



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-20-136**

DATE ACCEPTED: **10/05/2020**

NOTICE TO APPLICANT

Address of Property:

1746 Noble DR NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, November 12, 2020 at 12:00 p.m.

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

The contact person for NPU F is:

Debbie Skopczynski

(404) 874-7483

chair@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.

Digitally signed by Racquel Jackson
DN: cn=Racquel Jackson,
o=Office of Zoning & Development, ou=DCP,
email=rtjackson@atlantaga.gov,
c=US
Date: 2020.10.05 13:24:21 -04'00'

RJ, for Director, Office of Zoning and Development

Elaine Guarino



City of Atlanta
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-20-136

NPU F DATE FILED _____

Elaine Guarino
Name of Applicant

BUILDING PERMIT AUTHORIZING
Addition to an existing single family residence

at 1746 Noble Drive NE 18th/56
Street Address Quadrant District & Land Lot

to be used for Residential purposes

The property is zoned R-4 (Single Family Residential) District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a variance from the zoning regulation to reduce the front yard setback from 35 feet to 20.3 feet and to increase the maximum lot coverage from 50% to 60.27% for an addition to an existing single family dwelling.

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 06 Section 16-06.008 Paragraph (1) (6)

Chapter _____ Section _____ Paragraph _____

Tamaria Letang 10/05/2020
Plan Reviewer Date

Elaine Guarino 10/05/2020
Applicant Date

RECEIVED

DATE: 9/8/2020

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 _____ Application Number V-20-136

Name of Applicant Elaine Guarino Daytime Phone 404-271-9854

Company Name (if applicable) Hames Residential Properties, LLC dba dBAntlanta email elaine.guarino@dbatlanta.com

Address 8735 Glen Ferry Dr., Alpharetta, GA 30022
street city state zip code

Name of Property Owner Mark Milam Phone 404-395-1102

Address 1746 Noble Dr NE Atlanta, GA 30306
street city state zip code

Description of Property

Address of Property 1746 Noble Dr NE Atlanta, GA 30306
street city state zip code

Area: .2 acres Land Lot: 18 056 04 130 District: 0910, Dekalb County, GA.

Property is zoned: R3, Council District: _____, Neighborhood Planning Unit (NPU): 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)

ROBERT HAMES
 Print Name of Owner

Sworn To And Subscribed Before Me This 31st Day Of August, 20 20.

Denise Hames
 NOTARY PUBLIC





V-20-136

Milam-1746 Noble Dr NE, Atlanta, GA 30306

Variance justification letter

This property is not subject to a pending application or ordinance for a rezoning or special use permit.

Proposed lot coverage-5549 sf

Total lot coverage- 9204 sf

Proposed lot coverage %-60.27%

Maximum allowed lot coverage %-50%

Summary of proposed construction-2 variances

Extend approximately 4' into front setback

Increase lot coverage allowance from 50% to 60.27%

Our single family home is on a very small lot. The narrow lot requires the use of a shared driveway and there is not enough width to place a garage on the side of the house. There is extremely limited turning area near the carport and we encroach upon our neighbors parking pad when we park in our carport. His young children play in their parking/driveway area, which presents a safety problem.

The current zoning prevents the installation of a one car garage on the front of the house. We want to add a second floor as well. When I purchased the home, the front of the house was already in the setback. I did not realize this. We can't do anything to our home without a variance. This was not disclosed at purchase.

If variances are allowed, this will allow us to have the addition of a small one car garage on the front of the house. It will also add parking in front of the garage, which will get our cars off the street and relieve traffic congestion. We have also had our cars broken into while parked on the street. We would also like to increase the dining room size on the right side of the house. It is also already in the front setback, but will not encroach as far as the garage on the left. The dining room is very small and we would like to have an area big enough for all of us to dine in.

There are several homes on our street which have added both main level square footage and a second floor. As Noble Park evolves, allowing these proposed changes will enhance the neighborhood aesthetics and keep it current. We want to stay in this neighborhood to raise our family. Our family has strong ties to the area.

RECEIVED

DATE: 9/8/2020

AUTHORIZATION BY PROPERTY OWNER

(Valid only if the applicant 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, Mark Milam (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1746 Noble Dr NE, Atlanta, GA 30306 (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.

NAME OF APPLICANT:

LAST NAME Guarino FIRST NAME Elaine

ADDRESS 8735 Glen Ferry Dr SUITE _____

CITY Alpharetta STATE GA ZIP CODE 30022

OWNER'S TELEPHONE NUMBER: 404-395-1102

Mark Milam

SIGNATURE OF OWNER

Mark Milam

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.

Denise James

NOTARY PUBLIC

8/24/20
DATE



Milam-1746 Noble Dr NE, Atlanta 30306

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DATE: 9/8/2020

V-20-136



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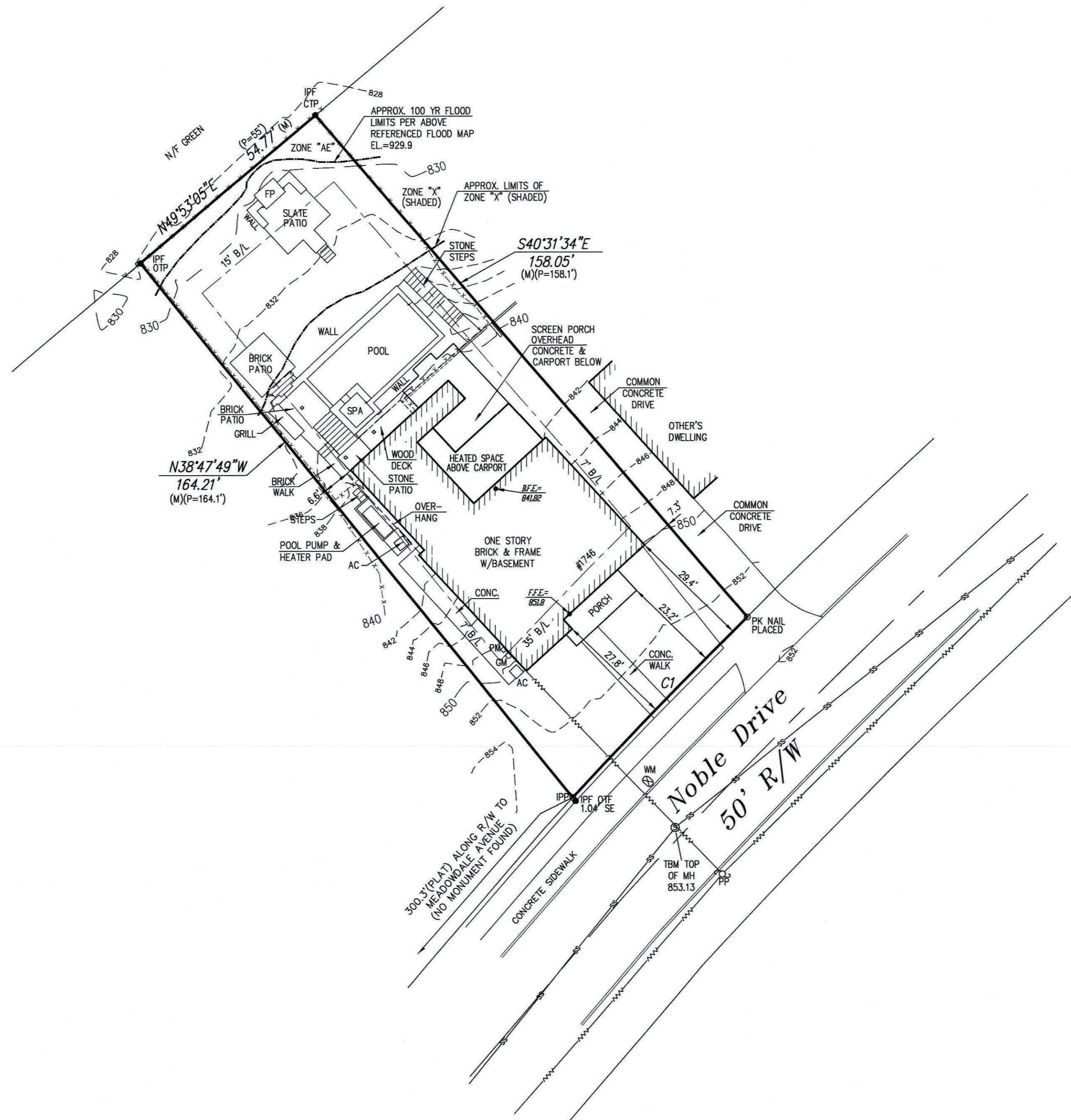
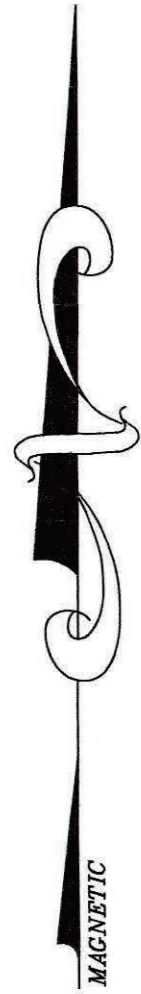
DATE: 9/8/2020

V-20-136



OFFICE OF ZONING & DEVELOPMENT
RECEIVED
 DATE: 9/8/2020

V-20-136



FRONT YARD AREA = 2,081 SF	
FRONT YARD COVERAGE	
EXIST. CONC. DRIVE	287 SF (13.74%)
EXIST. DWELLING (FOOTPRINT)	230 SF
EXIST. FRONT CONC. WALK	128 SF (6.05%)
EXIST. FRONT PORCH	123 SF
EXIST. LT. SIDE CONC. & AC	30 SF
TOTAL =	798 SF (38.35%)

Area Lot 9
 9,204 sq.ft.
 0.21 Acre

EXISTING LOT COVERAGE	
CONC. DRIVE (ON SITE)	812 SF
FRONT CONC. WALK	127 SF
FRONT PORCH	125 SF
DWELLING (FOOTPRINT)	2,303 SF
DWELLING (OVER-HANG)	33 SF
LT. SIDE CONC. W/ AC	199 SF
LT. SIDE CONC. W/ AC 2	21 SF
POOL PUMP & HTR. PAD	23 SF
LT. SIDE STEPS	58 SF
LT. REAR STONE PATIO	31 SF
LT. REAR BRICK PATIO & STEPS	175 SF
GRILL	28 SF
LT. REAR BRICK PATIO & STEPS 2	139 SF
POOL	374 SF
SPA	77 SF
WOOD DECK	88 SF
RT. REAR/SIDE PORCH	282 SF
RT. REAR STONE STEPS	88 SF
RT. REAR STONE PATIO/STEPS/PP	203 SF
WALLS	156 SF
TOTAL =	5,340 SF (58.02%)

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
CT	60.00'	1552.29'	S44°01'56\"/>
			80.00' (M=P)

PLAT CERTIFICATION NOTICE
 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECORRECTION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
 IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.
 THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-19, 43-15-22.
 CERTIFICATE OF AUTHORIZATION NO. LSF000374

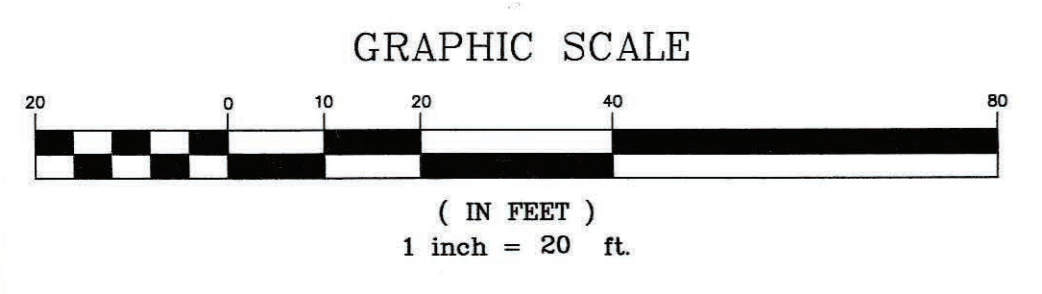
SURVEYOR CERTIFICATION
 THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.
 JOHN W. STANZILIS

FLOOD STATEMENT
 BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "AE" & "X (SHADED)" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1308900062K - EFFECTIVE DATE OF 8/15/19.
 ZONE "AE", AS DESCRIBED BY SAID MAP BEING "BASE FLOOD ELEVATION DETERMINED", ZONE "X (SHADED)", AS DESCRIBED BY SAID MAP BEING "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE."

LEGEND

IPS	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	OHUL	OVERHEAD UTILITY LINE(S)
OT	OPEN TOP PIN	SMH	SEWER MAN HOLE
CT	CRIMP TOP PIN	MHT	MAN HOLE TELEPHONE
RB	REINFORCING BAR	CB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LL	LAND LOT	LLL	LAND LOT LINE
L	LINE	HW	HEAD WALL
R	RADIUS	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
CP	CURVE	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	WV	WATER VALVE
LP	LAMP POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
N&C	NAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
-X-X-	FENCE	P	POINT OF INTERSECTION
D	DEED	D	DEED
F	FIELD	IPP	IRON PIN PLACED (1/2" REBAR)
(M)	MEASURED		

- GENERAL NOTES**
- FIELD CLOSURE: AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. THE FIELD TRAVEL WAS CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND FOUND TO HAVE UNADJUSTED FIELD CLOSURE PRECISION THAT EXCEEDS 1" IN 10,000' AND WAS ADJUSTED BY THE LEAST SQUARES METHOD.
 - PLAT CLOSURE: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO HAVE A PRECISION OF CLOSURE IN EXCESS OF 1" IN 10,000'.
 - NO STATE PLANE COORDINATE MONUMENT WAS FOUND WITHIN 500' OF THIS PROPERTY.
 - INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
 - RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
 - ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
 - NO VISIBLE EVIDENCE OF A CEMETERY FOUND.
 - CURRENT ZONING: R-4
 SETBACKS: FRONT - 35'
 SIDE - 7'
 REAR - 15'
 MINIMUM LOT WIDTH: 70'
 MAXIMUM LOT SIZE: 9,000 S.F.
 MINIMUM FLOOR AREA RATIO: 0.50
 MAXIMUM LOT COVERAGE: 50%
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY, THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.
 - WATERS OF THE STATE REQUIRING BUFFER PROTECTION DO NOT EXIST WITHIN 200 FEET OF THE PROJECT SITE, (AS SHOWN)
 - BEARINGS BASED ON A SINGLE MAGNETIC NORTH OBSERVATION.
 - CONTOUR INFORMATION SHOWN HEREON BASED UPON NAVD 88.
 - ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.



SOLAR LAND SURVEYING COMPANY

DRAWING DATE: 6/26/20
 SURVEY DATE: 7/09/20
 SCALE: 1" = 20'

ABOVE THE GROUND AS BUILT SURVEY AND SITE PLAN PREPARED FOR:
MARY THRODDORE MILAM, as Trustee
 of the **MARY MILAM REVOCABLE LIVING TRUST**
 c/o **DB ATLANTA**

LAND LOT: 56
 SECTION: 18TH DISTRICT
 BLOCK: 7
 UNIT: 9

SUBDIVISION: JOHNSON ESTATES
 SURVEYED: SLS
 DRAFTED: PAH
 DISC #: 2002253.dwg

PLOTTED: SLS
 APPROVED: JWS
 DEED BOOK 28293, PAGE 74

The field data upon which this plat is based has a closure of 1 foot in 10,000 feet, an angular error of .30 seconds per angle point and a linear error of 1 foot in 10,000 feet.
 An electronic total station and 100' chain were used to gather the information used in the preparation of this plat.
 No State Plane Coordinate Monument found within 500' of this property.

This plat was prepared for the exclusive use of the person, persons, or entity named herein. This plat does not extend to any unnamed person, persons, or entity without the express re-recorrection by the surveyor naming said person, persons, or entity.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED



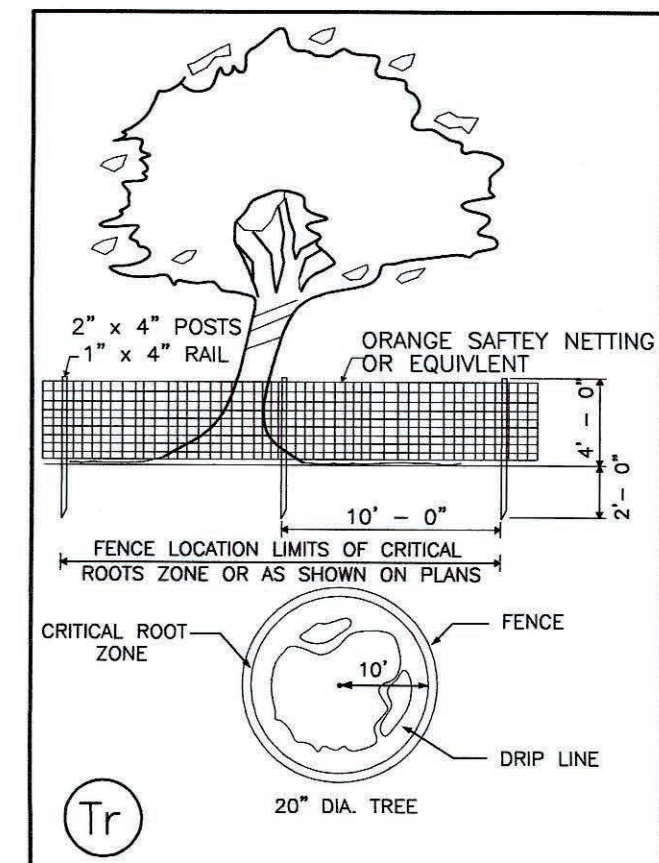
EROSION CONTROL NOTES

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
2. EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS, PERMANENT VEGETATION SHALL BE ESTABLISHED.
4. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION, AND BE WIRE REINFORCED.
5. EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED BY THE GENERAL CONTRACTOR.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
7. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY PROJECT ENGINEERS OR COUNTY INSPECTORS.
8. ALL SILT BARRIERS MUST BE PLACED BEFORE ANY CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION IS COMPLETED.
9. ALL OPEN DRAINAGE MUST BE GRASSED, AND RIP-RAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 10" SQUARE YARDS OF 40 POUND STONE SHALL BE PLACED AT ALL DOWN STREAM HEADWALLS.
10. NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
11. CONTRACTOR WILL INSURE CONFORMITY TO THE INTENT OF THE EROSION CONTROL MEASURES AS NOTED AS WELL AS THE COUNTY EROSION CONTROL RULES AND REGULATIONS.

