



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-20-034**

DATE ACCEPTED: **02/17/2020**

NOTICE TO APPLICANT

Address of Property:

492 Harold AVE NE

City Council District: **5** Neighborhood Planning Unit (NPU): **N**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, April 9, 2020 at 12:00 p.m.

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

The contact person for NPU N is:

Andy Schneggenburger

404-921-4256

aschneg@bellsouth.net

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,

HH, for Director, Office of Zoning and
Development

APRIL Ingraham



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 5 APPLICATION NUMBER V-20-034
 NPU N DATE FILED _____

April Ingraham

Name of Applicant

BUILDING PERMIT AUTHORIZING
Addition to a single-family dwelling

at 492 Harold AVE NE 15th/239
 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 regulations to 1) Reduce the required half-depth front yard setback from 17.5 feet to 8 feet 6 inches to add to a single family residence.

Applicant seeks NO other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 28 Section 16-28.007 Paragraph 5(b)

Chapter _____ Section _____ Paragraph _____

Thomas Otoo 02/17/2020
 Plan Reviewer Date

April Ingraham 2/17/20
 Applicant Date

V-20-034

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"/>

Department of City Planning
Office of Zoning & Development

Date Filed _____ Application Number _____
 Name of Applicant APRIL INGRAHAM Daytime Phone 404-421-1520
 Company Name (if applicable) THE PERMIT SPECIALIST LLC email CONSULTANT@THEPERMITSPECIALIST.COM
 Address 3688 CLEARVIEW AVE STE 101 ATLANTA GA 30340
street city state zip code

FEB 17 2020

Name of Property Owner STEPHANIE HACKETT Phone 2032142551
 Address 492 HAROLD AVE NE ATLANTA GA 30307
street city state zip code

Description of Property

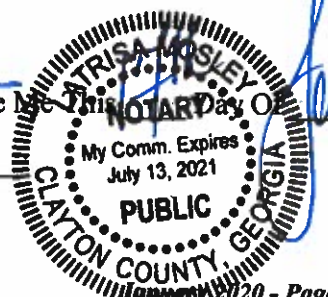
Address of Property 492 HAROLD AVE NE ATLANTA GA 30307
street city state zip code
 Area: 7486 Land Lot: 239 District: 15, DEKALB County, GA.
 Property is zoned: R-4, Council District: 5, Neighborhood Planning Unit (NPU): N

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.

April Ingraham APRIL INGRAHAM
 Owner or Agent for Owner (Applicant)
Stephanie Hackett
 Print Name of Owner

Sworn To And Subscribed Before Me This 17th Day Of February 2020
 NOTARY PUBLIC



V-20-034

SUMMARY & JUSTIFICATION FOR VARIANCES

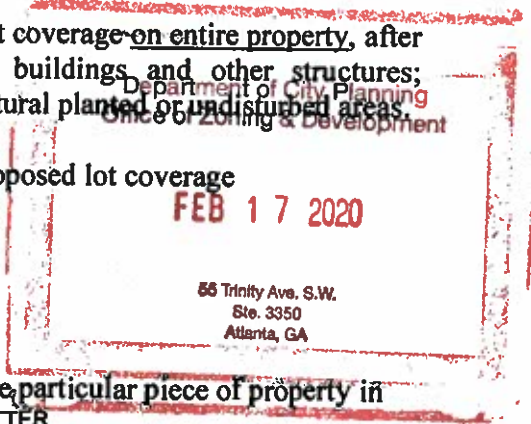
Directions: Complete responses must be provided for ALL questions. Incomplete applications will not be accepted. The space below may be utilized or responses may be submitted as a separate attachment. Specific criteria for Board approval of variances may be found on page 7. **The justification must address the criteria.** Please submit a typewritten or legible justification.

Is the property described in this application 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 application number associated with the subject property: NA .

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.>").
BUILD OUT ATTIC TO EXPAND ATTIC

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.

3599 covered square feet / 7486 total lot square feet = 48.1 % 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)? SEE ATTACHED JUSTIFICATION LETTER

- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? SEE ATTACHED JUSTIFICATION LETTER

- 3) What conditions are peculiar to this particular piece of property? SEE ATTACHED JUSTIFICATION LETTER

- 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. SEE ATTACHED JUSTIFICATION LETTER

V-20-034

FEBRUARY 17, 2020

City of Atlanta
Office of Zoning Development
Planning Division
Board of Zoning Adjustment (BZA)
55 Trinity Ave; Suite 3350
Atlanta, GA 30303



Variance Justification Letter: V-20-

492 HAROLD AVE NE

ZONING: R-4

PARCEL ID#: 15-239-01-140

To Whom It May Concern:

On behalf of the owner, STEPHANIE HACKETT, this letter is to request a variance to allow relief from zoning regulations to allow a variance to reduce the required setbacks as follows:

- **Reduce the required half yard building setback from 17.5" TO 8'6"**:
 - To allow for an attic addition/expansion to create a heated space level.

1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)?

- This lot is zoned R-4 and calls for a 17.5' half yard setback. Currently there is an existing non-conforming space that encroaches that half yard-not created by the owner, a total of 9'.

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship?

- Specifically applying the ordinance would create a hardship for the proposed work. Basically due to the fact that the owner would not be able to utilize the available attic space for the expansion a portion of the house currently sits in the half yard setback due to no condition created by the current owner.

3) What conditions are peculiar to this particular piece of property?

- Though standard, corner lots have typical specific setbacks. Though it is not known when the house was constructed, the conditions peculiar to this particular site is that it is an existing non-conformity and it does not have the minimum front yard width of 70'. This lot is 49' wide.

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.

- Other than the fact that this will be a heated livable space, there are no increases in lot coverage or land disturbances. Allowing the variance will provide an improvement for the

V-20-34

quality of life for the owner , allow her to remain in the city, provide more livable space and provide a sustainable improvement.

- The owner has taken in consideration a very moderate attic expansion of the upper level. It will not tower and it will not encompass the full footprint of the existing main level.
- She is not seeking any concessions above or beyond that of a half yard setback reduction. Based on this, we believe that there will not be any foreseeable potential hardships or detriment upon any of the neighbors if granted. Including no adverse impact to noise, lights, trees, public health threats or vehicular traffic.

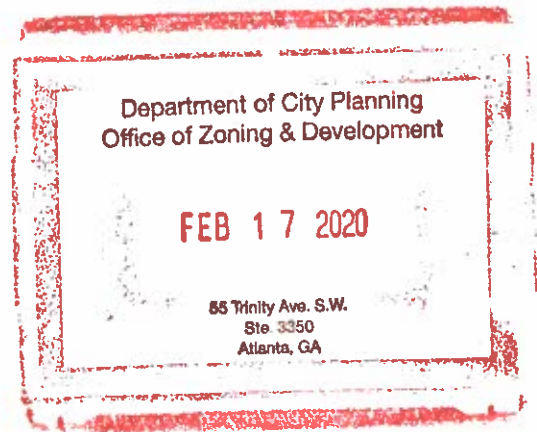
We are formally petitioning the Board to consider a variance approval to reduce the required half yard setback from 17.5' to 8'6" totally a reduction of 9'.

Thank you for your consideration of this request.

Respectfully,



April Ingraham,
Consultant/Applicant/Agent for Stephanie Hackett
404-421-1520
consultant@thepermitspecialist.com



