



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



APPLICATION #: **V-16-039**
 DATE ACCEPTED: **02/11/2016**

NOTICE TO APPLICANT

Address of Property:
680 Drewry ST NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, April 14, 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: (NPU E)
404-886-8448
nabilhammam5@gmail.com

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

 April Ingraham



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-16-039
 NPU F DATE FILED 02/11/16

1. April Ingraham

Name of Applicant

BUILDING PERMIT AUTHORIZING

Construction of a multi-family development

at 680 Drewry St NE 14th/17
 Street Address Quadrant District & Land Lot

to be used for residential purposes

The property is zoned MR-3-C/Beltline Overlay
 District

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

Applicant seeks a variance from the zoning ordinance to eliminate the required 6ft. opaque wall screening on the eastern side yard to allow construction of a multi-family development.

Applicant seeks no other variances at this time. No plan review conducted

1982 ZONING ORDINANCE, AS AMENDED

Chapter 35 Section 16-35-009 Paragraph 2. c.

Chapter 36 Section 16-35-009 Paragraph 3

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

[Signature] 2-11-16
 Plan Reviewer Date

[Signature] 2/11/16
 Applicant Date



APPLICATION FOR VARIANCE

City of Atlanta

V-16-039

Date Filed FEB 11 2016 Application Number ~~V-15~~

Name of Applicant APRIL INGRAHAM Daytime Phone 404-421-1520

Company Name THE PERMIT SPECIALIST LLC e-mail CONSULTANT@THEPERMITSPECIALIST.COM

Address 165 WEST WIEUCA RD NE STE 305 ATLANTA GA 30342
street city state zip code

Name of Property Owner 4625 PTD LLC Phone 770-363-5712

Address 4062 Peachtree Rd NE Ste A #277 Atlanta GA 30319
street city state zip code

Description of Property

Address of Property 680 Drewry Street Atlanta GA 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).

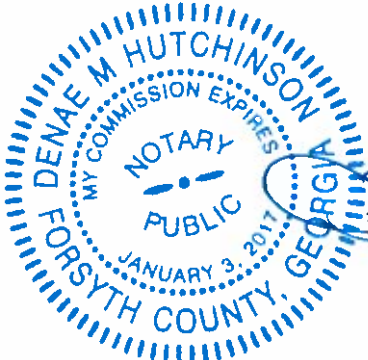
I hereby authorize the staff of the Office of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Planning upon filing this application. I swear 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 11 Day Of Feb, 2016.

April Ingraham
Owner or Agent for Owner (Applicant)

APRIL INGRAHAM

APPLICANT'S NAME IN PRINTED LETTERS



[Signature]
NOTARY PUBLIC

4625 PTD, LLC



February 10, 2016

City of Atlanta
Dept. of Planning and Community Development
Office of Planning
Board of Zoning Adjustment (BZA)
55 Trinity Ave; Suite 3350
Atlanta, GA 30303

RE: APPLICATION FOR RELIEF OF SCREENING REQUIREMENT @ 680 Drewry Street/The View at Virginia Highlands (ref: BL/SAP-15-059)

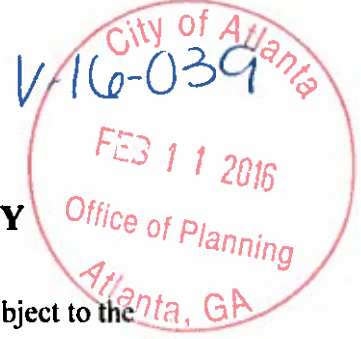
Dear Planner:

We are respectfully requesting to be granted a variance to relieve the requirement, BeltLine Overlay, Sec. 16-36.009(3) & MR district Sec. 16-35.009(2.c), requiring that we are to provide Transitional Screening for the above referenced property for the following reasons:

- 1) The portion of the property where the 6' screening requirement is, which is the eastern property line of the lot, functions as the resident's primary egress. As such, the inability to see outside a 6' fence poses a potential safety issue for the residents and guests, leaving and entering their property.
- 2) Additionally, this portion of the property is also the resident's only vehicular egress. Installation of the screening would create a safety issue where the resident's would have to back out onto the alley blind. The safety issue is created for both the resident's and the public as the resident's will have limited ability to see other vehicles, cycles, pedestrians or even small pets and children walking or traveling along the 10' wide alley.

Thank you,

Christopher L. Harris, Manager
4625 PTD, LLC
Phone 770-363-5712



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, 4625 PTD LLC (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 680 Drewry St Atlanta GA (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 APRIL INGRAHAM
165 WEST WIEUCA RD NE

ADDRESS OF APPLICANT STE 305
ATLANTA GA 30342

TELEPHONE NUMBER 404-421-1520

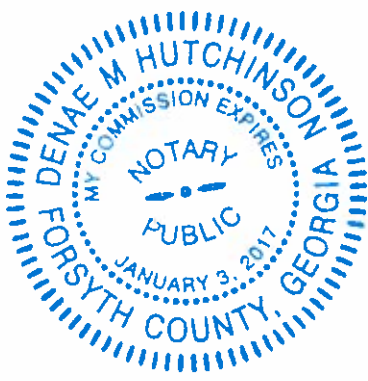
x [Signature]
Signature of Owner

Personally Appeared Before Me
Christopher L. Harris

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 Feb. 11, 2016



SURVEY LEGAL DISCRIPTION

Exhibit "A"

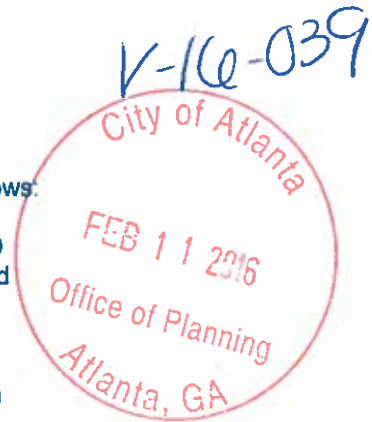
All that Tract or Parcel of land lying and being in Land Lot 17, of the 14th District, of Fulton County, Georgia, and more particularly described as follows:

BEGINNING at a 1/2" Rebar Found on the North side of Drewry Street 190 feet west from the northwest corner of Drewry Street (40' Right of Way) and Ponce De Leon Place (50' Right of Way) at the West side of a 10-foot alley; thence following said right of way South 88 Degrees 22 Minutes 59 Seconds West a distance of 70.15 feet to a 1/2" Rebar Found, thence leaving said right of way North 00 Degrees 43 Minutes 01 Seconds West a distance of 159.17 feet to a 1/2" Rebar Set, thence South 89 Degrees 16 Minutes 10 Seconds East a distance of 70.00 feet to a Concrete Nail Found on the West side of a 10 foot alley (Open), thence following said alley South 00 Degrees 46 Minutes 31 Seconds East a distance of 156.30 feet to a 1/2" Rebar Found, also being the POINT OF BEGINNING.

Being improved property having a building thereon known as 680 Drewry Street NE (Also known as 680 Adrian Street NE)

Said tract containing 11,050.442 square feet (0.254 ac) and being more particularly shown on survey plat by Josh Lewis IV, Registered Land Surveyor No. 3028, from Georgia Land Surveying Co. Dated October 1, 2015.

Being the same tract of land as described In Deed Book 52025, Page 426 and also in the vesting legal description.



RECEIPT

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

PAID
CITY OF ATLANTA
FEB 11 2016
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Application: V-16-039
Application Type: Planning/BZA/Variance/NA
Address: 680 DREWRY ST NE, ATLANTA, GA 30306
Owner Name: OAK STREET DEV INC
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
454066	1110	\$500.00	02/11/2016	PLUKE		

Owner Info.: OAK STREET DEV INC

Work Description: Applicant seeks a variance from the zoning ordinance to eliminate the required 6ft opaque wall screening on the eastern side yard to allow construction of a multi-family development.