



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

APPLICATION #: **V-17-367**

DATE ACCEPTED **12/20/2017**

NOTICE TO APPLICANT

Address of Property:

773 E Morningside DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date: February 8, 2018

at 12:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

Department of City Planning
Office of Zoning & Development

The contact person for NPU F is:

Debbie Skopczynski, Chair

chair@npufatlanta.org

404-874-7483

DEC 20 2017

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

Please contact the person(s) listed above within five 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,

SA, for Director, Office of Zoning and
Development

Robert J. Leonard



Department of City Planning
Office of Zoning & Development

CITY OF ATLANTA

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

DEC 20 2017

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER V-17-367

NPU _____ DATE FILED _____

1. _____ Robert J. Leonard
Name of Applicant

BUILDING PERMIT AUTHORIZING

Single-Family 2nd Story Addition

at 773 E Morningside DR NE 17th/51
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 regulation to reduce the required western side yard setback from 7 feet to 2 feet, 4 inches in order to construct a second story addition.

Applicant seeks no other variances or exceptions at this time.

A Complete Plan Review Was Not Conducted.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Scott Haebelin 12-20-17
Plan Reviewer Date

Robert J Leonard 12/20/2017
Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Please mark "X" next to the type of application(s) you are submitting:

Variance	X
Special Exception	
Variance & Special Exception	

Date Filed 12/20/2017 Application Number V-17-367

Name of Applicant Robert J. Leonard Daytime Phone (714) 343-5222

Company Name (if applicable) N/A email rleonard20@gmail.com

Address 773 E Morningside Dr NE Atlanta GA 30324
street city state zip code

Name of Property Owner Robert J. Leonard Phone (714) 343-5222

Address 773 E Morningside Dr NE Atlanta GA 30324
street city state zip code

Description of Property

Address of Property 773 E Morningside Dr NE Atlanta GA 30324
street city state zip code

Area: 0.24 AC Land Lot: 51 District: 17th, Fulton County, GA.

Property is zoned: R-4, Council District: 6, Neighborhood Planning Unit (NPU): 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 a Variance or Special Exception.

I hereby authorize the staff of the Office of Zoning and Development 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 Zoning and Development 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.

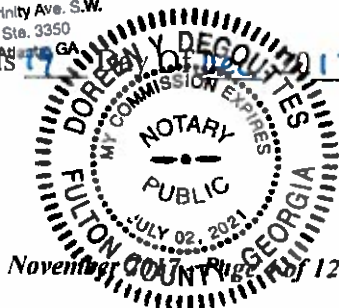
Department of City Planning
Office of Zoning & Development

Robert J. Leonard
Owner or Agent for Owner (Applicant)

Robert J. Leonard
Print Name of Owner

DEC 20 2017

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA



Sworn To And Subscribed Before Me This 17th day of December, 2017.

Doreen Y. Doughty
NOTARY PUBLIC

SUMMARY & JUSTIFICATION FOR VARIANCES

Directions: Complete responses must be provided for ALL questions. Incomplete applications will not be accepted. The space below may be utilized or responses may be submitted as a separate attachment. Specific criteria for Board approval of variances may be found on page 7. The justification must address these criteria. Please submit a typewritten or legible justification.

State whether the property described in this application is subject to a pending application or ordinance for a Rezoning or Special Use Permit. YES X NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor). Please provide the relevant zoning number associated with the subject property: R-4.

Summary of proposed construction changes to buildings or site (shall not replace submittal of written criteria). (Examples: "Convert a 100' x 200' retail space into a restaurant." "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

Applicant seeks a variance to reduce the required minimum right side yard (West side) setback from 7 feet to 2 feet 4 inches in order to build a second floor addition directly on top of the existing single-family house.

Proposed Lot Coverage (After Construction): Calculate total amount of lot coverage on entire property, after completion of proposed construction, including existing and proposed buildings and other structures; sidewalks, driveways, parking pads, patios, gravel, etc.; everything except natural planted or undisturbed areas.

10,454 covered square feet / 4,977 total lot square feet = 47.6 % proposed lot coverage

Department of City Planning
Office of Zoning & Development

50 % maximum allowed lot coverage

Variance Criteria (see page 6 for detailed criteria):

DEC 20 2017

- 1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)? See attached
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? See attached
- 3) What conditions are peculiar to this particular piece of property? See attached
- 4) Submit facts to show that relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. See attached

SUMMARY & JUSTIFICATION FOR VARIANCE DEC 20 2017

773 E Morningside Dr NE, Atlanta, GA 30324

55 Trinity Ave. S.W.
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Atlanta, GA

Requested Variance: Applicant seeks a variance to reduce the required minimum right side yard (West side) setback from 7 feet to 2 feet 4 inches in order to build a second floor addition directly on top of the existing single-family house. Applicant seeks no additional variances at this time.

Variance Criteria

1) *What are the extraordinary and exceptional conditions pertaining to the particular piece of property in questions (size, shape or topography)?*

- The size of the existing structure qualifies as an extraordinary and exceptional condition. The existing home, built in 1945, has a right side yard setback 2 feet 4 inches rather than 7 feet. The requested variance is to reduce the right side yard setback from 7 feet to 2 feet 4 inches in order to build a second floor addition directly on top of the existing house structure.

- The existing home was constructed prior to codification of the minimum side yard requirement of having a width of not less than 7 feet, as now set forth in Atlanta City Code § 16-06.008(2).

2) *How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship?*

- Application of the zoning ordinance in this case would create an unnecessary hardship as the existing house currently is non-complying with the minimum side yard requirements. The variance requested is the result of proposed improvements that will be built directly on top of the existing house. The requested variance does not seek to create an additional non-compliance.
 - Moreover, the proposed second floor addition relies on the structural support of the existing non-conforming setback and the functionality of the existing residence drives the proposed design.
- Application of the zoning ordinance would also prevent applicant and applicant's family from the full enjoyment of the home and the neighborhood because the current home no longer meets the family's needs.

