



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

APPLICATION #: **V-16-201**
DATE ACCEPTED: **07/21/2016**

NOTICE TO APPLICANT

Address of Property:
1414 North Morningside DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, October 6, 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:

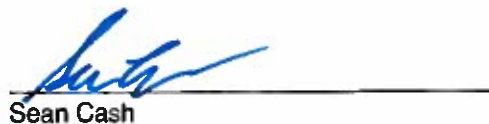
Additional Contacts:

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,



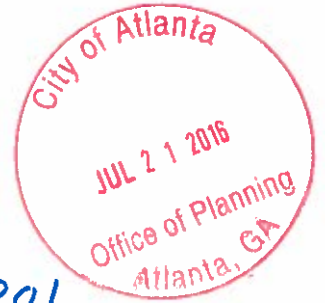
Taylor Thompson
TT, for Director, Bureau of Planning



Sean Cash



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-16-201

NPU F DATE FILED 7-21-2016

Mr. Sean Cash
 Name of Applicant

BUILDING PERMIT AUTHORIZING
 2nd Story Addition to Single-Family Dwelling

at 1414 North Morningside NE 17th/2
 Street Address Quadrant District & Land Lot

to be used for Single-Family Residential purposes

The property is zoned R-4 (Single-Family Residential District) District

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

Applicant seeks a variance from the zoning regulation to reduce the western side yard setback from 7 feet to 2.5 feet for a 2nd story addition to a single-family dwelling.

A complete review was not conducted.

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

[Signature] 7/19/16
 Applicant Date



APPLICATION FOR VARIANCE
City of Atlanta

Date Filed 7-21-2016 Application Number V-16-201
Name of Applicant Sean Cash Daytime Phone 678-662-6462
Company Name _____ e-mail sean.cash9190@msn.com
Address 2308-5 Lawrenceville Hwy, Decatur, GA 30033
street city state zip code

Name of Property Owner Mark Reeves Phone 404-557-7577
Address 1414 North Morningside Dr, NE, Atlanta, GA 30306
street city state zip code

Description of Property

Address of Property 1414 North Morningside Drive, NE OR
the subject property fronts _____ feet on the _____ side of _____
_____, and begins _____ feet from the
_____ corner of _____.
Depth: ± 252' Area: ± Acres 12,632sf Land Lot: 17 District: 2, Fulton County, GA.
Property is zoned: R-4, Council District: _____, 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.

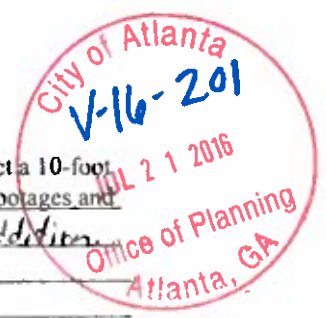
Sworn To And Subscribed Before Me This 19 Day Of July 2016

[Signature]
Owner or Agent for Owner (Applicant)

[Signature]
NOTARY PUBLIC



Sean Cash
APPLICANT'S NAME IN PRINTED LETTERS



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: Second Story Addition - 1491.75 square foot addition, 39' deep x 38' 3" wide.

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.

_____ covered square feet / _____ total lot square feet = _____% proposed lot coverage
_____ % maximum allowed lot coverage **No New Lot Coverage Proposed.*

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 (NPUs), 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.

Sean Cash

2308 Lawrenceville Highway, Suite 5, Decatur GA 30033 | 678-662-6462 | seancash9190@msn.com



June 1, 2016

City of Atlanta
Office of Planning

55 Trinity Avenue, SW
Suite 3350
Atlanta, GA 30303
Phone: 404-330-6145

Dear Sir or Madam:

We are requesting a Variance from the City of Atlanta Zoning Ordinance to allow for a reduction of the right/west side yard setback from 7 feet to 2 feet 6 inches to allow for a second story addition above an existing home.. The "subject property" is located at 1414 North Morningside Drive, NE, Atlanta, GA 30306, tax/parcel I.D. number 17 00020006013. The "subject property" is zoned R-4 and is owned by Mark Reaves.

There are extraordinary and exceptional conditions pertaining to the subject property which cause an undue and unnecessary hardship. The subject property is currently only has 55 feet street frontage and the rear yard os only 45 feet wide. Current zoning requires 70 feet street frontage in R-4 zoned properties. Please also note that this addition will be over the existing home footprint therefore will not create any additional impervious surfaces or tree impact. The proposed addition will bring this older home (built in the 1930's) more into conformity with the existing homes in the neighborhood. Please also note that the proposed improvement will not significantly change the look of the home from the street as the addition will be toward the rear with a matching roof line.

The proposed project will no inhibit the neighboring property owner's ability to fully utilize and enjoy their homes. The proposed project will not inhibit adjacent neighbors' access to current amounts of light and air. Moreover, the proposed addition will improve the actual and perceived value of the neighborhood and home in our opinion thus protecting against blight and depreciation within the neighborhood. We sincerely request recommended approval of this application. Thank you for your kind consideration in this matter.

Sincerely,

A handwritten signature in red ink, appearing to read "Sean Cash".

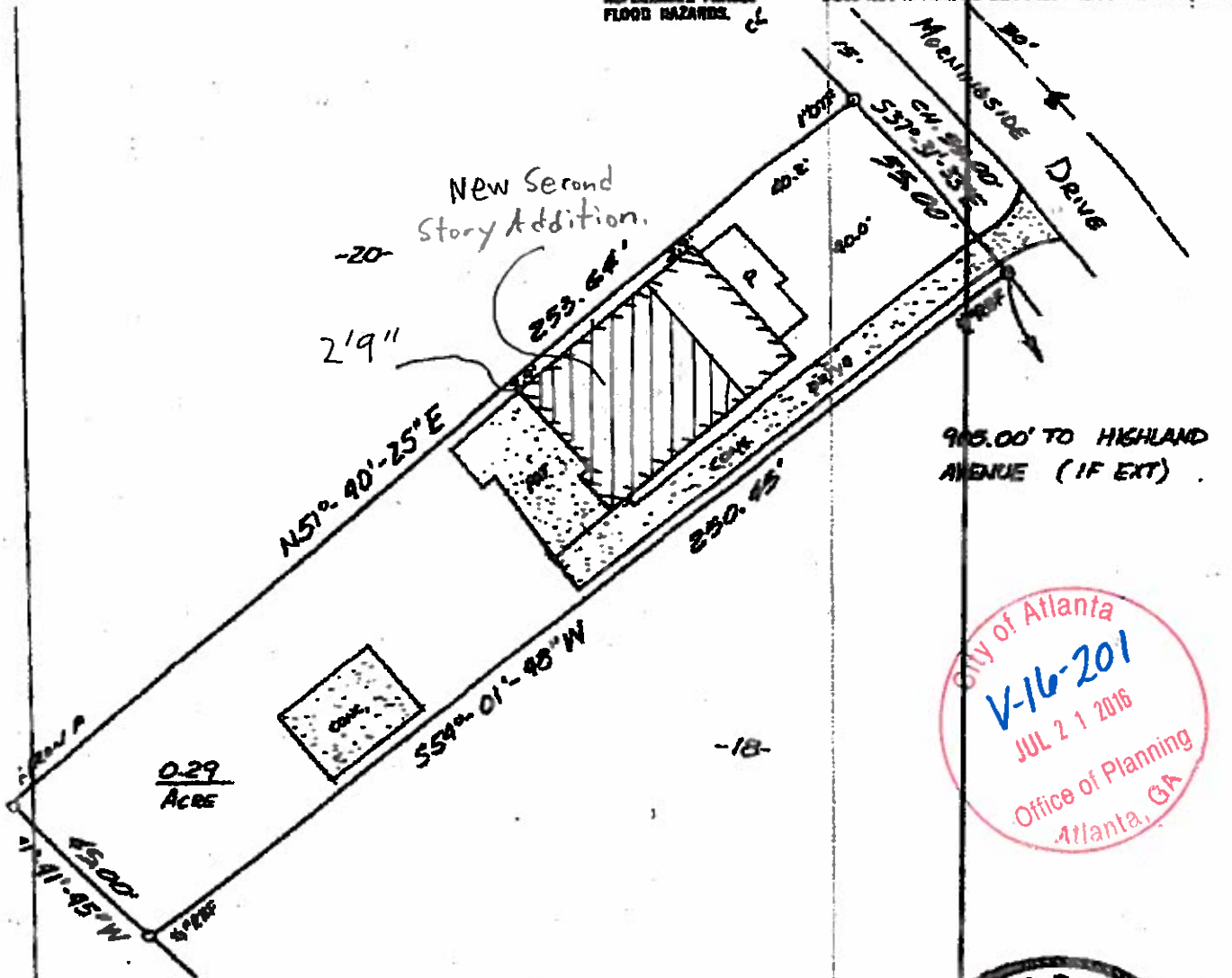
Sean Cash
Applicant

06/01/16

UNIT
 SUE HARPER WEATHERS COMPANY
 PROPERTY

SUBMITTED FOR MORE ACCURATE INFORMATION, FOR FURTHER INFORMATION CONTACT THE LOCAL ENGINEERING DEPARTMENT, COUNTY OF DEKALB, AND INSURANCE COMPANY OR AN APPRAISER.

I HAVE, THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND THE REFERENCED PARCEL DOES NOT APPEAR TO BE AN AREA MARKED SPECIAL FLOOD HAZARDS.



905.00' TO HIGHLAND AVENUE (IF EXT)

City of Atlanta
 V-16-201
 JUL 21 2016
 Office of Planning
 Atlanta, GA



1414 N. Morningside Drive, NE
 Atlanta, GA 30306

VA POPE
 ST 2
 DN COUNTY, GEORGIA 17th DISTRICT DATE: 9-14-98



This map or plat has been calculated for closure and is found to be accurate within one foot in 10,000 feet.

REFERENCE: D.S. 20787 P. 174
 EQUIPMENT USED: TOPCON TOTAL STATION

IT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECOMMENDED FOR BEING PLACED USING CURB DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO LEGAL EASEMENTS AND RIGHTS-OF-WAYS, PUBLIC OR PRIVATE.

NOTWITHSTANDING, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.

REG. LAND SURVEYOR NO. 1701
 GEORGIA LAND SURVEYING CO., INC.

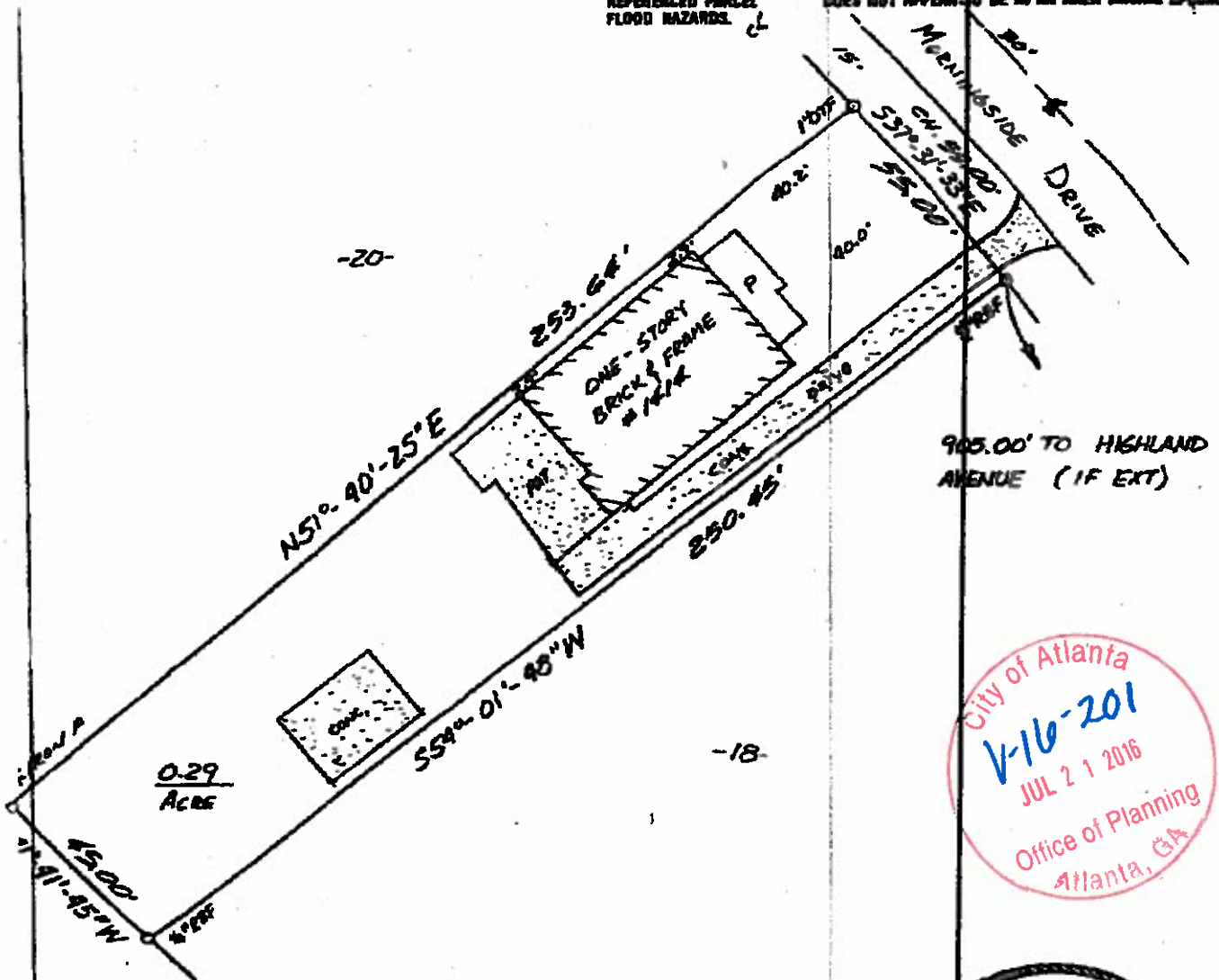
NO. 160422

Josh L. Lewis, III

UNIT
 SOIL HARPER WEATHERS COMPANY
 PROPERTY

SUGGESTED FOR MORE ACCURATE INFORMATION FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, COUNTY OF BOWEN, AND BOWEN COMPANY OR AN APPRAISER.

I HAVE, THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND THE REFERENCED PARCEL DOES NOT APPEAR TO BE IN AN AREA BEARING SPECIAL FLOOD HAZARDS.



City of Atlanta
 1-16-201
 JUL 21 2016
 Office of Planning
 Atlanta, GA



VA POPE
 LOT 2
 ON COUNTY, GEORGIA
 17th DISTRICT
 DATE: 9-14-98



This map or plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.

REFERENCE: D.B. 20787 PG. 174
 EQUIPMENT USED: TOPCON TOTAL STATION

IT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE ENCLIPSED. THIS PLAT IS SUBJECT TO LEGAL EASEMENTS AND RIGHTS-OF-WAYS, PUBLIC OR PRIVATE.

FROM THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.

REG. LAND SURVEYOR NO. 1781
 GEORGIA LAND SURVEYING CO., INC.

Josh L. Lewis, III

NO. 160422



NOTARIZED AUTHORIZATION BY PROPERTY OWNER

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

TYPE OF APPLICATION _____

I, Mark K. Reeves (OWNER'S NAME)

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

1414 North Morningside Drive (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 Sean T. Cash

ADDRESS OF APPLICANT 2308-5 Lawrenceville Highway, Decatur, GA 30033

TELEPHONE NUMBER 678-662-6462.

Mark K. Reeves
Signature of Owner

Personally Appeared Before Me
Mark K. Reeves

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

Bernardo S. Caceres
Notary Public

4-14-2016
Date



RECEIPT

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

Application: V-16-201
Application Type: Planning/BZA/Variance/NA
Address: 1414 NORTH MORNINGSIDE DR NE, ATLANTA, GA 30306
Owner Name: REAVES MARK K
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
478182		\$100.00	07/21/2016	RPLEWIS		

Owner Info.: REAVES MARK K

Work Description: to reduce the western side yard setback from 7 ft to 2.5 ft for a 2nd story addition to a single family dwelling

PAID
CITY OF ATLANTA
JUL 21 2016
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR