



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

APPLICATION #: **V-17-323**

DATE ACCEPTED **11/01/2017**

NOTICE TO APPLICANT

Address of Property:

1323 Northview AVE NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, January 4 at 12:00 p.m.

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

The contact person for NPU is:

Charles Nalbone

404-376-2300

Department of City Planning
Office of Zoning & Development

NOV - 1 2017

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,

RG, for Director, Office of Zoning and
Development

Barbara Cuson



NOV - 1 2017

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

CITY OF ATLANTA
Office of Zoning and Development - Zoning Plan Review Division
55 TRINITY AVENUE, SUITE 3350
Atlanta, Georgia 30303
404-330-6145

REFERRAL CERTIFICATE - AMENDED 10-31-17

COUNCIL DISTRICT _____ APPLICATION NUMBER V-17-323

NPU _____ DATE FILED NOV. 1, 2017

1. Barbara Cuson
Name of Applicant

BUILDING PERMIT AUTHORIZING

Single-family dwelling 2nd story addition

at 1323 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 the zoning regulation: (1) to reduce the required front yard setback from 35 feet to 29 feet, 7 inches; and (2) reduce the required northern side yard setback from 7 feet to 6 feet for a 2nd story addition.

Applicant seeks no other Variances.

A Complete Plan Review Was Not Conducted.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (1) (2)

Chapter _____ Section _____ Paragraph _____

Scott Haeberlin 11-1-17
Plan Reviewer Date

[Signature] 11/1/17
Applicant Date

V-17-323

Department of City Planning
Office of Zoning & Development

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Please mark "X" next to the type of application(s) you are submitting: **NOV - 1 2017**

Variance	X
Special Exception	
Variance & Special Exception	

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

Date Filed 11/1/17

Application Number V-17-323

Name of Applicant BARBARA CUSON Daytime Phone 404 386 1748

Company Name (if applicable) _____ email barbara_cuson@bellsouth.net

Address 3395 E FAIRVIEW RD SW STOCKBRIDGE GA 30281
street city state zip code

Name of Property Owner GERALD HUGHES Phone 917 340 2837

Address 1323 NORTHVIEW AVE NE ATLANTA GA 30306
street city state zip code

Description of Property

Address of Property 1323 NORTHVIEW AVE NE ATLANTA GA 30306
8527.65 SF street city state zip code

Area: 0.195 AC Land Lot: 2 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.

Owner or Agent for Owner (Applicant)

GERALD HUGHES
Print Name of Owner

Sworn To And Subscribed Before Me This 20 Day Of 10, 20 17.

NOTARY PUBLIC

NOV - 1 2017

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: N/A.

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.").

THE BUILDING OF SECOND FLOOR ADDITION ON TO EXISTING FOOTPRINT OF 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.

4336.37 covered square feet / 8527.65 total lot square feet = 50.8507% 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)? NOT APPLICABLE

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? THE NEED FOR MORE BEDROOMS DUE TO EXPANDING FAMILY

3) What conditions are peculiar to this particular piece of property? THE EXISTING 35'-0" FRONT SETBACK WAS DREW AFTER HOUSE WAS BUILT. and 7' side setback (north)

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. ALL THE PROPERTIES ADJACENT AND AROUND THE HOUSE ARE TWO STOR HOUSE'S.

NOV - 1 2017

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

October 22, 2017
City of Atlanta
Board of Zoning Adjustment
Office of Planning
55 Trinity Avenue, Suite 3350
Atlanta, GA 30303

RE: The Hughes Residence
1323 Northview Ave., NE
Atlanta, GA 30306

Dear Sir or Madam,

We are seeking a variance to build a second story over our existing home. The house currently encroaches into the front yard setback (the setback lines were drawn after the house was built). Therefore, we request that the current setback of thirty-five feet be reduced to twenty-five feet, and the north side yard setback from 7' to 6'. Our wish is to expand our home to include an additional level to accommodate our expanding family. My wife is currently expecting our second child, due early 2018. Many homes in our area have a minimum of two levels, so our hope is that we can increase our footprint upwards vs. outwards in order to keep the existing aesthetic of the home and location. Without this addition, our main (and only) operating level will be increasingly tight and tough to navigate with a newborn child. We often have family visit from out of town for long periods of time; therefore, the limited bedrooms and bathrooms continually present a challenge for our family. It's our opinion that granting this variance will enhance and not detract from people's use and enjoyment of adjoining and surrounding properties. Thank you for your consideration.

Sincerely,

Gerald Hughes
Home Owner
Cell: 917-340-2837
Email: gerry@shelbourneconstruction.com

Variance Application Photos
Hughes Residence Addition
1323 Northview Ave., NE

NOV - 1 2017

85 Trinity Ave. S.W.
Ste. 3350



1323 Northview Ave., NE



Adjacent two-story home (north side of property)



Adjacent two-story home (south side of property)



Home across the street

AUTHORIZATION BY PROPERTY OWNER

(Required only if the applicant is not the owner of the property subject to the proposed application) 17

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

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

I, GERALD HUGHES (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1323 NORTHVIEW AVE 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 FILE THIS APPLICATION AS MY AGENT.

NAME OF APPLICANT:

LAST NAME CUSON FIRST NAME BARBARA
ADDRESS 3395 E FAIRVIEW RD SW SUITE _____
CITY STOCKBRIDGE STATE GA ZIP CODE 30281

OWNER'S TELEPHONE NUMBER: 917 340 2837

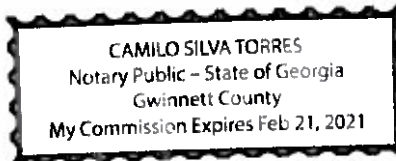

SIGNATURE OF OWNER

GERALD HUGHES
PRINT NAME OF OWNER

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.


NOTARY PUBLIC

10/20/17
DATE



RECEIPT

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

PAID
 CITY OF ATLANTA
 NOV 01 2017

EX OFFICIO MUNICIPAL
 REVENUE COLLECTOR

Application: V-17-323
 Application Type: Planning/BZA/Variance/NA
 Address: 1323 NORTHVIEW AVE NE, ATLANTA, GA 30306
 Owner Name: GREGORY BARBARA M
 Owner Address: 122 KOSCIUSZKO RD HIGH BRIDGE, NJ 08829
 Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
549373		\$100.00	11/01/2017	PAMITCHELL		

Owner Info.: GREGORY BARBARA M
 122 KOSCIUSZKO RD
 HIGH BRIDGE, NJ 08829

Work Description: Variance to reduce the required front yard setback from 35 feet to 29 feet, 7 inches; and (2) Reduce the required northern side yard setback from 7 feet to 6 feet for a 2nd story addition.

