



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

APPLICATION #: **V-18-197**

DATE ACCEPTED **06/19/2018**

NOTICE TO APPLICANT

Address of Property:

1659 Noble DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, August 9, 2018 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
641 East Pelham Rd NE
Atlanta, GA 30324
404-376-3230
zoning@npufatlanta.org

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,



LM, for Director, Office of Zoning and
Development



GARY ATKINSON

Office of Planning

V-18-197
JUN 19 2018

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



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

V-18197
 JUN 19 2018

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REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-18197
 NPU F DATE FILED 6/19/18

Gary L. Atkinson
 Name of Applicant

BUILDING PERMIT AUTHORIZING

Single family addition

at 1659 Noble Dr NE 18th/56
 Street Address Quadrant District & Land Lot

to be used for Single family 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 30 feet (2) to reduce the required rear yard setback from 15 feet to 5 feet for the construction of an addition to an existing single family home.

Complete Plan Review Was Not Conducted

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (1) (3)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Julie Paquin 6/19/18
 Plan Reviewer Date

[Signature] 6/19/18
 Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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"/>

Date Filed 12 June 18 Application Number V-18-197
 Name of Applicant GARY L. ATKINSON Daytime Phone 404.536.3471
 Company Name (if applicable) _____ email L1XATK@BELLSouth.NET
 Address 1173 VIRGINIA AVENUE ATLANTA GA 30306

street
city
state
zip code

Name of Property Owner GARY L. ATKINSON Phone 404.536.3471
 Address 1173 VIRGINIA AVENUE ATLANTA GA 30306

street
city
state
zip code

Description of Property

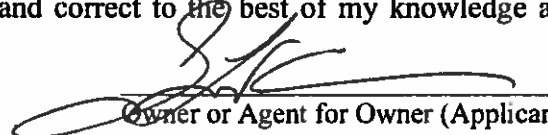
Address of Property 1659 NOBLE DR ATLANTA GA 30306

street
city
state
zip code

 Area: 14,722 Land Lot: 56 District: 18, DEALB County, GA.
 Property is zoned: R-4, Council District: 6, Neighborhood Planning Unit (NPU): F

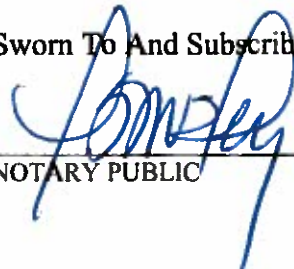
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received a preliminary plan review from the Office of Zoning and Development prior to seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

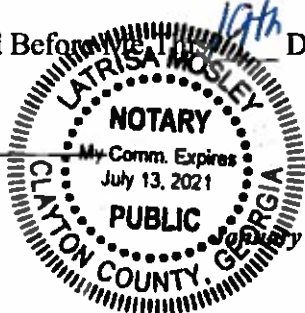
I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing 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)

GARY L. ATKINSON
 Print Name of Owner

Sworn To And Subscribed Before me this 12th Day Of June, 2018.


 NOTARY PUBLIC



Office of Planning
V-18-197
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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 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.").

Construction of a new 1,166 sf garage attached to an 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.

4,529 covered square feet / 14,722 total lot square feet = 31 % 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 lot is triangularly shaped.
- 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 setback lines on the triangular lot result in a smaller buildable area.
- 3) What conditions are peculiar to this particular piece of property?
The lot is located at a bend in Noble Drive that results in an acute triangle shaped property line.
- 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.
No changes are proposed to the front yard setback. Building placement and distance from side yard neighbors is in keeping with the neighborhood.

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EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 56 of the 18th District of DeKalb County, Georgia, being Lot 17, Block 3, of Johnson Estates Subdivision, as per plat of same recorded in Plat Book 9, Page 146, DeKalb County Records, and being more particularly described as follows: Beginning at an iron pin on the Northeasterly side of Noble Drive, 174 feet Northwesterly from the corner formed by the intersection of the Northeasterly side of Noble Drive with the Northwesterly side of Johnson Road, said beginning point being at the line dividing Lots 1 and 17 of said Block and Subdivision; running thence Northeasterly along the Southeasterly side of Noble Drive 229.5 feet to an iron pin and Lot 16 of said Block and Subdivision; running thence Southeasterly along the Southwesterly line of said Lot 16, 134.5 feet to an iron pin and Lot 3 of said Block and Subdivision; running thence Southwesterly along the Northwesterly line of Lots 3, 2 and 1 of said Block and Subdivision, 215 feet to the Northeasterly side of Noble Drive and the point of beginning.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 56 of the 18th District of DeKalb County, Georgia, and being more particularly described as follows:

To find the true point of beginning, begin at the intersection of the northwesterly right-of-way of Johnson Road (50' R/W) with the southeasterly right-of-way of Noble Drive (50' R/W); thence running along the easterly and southerly right-of-way of Noble Drive a distance of 173.50 feet to a 1/2" rebar found; thence running along the southeasterly right-of-way of Noble Drive along a curve to the right having an arc distance of 65.19 feet, said curve having a radius of 176.47 feet and being subtended by a chord having a length of 64.82 feet, a chord bearing of North 27 degrees 31 minutes 20 seconds east to a point; thence continuing along said right-of-way North 37 degrees 36 minutes 53 seconds East a distance of 152.75 feet to a point; said point being the POINT OF BEGINNING; thence running along the right-of-way of Noble Drive North 37 degrees 36 minutes 53 seconds East a distance of 12.00 feet to a point; thence running South 32 degrees 23 minutes 35 seconds East a distance of 85.11 feet to a point; thence running North 40 degrees 19 minutes 05 seconds West a distance of 81.79 feet to a point, said point being the POINT OF BEGINNING.

Said tract containing approximately 0.011 acres (480 square feet) of land, more or less, as shown on the survey for Larrie D. Martin, prepared by Michael Noles G.R.L.S. #2646 of McClung Surveying Services, Inc., dated November 8, 2017.


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RECEIPT

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

PAID
CITY OF ATLANTA
JUN 19 2018

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR



Application: V-18-197
Application Type: Planning/BZA/Variance/NA
Address: 1659 NOBLE DR NE, ATLANTA, GA 30306
Owner Name: HICKEY JOSEPH A
Owner Address:
Application Name: 1659 NOBLE DR NE

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
586606		\$100.00	06/19/2018	PAMITCHELL		

Owner Info.: HICKEY JOSEPH A

Work Description: APPLICANT SEEKS A VARIANCE FROM THE ZONING REGULATION (1) TO REDUCE THE REQUIRED FRONT YARD SETBACK FROM 35 FEET TO 30 FEET (2) TO REDUCE THE REQUIRED REAR YARD SETBACK FROM 15 FEET TO 5 FEET FOR THE CONSTRUCTION OF AN ADDITION TO AN EXISTING SINGLE FAMILY HOME.

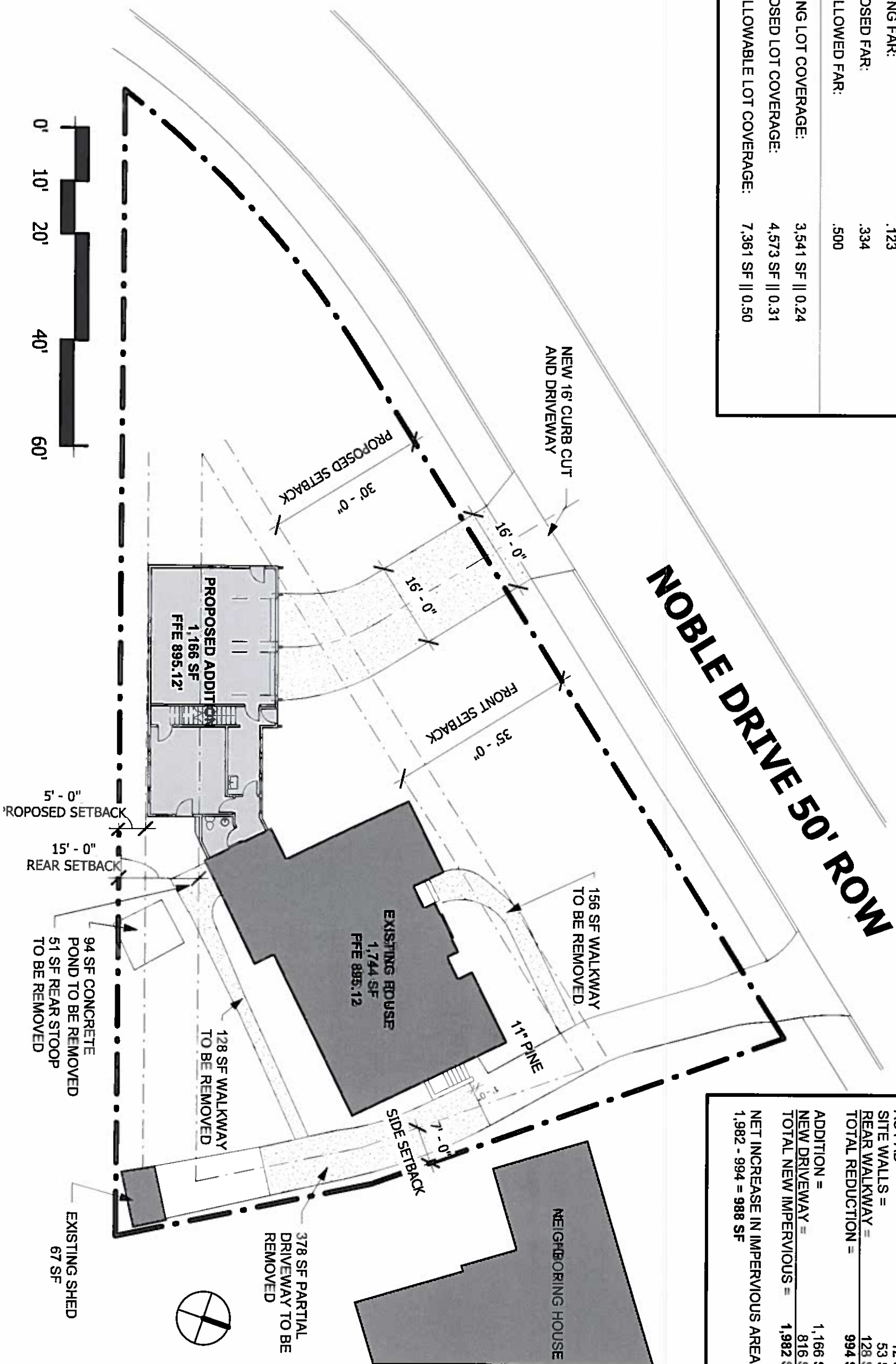
CITY OF ATL BLDG PERMI
55 TRINITY AVE STE 1350
ATLANTA, GA 30303
06/19/2018 15:16:38
CREDIT CARD
VISA SALE
Card # XXXXXXXXXXXX2177
Chip Card: CHASE VISA
AID: A0000000031010
ATC: 002B
ARQC: F6798B0F1EE8935E
SEQ #: 15
Batch #: 30
INVOICE 16
Approval Code: 09139D
Entry Method: Chip Read
Mode: Issuer
SALE AMOUNT \$100.00

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CUSTOMER COPY

LOT STATISTICS & CALCULATIONS	
ZONING:	R4
LOT SIZE:	14,722 SF
EXISTING BUILDINGS FOOTPRINT:	1,811 SF
PROPOSED ADDITION FOOTPRINT:	1,131 SF
TOTAL BUILDING FOOTPRINT:	2,942 SF
EXISTING FAR:	.123
PROPOSED FAR:	.334
MAX ALLOWED FAR:	.500
EXISTING LOT COVERAGE:	3,541 SF 0.24
PROPOSED LOT COVERAGE:	4,573 SF 0.31
MAX ALLOWABLE LOT COVERAGE:	7,361 SF 0.50



NOBLE DRIVE 50' ROW



LOT COVERAGE	
EXISTING LOT COVERAGE =	3,585 SF PER SURVEY
EXISTING TO BE REMOVED:	
EAST DRIVEWAY =	378 SF
FRONT WALKWAY =	156 SF
REAR STOOP =	51 SF
POND =	94 SF
BRICK PATH =	45 SF
PEBBLE TILE =	77 SF
AC PAD =	12 SF
SITE WALLS =	53 SF
REAR WALKWAY =	128 SF
TOTAL REDUCTION =	994 SF
ADDITION =	1,166 SF
NEW DRIVEWAY =	816 SF
TOTAL NEW IMPERVIOUS =	1,982 SF
NET INCREASE IN IMPERVIOUS AREA:	1,982 - 994 = 988 SF

ATKINSON RESIDENCE

1659 NOBLE DR
ATLANTA, GA 30306

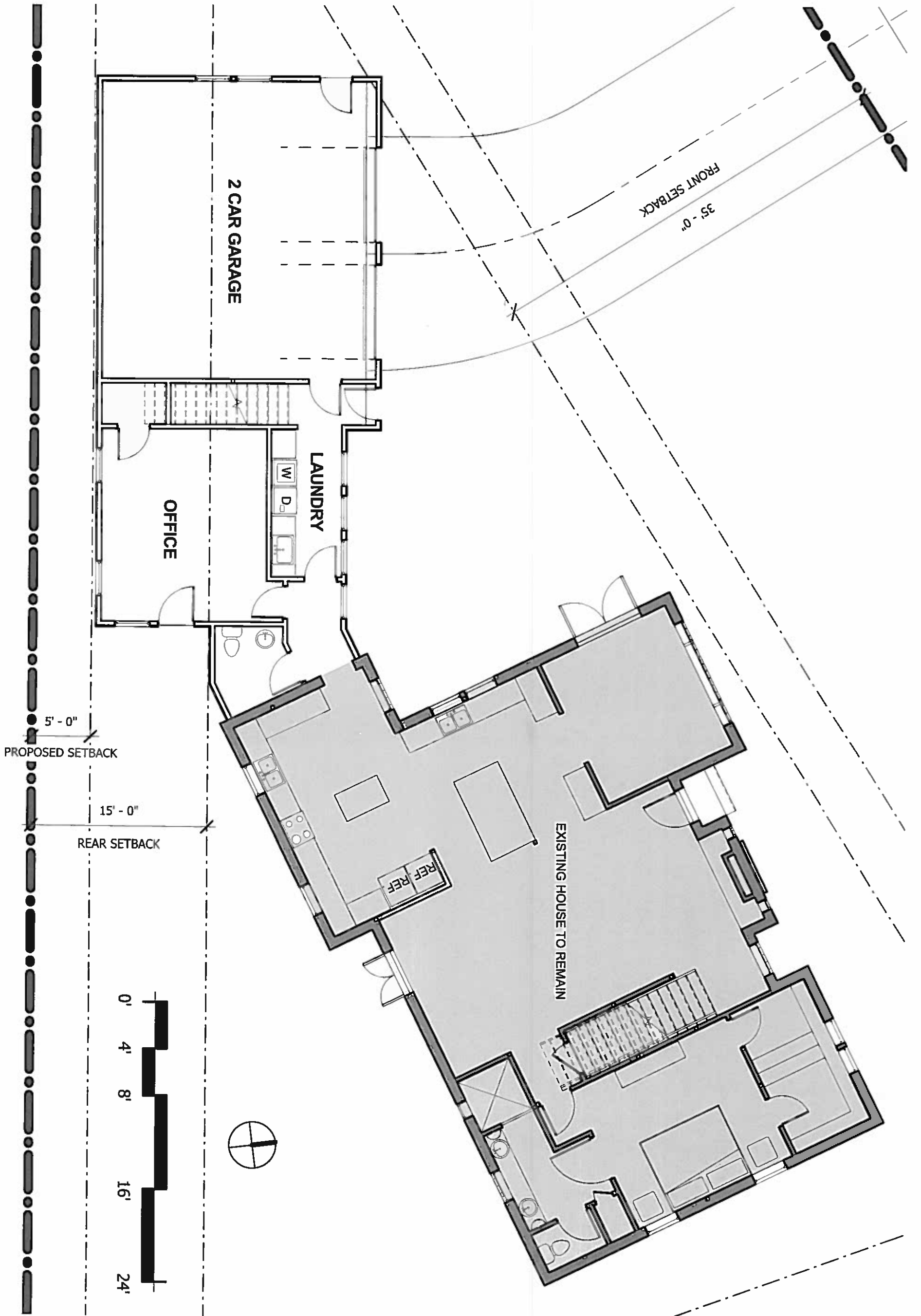
DATE	ISSUE

V-1

VARIANCE SITE PLAN



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ATKINSON RESIDENCE

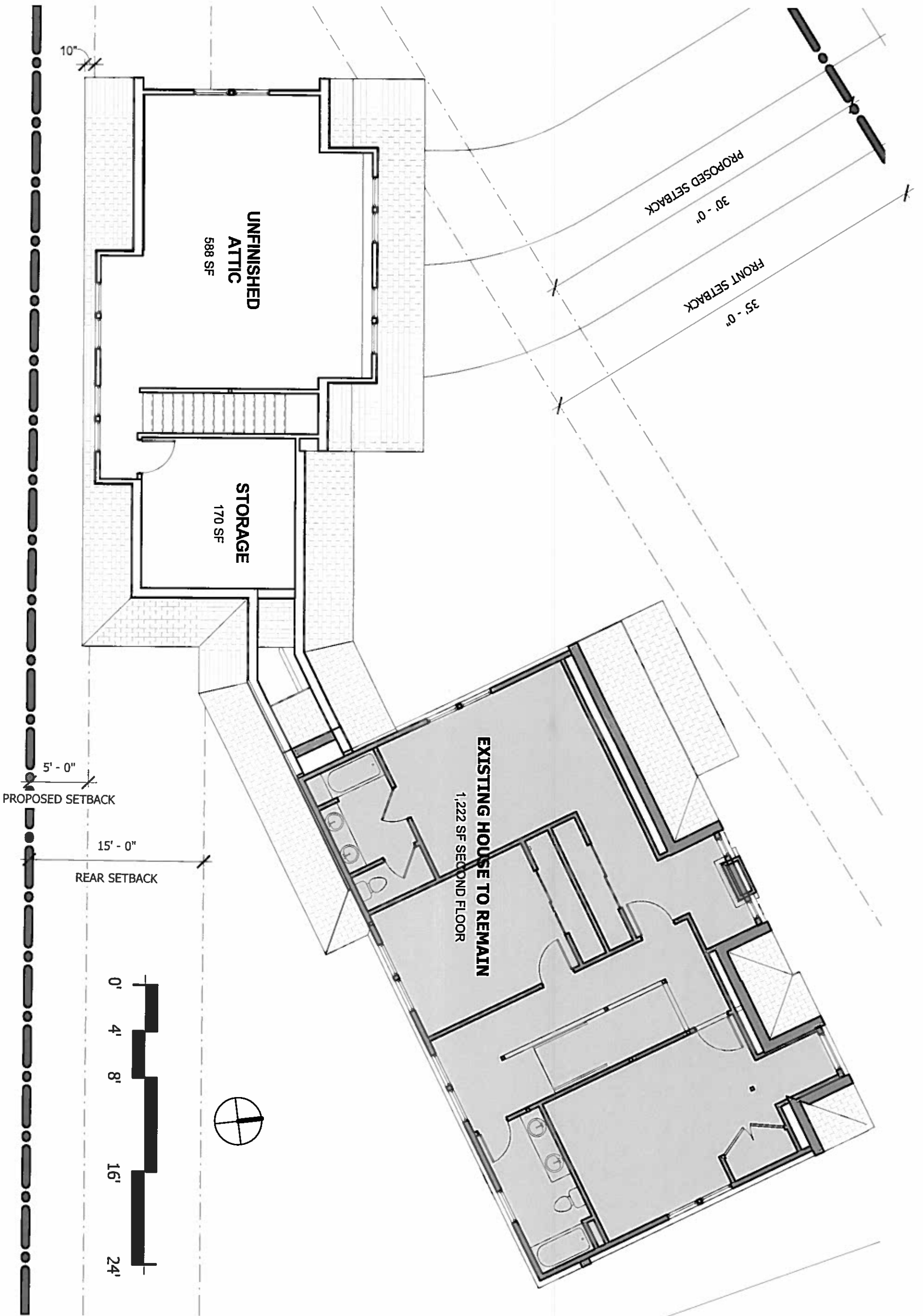
