



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

APPLICATION #: **V-18-128**

DATE ACCEPTED **04/24/2018**

NOTICE TO APPLICANT

Address of Property:

1132 Briarcliff PL NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, June 14, 2018 at 12:00 p.m.

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

The contact person for NPU F is:

Debbie Skopczynski

949 Rupley Dr NE

404-874-7483

chair@npufatlanta.org

Office of Planning

APR 24 2018

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

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,

JF, for Director, Office of Zoning and
Development

LANCE CHERNOW



V-18-128

City of Atlanta
Department of City Planning
Office of Zoning and Development
55 Trinity Avenue, Suite 3350
Atlanta, Georgia 30303
Phone: 404-330-6145

Office of Planning

APR 24 2018

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 10 APPLICATION NUMBER V-18-128
NPU F DATE FILED _____

Lance/ Erin Chernow
Name of Applicant

BUILDING PERMIT AUTHORIZING
Second story addition to a single-family dwelling

at 1132 Briarcliff Place NE 14th-16
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 (1) Reduce the required half-depth front yard from 17 feet, 5 inches to 7 foot to re-build a house.

Applicant seeks NO other vaviance at this time

Complete review NOT conducted

1982 ZONING ORDINANCE, AS AMENDED

Chapter 28 Section 16-28.007 Paragraph (5)(b)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Thomas Otoo 04/24/2018
Plan Reviewer Date

[Signature]
Applicant Date

V-18-128

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Office of Planning

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

Variance	<input checked="" type="checkbox"/>
Special Exception	<input type="checkbox"/>
Variance & Special Exception	<input type="checkbox"/>

APR 24 2018

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

Date Filed Apr. 24, 2018 Application Number _____

Name of Applicant Lance and Erin Chernow Daytime Phone 678-595-8563

Company Name (if applicable) _____ email lancechernow@gmail.com

Address 2187 Heritage Drive, NE Atlanta GA 30345
street city state zip code

Name of Property Owner Clark Dorsey and Margaux Germann Phone _____

Address 1132 Briarcliff Place Atlanta Georgia 30306
street city state zip code

Description of Property

Address of Property 1132 Briarcliff Place Atlanta Georgia 30306
street city state zip code

Area: .195 Land Lot: 16 District: 14⁺, Fulton County, GA.

Property is zoned: R-4, Council District: 6, Neighborhood Planning Unit (NPU): F

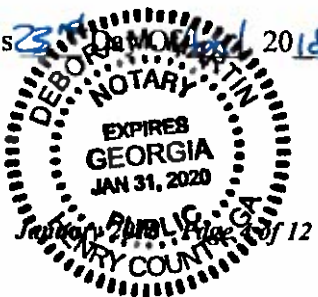
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received a preliminary plan review from the Office of Zoning and Development prior to seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

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.

 Owner or Agent for Owner (Applicant)
Lance Chernow
 Print Name of Owner

Sworn To And Subscribed Before Me This 23rd Day of April, 2018.

 NOTARY PUBLIC



V-18-158

SUMMARY & JUSTIFICATION FOR VARIANCES

Office of Planning

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.

55 Trinity Ave. S.W.
Atlanta, GA

State whether the property described in this application is subject to a pending application or ordinance for a Rezoning or Special Use Permit. YES 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: _____.

Is the proposal subject to Inclusionary Zoning? YES NO

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).")

Construct a new home on a lot with a house the currently encroaches into the side street setback as a nonconforming use.

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.

_____ covered square feet / _____ total lot square feet = _____ % proposed lot coverage

50 % maximum allowed lot coverage

Variance Criteria (see page 6 for detailed criteria):

- 1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)? The width of the lot is only 50 feet which is less than a typical R-1 zoned lot. If no variance is granted the lot width ~~is~~ to build is only 26.5 feet.
- 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 side street setback would cause a hardship in that it prevents any redevelopment of the existing house.
- 3) What conditions are peculiar to this particular piece of property? The lot was created before the side street setback requirement. Other homes on the street have similar lot widths but are not subject to an extra 10.5 feet of side setback.
- 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 existing house already encroaches up to 7 feet as a grandfathered non-conforming use so no change in actual setback will occur that would cause a detriment to the public good.

V-18-125

AUTHORIZATION BY PROPERTY OWNER

(Required only if the person filing the application is not the owner of the property subject to the proposed application.)

Office of Planning

(Please print clearly. Must be the original document. A copy will not be accepted.)

APR 24 2018

I, Clark Dorsey (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1132 Briandiff PINE (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 FILE THIS APPLICATION AS MY AGENT.

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

OWNER'S TELEPHONE NUMBER: 770-337-9918

[Signature]
SIGNATURE OF OWNER

Clark R. Dorsey
PRINT NAME OF OWNER

NAME OF APPLICANT:

LAST NAME Chernow FIRST NAME Lance

ADDRESS 2187 Heritage Dr SUITE _____

CITY Atlanta STATE GA ZIP CODE 30345

APPLICANT'S TELEPHONE NUMBER: 678-595-8563

APPLICANT'S EMAIL ADDRESS: lancechernow@gmail.com

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMES, WHO SWEARS THAT THE INFORMATION CONTAINED IN THIS AUTHORIZATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
NOTARY PUBLIC

DATE



V-18-1258

Deed Book 54840 Pg. 444
Filed and Recorded Apr-17-2018 08:30am
2018-0149990
Real Estate Transfer Tax \$480.00
Catherine Robinson
Clerk of Superior Court
Fulton County, Georgia

Office of Planning

APR 24 2018

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

RETURN TO:
Hodge & Temple, PC
1672 Pinefield Way
Marietta, GA 30066

WARRANTY DEED

This Indenture made this 25th day of March, 2018 between

John T. Ladson

of the County of Fulton, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

**Clark Richard Dorsey and Margaux Germann as
Joint Tenants with Rights of Survivorship**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of Ten and No/100 DOLLARS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said GRANTEE the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 16 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 47 OF THE JOHN A. SMITH PROPERTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING ON THE NORTH SIDE OF BRIARCLIFF PLACE (FORMERLY GREENWOOD AVENUE) AT A POINT 636.2 FEET EAST OF HIGHLAND AVENUE, RUNNING THENCE EAST ALONG THE NORTH SIDE OF BRIARCLIFF PLACE, 50 FEET, THENCE NORTH 170.2 FEET TO A TEN FOOT ALLEY, THENCE WEST ALONG SAID ALLEY 50 FEET, THENCE SOUTH 170 FEET TO THE BEGINNING POINT, BEING IMPROVED PROPERTY HAVING A HOUSE THEREON KNOWN AS NO. 1132 BRIARCLIFF PLACE, N.E., ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF ATLANTA. PARCEL ID NUMBER: 14-0016-0001-026-5. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining to, the only proper use, benefit and behoof of the said GRANTEE forever **IN FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

John T. Ladson
John T. Ladson

[Signature]
Unofficial Witness
[Signature]
Notary Public



RECEIPT

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

Application: V-18-128
Application Type: Planning/BZA/Variance/NA
Address: 1132 BRIARCLIFF PL NE, ATLANTA, GA 30306
Owner Name: LADSON JOHN T
Owner Address:
Application Name: 1132 BRIARCLIFF PL

PAID
CITY OF ATLANTA
APR 24 2018
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
576607	1406	\$100.00	04/24/2018	PAMITCHELL		



Owner Info.: LADSON JOHN T

Work Description: APPLICANT SEEKS A VARIANCE FROM ZONING REGULATION TO REDUCE THE REQUIRED HALF-DEPTH FRONT YARD 17.5 FT TO 7FT TO REBUILD NEW SFR