COORD # 20141522
DWG # 20141522

SURVEY LAND EXPRESS, INC

LAND SURVEYING SERVICES

70 LENOX POINT
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

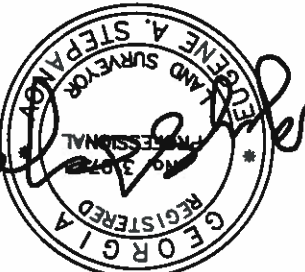
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000 FEET. AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

PROPERTY ADDRESS:
1323 NORTHVIEW AVE NE
ATLANTA, GA 30306

LOT 7
SUBDIVISION HIGHLAND PARK
LAND LOT 2
17TH DISTRICT
SECTION
FULTON COUNTY, GEORGIA
PB.9/PG.186 DB.53723/PG.426
FIELD WORK DATE JAN 13, 2015
PRINTED/SIGNED JAN 16, 2015
PAPER SIZE: 11" x 17"
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

GERALD HUGHES

EXISTING CONDITIONS PREPARED FOR: SHEET 1 OF 2



TREE PROTECTION

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

NOV - 1 2017
Office of Zoning & Development
85 Trinity Ave. SW
Ste 3350
Atlanta, GA

GSWCC
GEORGIA SOIL AND WATER
CONSERVATION COMMISSION
EUGENE A STEPANOV
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000065549
ISSUED: 01/27/2012 EXPIRES: 01/27/2017

PROPERTY IS ZONED R-4
BUILDING SETBACK:
FRONT 35'
SIDE 7'
REAR 15'
MAX LOT COVERAGE 50%

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MADE VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES, BEFORE EXCAVATIONS, ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAN WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIONS COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES. TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.
7. SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED IN THIS PLAN. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED IN THIS PLAN. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN.

- 1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- 2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE
- 3. ANY DISTURBED AREA LEFT IDLE FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING. DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- 4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- 5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- 6. SILT FENCE SHALL BE "TYPE-C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.

GENERAL NOTES (SITE PLAN)

I HAVE THIS DATE, EXAMINED THE "FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (S) IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL.
MAP ID 13121C0261G X
DATE: 09/18/2013
THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.
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.
LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

FLOOD NOTE:
SITE LOCATION MAP (NOT TO SCALE)



* L E G E N D *

- POB POINT OF BEGINNING
- LLT LAND LOT LINE
- MH MAN HOLE
- SSJ SANITARY SEWER LINE
- CB CATCH BASIN
- JB JUNCTION BOX
- DI DRAINAGE INLET
- YI YARD INLET
- HW HEAD WALL
- PP POWER POLE
- PW POWER LINE
- SSE SANITARY SEWER EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- TA TOP OF BANK
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONC. PIPE
- APP AS PER PLAT
- APD AS PER DEED
- APR AS PER RECORD
- APF AS PER FIELD
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- OU OWNERSHIP UNCLEAR
- OH OVERHANG
- GL GAS LINE
- WM WATER METER
- WL WATER LINE
- NWB WATER VALVE
- NWBORS.
- IPF IRON PIN FOUND
- IPR IRON PIN SET
- OTF OPEN TOP PIPE FOUND
- CTP CRIMP TOP PIPE FOUND
- AI ANGLE IRON FOUND
- CP CALCULATED POINT
- CF CHAIN LINK FENCE
- WX-FENCE
- WOF WOOD FENCE
- WRF WIRE FENCE
- WDF WOOD FENCE
- WFC FENCE CORNER
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- PC PROPERTY CORNER
- CL CENTER LINE
- BR BRICK
- FR FRAME
- WD WOOD
- PL PLAT
- D DEED
- R RECORD
- F FIELD
- G.O.A. CITY OF ATLANTA
- X INDICATES STAIRS

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000 FEET. AN ANGULAR ERROR OF 07 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 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
3. SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY, RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.
5. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS INC FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
6. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
7. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
8. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
9. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
10. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTEND OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
11. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
12. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROCESS.
13. FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.

NOTES

- TREE PROTECTION SHALL BE ENFORCED ACCORDING TO CITY OF ATLANTA STANDARDS. NO ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS. AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.
- NO GRADED SLOPE SHALL EXCEED 2H : 1V
- NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF PROJECT SITE.
- CALL THE ATLANTA ARBORIST AT 404-330-6874 FOR MANDATORY PRE-CONSTRUCTION CONFERENCE AND SITE INSPECTION.
- THREE WORKING DAYS BEFORE YOU DIG, CALL UTILITIES PROTECTION CENTER, INC. ● 1-800-282-7411
- IT'S THE LAW.
- HAUL ROUTE PERMIT IS NOT REQUIRED
- LAND DISTURBANCE WITHIN RIGHT-OF-WAY AREA IS PROHIBITED
- TOPOGRAPHY IS BASED ON FIELD RUN SURVEY
- GRADE TO DRAIN AWAY FROM FOUNDATION.

SURVEY LAND EXPRESS, INC

70 LENOX POINT
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 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 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

PROPERTY ADDRESS:
1323 NORTHEW AVE NE
ATLANTA, GA 30306

PAPER SIZE: 11" x 17"