*FOR A FURTHER EXPLANATION OF THE SYMBOLS AND CONSTRUCTION PRACTICES WE REFER YOU TO THE MANUAL FOR SEDIMENTATION AND EROSION CONTROL PER THE "SEDIMENTATION AND EROSION ACT OF 1975 FOR GEORGIA."



V-20-136



PROTECTIVE TREE FENCING N.T.S.
4' HIGH, ORANGE, POLYETHYLENE LAMINAR SAFETY NETTING

SITE TREE CALCULATIONS

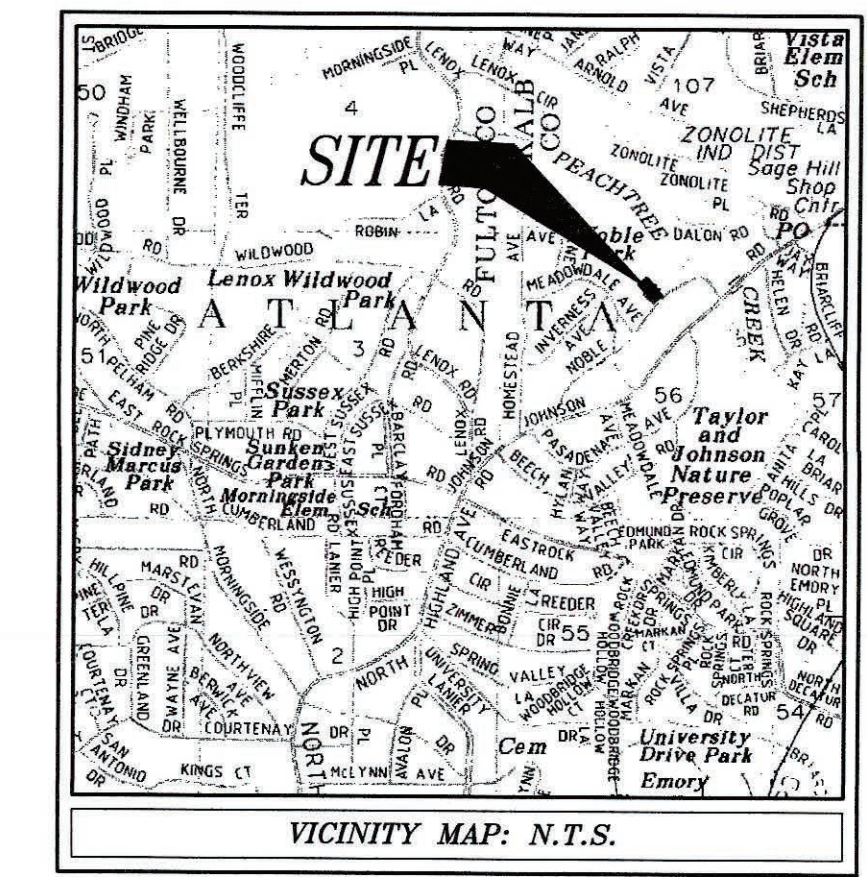
TOTAL TREES FOR SITE					
TOTAL HW ≥ 6"	0	TOTAL P ≥ 6"	0	TOTAL ^(A)	0
TREES REMOVED AND LOST					
TREES REMOVED	0	TREES LOST	0	TOTAL ^(B)	0
DBH TOTALS FOR SITE					
TOTAL DBH HW	0	TOTAL DBH P	0	TOTAL ^(C)	0
DBH TREES REMOVED, LOST & RETAINED					
DBH REMOVED & LOST ^(D)	0	DBH RETAINED ^(E)	0		
PERCENTAGE QUALIFICATION TOTALS					
PERCENTAGE TREES RETAINED ^{(100(E/C))}	0%	REQUIRED	30%		
QUALIFY FOR MAX. RECOMPENSE			NOT APPLICABLE		
REPLACEMENT INFORMATION					
NO. REPLACEMENT TREES ^(D)	0	TOTAL CALIPER INCHES ^(D)	0		
STANDARD RECOMPENSE FORMULA					
SR= 1000-(1) + 300-(0)					
\$100.00 X (0 - 0) + \$30.00 X (0 - 0)			= \$0.00		

NOTE: NO TREES EXIST ON SITE, AND NO TREES ARE PROPOSED TO BE REMOVED.
MINIMUM TREE COVER FOR SITE FOR R-4 ZONING = 40%/ACRE
0.21 AC. x 0.4 = 8.4."

- ALL CONSTRUCTION MUST CONFORM TO CITY OF ATLANTA STANDARDS.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
- FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILTS MAY ALSO BE REQUIRED.

FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "AE" & "X (SHADED)" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 130800026K - EFFECTIVE DATE OF 6/15/19.

