



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

APPLICATION #: **V-15-375**
DATE ACCEPTED: **11/18/2015**

NOTICE TO APPLICANT

Address of Property:
1367 Northview AVE NE

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

Board of Zoning Adjustment (BZA) Hearing Date: **January 7, 2016**
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,



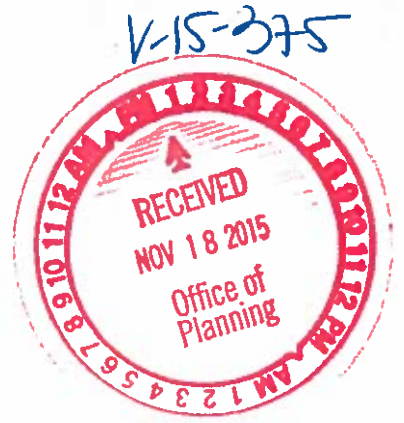
RG, for Director, Bureau of Planning



Kathryn Loiselle



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



REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER _____

NPU _____ DATE FILED _____

1. Kathryn Loisel
 Name of Applicant

BUILDING PERMIT AUTHORIZING

at 1367 Northview Ave. NE 17th / 2
 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 zoning regulations to reduce the North side yard setback from 7' to 3'-6" to add livable attic space to a single family residence. 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 _____

Chapter _____ Section _____ Paragraph _____

Applicant: *Kathryn Loisel*

Zoning Plan Reviewer: *[Signature]*



APPLICATION FOR VARIANCE
City of Atlanta

Date Filed 11/17/15 Application Number V-15-018
Name of Applicant Kathryn Loisel Daytime Phone 404-876-3000
Company Name Home ReBuilders e-mail kathryn.loisel@homerebuilders.com
Address 2120 Plaster Bridge Road Atlanta, GA 30324
street city state zip code

Name of Property Owner Diana L. Black Phone 540-797-1085
Address 1367 Northview Ave NE Atlanta GA 30306
street city state zip code

Description of Property

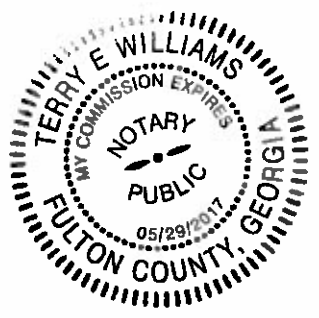
Address of Property 1367 Northview Avenue, NE OR
the subject property fronts _____ feet on the _____ side of _____
_____, and begins _____ feet from the
_____ corner of _____.

Depth: 165.7 Area: 8800 sq. ft. Land Lot: 202 District: 17, Fulton County, GA.
Property is zoned: R4, 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.

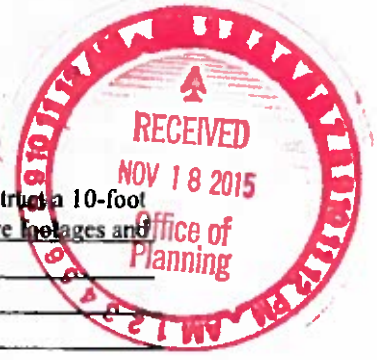
Sworn To And Subscribed Before Me This 17 Day Of Nov, 20015.



[Signature]
NOTARY PUBLIC

[Signature]
Owner or Agent for Owner (Applicant)
Kathryn Loisel
APPLICANT'S NAME IN PRINTED LETTERS

V-15-3+3



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: Convert attic space to a livable area.

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.

3,698 covered square feet / 8,763 total lot square feet = 42% 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), 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-15-375

JUSTIFICATION FOR VARIANCE

1367 NORTHVIEW AVE

ATLANTA, GEORGIA 30306



We are seeking a variance due to extraordinary and exceptional conditions at our property.

Currently, the Northwest side of our residence lies 36" within the side yard setback of 7'-0". This would also include the existing unfinished attic space above.

We are requesting a variance to be able to finish out that existing attic space and have the side yard setback reduced to 3'-6" in order for us to do so. The space we are proposing to finish out is all internal and will not affect the footprint or roof in that area.

These encroachments will not impact any existing trees or their root systems. Nor will it exceed the maximum lot coverage allowed for the property defined by the City of Atlanta.

We thank you for your attention on this matter.

Diana Black

VIS-375



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, Diana Black (OWNER'S NAME)

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

1367 Northview Avenue, NE (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 Kathryn Loiselte

ADDRESS OF APPLICANT 2120 Duster Bridge Road
Atlanta, GA 30324

TELEPHONE NUMBER 404-876-3000

Diana Black
Signature of Owner

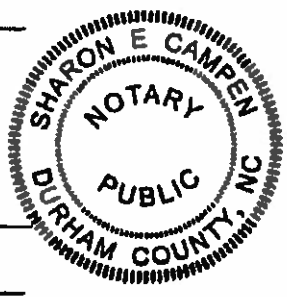
Durham County, North Carolina

Personally Appeared Before Me:
Sharon E Campen

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

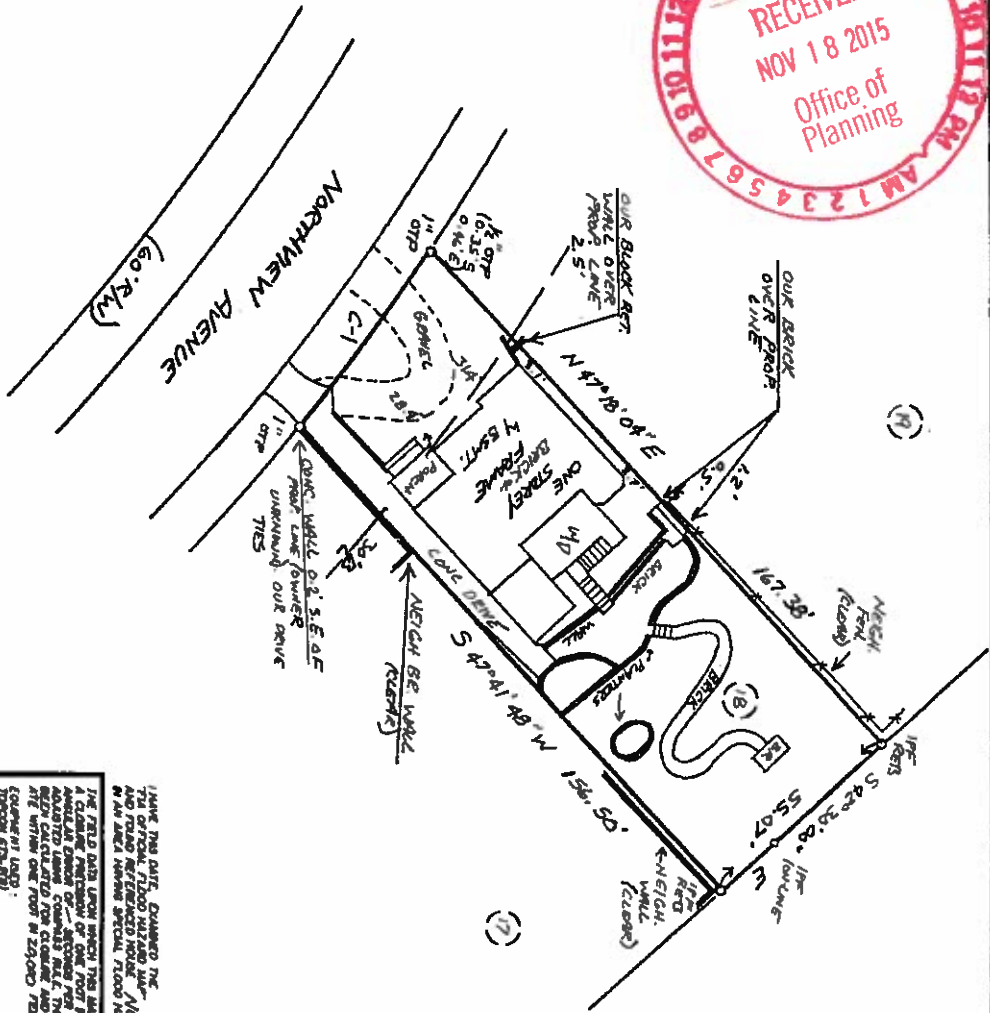
[Signature]

Notary Public:
11/17/2015
Date:

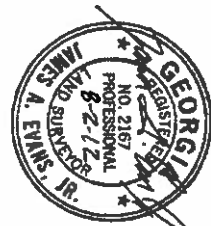


My commission expires: 9/12/2017

V-15-345



AREA: 0.2021 ACRE
#1367 NORTHVIEW AVENUE



C-1/2 N53°54'30\"W 55.03'-04.
55.05'-A 605.60'-R

I HAVE THIS DATE, DURING THE SURVEY, RECONSTRUCTED THE CORNER AND FOUND REFERENCED POINT "NOT" IN AN AREA KNOWN AS LOCAL FLOOD HAZARDOUS

PANEL NO. 131810261/E
LOCATION: FULTON
TOWNSHIP: 11 X 4



SURVEY FOR:

DIRNA LANE

J.A. EVANS
SURVEYING CO. INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000

LOT 18	BLK "A"	UNIT	REVISIONS
HIGHLAND PARK			
LAND LOT 2			
DISTRICT 177TH	SECTION	OR	
FULTON	COUNTY, GEORGIA	PLAT	
PLAT BOOK 9	PAGE 157	DATE	
DATE 8-2-12	SCALE: 1" = 30'	270-12	

NAB-7

RECEIPT

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

Application: V-15-375
Application Type: Planning/BZA/Variance/NA
Address: 1367 NORTHVIEW AVE NE, ATLANTA, GA 30306
Owner Name: PEARSON CHARLS & CLAIRE M
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
442900	136468	\$100.00	11/18/2015	SGUILDARIE		

Owner Info.: PEARSON CHARLS & CLAIRE M

Work Description: Convert attic space into a livable area

PAID
CITY OF ATLANTA
NOV 18 2015
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR