



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

APPLICATION #: **V-15-267**
DATE ACCEPTED: **09/09/2015**

NOTICE TO APPLICANT

Address of Property:
1096 Rosedale DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, November 5, 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

Keifer Philips



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-15-207
NPU F DATE FILED 9/9/2015

1. Keiffer Phillips
Name of Applicant

BUILDING PERMIT AUTHORIZING

A Variance for Placement of (3) Air Conditioning Units

at 1096 Rosedale Drive NE 17th / 1
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 west side yard setback from 7 feet to 3 feet 6 inches in order to allow for the placement of three (3) air conditioning units. Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

[Signature]
Plan Reviewer Date 9-9-15

[Signature]
Applicant Date 9-9-15

*** Note: Elevation Plans Not Reviewed **

APPLICATION FOR VARIANCE
City of Atlanta



Date Filed 10/9/15 Application Number 15-209
Name of Applicant KEIFFER PHILLIPS Daytime Phone 404-308-3341
Company Name KEIFFER PHILLIPS PATRICIA BROWN, INC. e-mail keiffer@keiffervphillips.com
Address 2451 CUMBERLAND PKWY SUITE 3409 ATLANTA, GA 30339
street city state zip code

Name of Property Owner Tom & Pam Atwater Phone _____
Address 1096 Rosedale Drive, Atlanta, GA 30306
street city state zip code

Description of Property

Address of Property 1096 Rosedale Drive OR
the subject property fronts _____ feet on the _____ side of _____
, and begins _____ feet from the
corner of _____.

Depth: _____ Area: 7431 Land Lot: 1 District: 17, FULTON County, GA.

Property is zoned: R4, 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 9th Day Of Sept, 2015.
Keiffer Phillips
Owner or Agent for Owner (Applicant)

Whitney Collins
NOTARY PUBLIC
NOTARY PUBLIC
WHITNEY COLLINS
NOTARY PUBLIC
EXPIRES GEORGIA SEPT. 24, 2018
PUBLIC
COBB COUNTY
APPLICANT'S NAME IN PRINTED LETTERS
KEIFFER PHILLIPS

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:

SEE ATTACHED



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.

3474 covered square feet / 7431 total lot square feet = 46.8% 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 (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.



V-15-207



September 3, 2015

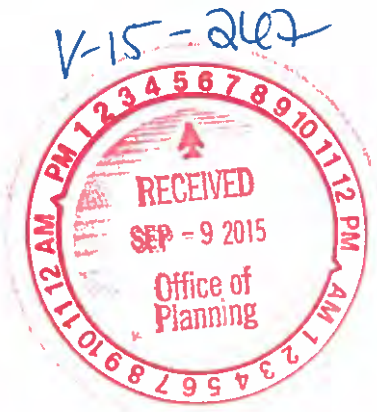
SUMMARY OF PROPOSED CHANGED TO BUILDINGS OR SITE

We are requesting a variance that will allow for two HVAC condensing units, and one generator to be located within the 7' side property line setback.