V-20-034



Front of house



Side of house on Marlbrook Dr



Side of house on Marlbrook Dr



Side of house adjacent to neighbor



Side of house adjacent to neighbor



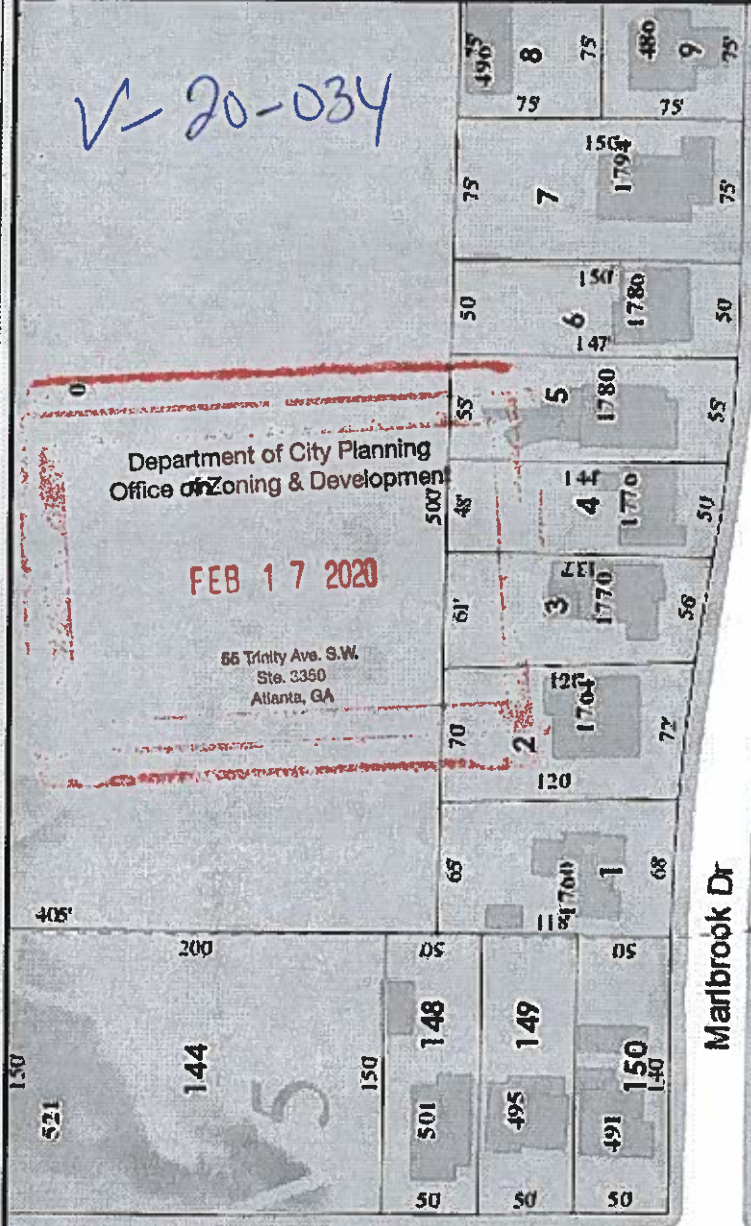
Back of house and retaining wall

V-20-034

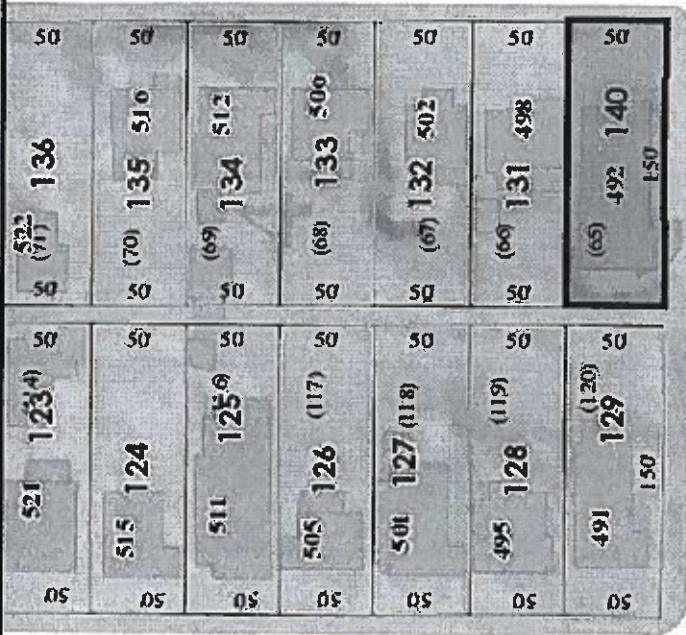
Department of City Planning
Office of Zoning & Development

FEB 17 2020

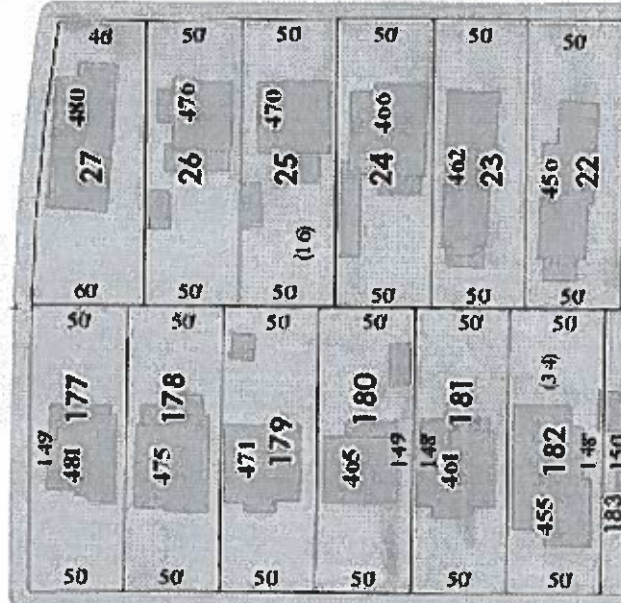
86 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA



Marlbrook Dr



Hardendall Ave



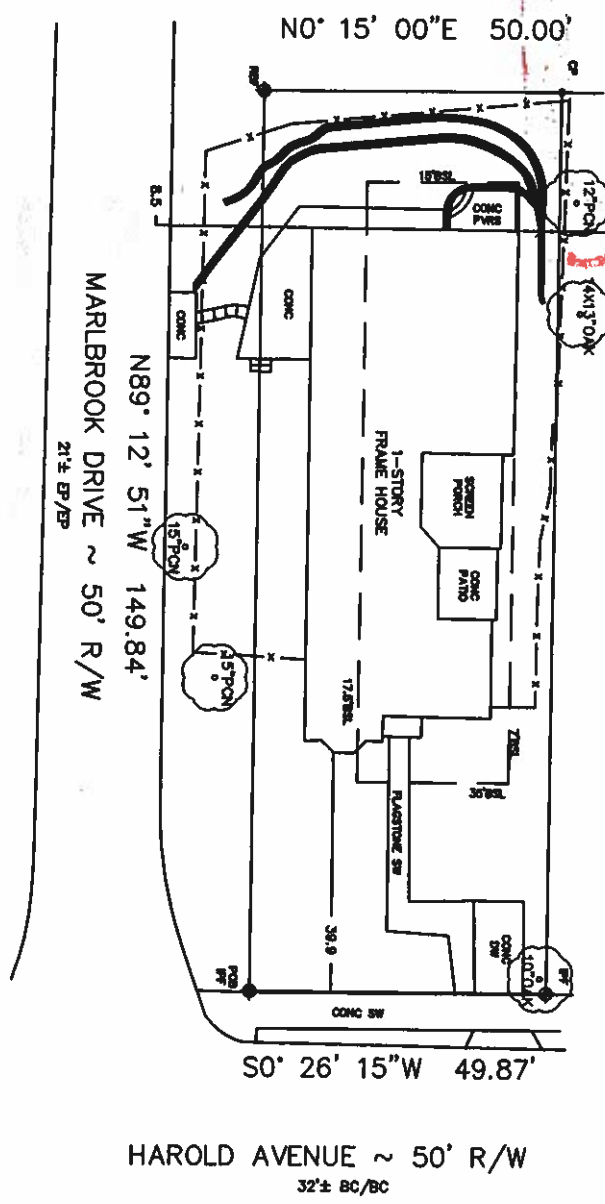
V-20-034

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.
 NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, STRIP & HEDGE LINE, HOUSE FOUNDATIONS, ETC.) THEY MAY DIFFER AND BE IN CONVENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYORS' OPINIONS AND/OR NEIGHBORS' OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.
 THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.
 BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONVENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.
 TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRUPLINE).
 PORTIONS OF THIS PLAN ARE SCHEMATIC IN NATURE AND HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEYING METHODS. NO RELIANCE UPON THE ACCURACIES OF THE SIZE, SHAPE NOR LOCATION OF THE PLANNETRICS SHOWN HEREON SHALL BE AFORED IN ANY MANNER.

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.
 * L E G E N D *
 NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 ADA ALSO KNOWN AS
 APP AS PER DEED
 BBL BUILDING (STABACK) LINE
 CP COMPUTED POINT
 CTP CORNER TOP PEG FOUND
 D DEED (BOOK/PAGE)
 DW DRIVEWAY
 E EVIDENCE OF EASEMENT
 FE FENCE FOR ELEVATION
 FFL FENCE FOR FOUND
 L LAND LOT
 LL LAND LOT LINE
 N NEIGHBORS
 N/F NOW OR FORMERLY
 MAIL MAIL FOUND
 P PLAT (BOOK/PAGE)
 POC POINT OF BEGINNING
 R/R RIGHT-OF-WAY
 REF REFERENCE BAR FOUND
 (1/2" UNO)
 REN RENOVATING BAR SET
 S/S SIDEWALK
 S/SO SANITARY SEWER EASEMENT
 S/SO SANITARY SEWER CLEANOUT
 W WALL

Department of City Planning
 Office of Zoning & Development

FEB 17 2020



PROPERTY ADDRESS:
 492 Harold Ave NE
 Atlanta, GA 30307
 LAND AREA:
 7486 SF
 0.172 AC
 NEIGHBORHOOD AREA:
 3598 SF=0.0815
 ZONING: R-4
 65 Trinity Ave. S.W.
 Sht 3350
 Atl 11
 20'
 20'

PLAT PREPARED FOR:
492 HAROLD AVE

Neighborhood Lake Claire
 15th DISTRICT
 DAKLAB COUNTY, GEORGIA
 FIELD DATE: 7-17-2019 TN
 DRAWN DATE: 7-18-2019 TW

DEED BOOK PAGE
 ALL MATTERS OF TITLE ARE EXCEPTED - NOT FOR RECORD
 SURVEY SYSTEMS ATLANTA
 2158 W Park Ct, Ste D, Stone Mtn, GA 30087
 COA #S000887, info@surveysystemsatlanta.com
 Call 678-581-8064 or Office 404-780-0010

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.

DEBELL, JEFFREY
 N/E
 DRAVE JR

REGISTERED PROFESSIONAL SURVEYOR
 CHARLES W. LOVELESS
 1500

V-20-034

Print

Property Tax Information Results

Attention:

Our records indicate that a mortgage company or tax service is scheduled to pay the taxes for 2019. Would you like to continue with this payment?

Pay Now

Back

***Would you like to have future tax bills emailed to you?

Parcel ID 15 239 01 140
Pin Number 5046290
Property Address 492 HAROLD AVE NE
Property Type Real Estate
Tax District 61 - ATLANTA

Jan. 1st Owner Last Name, First Name
 HACKETT STEPHANIE
Co-Owner HACKETT RYAN
Current Owner HACKETT STEPHANIE
Co-Owner HACKETT RYAN
Owner Address 492 HAROLD AVE NE
 ATLANTA GA 30307

Care of Information
 ** CHANGE MAILING ADDRESS? **

Exemption Type H1F - BASIC EXEMPTION WITH FREEZE
Tax Exempt Amount \$0.00
City Atlanta Exemption Type A1A - ATLANTA BASIC EXEMPTION
City Atlanta Tax Exempt Amount \$0.00

Exemption Type
Value Exemption Amount \$0.00

Deed Type LIMITED WARRANTY DEED
Deed Book/Page 27292 / 00556
Plat Book/Page / 000 1

NBHD Code 1690
Zoning Type -
Improvement Type 09-SINGLE FAMILY RESIDENTIAL
Year Built 2000
Condition Code AVERAGE
Quality Grade AVERAGE PLUS
Air Conditioning YES
Fireplaces 1
Stories 1
Square Footage 2,340 Sq. Ft.
Basement Area 0 Sq. Ft.
% Bsmt Finished 0 Sq. Ft.
Bedrooms 3
Bathrooms 2.5
Last Deed Date 12/7/2018
Last Deed Amount \$551,000.00

[Click here to view property map](#)

Additional Property Information

Taxable Year 2019
Land Value \$164,600
Building Value \$374,300
Misc. Improvement Value \$0
Total Value \$538,900
40% Taxable Assessment \$215,560

Taxable Year 2019
Millage Rate 0.042654
DeKalb County Taxes Billed \$92.34
DeKalb County Taxes Paid \$92.34
DeKalb County Taxes Due \$0.00

Atlanta Taxes Billed \$6,127.53
Atlanta Taxes Paid \$6,127.53
Atlanta Taxes Due \$0.00

Total Taxes Billed \$6,219.87
Total Taxes Paid \$6,219.87
Total Taxes Due \$0.00

First Payment Date 9/23/2019
First Payment Amount \$46.17
Last Payment Date 11/7/2019
Last Payment Amount \$46.17

Atlanta Taxes
First Payment Date 9/27/2019
First Payment Amount \$6,127.53
Last Payment Date 9/27/2019
Last Payment Amount \$6,127.53

Tax Paid Receipt **Tax Bill Details**
 -- Choose a Tax Year --

DeKalb County Tax
 Commissioner
 Collections Division
 PO Box 100004
 Decatur, GA 30031-7004

Prior Years Tax
 *** Please note that payment posting information may be delayed due to batch processing***

Tax Year	Total Owed	Total Paid	Total Due	Adjusted Bill Due Date
2019	\$92.34	\$92.34	\$0.00	
2018	\$259.34	\$259.34	\$0.00	
2017	\$799.82	\$799.82	\$0.00	
2016	\$754.08	\$754.08	\$0.00	
2015	\$877.68	\$877.68	\$0.00	
2014	\$544.13	\$544.13	\$0.00	
2013	\$484.88	\$484.88	\$0.00	
2012	\$687.43	\$687.43	\$0.00	
City Atlanta Tax				
Tax Year	Total Owed	Total Paid	Total Due	Adjusted Bill Due Date
2019	\$6,127.53	\$6,127.53	\$0.00	
2018	\$6,496.11	\$6,496.11	\$0.00	
2017	\$5,326.21	\$5,326.21	\$0.00	
2016	\$4,623.03	\$4,623.03	\$0.00	
2015	\$4,644.01	\$4,644.01	\$0.00	
2014	\$4,704.51	\$4,704.51	\$0.00	
2013	\$3,913.23	\$3,913.23	\$0.00	
2012	\$3,938.09	\$3,938.09	\$0.00	

Tax Sale File Number
 FIFa-GED Book/Page
 Levy Date

V-20-034

AUTHORIZATION BY PROPERTY OWNER

(Required only if the applicant is not the owner of the property subject to the proposed application.)

(Please Print Clearly)

I, Stephanie Hackett (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 492 Harold Ave NE Atlanta GA 30307 (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 INGRAHAM FIRST NAME APRIL
ADDRESS 3688 CLEARVIEW AVE SUITE 101
CITY ATLANTA STATE GA ZIP CODE 30340

OWNER'S TELEPHONE NUMBER: 203 214 5551

[Signature]
SIGNATURE OF OWNER

Stephanie Hackett
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.

[Signature]
NOTARY PUBLIC
02/10/2020
DATE



RECEIPT

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

Application: V-20-034
Application Type: Planning/BZA/Variance/NA
Address: 492 HAROLD AVE NE, ATLANTA, GA 30307
Owner Name: LUREY ALEX S
Owner Address:
Application Name:

PAID
CITY OF ATLANTA
FEB 17 2020 PAID
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
696093		\$100.00	02/17/2020	SJKING		

Owner Info.: LUREY ALEX S

Work Description: APPLICANT SEEKS A VARIANCE FROM ZONING RELATIONS TO 1) REDUCE THE REQUIRED HALF-DEPTH FRONT YARD SETBACK FROM 17.5 FEET TO 8 FEET 6 INCHES TO ADD TO A SINGLE FAMILY RESIDENCE.

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.
 NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

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PROPERTY ADDRESS:
 492 Harold Ave NE
 Atlanta, GA 30307

LAND AREA:
 7486 SF
 0.172 AC

IMPERVIOUS AREA:
 EXIST= 3599 SF=48.1%
 ZONING: R-4

SCALE 1" = 20'

PLAT PREPARED FOR:
 492 HAROLD AVE

Neighborhood Lake Claire
 LAND LOT 239 15th DISTRICT

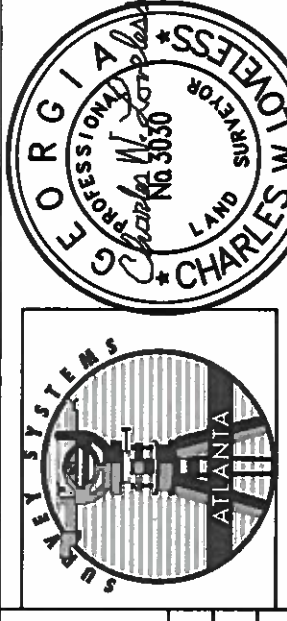
DeKALB COUNTY, GEORGIA
 FIELD DATE: 7-17-2019 TH
 DRAWN DATE: 7-18-2019 TW

REFERENCE: CADASTRAL p000872
 REFERENCE: DEED BOOK , PAGE ,

ALL MATTERS OF TITLE ARE EXCEPTED ~ NOT FOR RECORDING

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 40,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

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.



SURVEY SYSTEMS ATLANTA
 2156 W Park Ct, Ste D, Stone Mtn, GA 30087
 COA #SF000867, info@SurveySystemsAtlanta.com
 Cell 678-591-6064 ~ Office 404-760-0010

N/F
 DEBELL, JEFFREY
 DRAKE JR

S89° 09' 49"E 150.00'

Department of City Planning
 Office of Zoning & Development

FEB 17 2020

16 Trinity Ave S.W.
 Atlanta, GA 30360

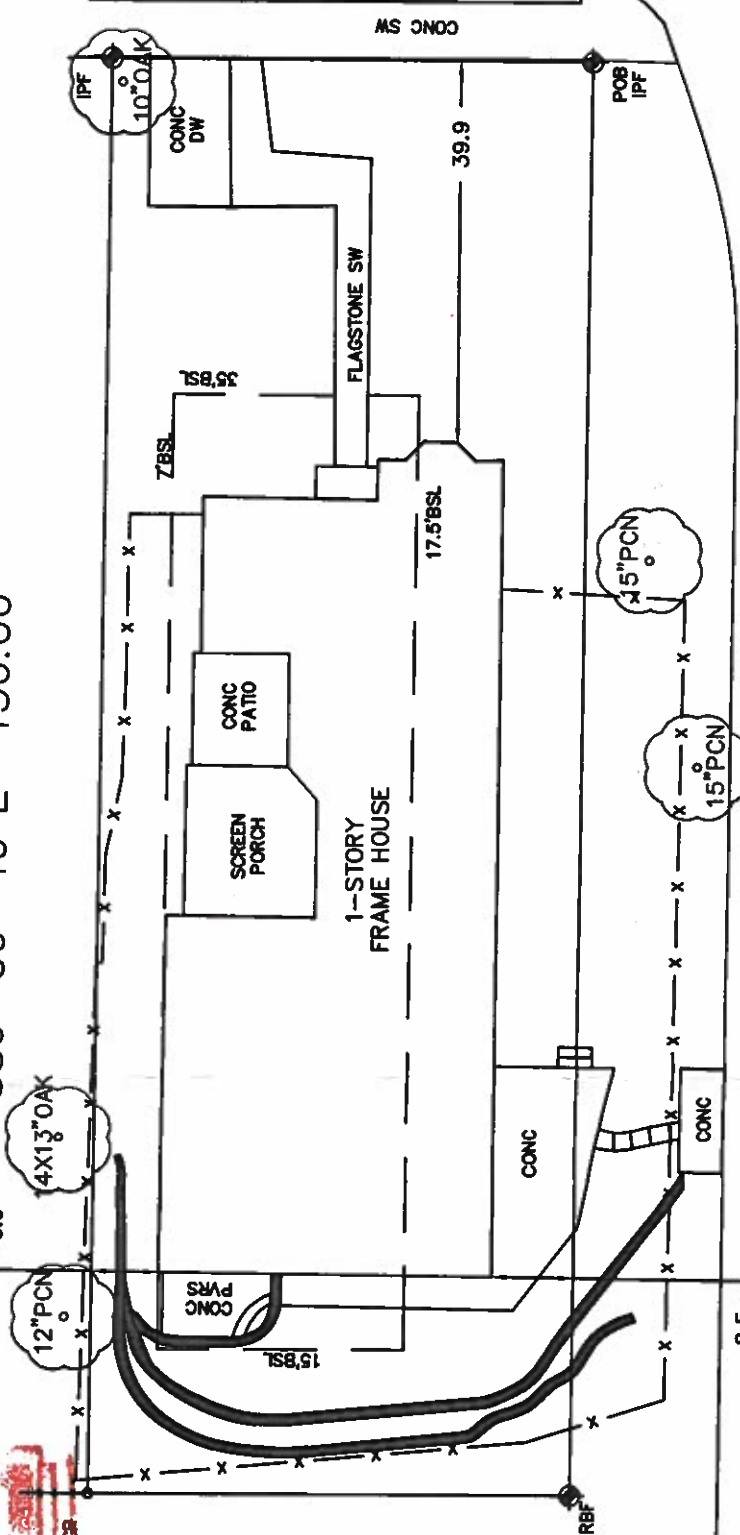
N0° 15' 00"E 50.00'

ALLEY (OPEN)

S0° 26' 15"W 49.87'

HAROLD AVENUE ~ 50' R/W
 32'± BC/BC

N89° 12' 51"W 149.84'
 MARLBROOK DRIVE ~ 50' R/W
 21'± EP/EP



- NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.
- * L E G E N D *
- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT. AKA ALSO KNOWN AS
 APP AS PER DEED
 APP AS PER PLAT
 BSL BUILDING (SETBACK) LINE
 CP COMPUTED POINT
 CTP CRIMP TOP PIPE FOUND
 D DEED (BOOK/PAGE)
 DW DRIVEWAY
 EP EDGE OF PAVEMENT
 FFE FINISH FLOOR ELEVATION
 FKA FORMERLY KNOWN AS
 IPF IRON PIN FOUND
 L ARC LENGTH
 LL LAND LOT
 LLL LAND LOT LINE
 N NEIGHBOR'S
 N/F NOW OR FORMERLY
 NAIL NAIL FOUND
 P PLAT (BOOK/PAGE)
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 R RADIUS LENGTH
 R/W RIGHT-OF-WAY
 RBF REINFORCING BAR FOUND (1/2" UNO)
 RBS 1/2" REINFORCING BAR SET
 SW SIDEWALK
 SSE SANITARY SEWER EASEMENT
 SSCO SANITARY SEWER CLEANOUT
 -X- FENCE LINE
 █ WALL

V-80-034



Front of house



Side of house on Marlbrook Dr



Side of house on Marlbrook Dr



Side of house adjacent to neighbor



Side of house adjacent to neighbor



Back of house and retaining wall

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES. THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE). PORTIONS OF THIS PLAN ARE SCHEMATIC IN NATURE AND HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEYING METHODS. NO RELIANCE UPON THE ACCURACIES OF THE SIZE, SHAPE NOR LOCATION OF THE PLANIMETRICS SHOWN HEREON SHALL BE AFOERD IN ANY MANNER.

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

*** L E G E N D ***

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT. AKA ALSO KNOWN AS
 APP AS PER DEED
 APP AS PER PLAT
 BSL BUILDING (SETBACK) LINE
 CP COMPUTED POINT
 CTP CRIMP TOP PIPE FOUND
 D DEED (BOOK/PAGE)
 DW DRIVEWAY
 EP EDGE OF PAVEMENT
 FFE FINISH FLOOR ELEVATION
 FKA FORMERLY KNOWN AS
 IPF IRON PIN FOUND
 L LAND LOT
 LLL LAND LOT LINE

N NEIGHBORS
 N/F NOW OR FORMERLY
 NAIL NAIL FOUND
 P PLAT (BOOK/PAGE)
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 R RADIUS LENGTH
 R/W RIGHT-OF-WAY
 RBF REINFORCING BAR FOUND
 RBS 1/2" REINFORCING BAR SET
 SW SIDEWALK
 SSE SANITARY SEWER EASEMENT
 SSCO SANITARY SEWER CLEANOUT
 -X- FENCE LINE
 WALL



PROPERTY ADDRESS:
 492 Harold Ave NE
 Atlanta, GA 30307

LAND AREA:
 7486 SF
 0.172 AC

IMPERVIOUS AREA:
 EXIST= 3599 SF=48.1%
 ZONING: R-4

SCALE 1" = 20'

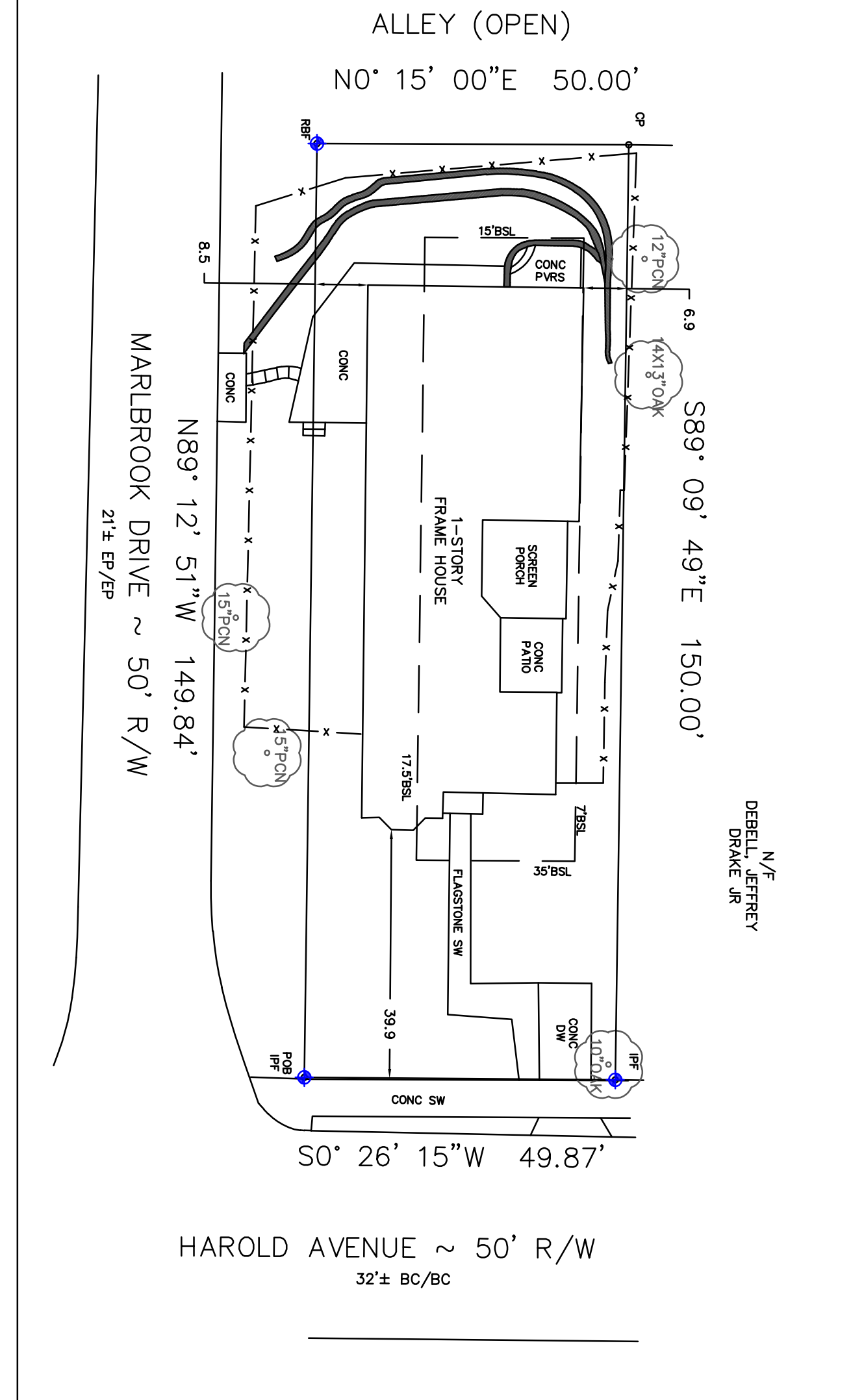
PLAT PREPARED FOR:
492 HAROLD AVE

Neighborhood Lake Claire
 LAND LOT 239 15th DISTRICT BY:

DEKALB COUNTY, GEORGIA FIELD DATE: 7-17-2019 TH
 LOCATED IN ATLANTA DRAWN DATE: 7-18-2019 TW

REFERENCE: CADASTRAL P000872
 REFERENCE: DEED BOOK PAGE ALL MATTERS OF TITLE ARE EXCEPTED ~ NOT FOR RECORDING

SURVEY SYSTEMS ATLANTA
 2156 W Park Ct, Ste D, Stone Mtn, GA 30087
 COA #LSF000867, info@SurveySystemsAtlanta.com
 Cell 678-591-6064 ~ Office 404-760-0010





Source Urbanism, LLC
P.O. Box 1154
Stone Mountain, Georgia 30086
T. 770.330.8325
audrey.plummer@sourceurbanism.com

CONSULTANTS

CIVIL
Survey Systems Atlanta
2156 W. PARK CT, STE D, STONE MOUNTAIN
30087

STRUCTURAL
PEC STRUCTURAL ENGINEERING
(770) 908-9908

MEP

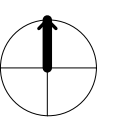
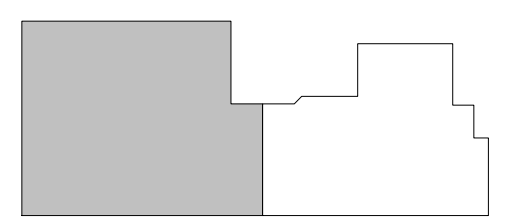
NOTE: DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION PURPOSES.

PROJECT

492 HAROLD ATTIC BUILDOUT
492 HAROLD AVE NE
ATLANTA, GA, 30307

STEPHANIE HACKETT
492 HAROLD AVE NE
ATLANTA GA 30307

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
Job Number		100.2019.01
Date		02/10/2020
Drawn		Author
Checked		Checker
TITLE		

EXISTING SITE PLAN

SHEET NUMBER

A-1.01

SITE PLAN NOTES

1. ARCHITECTURAL SITE PLAN IS ISSUED FOR REFERENCE ONLY.
2. REFERENCE CIVIL DRAWINGS FOR ALL SITE CONSTRUCTION INFORMATION.
3. THE CONTRACTOR SHALL MAINTAIN EXISTING ACCESS TO ALL EMERGENCY ENTRANCES AND SHALL NOT BLOCK ACCESS TO DRIVES AND COVERED DROP OFF AREAS.
4. CONTRACTOR SHALL INFORM THE OWNER PRIOR TO ANY SITE DEMOLITION AND SHALL SCHEDULE SUCH DEMOLITION AS NOT TO INTERFERE WITH THE OWNER'S OPERATIONS AS OUTLINED IN AN AGREED PHASING PLAN AND SCHEDULE.

ZONING INFORMATION

LOT SIZE:	7486 SF / 0.172 AC
ZONING:	R-4
NPU:	N
NEIGHBORHOOD:	LAKE CLAIRE
ALLOWABLE FAR:	0.5 3743 SF/ 7486 SF
CURRENT FAR:	0.19 2146 SF/ 7486 SF
PROPOSED FAR:	0.28 3099 SF/ 7486 SF
ALLOWABLE LOT COVERAGE:	50% 3743 SF/ 7486 SF
CURRENT LOT COVERAGE:	48.1% 3599 SF/ 7486 SF
PROPOSED LOT COVERAGE:	NO CHANGE

N/F
DEBELL, JEFFREY
DRAKE JR

S89° 09' 49"E 150.00'

ALLEY (OPEN)

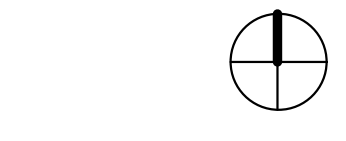
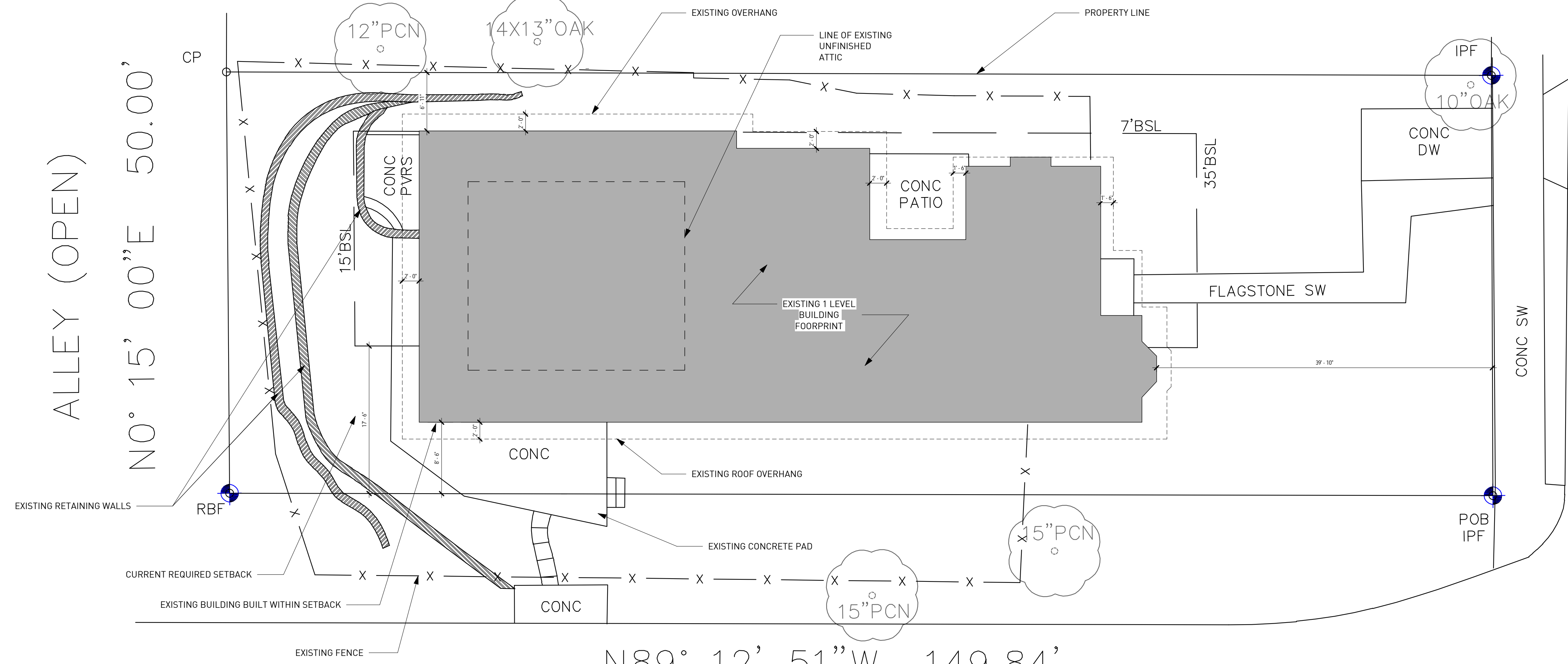
N0° 15' 00"E 50.00'

S0° 26' 15"W 49.87'

HAROLD AVENUE ~ 50' R/W
32'± BC/BC

N89° 12' 51"W 149.84'

MARLBROOK DRIVE ~ 50' R/W
21'± EP/EP



1 EXISTING SITE PLAN
1/8" = 1'-0"

2/10/2020 6:18:24 PM C:\Users\stued\Documents\200130_492_Harold_audrey.plummer.rvt



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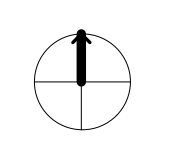
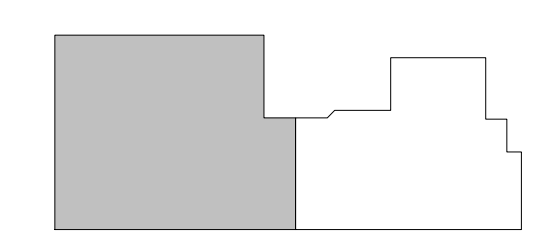
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PROJECT

492 HAROLD ATTIC BUILDOUT
492 HAROLD AVE NE
ATLANTA, GA, 30307

STEPHANIE HACKETT
492 HAROLD AVE NE
ATLANTA GA 30307

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
Job Number		100.2019.01
Date		02/10/2020
Drawn		Author
Checked		Checker
TITLE		

PROPOSED SITE PLAN

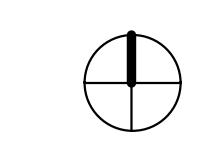
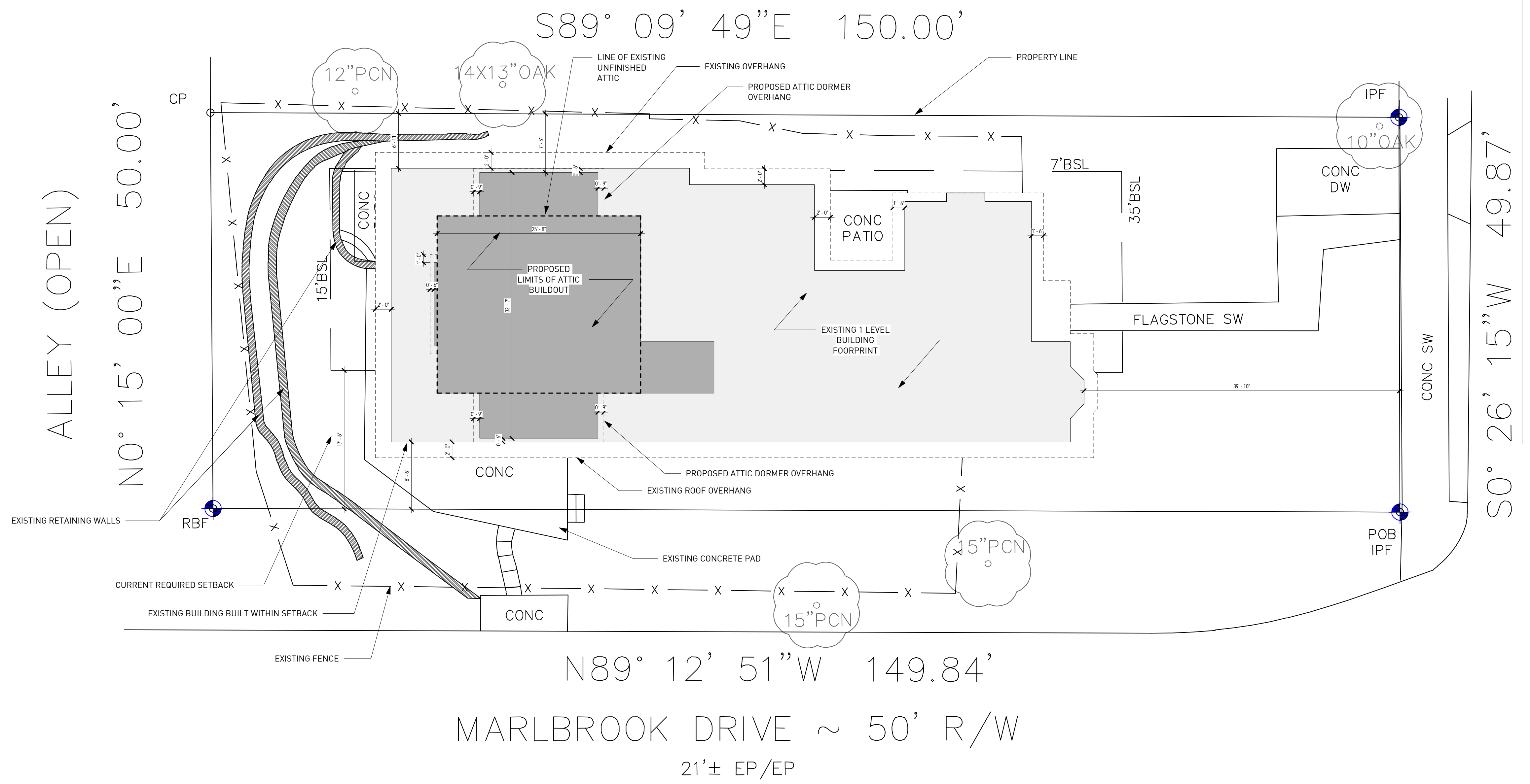
SHEET NUMBER

A-1.02

SITE PLAN NOTES	
1.	ARCHITECTURAL SITE PLAN IS ISSUED FOR REFERENCE ONLY.
2.	REFERENCE CIVIL DRAWINGS FOR ALL SITE CONSTRUCTION INFORMATION.
3.	THE CONTRACTOR SHALL MAINTAIN EXISTING ACCESS TO ALL EMERGENCY ENTRANCES AND SHALL NOT BLOCK ACCESS TO DRIVES AND COVERED DROP OFF AREAS.
4.	CONTRACTOR SHALL INFORM THE OWNER PRIOR TO ANY SITE DEMOLITION AND SHALL SCHEDULE SUCH DEMOLITION AS NOT TO INTERFERE WITH THE OWNER'S OPERATIONS AS OUTLINED IN AN AGREED PHASING PLAN AND SCHEDULE.

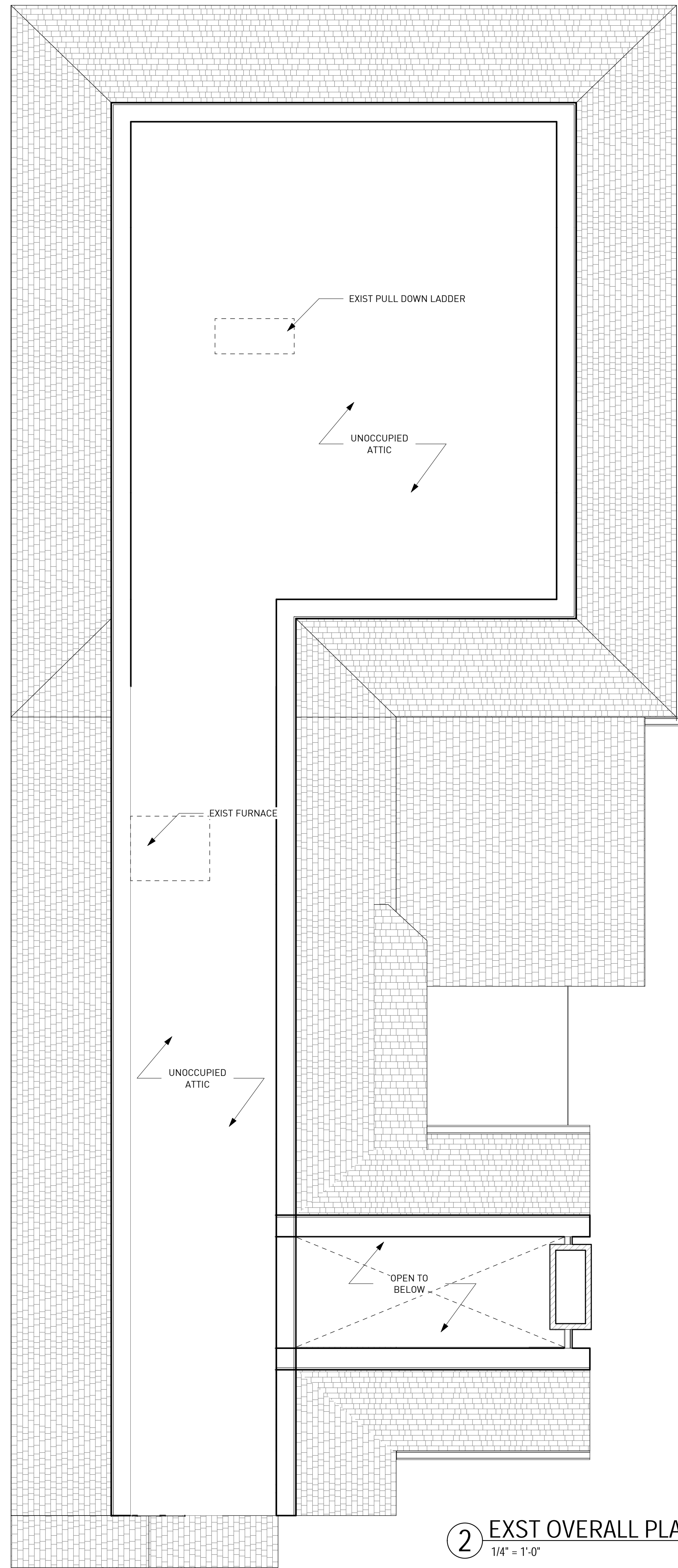
ZONING INFORMATION	
LOT SIZE:	7486 SF / 0.172 AC
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NPU:	N
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PROPOSED LOT COVERAGE:	NO CHANGE

N/F
DEBELL, JEFFREY
DRAKE JR

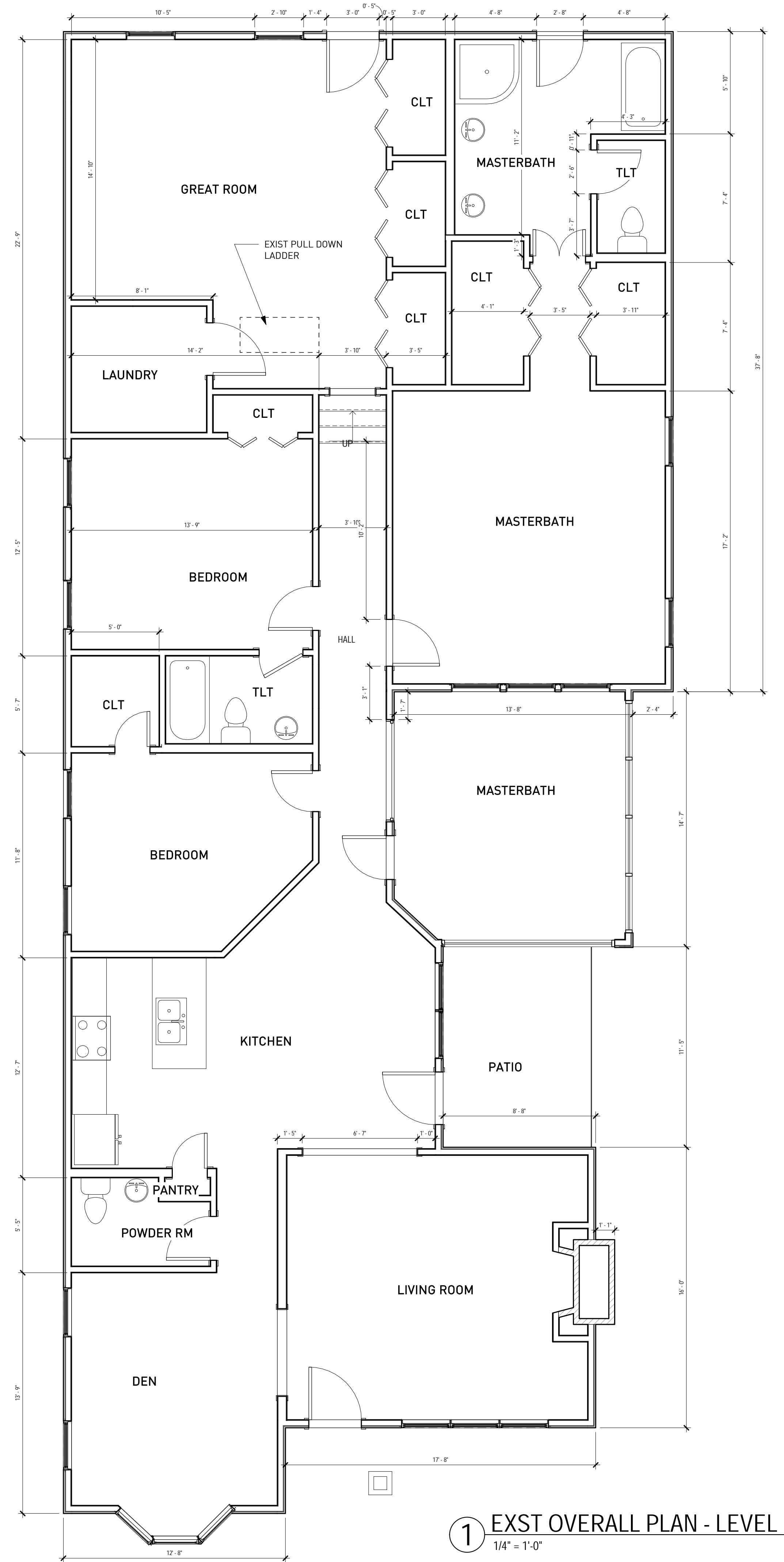


1 PROPOSED SITE PLAN
1/8" = 1'-0"

2/10/2020 6:18:25 PM C:\Users\audrey\Documents\200130_492_Harold_audrey.plm\rv1



2 EXST OVERALL PLAN - LEVEL 2
1/4" = 1'-0"



1 EXST OVERALL PLAN - LEVEL 1
1/4" = 1'-0"



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Stone Mountain, Georgia 30086
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audrey.plummer@sourceurbanism.com

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30087
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MEP

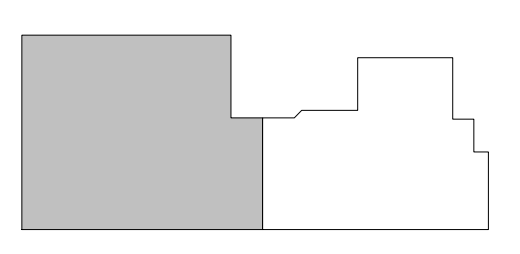
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PROJECT

**492 HAROLD ATTIC
BUILDOUT**
492 HAROLD AVE NE
ATLANTA, GA, 30307

STEPHANIE HACKETT
492 HAROLD AVE NE
ATLANTA GA 30307

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	Job Number	100.2019.01
	Date	02/10/2020
	Drawn	Author
	Checked	Checker
	TITLE	

**EXISTING FLOOR
PLAN**

SHEET NUMBER

A-1.03

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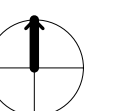
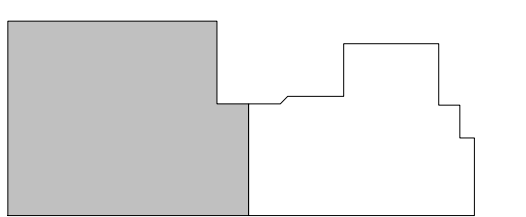
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PROJECT

**492 HAROLD ATTIC
 BUILDOUT**
 492 HAROLD AVE NE
 ATLANTA, GA, 30307

STEPHANIE HACKETT
 492 HAROLD AVE NE
 ATLANTA GA 30307

KEYPLAN



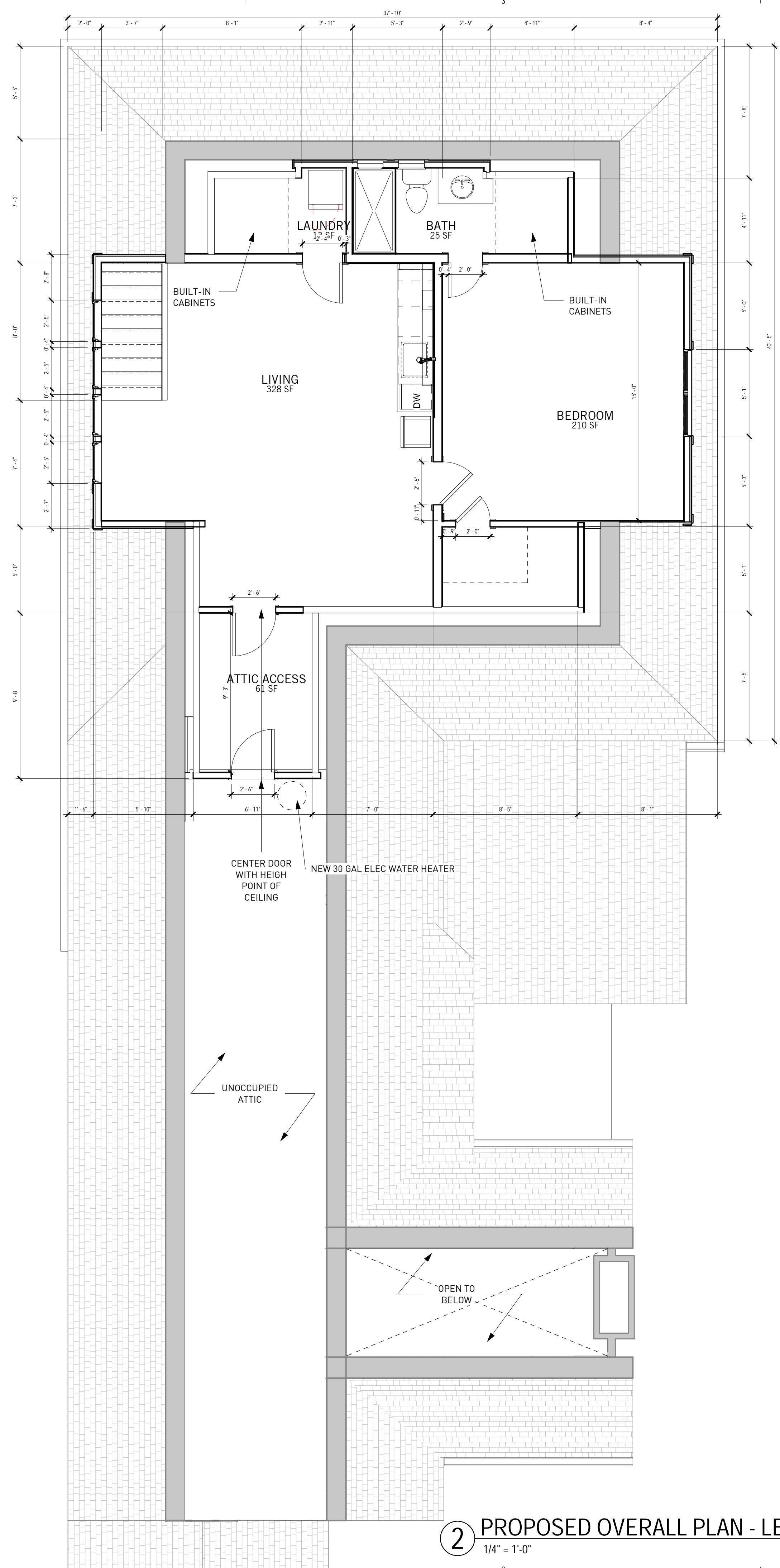
ISSUE CHART

MARK	ISSUE	DATE
Job Number	100.2019.01	
Date	02/10/2020	
Drawn	Author	
Checked	Checker	
TITLE		

**PROPOSED FLOOR
 PLAN**

SHEET NUMBER

A-1.04



2 PROPOSED OVERALL PLAN - LEVEL 2
 1/4" = 1'-0"



1 PROPOSED OVERALL PLAN - LEVEL 1
 1/4" = 1'-0"

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 audrey.plummer@sourceurbanism.com

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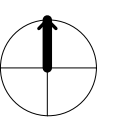
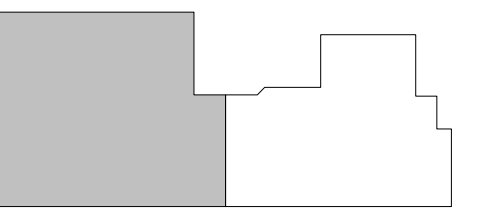
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PROJECT

**492 HAROLD ATTIC
 BUILDOUT**
 492 HAROLD AVE NE
 ATLANTA, GA, 30307

STEPHANIE HACKETT
 492 HAROLD AVE NE
 ATLANTA GA 30307

KEYPLAN



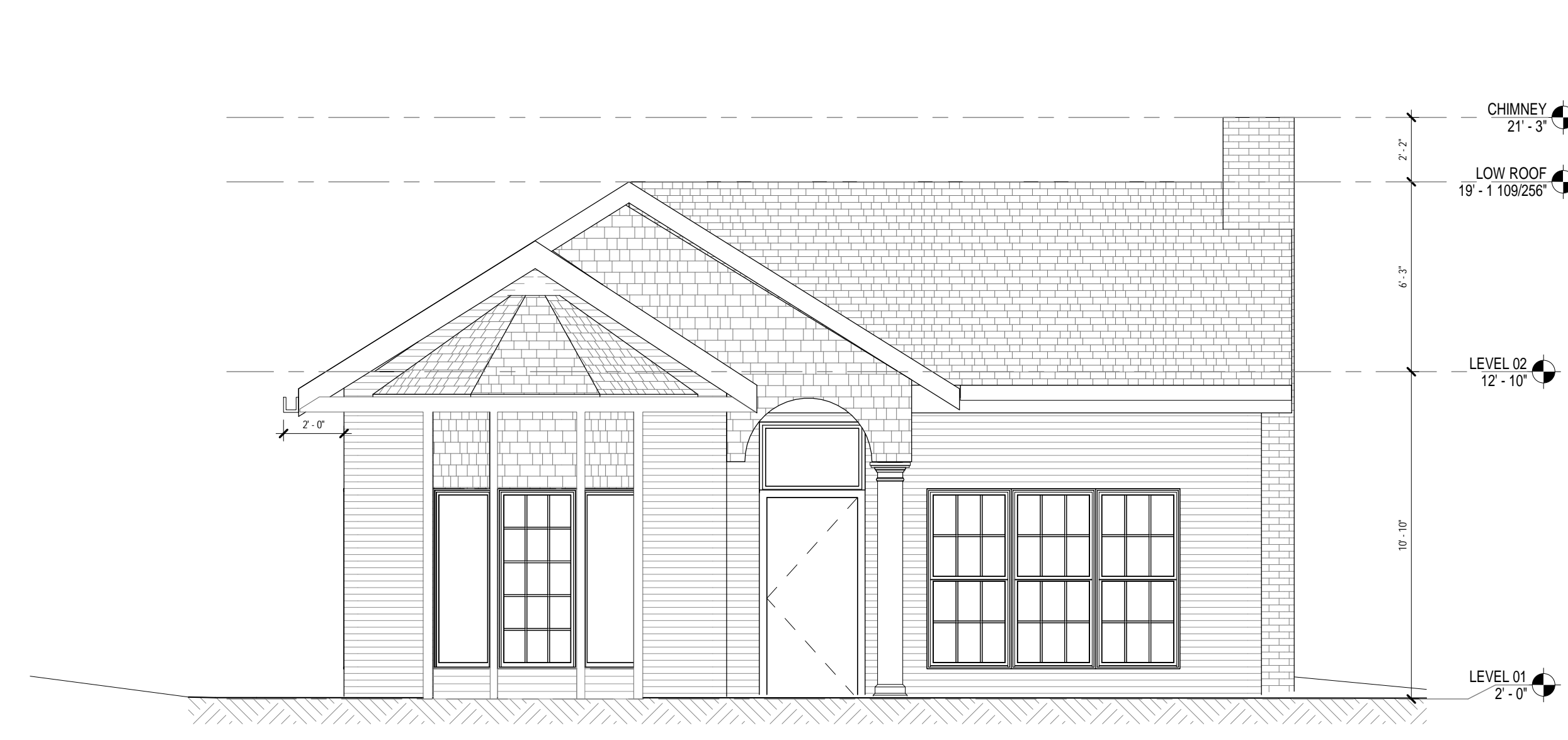
ISSUE CHART

MARK	ISSUE	DATE
Job Number	100.2019.01	
Date	02/10/2020	
Drawn	Author	
Checked	Checker	
TITLE		