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

FIELD WORK DATE JAN 13, 2015

PRINTED/SIGNED JAN 16, 2015

FULTON COUNTY, GEORGIA PB.9/PG.186 DB.53723/PG.426

LAND LOT 2 17TH DISTRICT SECTION

SUBDIVISION HIGHLAND PARK UNIT

LOT 7 BLOCK A

GERALD HUGHES

EXISTING CONDITIONS PREPARED FOR: SHEET 2 OF 2

4336.37 SF / 0.099 AC

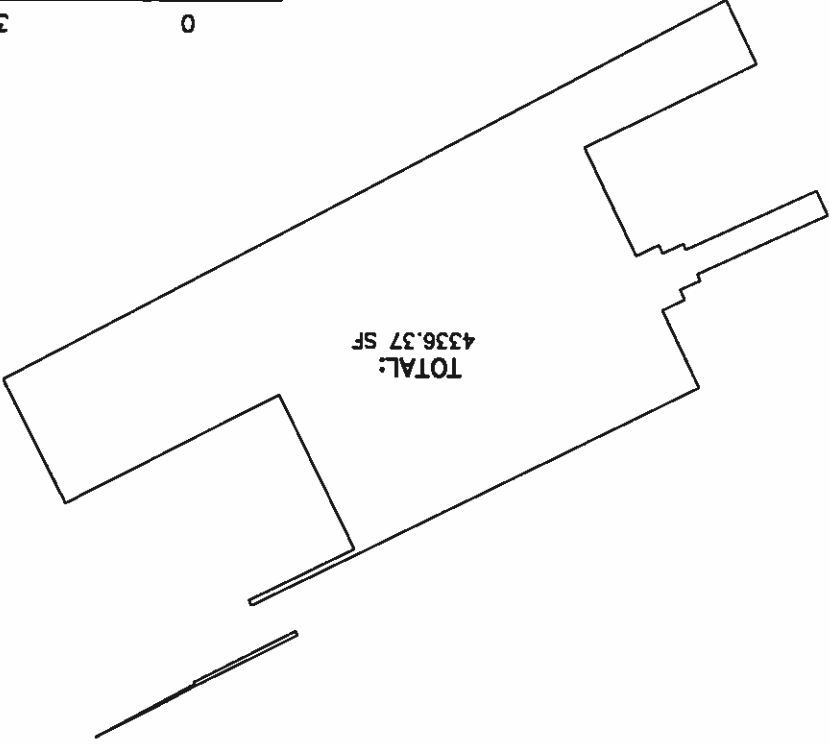
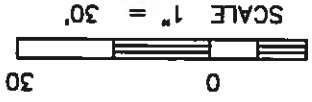
IMPERVIOUS AREA

8527.65 SF x 50% = 4263.82 SF / 0.097 AC

ALLOWABLE LOT COVERAGE

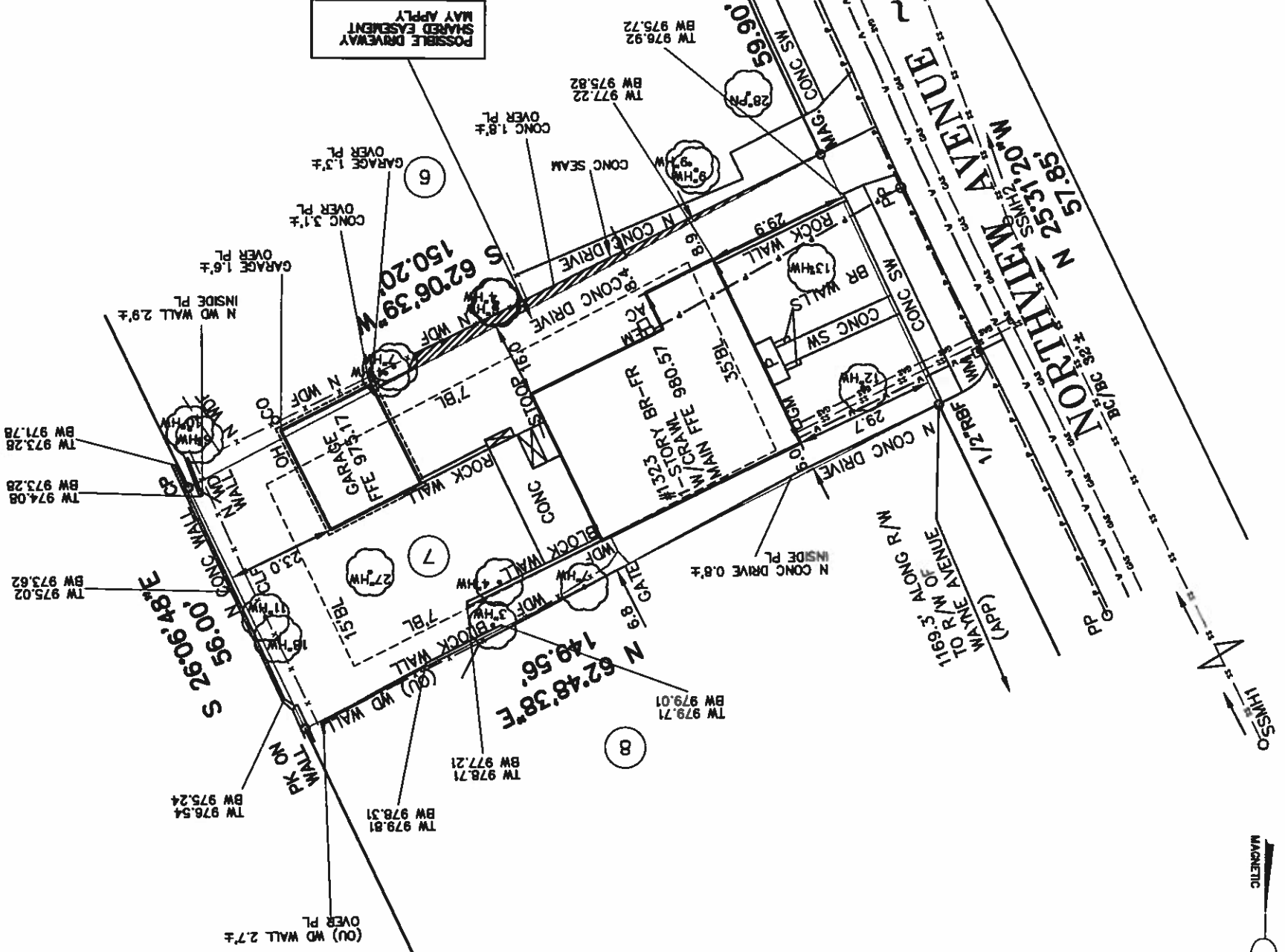
8527.65 SF / 0.195 AC

TOTAL LAND AREA



IMPERVIOUS AREA DETAIL

POSSIBLE DRIVEWAY SHARED EASEMENT MAY APPLY



OLD HOUSE FFE
MAIN 980.57



TREE STATEMENT

THERE WILL BE NO TREES IMPACTED IN ANY WAY DURING THE CONSTRUCTION PROCESS

DIRT STATEMENT

NO CUT/FILL
DEMO DEBRIS = APPROX. 60 CY

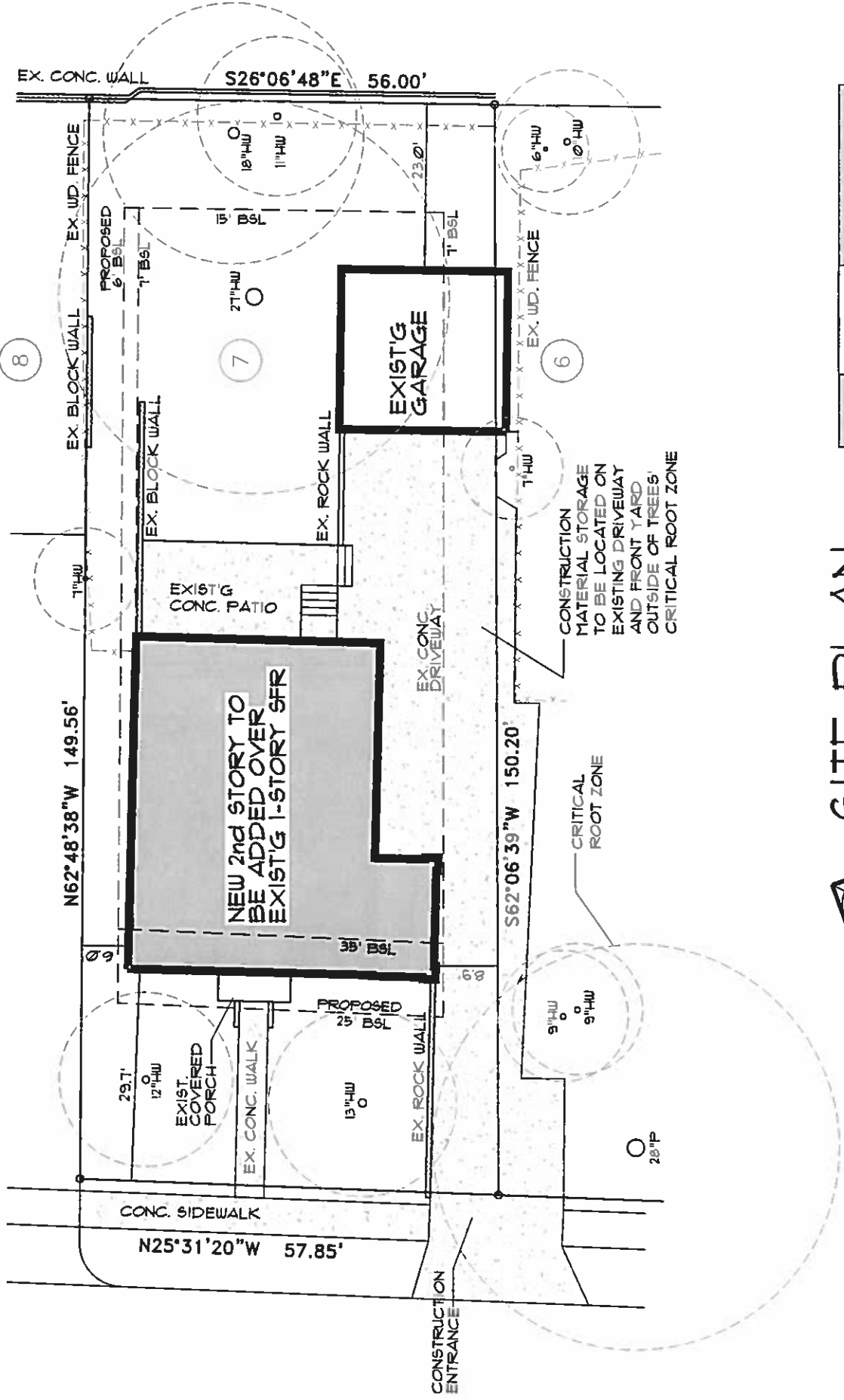
LOT COVERAGE INFORMATION

TOTAL LOT AREA: 8528 SF. (0.195 AC.)
MAX. LOT COVERAGE: 50% = 4,263 SF.
AREA CALCULATIONS:
EXISTING HOUSE (FOOTPRINT) = 1698 SF.
EXISTING GARAGE (FOOTPRINT) = 505 SF.
EXISTING DRIVEWAY = 1512 SF.
EXISTING PORCH/WALKWAY/PATIO/WALLS = 621 SF.
TOTAL IMPERVIOUS AREA = 4336 SF. = 51%

LOT INFORMATION

ZONE: R-4
LAND LOT 2, LOT 1
17th DISTRICT
FULTON COUNTY, GA
CITY OF ATLANTA

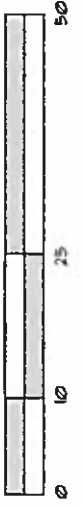
NOTE: ALL AREA CALCULATIONS REFLECT EXISTING CONDITIONS



NORTHVIEW AVENUE ~ 60' R/W

SITE PLAN

1" = 20'



