOSED FLOORSPACE:	1,500 SQ FT
PROPOSED FAR:	14.2%
MINIMUM LOT AREA:	9,000 SQ. FT.
MINIMUM LOT FRONTAGE:	70'
MAXIMUM FLOOR AREA RATIO:	0.5
MAXIMUM LOT COVERAGE:	50%
MAXIMUM BUILDING HEIGHT:	35'

CITY OF ATLANTA ZONING IS R-4.
 BUILDING SETBACK LINES:
 FRONT 35' (30' FRONT & PER PLAT BOOK 29, PAGE 13)
 SIDE 7'
 REAR 15'

ZONING NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT, EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A THREE SECOND TOPCON TOTAL STATION.
3. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10' PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 180,230 FEET.
5. ALL I.P.F. & I.P.S. ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
6. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
7. VERTICAL DATUM FOR THIS SURVEY IS BASED UPON NAVD 88.
8. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH.
9. DATE(S) OF FIELD SURVEY: OCTOBER 28, 2014
10. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPEARANCES. LANDPRO SURVEYING AND MAPPING, INC. MAKES NO CERTIFICATION AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION SHOWN HEREON.



1-15-220