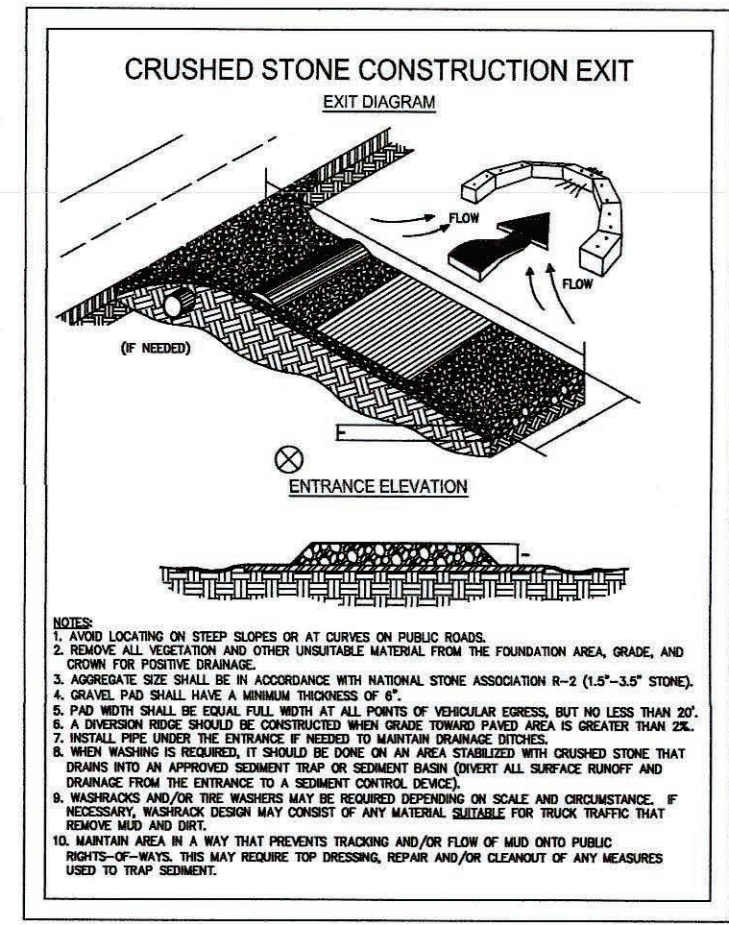
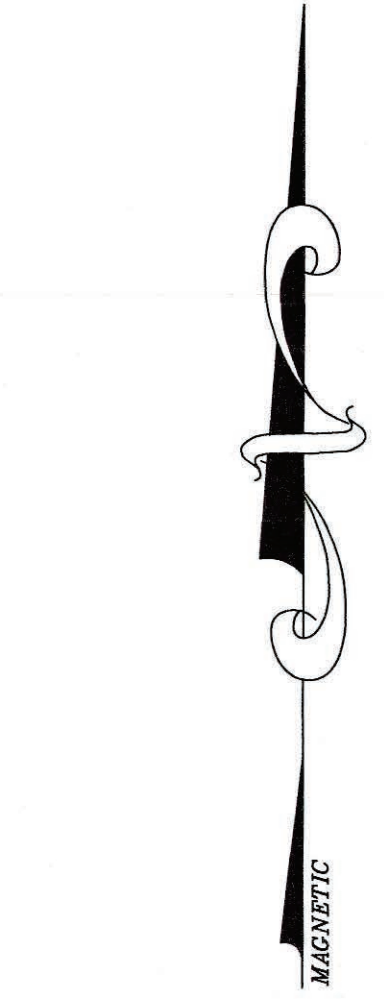


LEGEND

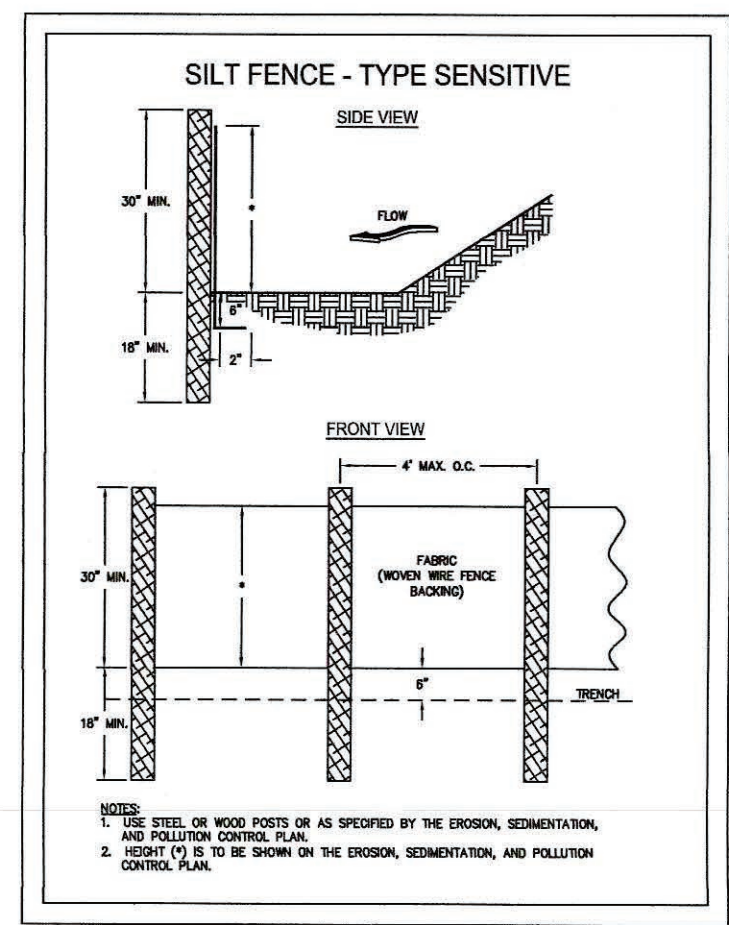
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RT	REINFORCING BAR	CMB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LL	LAND LOT LINE	LLL	LAND LOT LINE
L	LINE	HW	HEAD WALL
R	RADIUS	CMF	CORRODED METAL PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
C	CURVE	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GP	GAS VALVE	FW	FIRE HYDRANT
GM	GAS METER	WV	WATER VALVE
LV	LAMP POLE	WM	WATER METER
N&C	NAIL & CAP	PCB	POINT OF BEGINNING
FC	FENCE CORNER	PCC	POINT OF COMMENCEMENT
-X-X-	FENCE	PI	POINT OF INTERSECTION
F	FIELD	D	DEED
P	PLAT	IPP	IRON PIN PLACED (1/2" REBAR)
(M)	MEASURED		

GENERAL NOTES

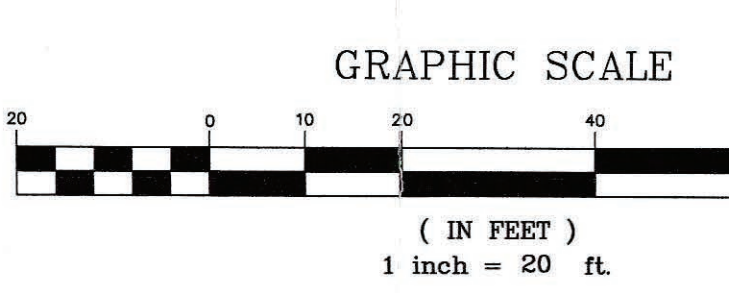
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5. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
6. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
7. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.
8. CURRENT ZONING: R-4
SETBACKS: FRONT- 35'
SIDE- 7'
REAR- 15'
MINIMUM LOT WIDTH: 70'
MAXIMUM LOT SIZE: 9,000 S.F.
MINIMUM FLOOR AREA RATIO: 0.50
MAXIMUM LOT COVERAGE: 50%
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.
10. WATERS OF THE STATE REQUIRING BUFFER PROTECTION DO NOT EXIST WITHIN 200 FEET OF THE PROJECT SITE, (AS SHOWN).
11. BEARINGS BASED ON A SINGLE MAGNETIC NORTH OBSERVATION.
12. CONTOUR INFORMATION SHOWN HEREON BASED UPON NAVD 88.
13. ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.



CONSTRUCTION EXIT N.T.S.



SILT FENCE (TYPE "S") N.T.S.



GRADING NOTES

1. NO GRADED SLOPE SHALL EXCEED 2h:1v.
2. FILL MATERIALS SHALL CONSIST OF CLEAN SOIL, FREE OF ORGANIC OR DELETERIOUS MATERIALS, ROCKS, OR BROKEN PIECES OF CONCRETE LARGER THAN THREE INCHES IN SIZE, OR OF ANY OTHER FOREIGN OBJECTS THAT COULD IMPEDE THE COMPACTION RESULTS.
3. FILL MATERIALS SHALL BE SPREAD EVENLY IN HORIZONTAL LAYERS OF 6" TO 8" IN THICKNESS IN 100SE LISTS OVER THE FULL WIDTH OF FILL AND COMPACTED TO 95% MAXIMUM DENSITY BY STANDARD PROCTOR COMPACTION TEST ASTM D1557.
4. GRADE TO PROVIDE POSITIVE DRAINAGE WHICH IS NOT IN AN EASEMENT.

NOTE: BEFORE STARTING LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH EROSION & SEDIMENTS CONTROL.
CALL (404) 546-1300.

SPECIES	RATE PER 1,000 sq. ft.	RATES PER ACRE	PLANTING DATES BY REGION		
			M-L	P	C
RYE (GRAN)	3.9 lbs.	3 bu.	8/15-11/19	9/15-12/1	10/1-11/1
RYEGRASS	0.9 lbs.	40 bu.	8/15-11/15	9/1-12/15	9/15-1/1
RYE & ANNUAL STABILIZATION	0.6 lbs.	0.5 bu.	3/1-4/1	9/1-4/1	2/1-3/1
LESPEDAZA	0.6 lbs.	24 bu.	4/1-6/1	4/1-6/1	3/1-6/1
WEDDING LONGGRASS	0.1 lbs.	4 bu.	4/1-6/1	4/1-6/1	3/1-6/1
SUDANGRASS	1 lb.	60 bu.	5/1-8/1	5/1-8/1	4/1-8/1
BROWNTOP MILLET	1.1 lbs.	50 bu.	4/15-6/15	4/15-7/1	4/15-7/1
WHEAT	4.1 lbs.	3 bu.	9/15-12/1	10/1-12/15	10/15-1/1

MATERIAL	RATE	DEPTH
STRAW OR HAY	2 (1/2) TON/ACRE	6"-10"
WOOD WASTE, CHIPS, SAWDUST, BARK	6-9 TON/ACRE	2"-3"
CUTBACK ASPHALT	1200 GAL. / ACRE OR (1/4) GAL./SQ. YD.	
POLYETHYLENE FILM	SECURE WITH 30# ANCHORS, WEIGHTS	
CUTBACK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	
GEOTEXTILES, AUTE MATTING	SEE MANUFACTURER'S RECOMMENDATIONS	

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	(M=PI)
C1	60.00'	1552.29'	S44°01'56"W	60.00'	

APPROXIMATE EARTHWORK
FILL VOLUME= ±0 Cu.Yds.
CUT VOLUME= ±0 Cu.Yds.
CUT & FILL TO BE BALANCED ON SITE
CONTRACTOR TO VERIFY & CONFIRM HIS OWN EARTHWORK QUANTITIES, FIGURES SHOWN ARE APPROXIMATE.

GEORGIA811
Utilities Protection Center, Inc.
Know what's below, CALL before you dig

AREA RATIO CHART

LOT COVERAGE	5,549 S.F. (60.27%)
(MAX.) LOT COVERAGE	50%
FLOOR AREA RATIO	3,744 S.F. (40.68%)
(MAX.) FLOOR AREA RATIO	0.50

PLAT CERTIFICATION NOTICE
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMED SAID PERSON, PERSONS, OR ENTITY.

DEVELOPER:
DB ATLANTA
8735 GLEN FERRY DRIVE
ALPHARETTA, GA 30022
PH: (770) 642-1002
24 HOUR CONTACT:
ELAINE GUARINO
PH: (404) 271-9854

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-18, 43-15-22.
CERTIFICATE OF AUTHORIZATION NO. LSP000374

SURVEYOR CERTIFICATION
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

John W. Stanzi
JOHN W. STANZI, SLS
No. 2109
PROFESSIONAL LAND SURVEYOR

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723893 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

DATE: 7/09/20 DATE: 8/26/20
SCALE: 1" = 20'
REVISION: (CITY OF ATLANTA) DEKALB COUNTY, GEORGIA (BY: DATE)

ABOVE THE GROUND AS BUILT SURVEY AND SITE PLAN PREPARED FOR:
March Theodore Milam, as Trustee of the March Milam Revocable Living Trust c/o Bob Atlanta

SECTION: 18TH DISTRICT BLOCK: 7 UNIT:
LAND LOT: 56
LOT: 9

SUBDIVISION: JOHNSON ESTATES
SURVEYED: SLS
DRAWN: PAH
PLOTTED: SLS
DISC #: 2002253.dwg
APPROVED: JWS
DEED BOOK: 11 PAGE: 115
PLAT BOOK: 11 PAGE: 74

JOB #20-2253

City of Atlanta | Department of City Planning
OFFICE OF ZONING & DEVELOPMENT
RECEIVED
 DATE: 9/8/2020