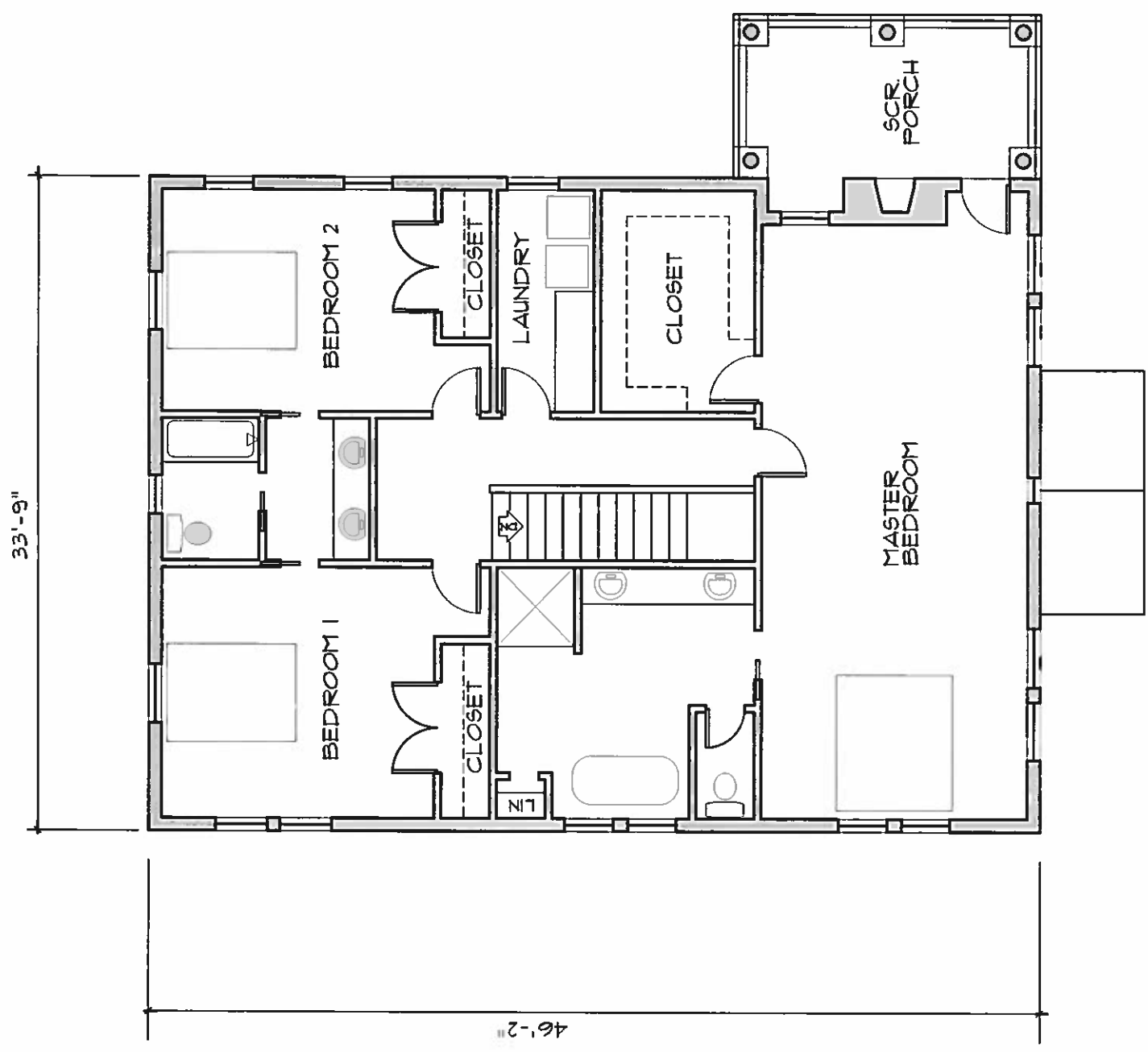
HUGHES RESIDENCE ADDITION

1323 NORTHVIEW AVENUE, NE
ATLANTA, GEORGIA 30306

ARCHITECTURAL DRAWINGS □ BARBARA CUSON □ 404 386 1748 □ barbara.cuson@bellsothnet □

11/11 VARIANCE SUBMITTAL

NOT RELEASED FOR CONSTRUCTION



2nd FLOOR PLAN - NEW

1/8" = 1'-0"

A-3

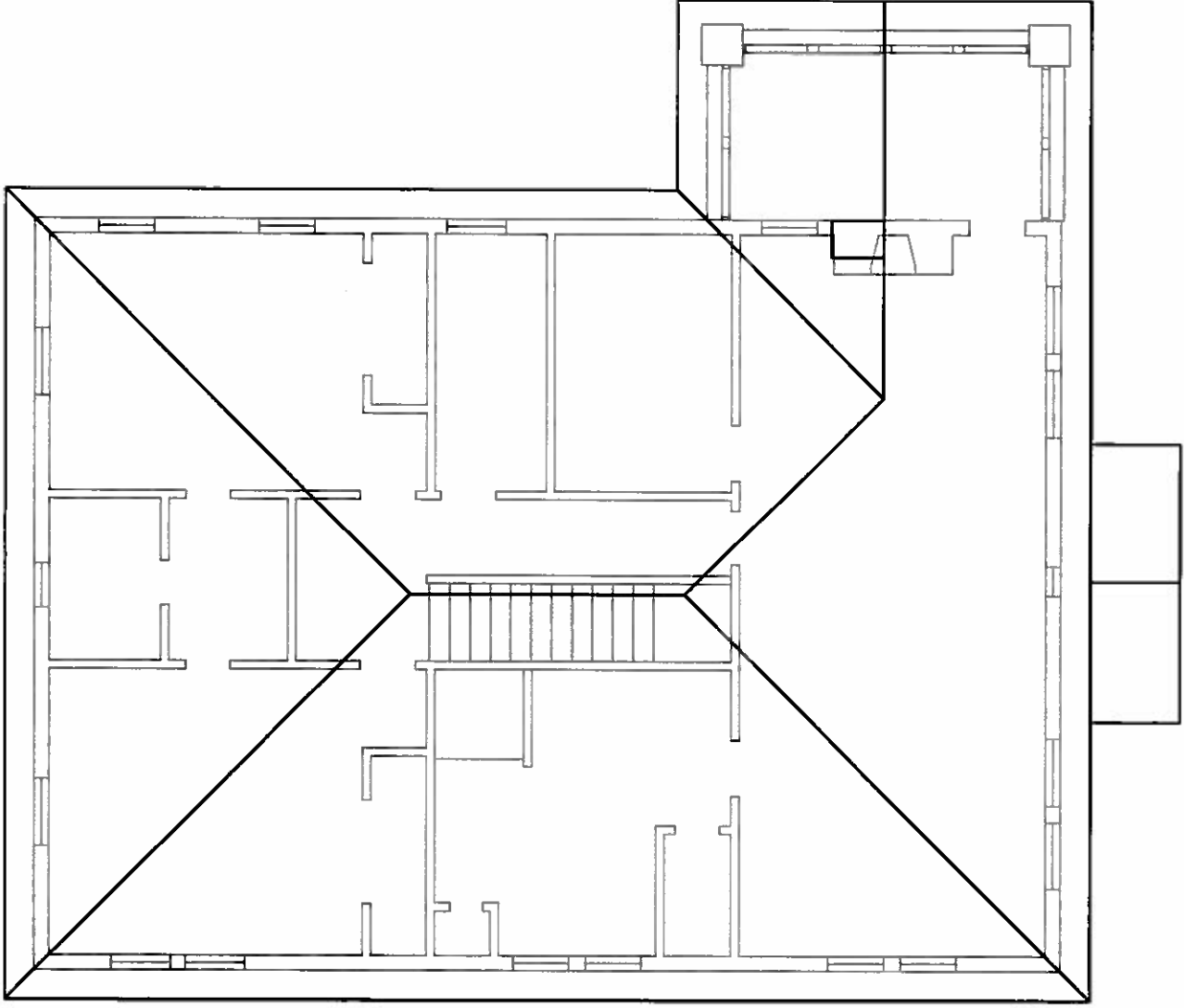
HUGHES RESIDENCE ADDITION

1323 NORTHVIEW AVENUE, NE
ATLANTA, GEORGIA 30306

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LVI/V VARIANCE SUBMITTAL

NOT RELEASED FOR CONSTRUCTION



ROOF PLAN - NEW

1/8" = 1'-0"

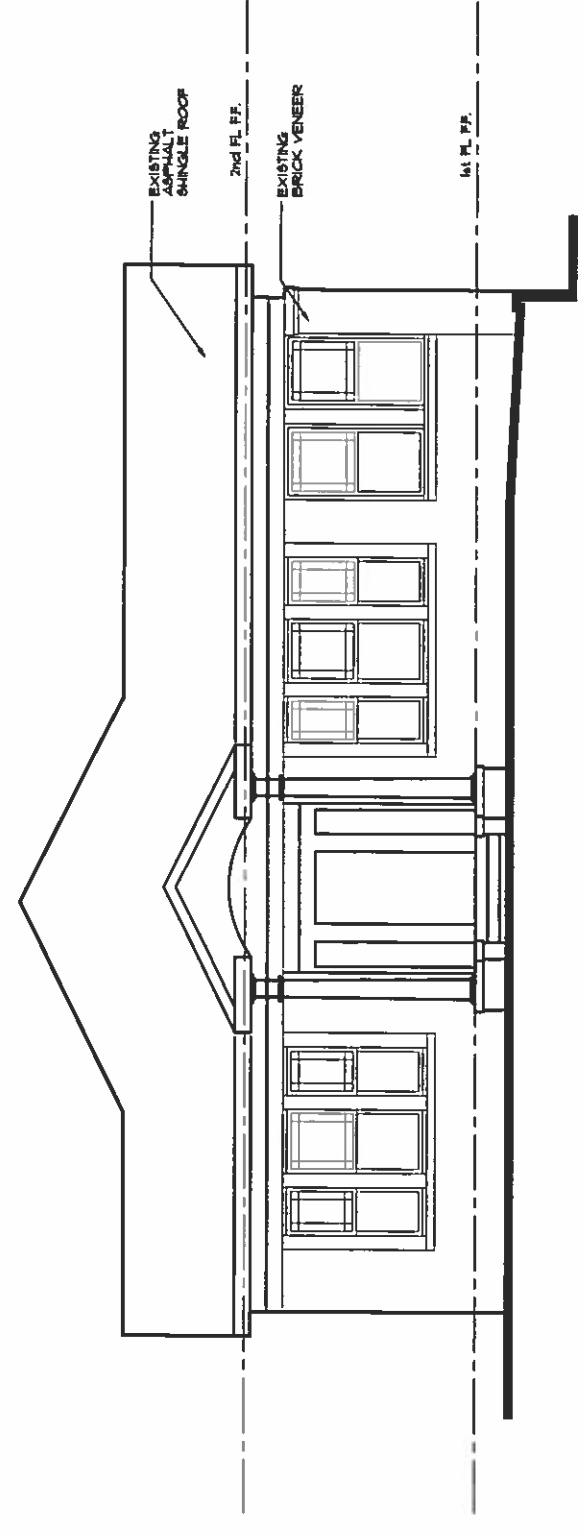
HUGHES RESIDENCE ADDITION

123 NORTHVIEW AVENUE, NE
ATLANTA, GEORGIA 30306

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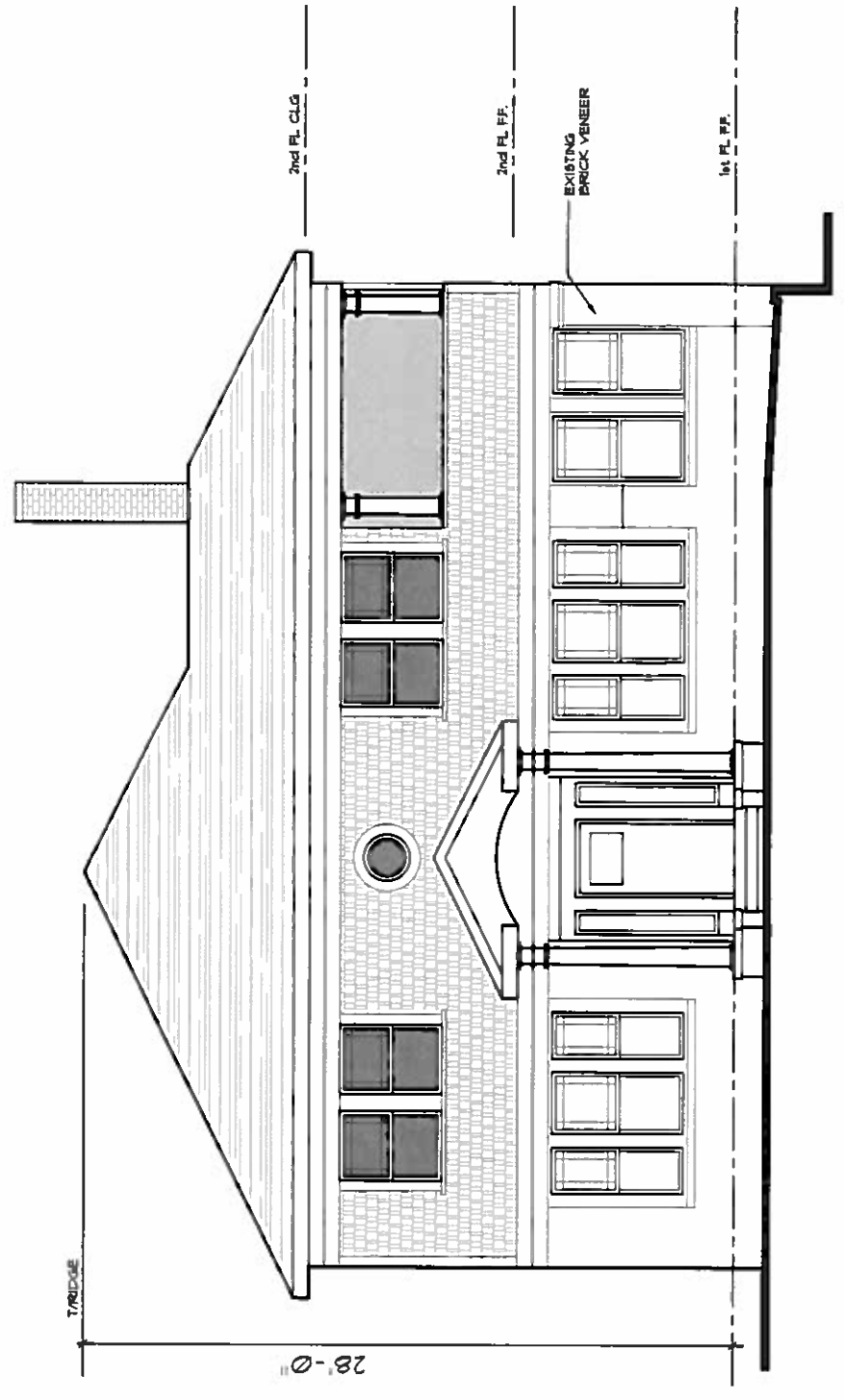
11/17 VARIANCE SUBMITTAL

NOT RELEASED FOR CONSTRUCTION



NORTH ELEVATION - EXISTING

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

11/11 VARIANCE SUBMITTAL

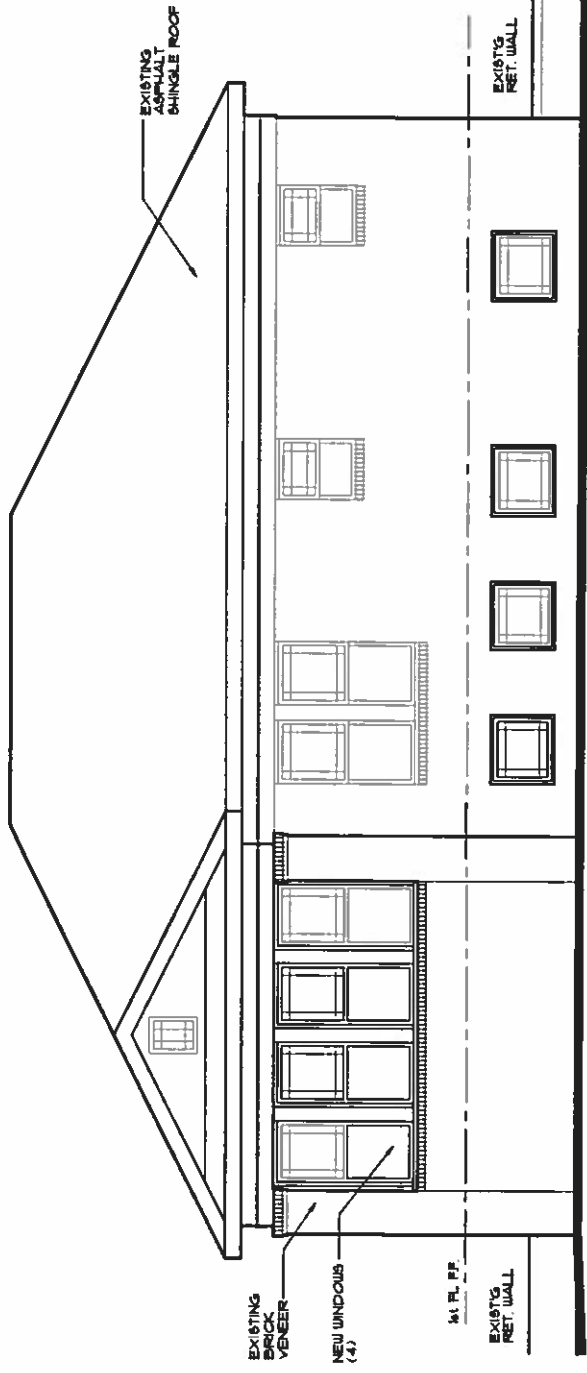
HUGHES RESIDENCE ADDITION

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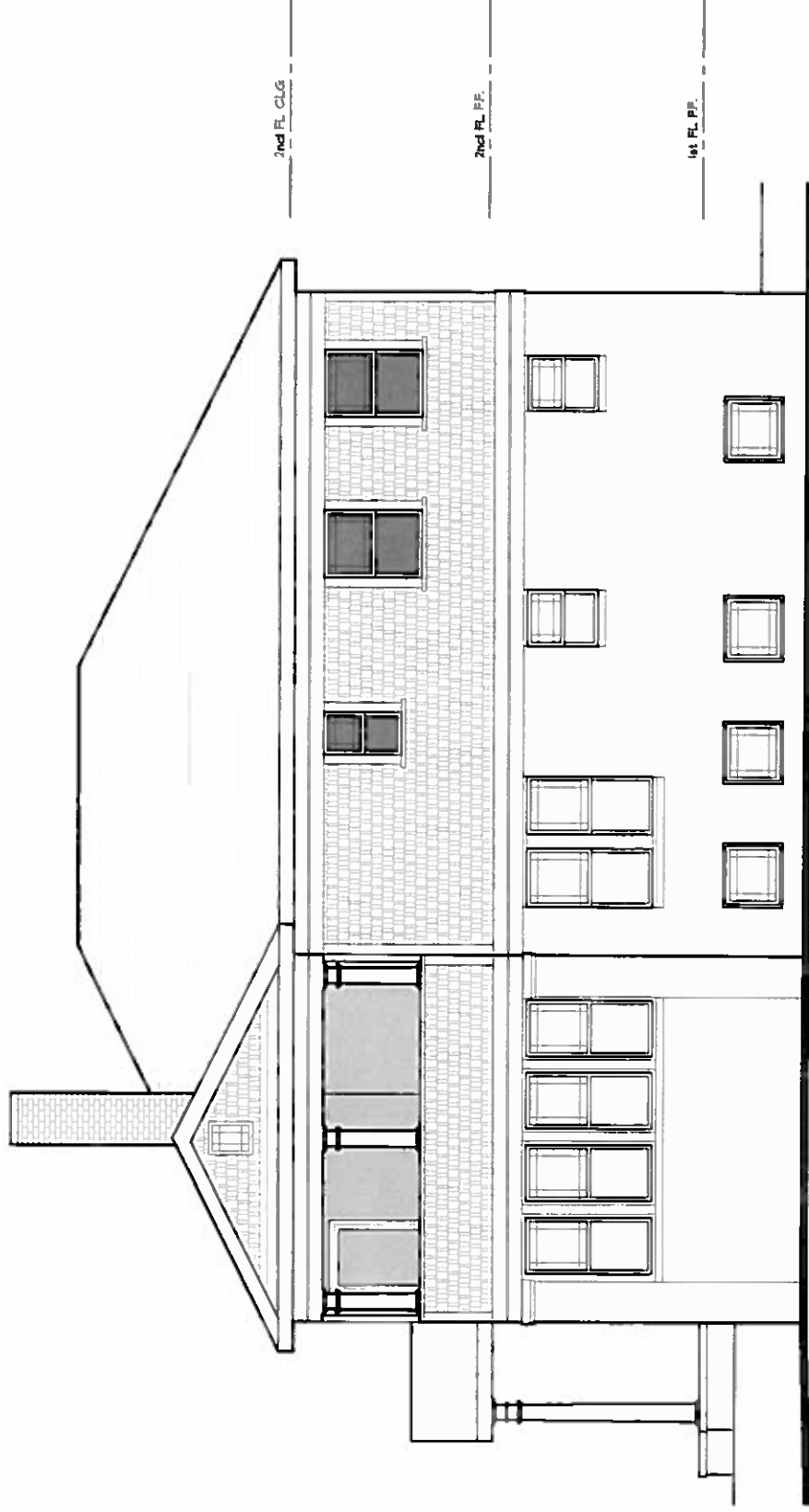
A-5

[NOT RELEASED FOR CONSTRUCTION]



NORTH ELEVATION - EXISTING

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

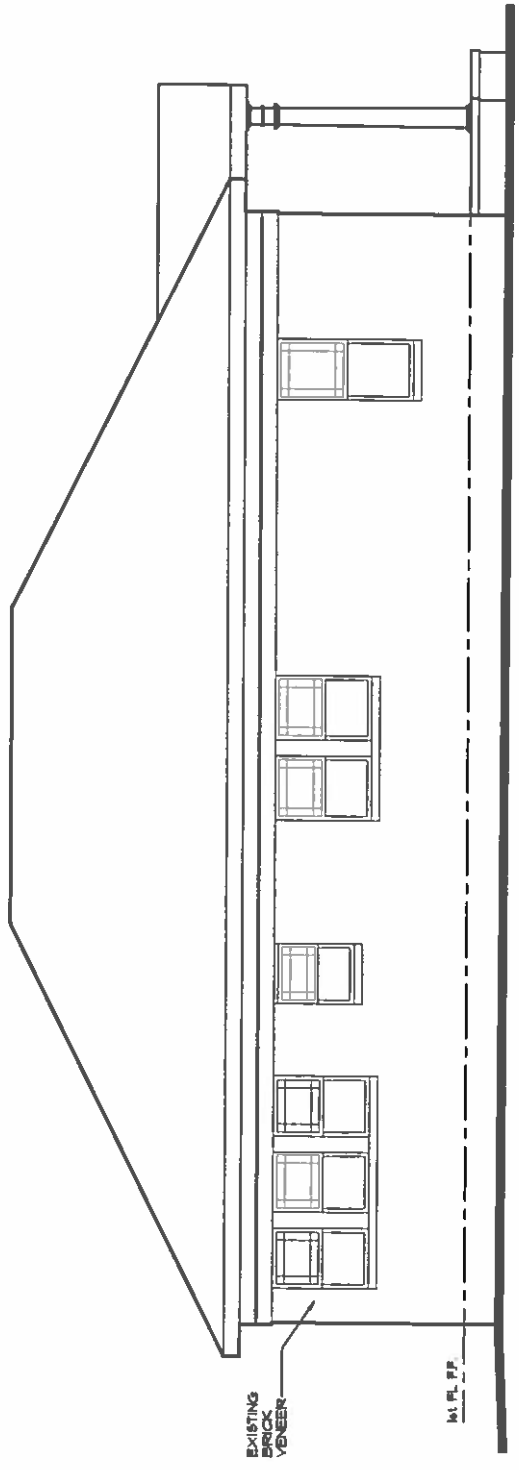
HUGHES RESIDENCE ADDITION

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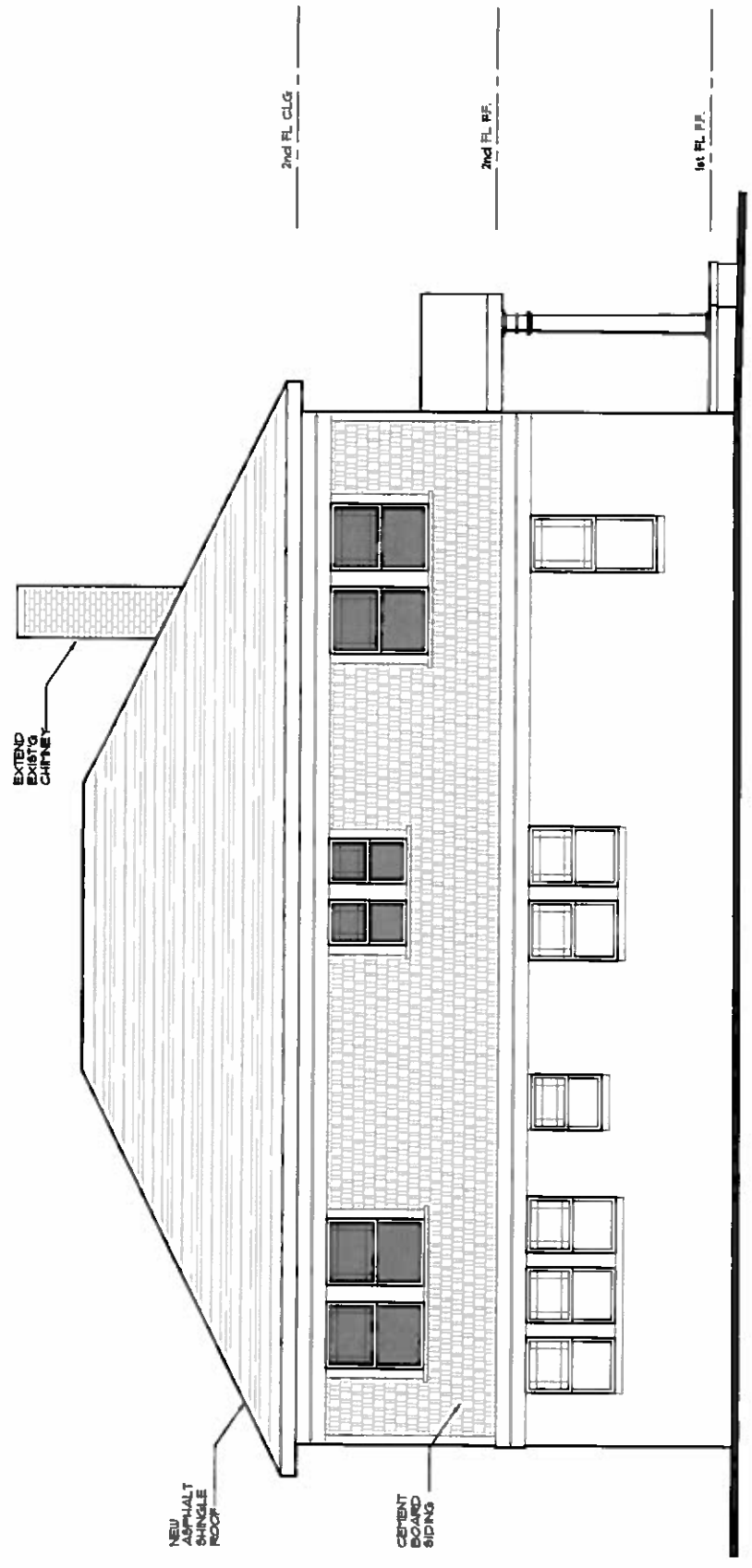
1/1/17 VARIANCE SUBMITTAL

NOT RELEASED FOR CONSTRUCTION



NORTH ELEVATION - EXISTING

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"