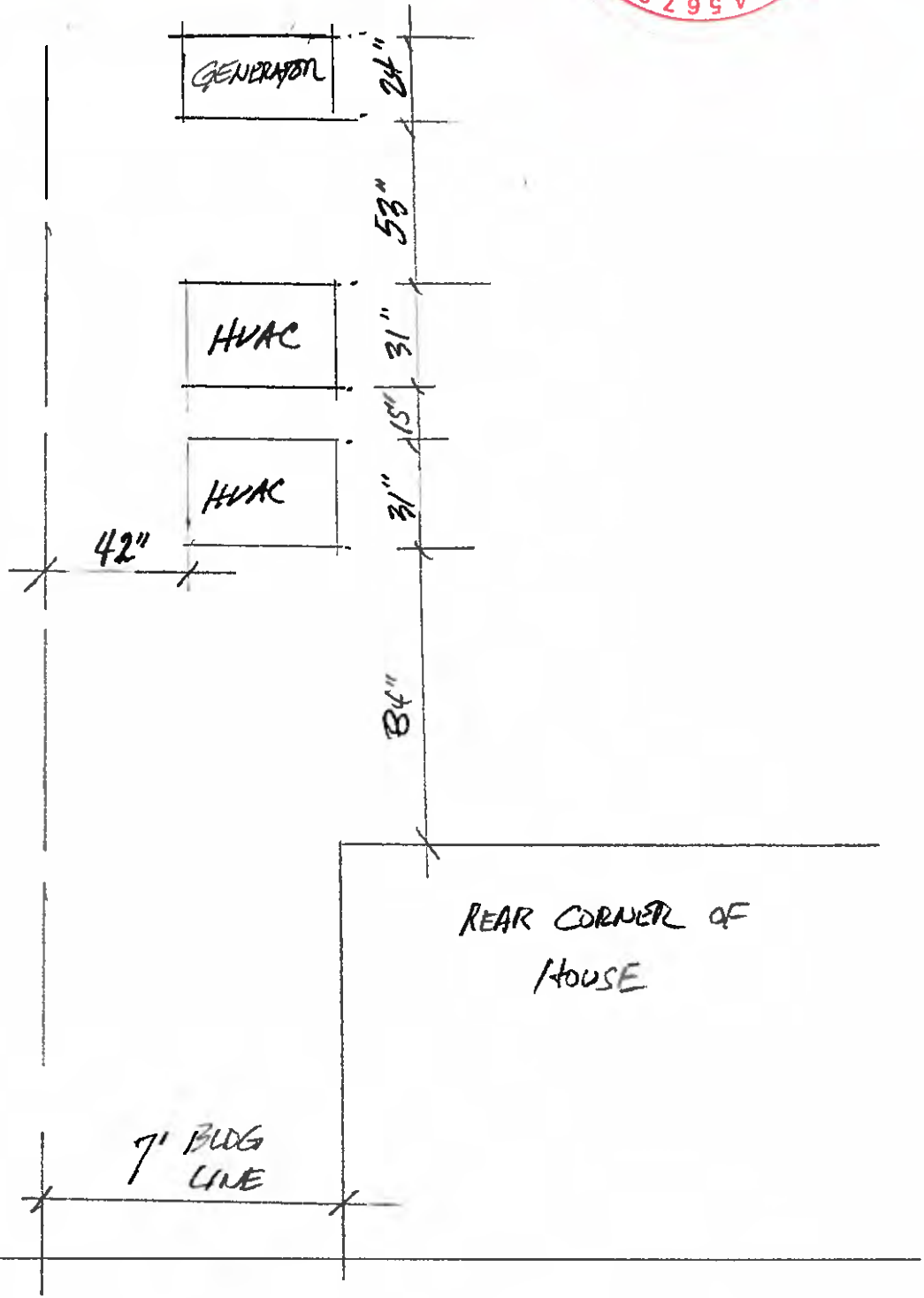
This is a tear down, new build project.

The original units were set alongside the house within the 7' set back, we elected to locate the new units as far to the rear of the property as HVAC limits would allow to have a lesser impact on the adjacent neighbor. The adjacent neighbor's HVAC units are located between the houses within the 7' setback.

The construction of the new house is completed we are seeking a variance for the HVAC units, and generator as noted above in order for the owners to be able to receive a Certificate of Occupancy.



DETAIL
A



ROSEARLE DRIVE



V-15-207



NOTARIZED AUTHORIZATION BY PROPERTY OWNER

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

TYPE OF APPLICATION VARIANCE

I, TOM ATWATER (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 1096 ROOSEVELT DR., ATLANTA, GA 30306 (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF FELTON 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 Keiffer Phillips

ADDRESS OF APPLICANT 2451 Cumberland Pkwy, Site # 3409 Atlanta, GA 30339

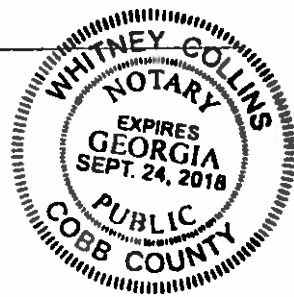
TELEPHONE NUMBER 404-308-3341

[Signature]
Signature of Owner

Personally Appeared Before Me Tom Atwater

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

Date 9/13/15



RECEIPT

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

Application: V-15-267
Application Type: Planning/BZA/Variance/NA
Address: 1096 ROSEDALE DR NE, ATLANTA, GA 30306
Owner Name: ATWATER THOMAS K
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
432887		\$100.00	09/09/2015	RPLEWIS		

Owner Info.: ATWATER THOMAS K

Work Description: Variance for a HVAC condensing units, and one generator to be located within the 7' side property setback

PAID
CITY OF ATLANTA
SEP 09 2015
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR