NOTICE TO APPLICANT
Address of Property:
1676 Noble DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, February 6, 2020 at 12:00 p.m.

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

The contact person for NPU F is:
Debbi Skopczynski
404-874-7483
zoning@npufatlanta.org

Contact info for adjacent NPUs is provided below if necessary:

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,

[Signatures]

RG, for Director, Office of Zoning and Development

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

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-19-280
NPU F DATE FILED December 9, 2019

1. Greg Hutzell
Name of Applicant

BUILDING PERMIT AUTHORIZING

Constructing an Accessory Structure

at 1676 Noble Dr NE 18th /56
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: to reduce the required rear yard setback from 15 feet to 3.3 feet, (2) to reduce the required east side yard setback from 7 feet to 1 feet

Applicant seeks no other variances at this time.

A complete Plan Review Was Not Conducted

1982 ZONING ORDINANCE, AS AMENDED

Chapter 04 Section 16-04.008 Paragraph (3) (2)

Chapter Section Paragraph

Chapter Section Paragraph

Henry Singleton 12/6/19
Plan Reviewer Date

Applicant 12-6-19
APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

<table>
<thead>
<tr>
<th>Variance</th>
<th>✓</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Exception</td>
<td></td>
</tr>
<tr>
<td>Variance &amp; Special Exception</td>
<td></td>
</tr>
</tbody>
</table>

Date Filed 12/04/2019  Application Number V-19-280

Name of Applicant GREG HUTZELL  Daytime Phone 404-931-3688

Company Name (if applicable) HP Home Improvements  email greg@hphomeimprovements.com

Address 500 Pike Park Dr, LAWRENCEVILLE GA 30046

Name of Property Owner JEFFREY L. KIRSH  Phone 404-491-4162

Address 1676 NOBLE DRIVE ATLANTA GA 30306

Description of Property

Address of Property 1676 NOBLE DR ATLANTA GA 30306

Area: 9061  Land Lot: 56  District: 18TH, DEKALB County, GA.

Property is zoned: S-4, Council District: 0, 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.

[Signature]
Owner or Agent for Owner (Applicant)

JENNIFER L. KIRSH
Print Name of Owner

Sworn To And Subscribed Before Me This 19 Day Of DEC, 2019.

[Signature]
NOTARY PUBLIC
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: R-4.

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.”).

REPLACE EXISTING GARAGE WITH A 16’ x 29½’ GARAGE.

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.

473 sq ft covered square feet / 9,061 total lot square feet = 41.5% proposed lot coverage

% 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)? IT’S AN OLD GARAGE AND NON-USABLE, WE WANT TO MAKE IT USEABLE.

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? BASED ON THE SIZE OF THE LOT, PLACEMENT OF THE GARAGE IS CRITICAL TO BE USABLE.

3) What conditions are peculiar to this particular piece of property? THE PROPERTY SLOPES TOWARD THE GARAGE.

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. IT IS A BASIC REPLACEMENT OF A CURRENT NON-USABLE STRUCTURE.
AUTHORIZATION BY PROPERTY OWNER
(Required only if the person filling the application is not the owner of the property subject to the proposed application.)

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

I, JEFFREY L. KIRSH (OWNER’S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1676 NOBLE DR, ATLANTA (PROPERTY ADDRESS), AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

OWNER’S TELEPHONE NUMBER: 404.491.4162

[Signature]

JEFFREY L. KIRSH

PRINT NAME OF OWNER

NAME OF APPLICANT:

LAST NAME: HUTZELL FIRST NAME: GREG

ADDRESS: 500 PIKE PARK DR. SUITE D

CITY: LAWRENCEVILLE STATE: GA ZIP CODE: 30046

APPLICANT’S TELEPHONE NUMBER: 404.931.3686

APPLICANT’S EMAIL ADDRESS: greg@whomeimprovements.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]

DIANA A. HACKER
NOTARY PUBLIC

EXPIRES GEORGIA

November 24, 2022

DATE
**RECEIPT**

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

Application: V-19-280
Application Type: Planning/BZA/Variance/NA
Address: 1676 NOBLE DR NE, ATLANTA, GA 30305
Owner Name: WADDELL JOSHUA T OR WADDELL AUBREY B
Owner Address:

<table>
<thead>
<tr>
<th>Receipt No.</th>
<th>Ref Number</th>
<th>Payment Method</th>
<th>Amount Paid</th>
<th>Payment Date</th>
<th>Cashier ID</th>
<th>Received</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>684405</td>
<td></td>
<td>Credit Card</td>
<td>$100.00</td>
<td>12/09/2019</td>
<td>TSIMON</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Owner Info.: WADDELL JOSHUA T OR WADDELL AUBREY B

Work Description: Variance to reduce the required rear yard setback from 15 feet to 3.3 feet, (2) to reduce east side yard setback from 7 foot to 1 foot.