3) *What conditions are peculiar to this particular piece of property?*

- The peculiar condition with respect to this particular piece of property is that the existing house is currently non-complying as the right yard setback is under the 7 foot minimum side yard requirement. As a result of the existing non-compliance, the proposed improvements will also be in non-compliance with respect to the 7 foot setback.

- The proposed improvements to the property do not seek to create any additional non-compliance; it simply seeks to construct a second floor addition on top of the already existing home.

4) ***Submit facts to show that relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.***

- The proposed improvements are designed so as to keep with the character of the neighborhood and are sensitive to the aesthetic appeal of the surrounding homes. The architect who designed the plans has done multiple properties in this same area and is sensitive to this.
 - In an area where homes are frequently torn down for new builds, the proposed improvements will keep the character of the neighborhood and add value to the community in general by allowing our family to grow into our home.
- As previously stated, because the existing house has a right side yard setback of 2 feet 4 inches, the proposed improvements of a second floor addition will have an identical right side yard setback. Thus, the proposed improvement is identical to the existing condition of the home.
- Further, applicant is unaware of any issues that have arisen since the property was built in 1945 with what is today a non-compliant right side yard setback.

Department of City Planning
Office of Zoning & Development

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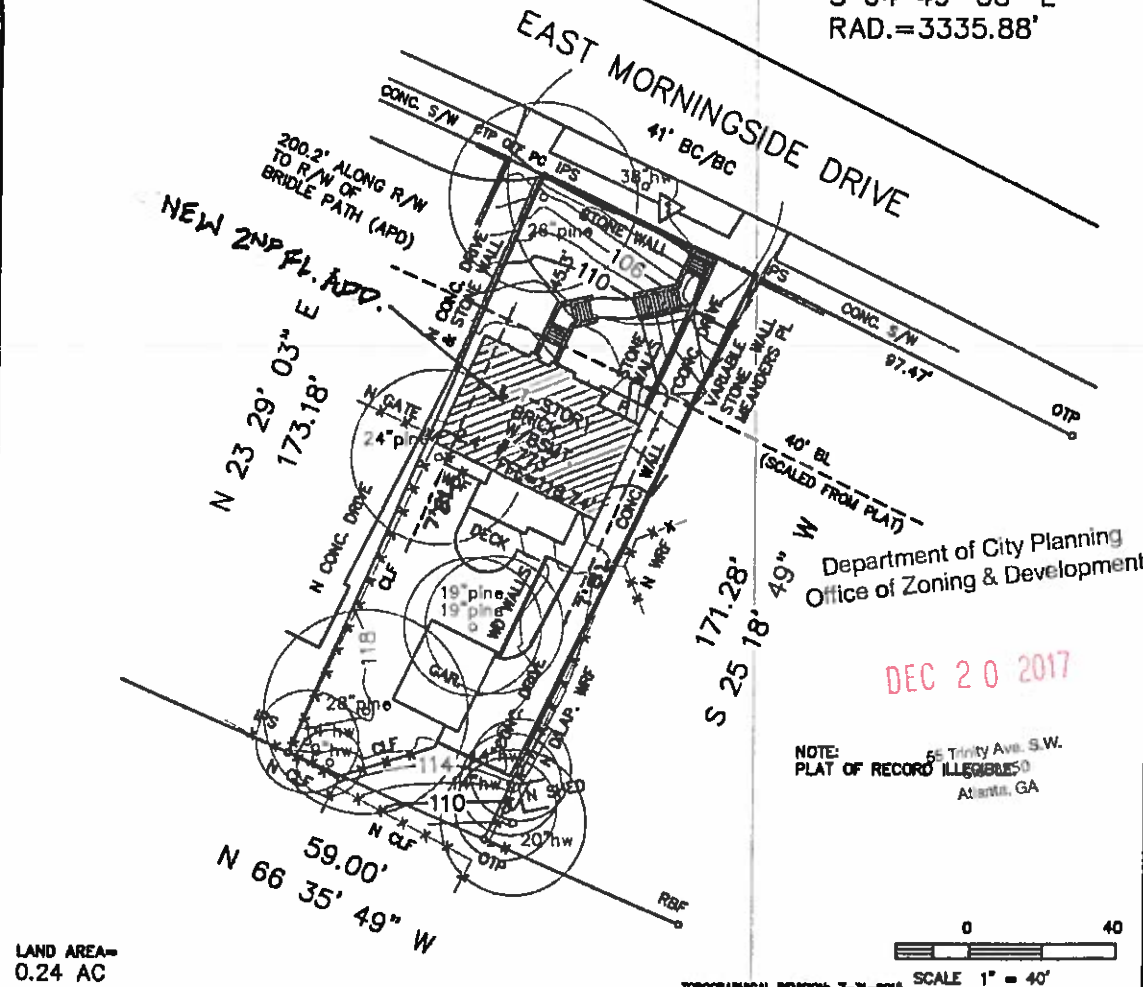
65 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

