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,

[Signature]

LM, for Director, Office of Zoning and Development

[Signature]
GARY ATKINSON

Office of Planning

V-18-197
JUN 19 2018

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

COUNCIL DISTRICT  

APPLICATION NUMBER  

DATE FILED  

Gary L. Atkinson  
Name of Applicant  

BUILDING PERMIT AUTHORIZING  
Single family addition  

at  
1659 Noble Dr  
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  

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 19 June 18 Application Number VI. 18147

Name of Applicant Gary L. Atkinson Daytime Phone 404.536.3471

Company Name (if applicable) email LINATE@BELLSOUTH.NET

Address 1173 VIRGINIA AVE NE Atlanta GA 30306

Name of Property Owner Gary L. Atkinson Phone 404.536.3471

Address 1173 VIRGINIA AVE NE Atlanta GA 30306

Description of Property

Address of Property 1659 NOBLE Dr. Atlanta GA 30306

Area: 14,722 Land Lot: 56 District: 18 - Dekalb 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)...

Print Name of Owner...

Sworn To And Subscribed Before Me This 19th Day Of June 18, 2018.

NOTARY PUBLIC

Clinton County, Georgia

NOTARY PUBLIC

55 Trinity Ave S.W.
Sn. 3356
Atlanta, GA

Office of Planning VI. 18. 197
JUN 19 2018
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: ____________________.

Is the proposal subject to Inclusionary Zoning? ___YES ___X_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 sq ft 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.

\[ \text{4,529 covered square feet} / \text{4,722 total lot square feet} = \frac{3}{5} \% \text{ proposed lot coverage} \]

\[ \text{50} \% \text{ maximum allowed lot coverage} \]

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.

[Signature]

Office of Planning

JUN 19 2018

January 2018 - Page 5 of 12
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 Northerly from the corner formed by the intersection of the Northeasterly side of Noble Drive with the Northerly 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.
**RECEIPT**

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

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

<table>
<thead>
<tr>
<th>Receipt No.</th>
<th>586606</th>
<th>Payment Method</th>
<th>Credit Card</th>
<th>Ref Number</th>
<th>Amount Paid</th>
<th>$100.00</th>
<th>Payment Date</th>
<th>06/19/2018</th>
<th>Cashier ID</th>
<th>PAMITCHEL</th>
<th>Received</th>
<th>Comments</th>
</tr>
</thead>
</table>

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 PERM  
55 TRINITY AVE STE 1500  
ATLANTA, GA 30303  
06/19/2018  15:16:38  
CREDIT CARD  
VISA SALE  
Card #: XXXXXXXXXX02177  
Chip Card: CHASE VISA  
AID: ADD000000031010  
ATC: 002B  
ARQC: F6798BDFEBFE935F  
SEQ #: 15  
Batch #: 30  
INVOICE 16  
Approval Code: 09131D  
Entry Method: Chip Read  
Mode: Issuer  
SALE AMOUNT $100.00  
CUSTOMER COPY
ATKINSON RESIDENCE

1659 NOBLE DR
ATLANTA, GA 30306