Milam-1746 Noble Dr. NE, Atlanta, GA 30306

V-20-136

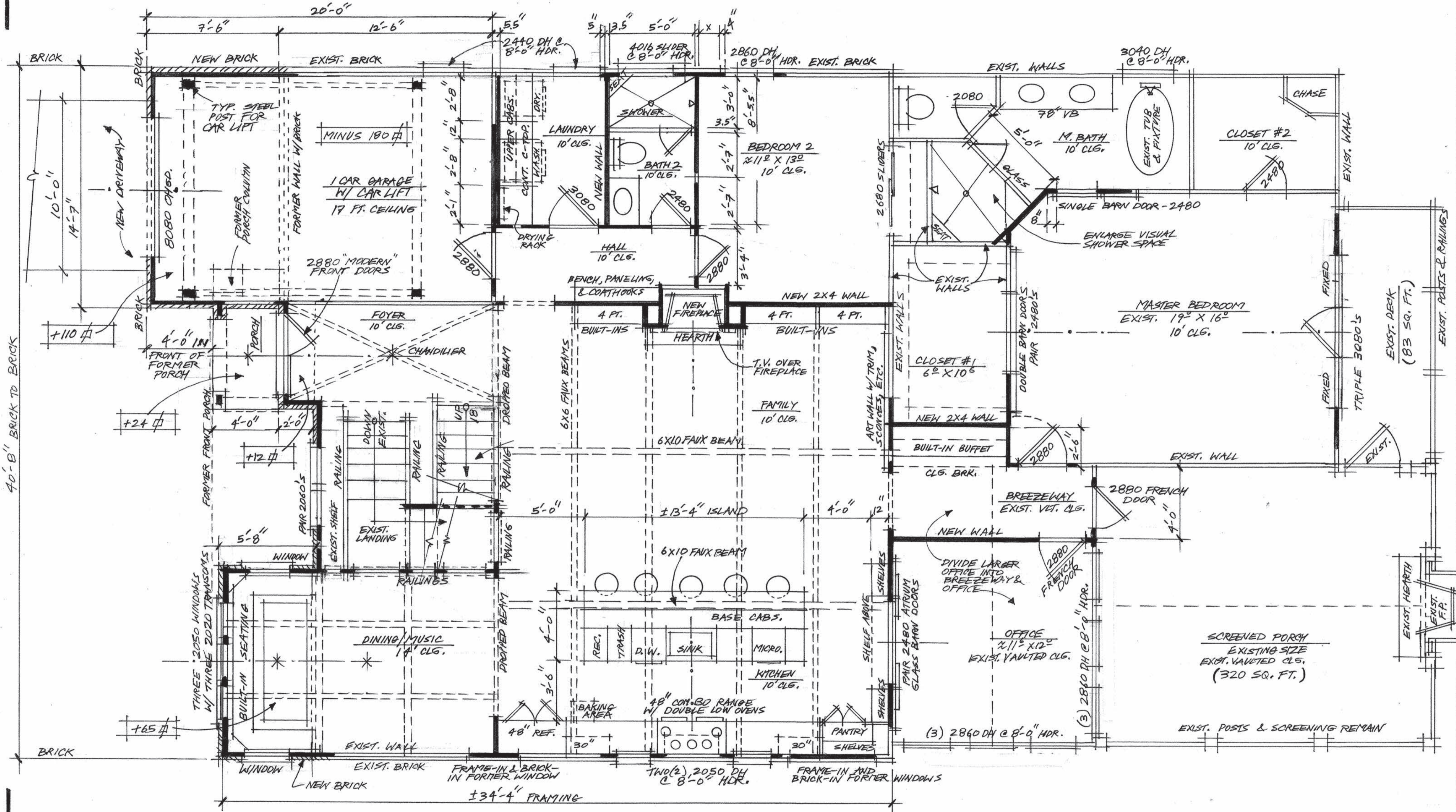


FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

Permit Contact:
 Elaine Guarino
 404-271-9854 (cell)
 elaine.guarino@dbatlanta.com

MARK MILAM & ASHLEY MANROSS
 1746 NOBLE DRIVE NE
 ATLANTA, GA 30306

DB-ATLANTA
 ALPHARETTA, GA
 8-27-2020
 DESIGN DRAWING A1 OF 4



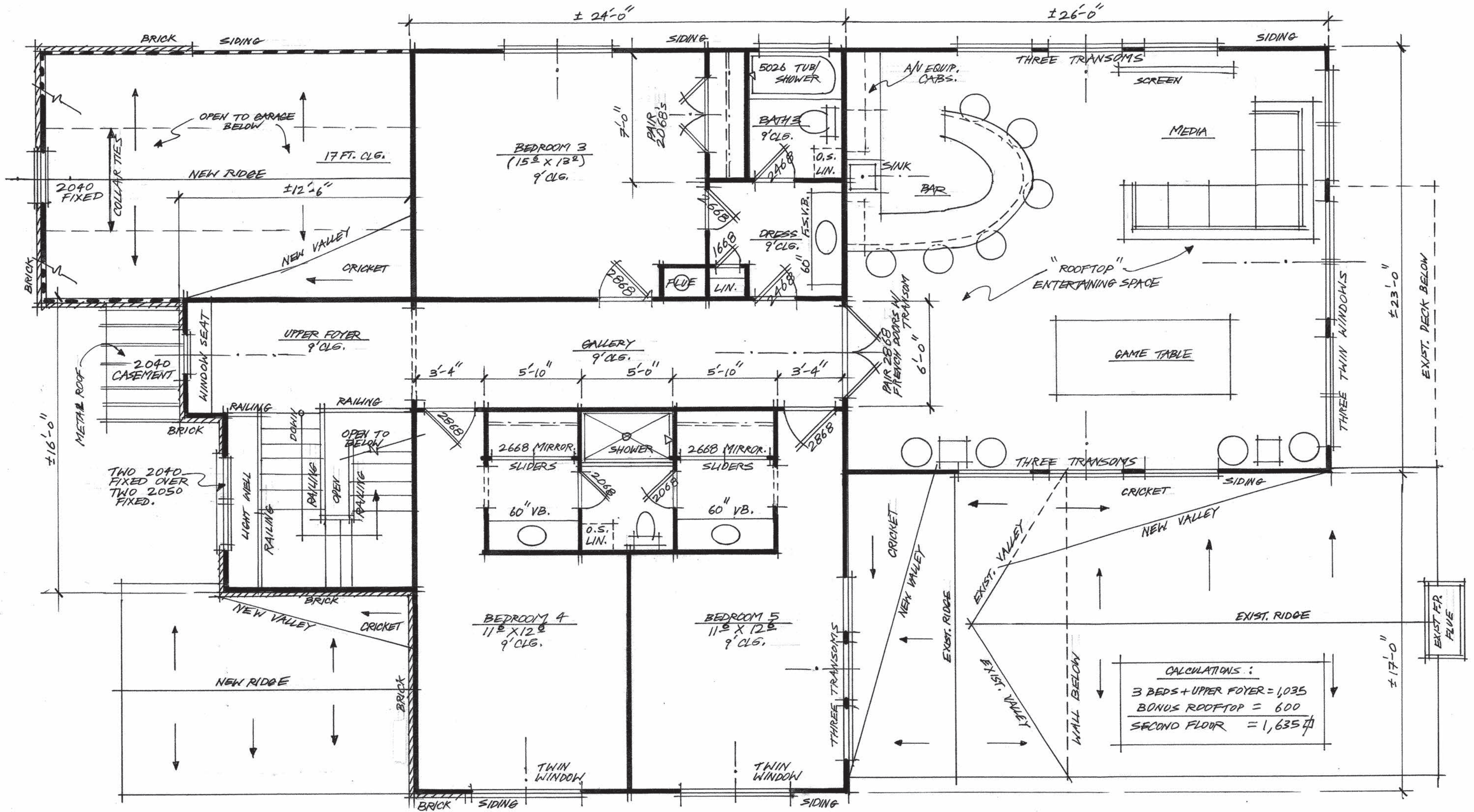
FIRST FLOOR SQ. FT. BREAKDOWN	SQ. FT.
EXISTING	= 2,212
+ DINING ROOM EXTENSION	+ 65
+ FRONT DOORS EXTENSION	+ 12
FRONT BEDROOM NOW A GARAGE	- 180
TOTAL PROPOSED CONDITIONED	= 2,109