LEGEND

- IPY IRON PIN FOUND
- IPS IRON PIPE SET
- OTF OPEN TOP PIPE FOUND
- OTP OPEN TOP PIPE FOUND
- RBF REINFORCING BAR FOUND
- AI ANGLE IRON FOUND
- CP CALCULATED POINT
- X-X FENCE
- CLF CHAIN LINK FENCE
- WPF WOOD FENCE
- WFF WIRE FENCE
- FC FENCE CORNER
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- PL PROPERTY LINE
- PC PROPERTY CORNER
- BR BRICK
- FR FRAME
- WD WOOD
- R RECORD
- F FIELD
- P PLAT
- D DEED
- POB POINT OF BEGINNING
- LLT LAND LOT LINE
- MNH MAN HOLE
- SAN SANITARY SEWER LINE
- CLM CITY MAIN
- JUN JUNCTION BOX
- MW WALL
- CPW CONCRETE PIPE
- SEW SEWER EASEMENT
- DRN DRAINAGE EASEMENT
- UTL UTILITY EASEMENT
- ACC ACCESS EASEMENT
- CMF CORRUGATED METAL PIPE
- RFP REINFORCED CONC. PIPE
- AS PER PLAY
- AS PER DEED
- AS PER RECORD
- AS PER FIELD
- BACK OF CURB
- EDGE OF PAVEMENT
- OWNERSHIP UNCLEAR
- OVERHANG
- N'BO'RS.

ALL ELEVATIONS SHOWN HEREIN ARE BASED UPON AN ASSUMED DATUM.
 ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.
 THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BURDEN AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.
 THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE.
 ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

△ ARC.=64.50'
 CHD.=64.50'
 S 64 49' 38" E
 RAD.=3335.88'



Department of City Planning
 Office of Zoning & Development

DEC 20 2017

NOTE: 65 Trinity Ave. S.W.
 PLAT OF RECORD ILLEGIBLE
 Atlanta, GA

LAND AREA=
 0.24 AC

TOPOGRAPHICAL REVISION: 7-31-2015 SCALE 1" = 40'

PLAT PREPARED FOR: Diane and Robert Leonard	
PART OF LOT 4 & PART OF LOT 5	BLOCK 8 UNIT
SUBDIVISION MORNINGSIDE	
LAND LOT 51	17TH DISTRICT SECTION
FULTON COUNTY, GEORGIA	
PLAT BOOK 9	DATE MARCH 27, 2002
DEED BOOK 11281	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
PAGE 176-177	
PAGE 193	

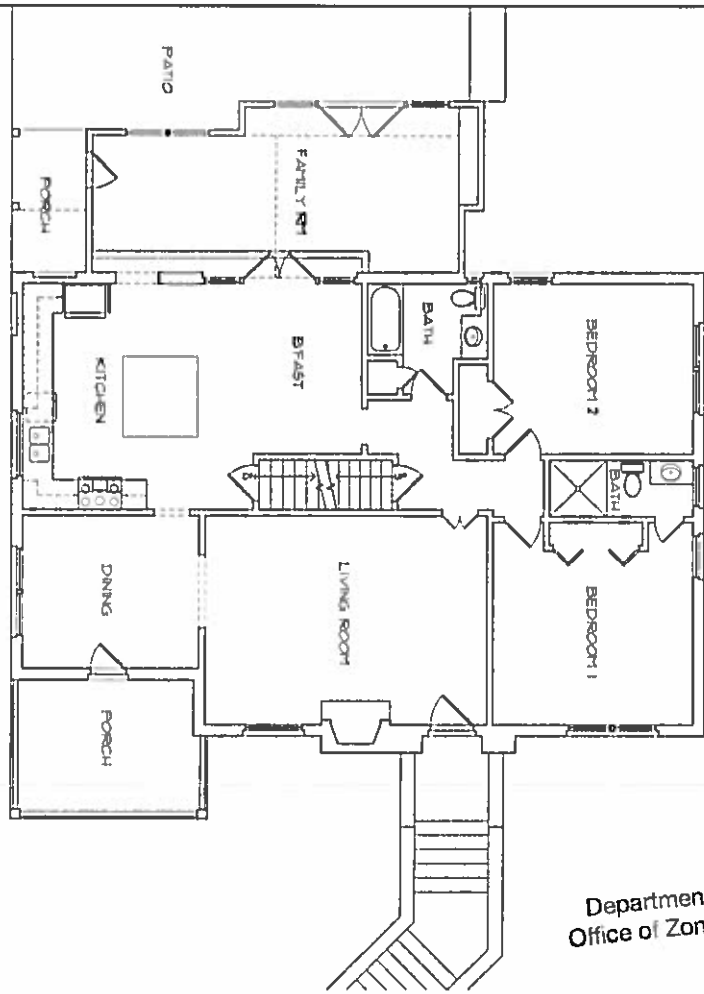


ORIGINAL PLAT PROVIDED BY E.G. DAVIS RLS # 2383. THIS UPDATE REFERS TO APPROXIMATE TOPOGRAPHICAL REPRESENTATION ONLY.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 100,000+ FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 10,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 10' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.
 NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.
 SURVEY SYSTEMS & ASSOC., INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY & ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY.
 THIS SURVEY IS SUBJECT TO ANY & ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY, RECORDED OR UNRECORDED, PUBLIC OR PRIVATE.

