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

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,

[Signature]
RG, for Director, Office of Zoning and Development

[Signature]
Barbara Cuson
CITY OF ATLANTA
Office of Zoning and Development - Zoning Plan Review Division
55 TRINITY AVENUE, SUITE A350
Atlanta, Georgia 30303
404-330-6145

REFERRAL CERTIFICATE – AMENDED 10-31-17
COUNCIL DISTRICT ______ APPLICATION NUMBER V-17-383
NPU ______________________ DATE FILED Nov. 1, 2017

1. __________________________ Name of Applicant
   Barbara Cuson

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 northeern 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

Blair 11/13
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: 1/1/17
Application Number: Y-19-320

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

Name of Property Owner: GERALD HUGHES  Phone: 917.340.2837

Address: 1323 NORTHVIEW AVE NE ATLANTA GA 30306

Description of Property

Address of Property: 1323 NORTHVIEW AVE NE ATLANTA GA 30306

Area: 0.195 AC  Land Lot: 2  District: 17th  COUNTY: FULTON  County, GA.

Property is zoned: R-4  Council District: G  Neighborhood Planning Unit (NPU): E

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.

[Signature]
Owner or Agent for Owner (Applicant)

GERALD HUGHES
Print Name of Owner

Sworn To And Subscribed Before Me This 20 Day Of 10, 2017.

[Signature]
NOTARY PUBLIC

CAMILO SILVA TORRES
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Feb 21, 2021

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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.

4326.37 covered square feet/6527.65 total lot square feet = 65.897% 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 3'-0" 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 STORY HOUSE'S.
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

1323 Northview Ave., NE

Adjacent two-story home (north side of property)
Adjacent two-story home (south side of property)

Home across the street
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
City: Stockbridge
State: GA
Zip Code: 30281

Owner's Telephone Number: 917 340 2837

[Signature]

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.

[Signature]

Notary Public

(10/20/17)

Date

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**City of Atlanta**

**Department of Planning and Community Development**

55 Trinity Ave SW, Atlanta GA 30303

404-330-6070

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**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

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**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.
**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: 8,526 SF. (0.205 AC.)

Max. Lot Coverage: 50% x 4,265 SF.

Area Calculations:

- Existing house (footprint) = 1,638 SF.
- Existing garage (footprint) = 505 SF.
- Existing driveway = 132 SF.
- Existing porch/walkway/retaining walls = 621 SF.

Total Impervious Area = 4,336 SF. = 51%

**LOT INFORMATION**

Zone: R-4

Land Lot 2, Lot 1

11th District

Fulton County, GA

City of Atlanta

Note: All area calculations reflect existing conditions.

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**SITE PLAN**

Site plan annotations and details provided on the plan.