



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

APPLICATION #: **V-19-280**

DATE ACCEPTED: **12/09/2019**

## 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,

RG, for Director, Office of Zoning and  
Development

Greg Hutzell



V-19-280

Department of City Planning  
Office of Zoning & Development

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

DEC - 9 2019

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

**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 18<sup>th</sup> /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

[Signature] 12-6-19  
Applicant Date

V-19-280

# APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Please mark "X" next to the type of application(s) you are submitting. Department of City Planning  
Office of Zoning & Development

|                              |                                     |
|------------------------------|-------------------------------------|
| Variance                     | <input checked="" type="checkbox"/> |
| Special Exception            | <input type="checkbox"/>            |
| Variance & Special Exception | <input type="checkbox"/>            |

DEC - 9 2019

Date Filed 12/04/2019 Application Number V-19-280  
 Name of Applicant GREG HUTZELL Daytime Phone 404-931-3686  
 Company Name (if applicable) HP Home Improvements email greg@hphomeimprovements.com  
 Address 500 Pike Park Dr, LAWRENCEVILLE GA 30046  
street city state zip code

Name of Property Owner JEFFREY L. KIRSH Phone 404-491-4162  
 Address 1676 NOBLE DRIVE ATLANTA GA 30306  
street city state zip code

### Description of Property

Address of Property 1676 NOBLE DR. ATLANTA GA 30306  
street city state zip code  
 Area: 9061 Land Lot: 56 District: 18<sup>TH</sup>, DEKALB County, GA.  
 Property is zoned: R-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.

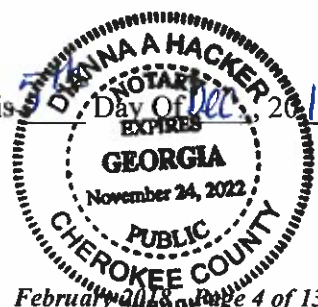
I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.

*Jeffrey L. Kirsh*  
Owner or Agent for Owner (Applicant)

JEFFREY L. KIRSH  
Print Name of Owner

Sworn To And Subscribed Before Me This 4<sup>th</sup> Day Of Dec, 2019.

*Diana A. Hacker*  
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

Department of City Planning  
Office of Zoning & Development  
Atlanta, GA

Is the proposal subject to Inclusionary Zoning?  YES  NO

DEC - 9 2019

**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.)")

REMOVE & REPLACE EXISTING GARAGE WITH A 16' x 29 1/2' 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.

472 covered square feet / 9061 total lot square feet = 4.5 % proposed lot coverage  
\_\_\_\_\_ % maximum allowed lot coverage

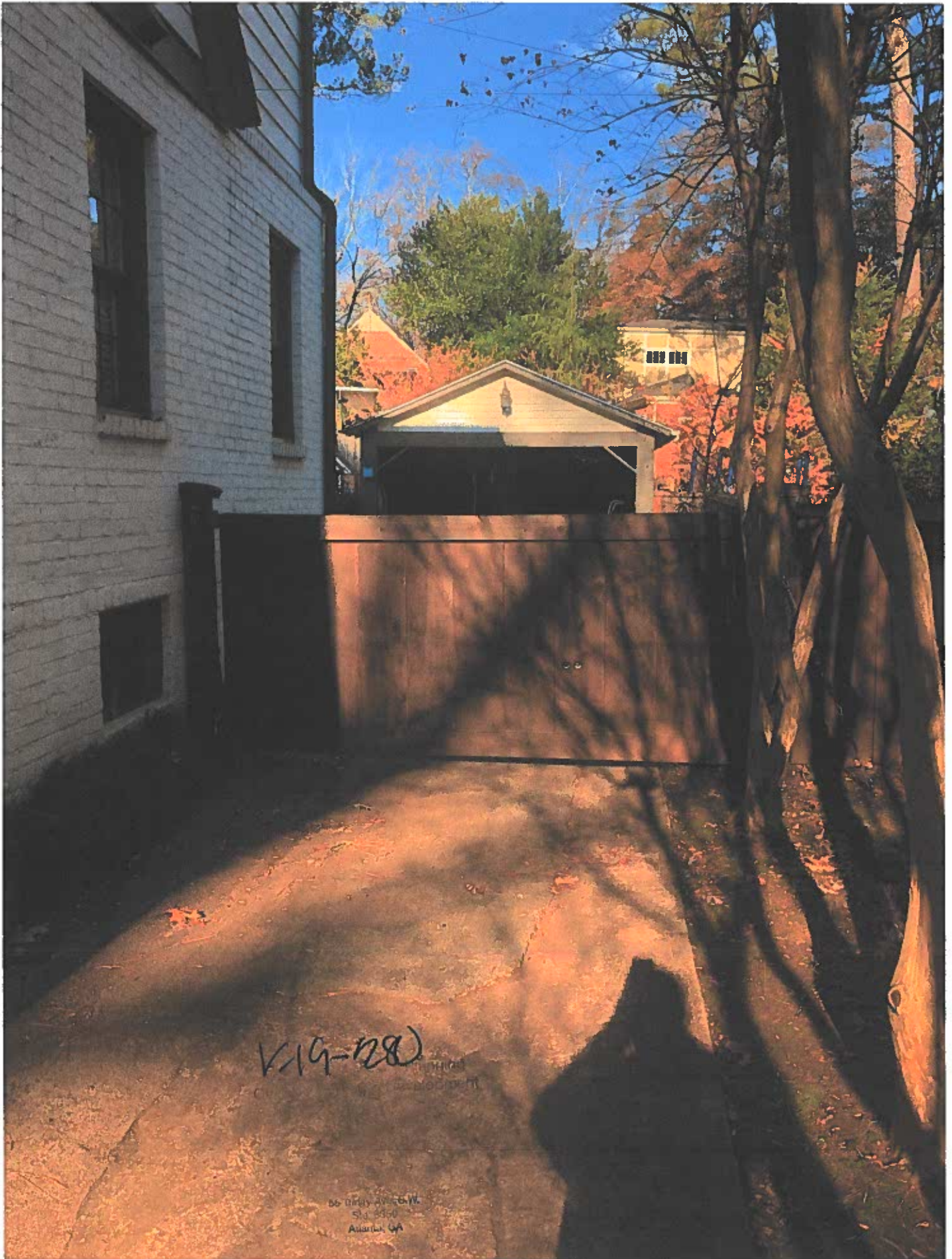
**Variance Criteria (see page 6 for detailed criteria):**

1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)? ITS AN OLD GARAGE AND NON USABLE, WE WANT TO MAKE IT USE A

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, ~~IT~~ PLACEMENT OF THE GARAGE IS CRITICL TO BE USABLE

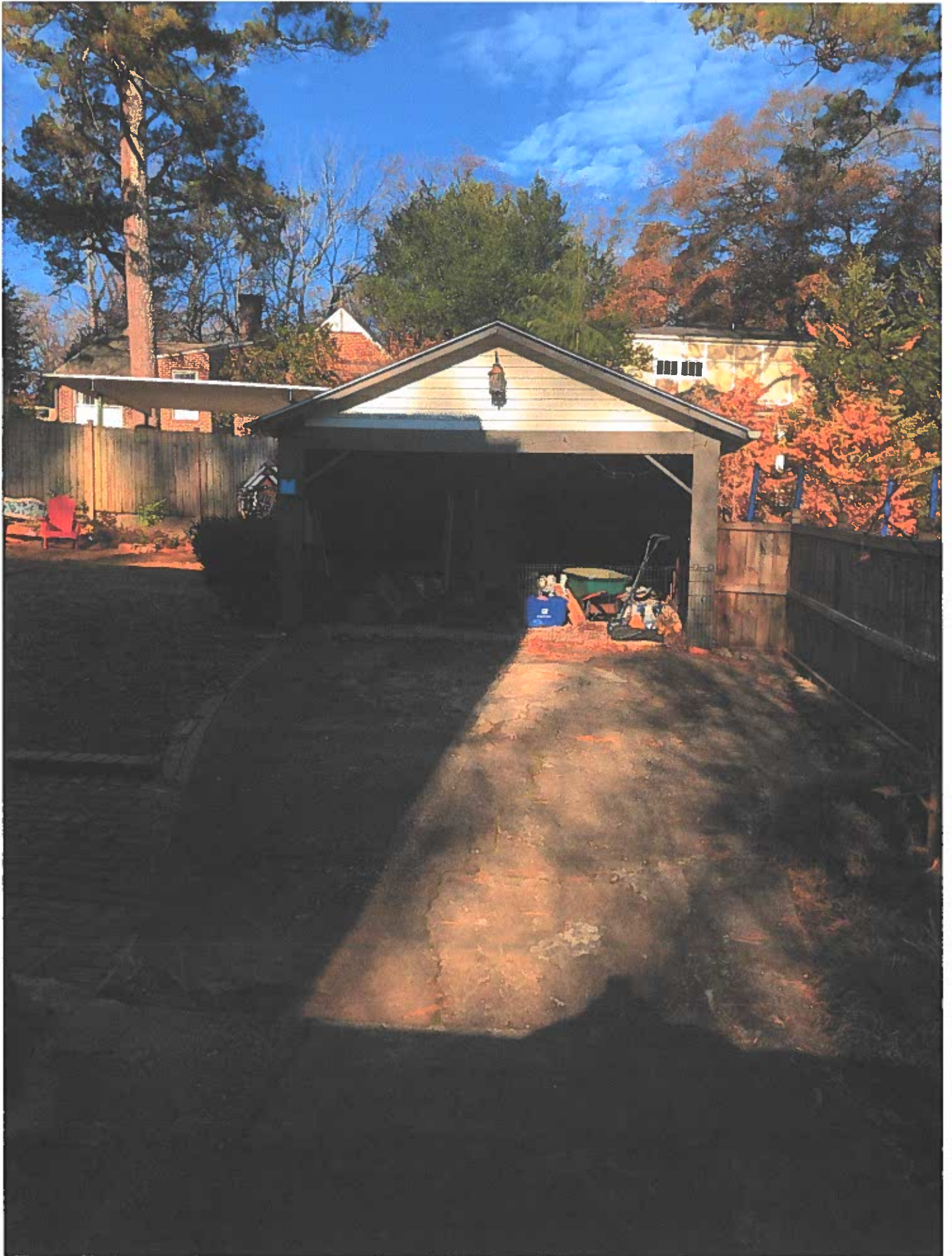
3) What conditions are peculiar to this particular piece of property? THE PROPERTY SLOPES TOWARD THE GARAGE

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 UNUSABLE STRUCTURE



K-19-280

56 Dixie Ave. S.W.  
S.W. 3350  
Atlanta, GA

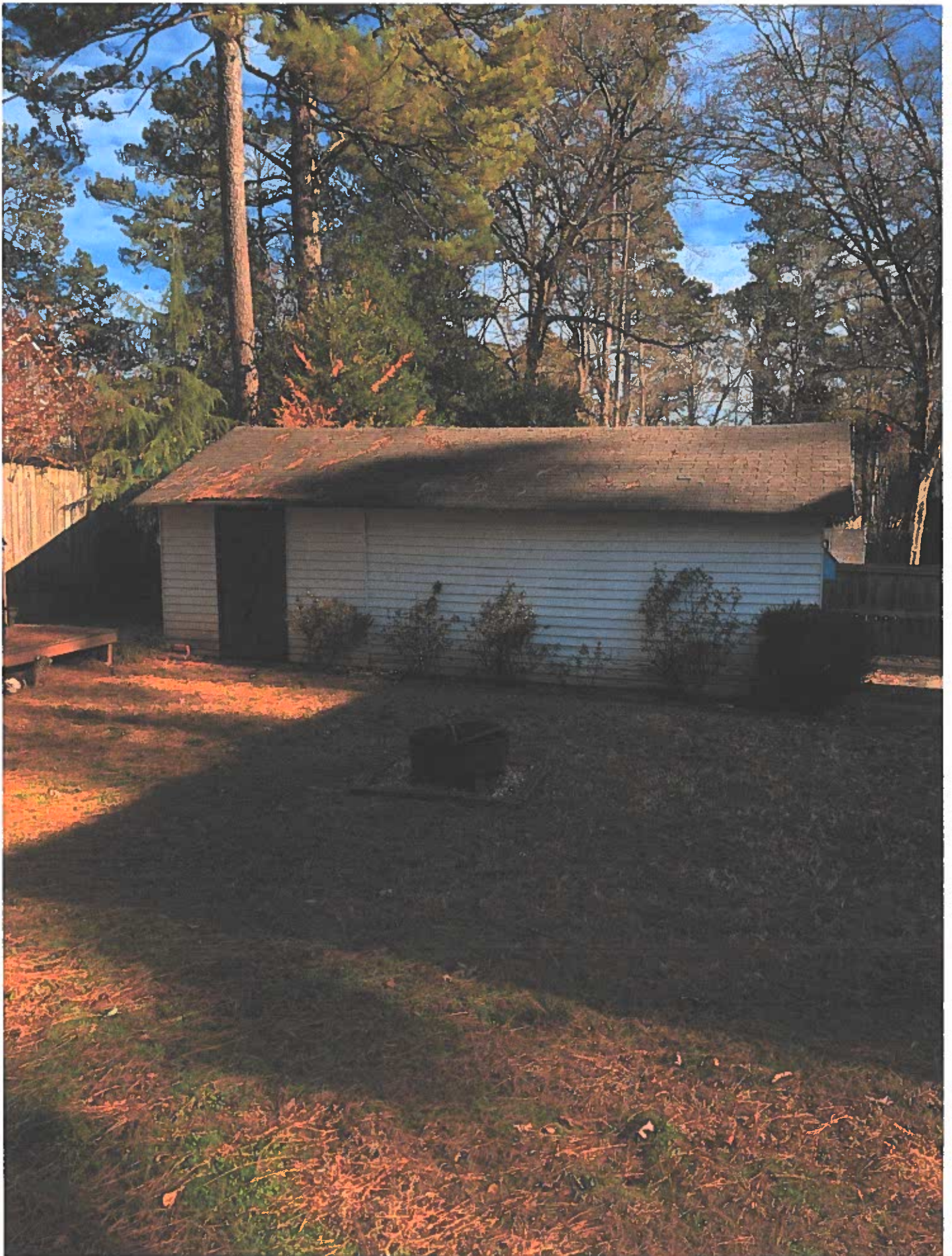




119-28







V-19-280

### AUTHORIZATION BY PROPERTY OWNER

(Required only if the person filing 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.

Department of City Planning  
Office of Zoning & Development

OWNER'S TELEPHONE NUMBER: 404.491.4162

DEC -9 2019

Jeffrey L. Kirsh  
SIGNATURE OF OWNER

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

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@hphomeimprovements.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.

Diana A. Hacker  
NOTARY PUBLIC  
12/5/2019  
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 30306  
Owner Name: WADDELL JOSHUA T OR WADDELL AUBREY B  
Owner Address:  
Application Name:

| Receipt No. | Ref Number | Amount Paid | Payment Date | Cashier ID | Received | Comments |
|-------------|------------|-------------|--------------|------------|----------|----------|
| 684405      |            | \$100.00    | 12/09/2019   | TSIMON     |          |          |

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 feet to 1 feet