V-17-367

EXISTING MAIN LEVEL FLOOR PLAN

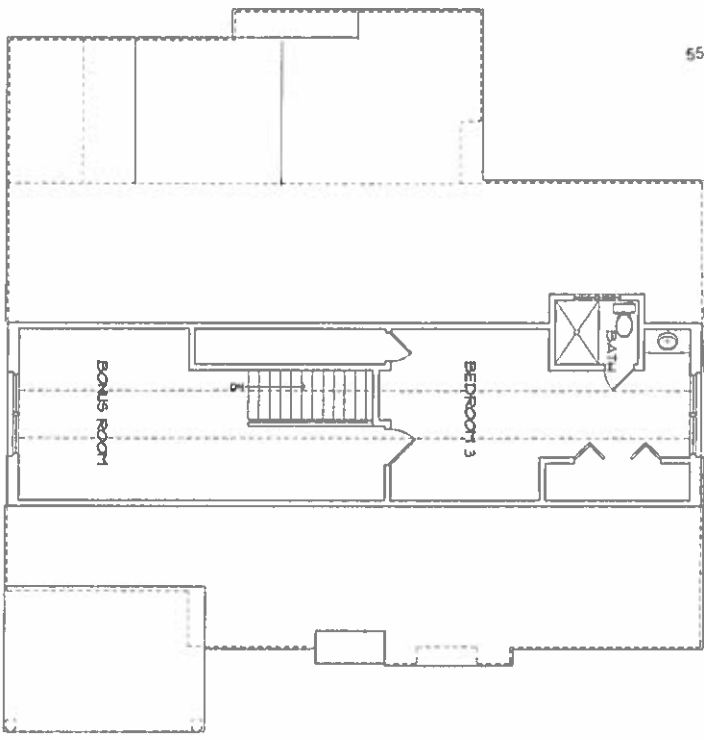


Department of City Planning
Office of Zoning & Development

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Atlanta, GA

EXISTING UPPER LEVEL FLOOR PLAN



RELEASED FOR CONSTRUCTION



BEN J. GREEN ARCHITECT

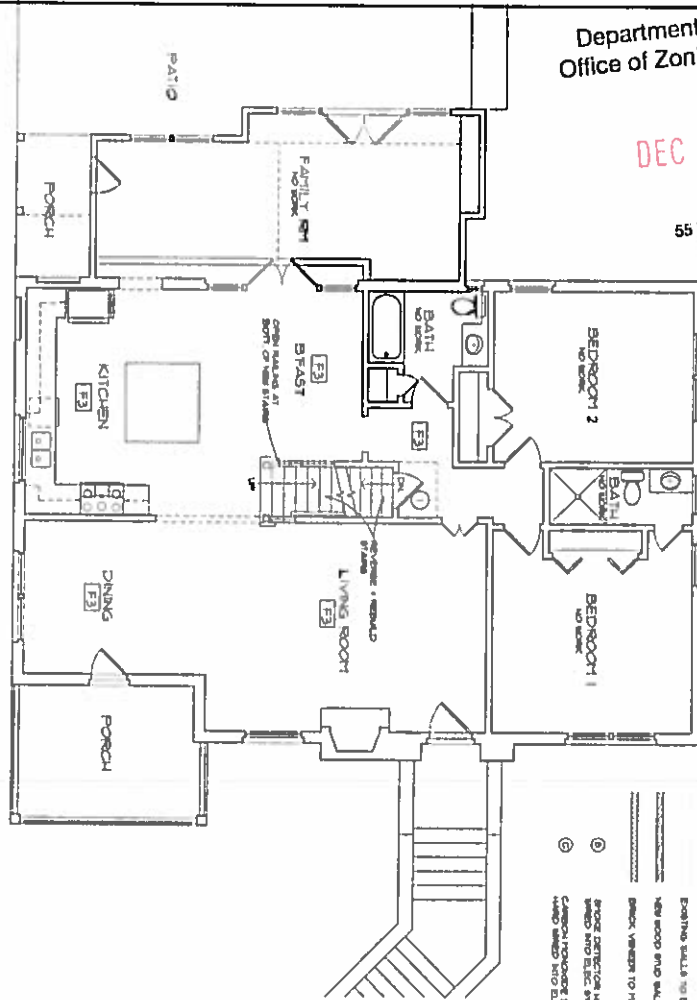
LEONARD RESIDENCE
113 EAST MORNINGSIDE DR
ATLANTA, GEORGIA

V-17-367

Department of City Planning
Office of Zoning & Development

DEC 20 2017

55 Trinity Ave. S.W.
Ste. 3550
Atlanta, GA

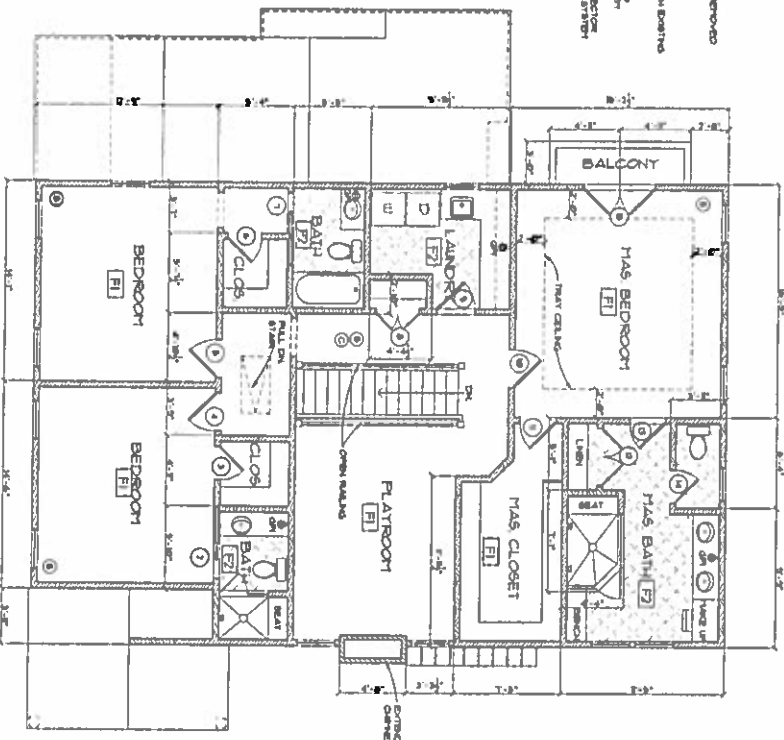
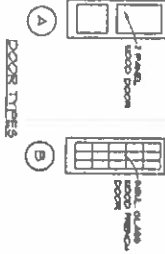


RELEASED FOR CONSTRUCTION



DOOR SCHEDULE

NO.	TYPE	SIZE	FINISH	SWITCH	HANDLE	REMARKS
1	6'0" x 8'0"	1.00	WOOD			ENTRY DOOR
2	6'0" x 8'0"	1.00	WOOD			KITCHEN DOOR
3	6'0" x 8'0"	1.00	WOOD			DINING DOOR
4	6'0" x 8'0"	1.00	WOOD			LIVING ROOM DOOR
5	6'0" x 8'0"	1.00	WOOD			BEDROOM 1 DOOR
6	6'0" x 8'0"	1.00	WOOD			BEDROOM 2 DOOR
7	6'0" x 8'0"	1.00	WOOD			BATH DOOR
8	6'0" x 8'0"	1.00	WOOD			PORCH DOOR
9	6'0" x 8'0"	1.00	WOOD			PORCH DOOR
10	6'0" x 8'0"	1.00	WOOD			PORCH DOOR
11	6'0" x 8'0"	1.00	WOOD			PORCH DOOR
12	6'0" x 8'0"	1.00	WOOD			PORCH DOOR
13	6'0" x 8'0"	1.00	WOOD			PORCH DOOR
14	6'0" x 8'0"	1.00	WOOD			PORCH DOOR
15	6'0" x 8'0"	1.00	WOOD			PORCH DOOR
16	6'0" x 8'0"	1.00	WOOD			PORCH DOOR
17	6'0" x 8'0"	1.00	WOOD			PORCH DOOR
18	6'0" x 8'0"	1.00	WOOD			PORCH DOOR
19	6'0" x 8'0"	1.00	WOOD			PORCH DOOR
20	6'0" x 8'0"	1.00	WOOD			PORCH DOOR



FINISH SCHEDULE

NO.	FLOOR	WALLS	CEILING	CEILING HOLDING	TRIM
1	1ST FLOOR	08 W/ CAR. (PAINT)	07P BO. (PAINT)	07P BO. (PAINT)	07P CROWN MOULD IN CLOSETS
2	2ND FLOOR	08 W/ CAR. (PAINT)	07P BO. (PAINT)	07P BO. (PAINT)	07P CROWN MOULD IN CLOSETS
3	3RD FLOOR	08 W/ CAR. (PAINT)	07P BO. (PAINT)	07P BO. (PAINT)	07P CROWN MOULD IN CLOSETS
4	4TH FLOOR	08 W/ CAR. (PAINT)	07P BO. (PAINT)	07P BO. (PAINT)	07P CROWN MOULD IN CLOSETS
5	5TH FLOOR	08 W/ CAR. (PAINT)	07P BO. (PAINT)	07P BO. (PAINT)	07P CROWN MOULD IN CLOSETS
6	6TH FLOOR	08 W/ CAR. (PAINT)	07P BO. (PAINT)	07P BO. (PAINT)	07P CROWN MOULD IN CLOSETS
7	7TH FLOOR	08 W/ CAR. (PAINT)	07P BO. (PAINT)	07P BO. (PAINT)	07P CROWN MOULD IN CLOSETS
8	8TH FLOOR	08 W/ CAR. (PAINT)	07P BO. (PAINT)	07P BO. (PAINT)	07P CROWN MOULD IN CLOSETS
9	9TH FLOOR	08 W/ CAR. (PAINT)	07P BO. (PAINT)	07P BO. (PAINT)	07P CROWN MOULD IN CLOSETS
10	10TH FLOOR	08 W/ CAR. (PAINT)	07P BO. (PAINT)	07P BO. (PAINT)	07P CROWN MOULD IN CLOSETS
11	11TH FLOOR	08 W/ CAR. (PAINT)	07P BO. (PAINT)	07P BO. (PAINT)	07P CROWN MOULD IN CLOSETS
12	12TH FLOOR	08 W/ CAR. (PAINT)	07P BO. (PAINT)	07P BO. (PAINT)	07P CROWN MOULD IN CLOSETS
13	13TH FLOOR	08 W/ CAR. (PAINT)	07P BO. (PAINT)	07P BO. (PAINT)	07P CROWN MOULD IN CLOSETS
14	14TH FLOOR	08 W/ CAR. (PAINT)	07P BO. (PAINT)	07P BO. (PAINT)	07P CROWN MOULD IN CLOSETS
15	15TH FLOOR	08 W/ CAR. (PAINT)	07P BO. (PAINT)	07P BO. (PAINT)	07P CROWN MOULD IN CLOSETS
16	16TH FLOOR	08 W/ CAR. (PAINT)	07P BO. (PAINT)	07P BO. (PAINT)	07P CROWN MOULD IN CLOSETS
17	17TH FLOOR	08 W/ CAR. (PAINT)	07P BO. (PAINT)	07P BO. (PAINT)	07P CROWN MOULD IN CLOSETS
18	18TH FLOOR	08 W/ CAR. (PAINT)	07P BO. (PAINT)	07P BO. (PAINT)	07P CROWN MOULD IN CLOSETS
19	19TH FLOOR	08 W/ CAR. (PAINT)	07P BO. (PAINT)	07P BO. (PAINT)	07P CROWN MOULD IN CLOSETS
20	20TH FLOOR	08 W/ CAR. (PAINT)	07P BO. (PAINT)	07P BO. (PAINT)	07P CROWN MOULD IN CLOSETS

FINISH NOTES:

- PAINT ALL NEW INTERIOR SURFACES AND ALL NEW EXISTING INTERIOR SURFACES. PROVIDE PRIMER PLUS FINISH COATS OF LATEX PAINT ON ALL NEW SURFACES AND 7 FINISH COATS ON ALL EXISTING SURFACES.
- PAINT ALL NEW INTERIOR SURFACES AND ALL NEW EXISTING INTERIOR SURFACES. PROVIDE PRIMER PLUS FINISH COATS OF LATEX PAINT ON ALL NEW SURFACES AND 7 FINISH COATS ON ALL EXISTING SURFACES.
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BEN J. GREEN ARCHITECT

LEONARD RESIDENCE
173 EAST MORNINGSIDE DR.
ATLANTA, GEORGIA

616 EAST PONCE DE LEON AVE., DECATUR, GA. 30030

404-378-6330

DATE: 12-15-17

A2

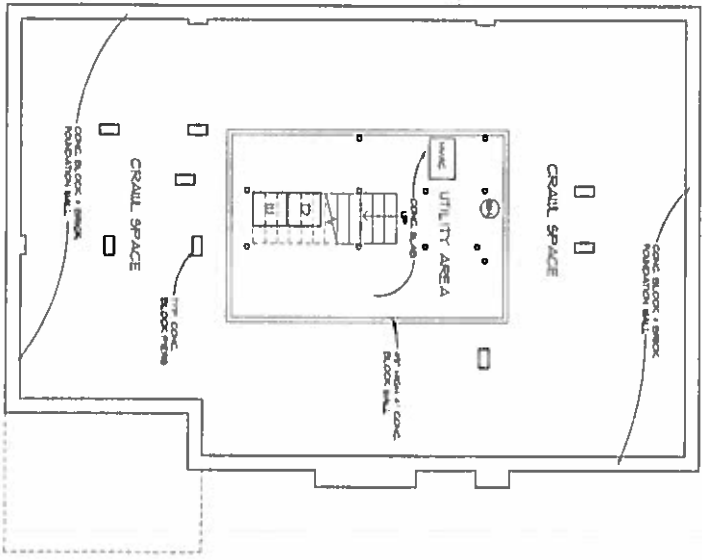
V-17-367

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Office of Zoning & Development

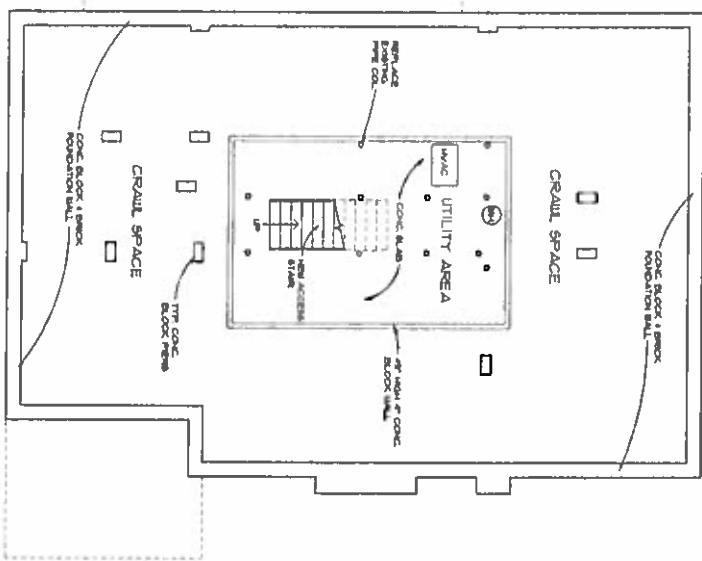
DEC 20 201

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

EXISTING BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



RELEASED FOR CONSTRUCTION



BEN J. GREEN ARCHITECT

LEONARD RESIDENCE
113 EAST MORNINGSIDE DR.
ATLANTA, GEORGIA



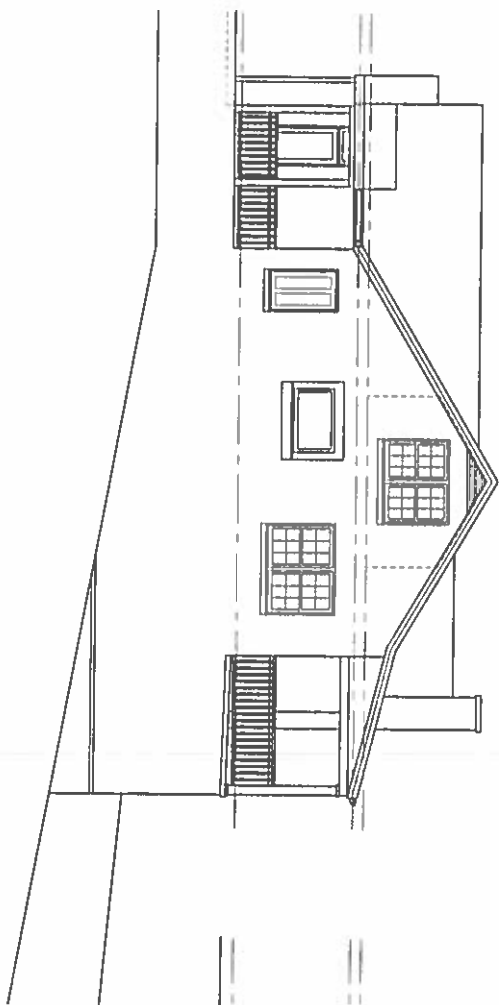
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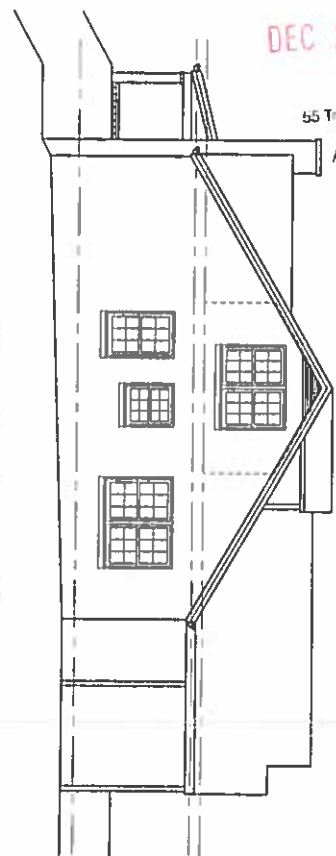
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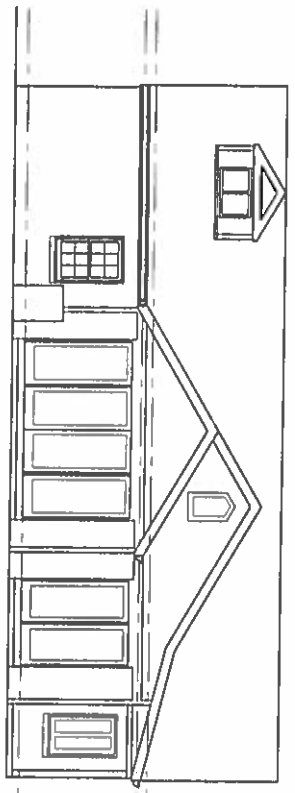
EXISTING LEFT SIDE ELEVATION
SCALE 1/8"=1'-0"



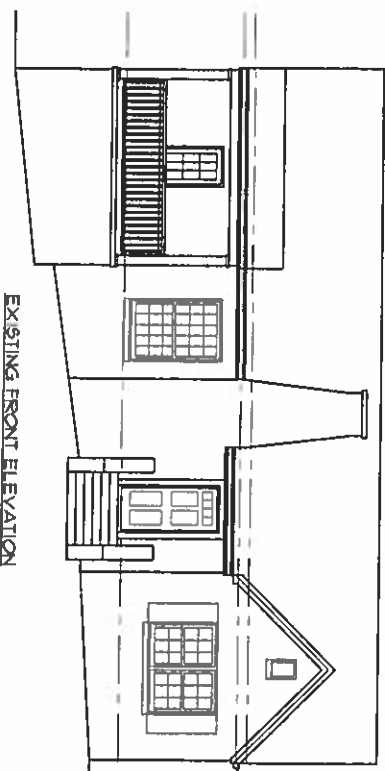
EXISTING RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"



EXISTING REAR ELEVATION
SCALE 1/8"=1'-0"



EXISTING FRONT ELEVATION
SCALE 1/8"=1'-0"

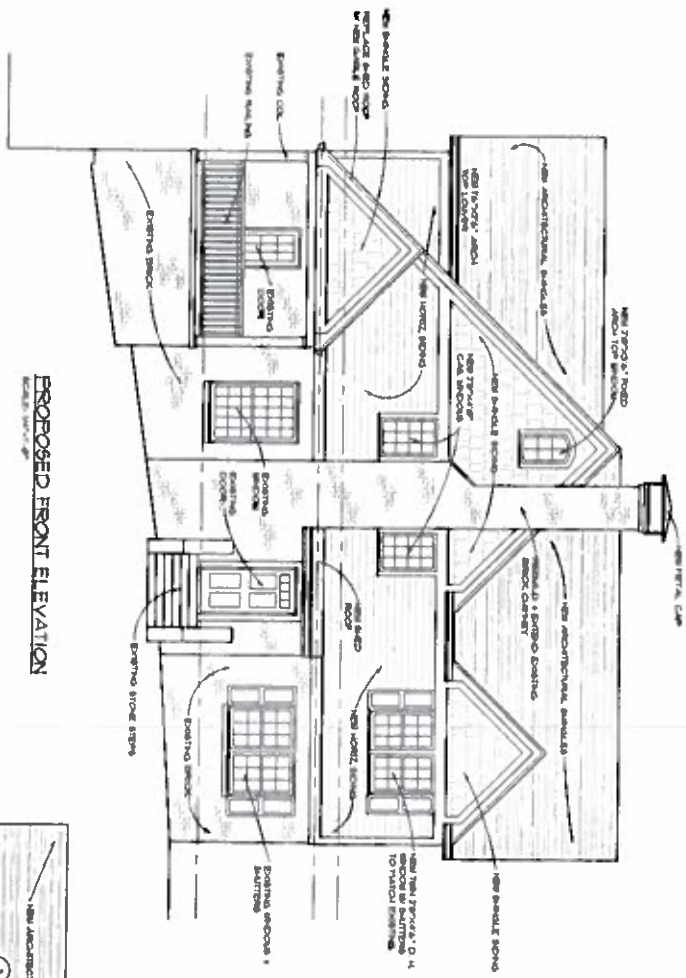


RELEASED FOR CONSTRUCTION

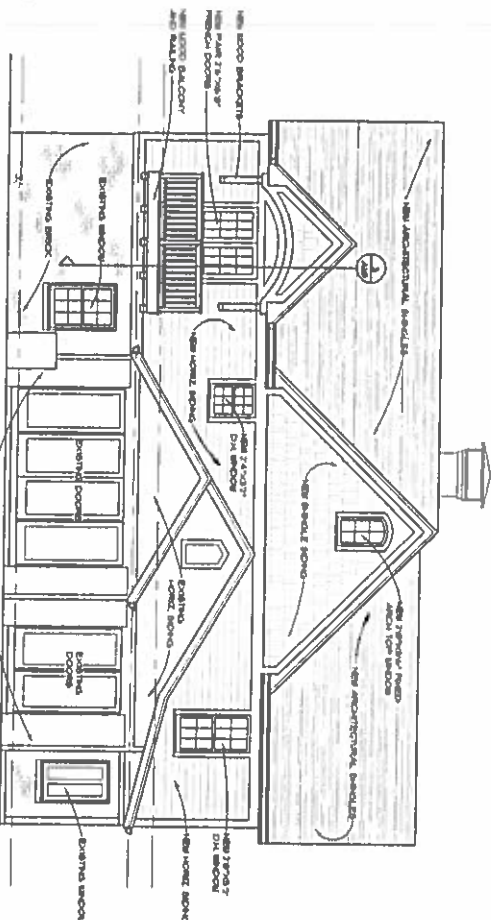
BEN J. GREEN ---- **ARCHITECT**

LEONARD RESIDENCE
773 EAST MORNINGSIDE DR.
ATLANTA GEORGIA





PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

RELEASED FOR CONSTRUCTION



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Office of Zoning & Development

DEC 20 2017

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Ste. 3350
Atlanta, GA

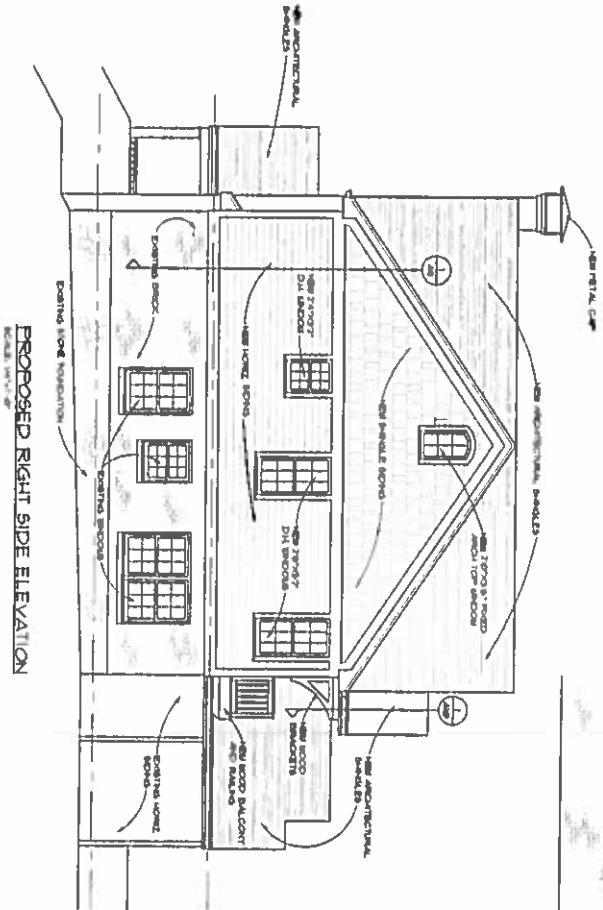
NOTE: 1. LOCATE DOWNGUTS AS PER GUTTER
INSTALLER RECOMMENDATIONS. REVIEW ON
SITE WITH OWNER AND ARCHITECT.

V-17-367

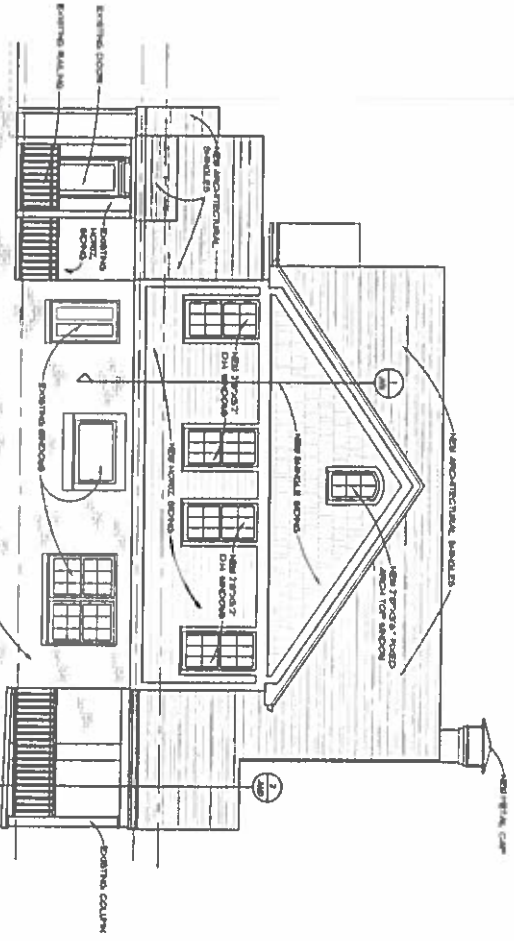
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Office of Zoning & Development

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55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: LOCATE DOWNSPOUTS AS PER GUTTER
INSTALLER RECOMMENDATIONS. REVIEW ON
SITE WITH OWNER AND ARCHITECT.



RELEASED FOR CONSTRUCTION

BEN J. GREEN ARCHITECT

LEONARD RESIDENCE
113 EAST MORNINGSIDE DR
ATLANTA, GEORGIA

616 EAST PONCE DE LEON AVE, DECATUR, GA. 30030

404-378-6330

DATE: 12-15-17

A4

RECEIPT

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

PAID
CITY OF ATLANTA
DEC 20 2017
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Application: V-17-367
Application Type: Planning/BZA/Variance/NA
Address: 773 E Morningside DR NE, ATLANTA, GA
Owner Name: Robert J. Leonard
Owner Address: 773 E Morningside Drive NE ATLANTA,GA 30324
Application Name:

Receipt No.	556831					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Credit Card		\$100.00	12/20/2017	RPLEWIS		

Owner Info.:
Robert J. Leonard
773 E Morningside Drive NE
ATLANTA, GA 30324

Work Description: To reduce the required western side yard setback fro 7 feet to 2 feet 4 inches.