1659 NOBLE DR
ATLANTA, GA 30306

DATE ISSUE

V-2

FIRST FLOOR
PLAN





ATKINSON RESIDENCE

1659 NOBLE DR
ATLANTA, GA 30306

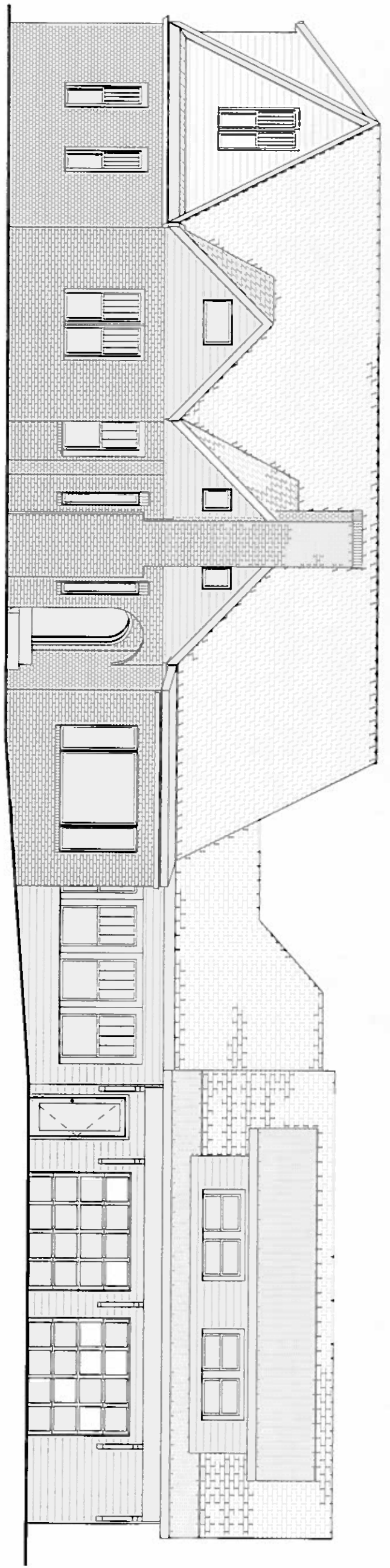


DATE ISSUE

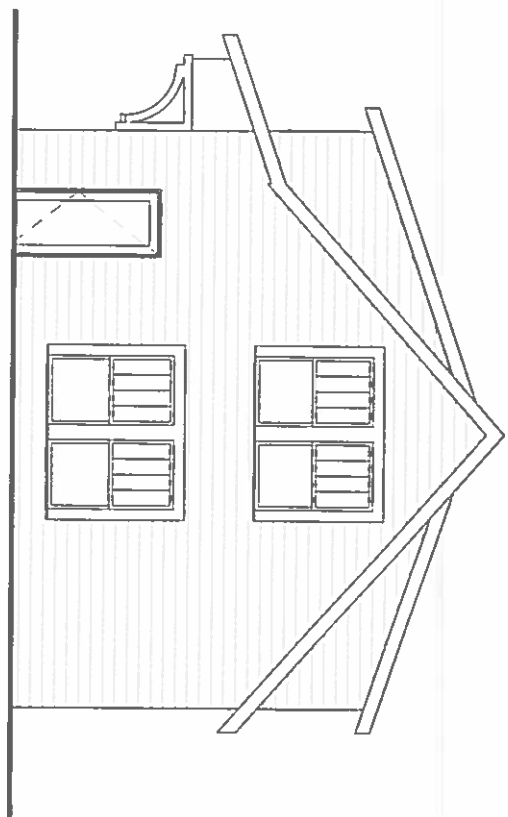
V-3

SECOND FLOOR PLAN

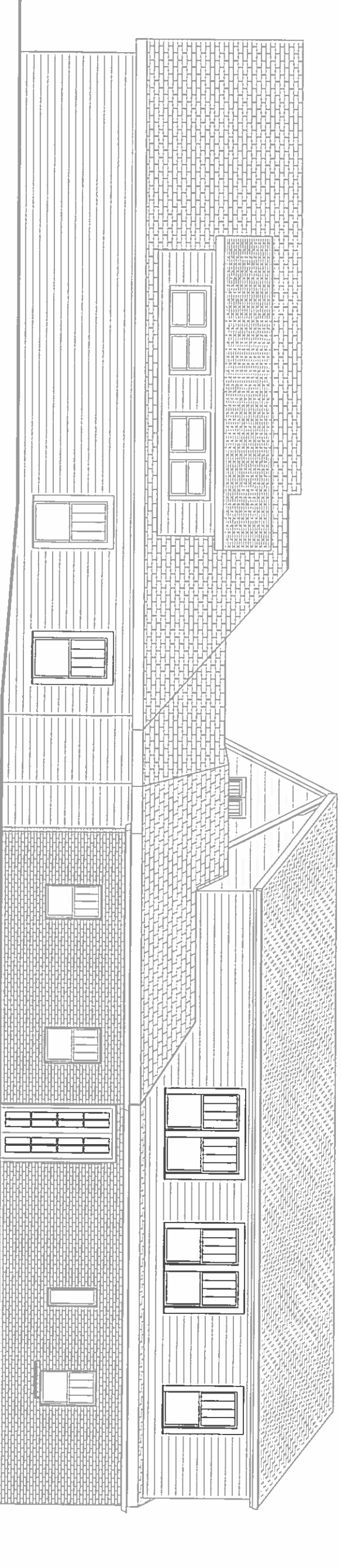
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



ATKINSON RESIDENCE

1659 NOBLE DR
ATLANTA, GA 30306

DATE	ISSUE

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ELEVATIONS