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ADDITIONAL PROPOSED HARDSCAPES:	SQ. FT.
GARAGE EXTENSION	+ 110 SQ. FT.
FRONT PORCH	+ 24 SQ. FT.

MARK MILAM & ASHLEY MANROSS
1746 NOBLE DRIVE NE
ATLANTA, GA 30306

DB-ATLANTA
ALPHARETTA, GA
8-27-2020
DESIGN DRAWING A2 OF 4



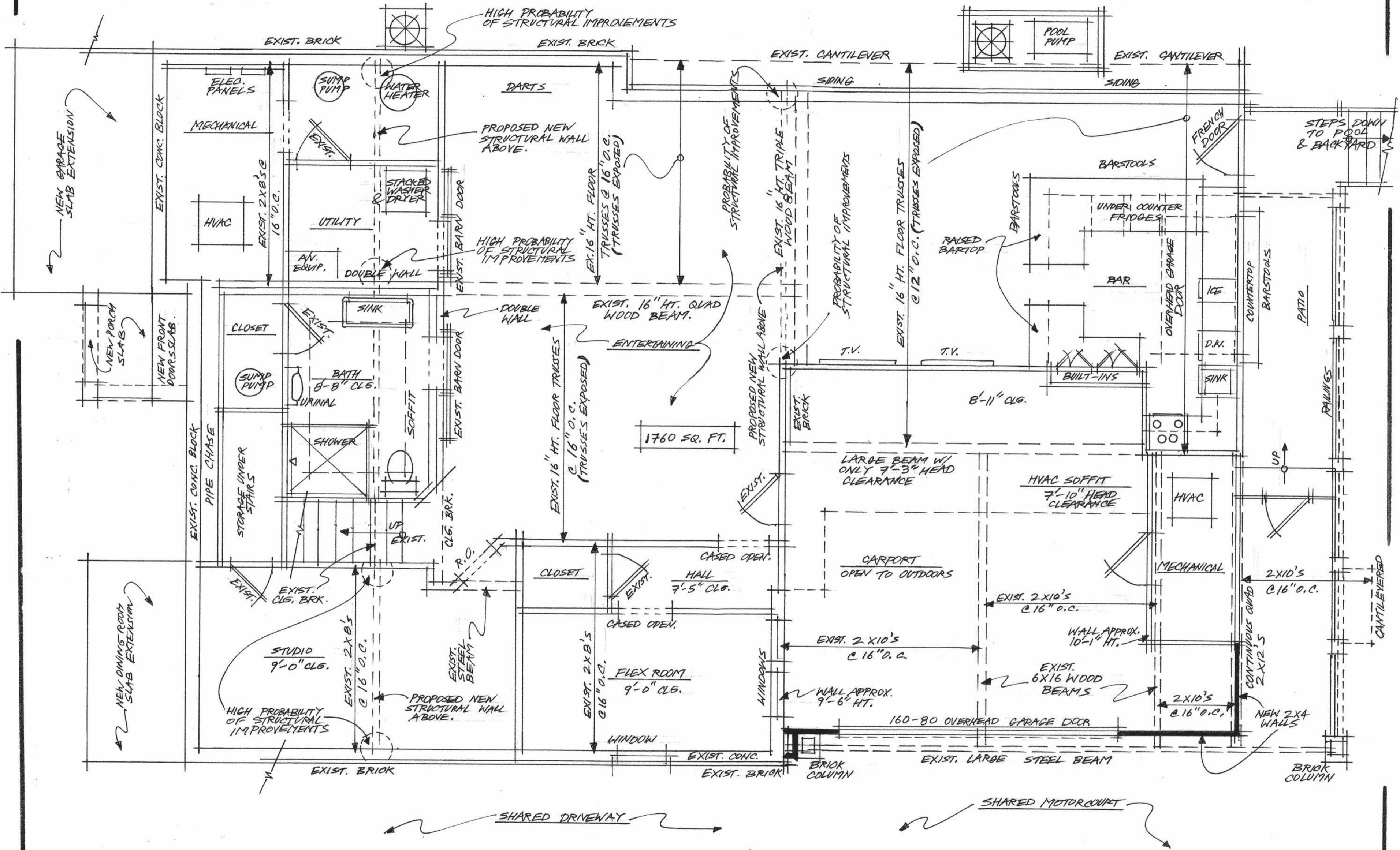
CALCULATIONS :
 3 BEDS + UPPER FOYER = 1,035
 BONUS ROOFTOP = 600
 SECOND FLOOR = 1,635

SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

	EXISTING HOUSE CALCS.	PROPOSED RENO. CALCS.
(LEVELS)	SQ. FT.	SQ. FT.
BASEMENT LEVEL	= 1,760	= 1,760 (SAME)
FIRST FLOOR	= 2,212	= 2,109 (103 SQ. FT. DECREASE)
SECOND FLOOR	N/A (Attic)	= 1,635
TOTAL CONDITIONED	= 3,972	= 5,504

MARK MILAM & ASHLEY MANROSS
 1746 NOBLE DRIVE NE
 ATLANTA, GA 30306

DB-ATLANTA
 ALPHARETTA, GA
 8-27-2020
 DESIGN DRAWING A3 OF 4



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"