**EXISTING
 ELEVATIONS**

SHEET NUMBER

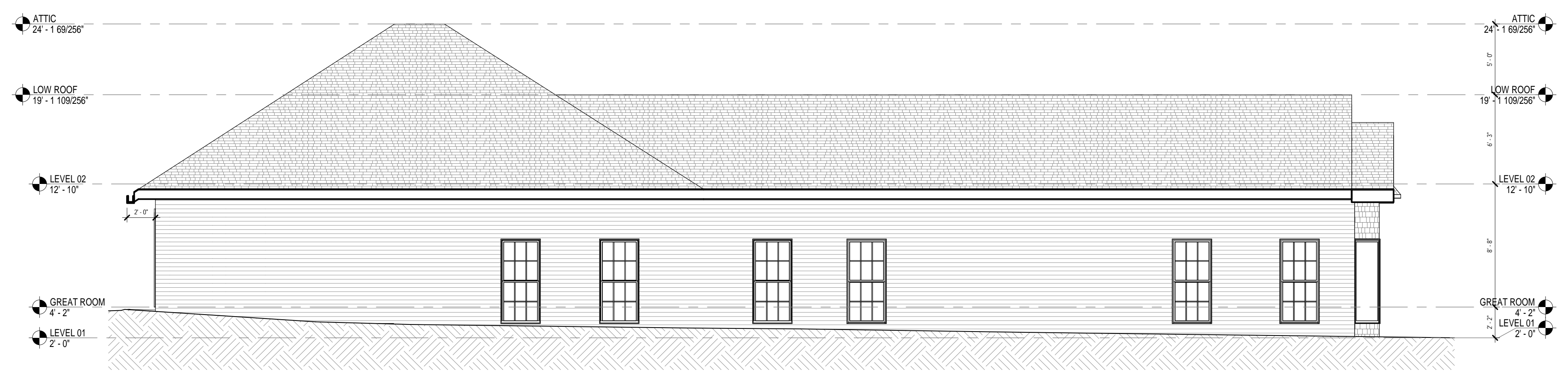
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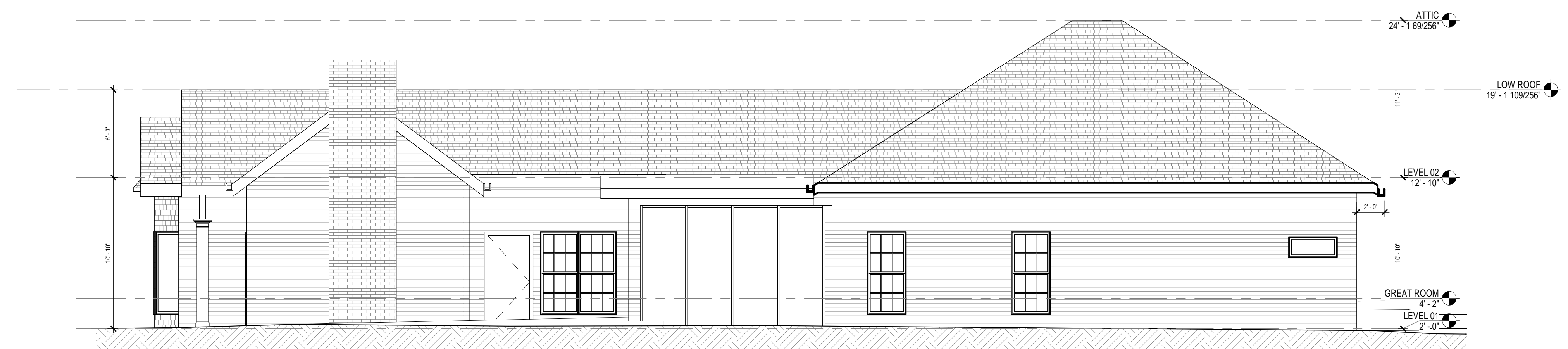
4 EAST ELEVATION - EXST
 1/4" = 1'-0"



3 WEST ELEVATION - EXST
 1/4" = 1'-0"



2 SOUTH ELEVATION - EXST
 3/16" = 1'-0"



1 NORTH ELEVATION - EXST
 3/16" = 1'-0"

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30087

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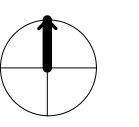
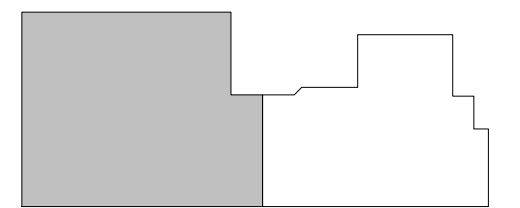
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PROJECT

492 HAROLD ATTIC BUILDOUT
492 HAROLD AVE NE
ATLANTA, GA, 30307

STEPHANIE HACKETT
492 HAROLD AVE NE
ATLANTA GA 30307

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
Job Number	100.2019.01	
Date	02/10/2020	
Drawn	Author	
Checked	Checker	

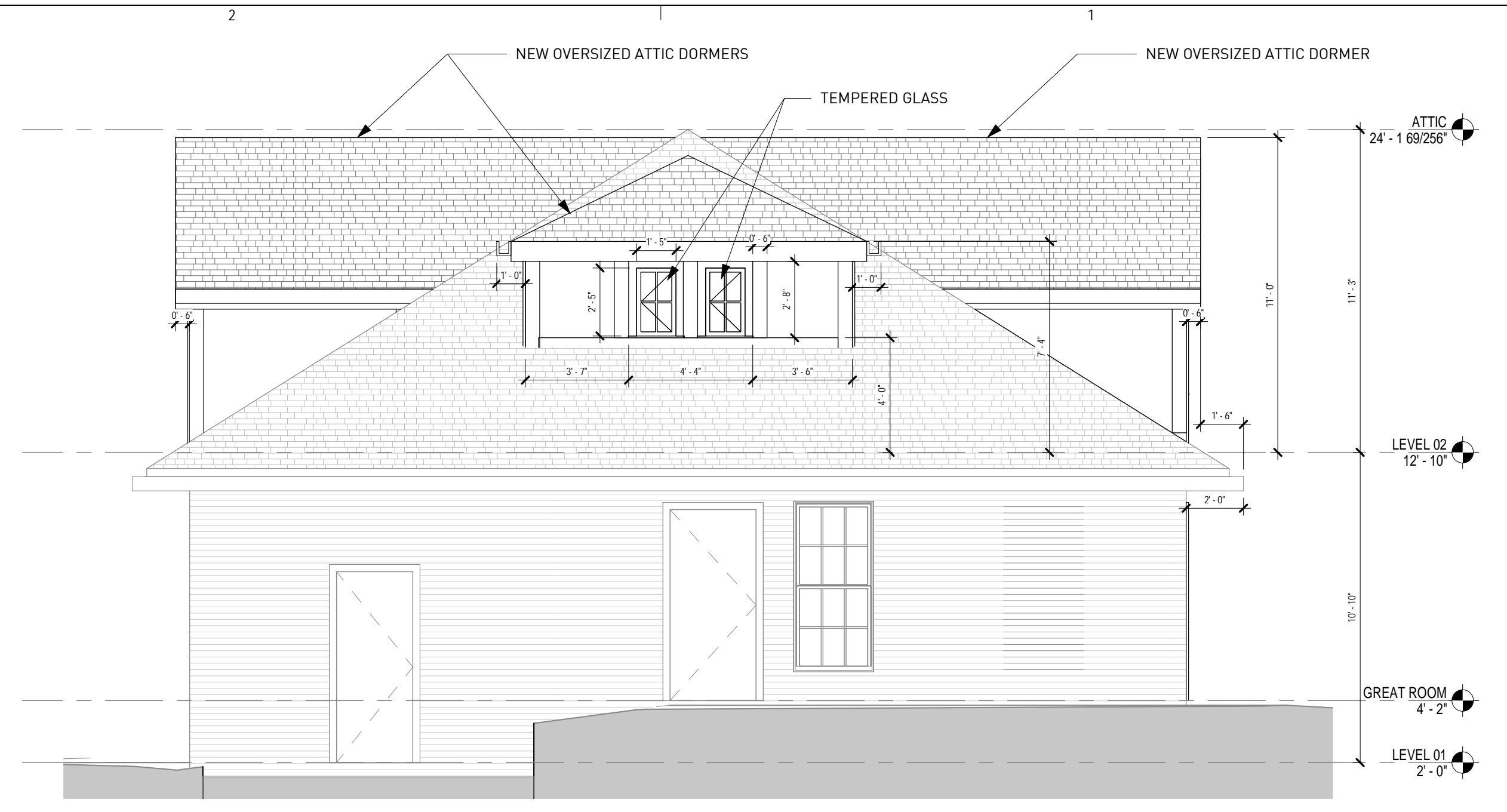
PROPOSED ELEVATION

SHEET NUMBER

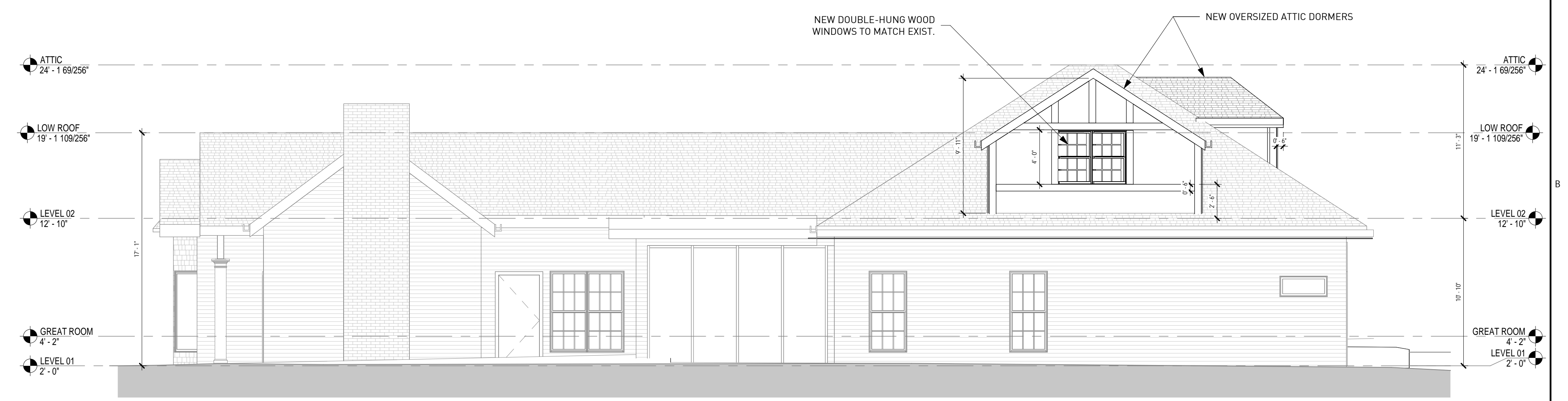
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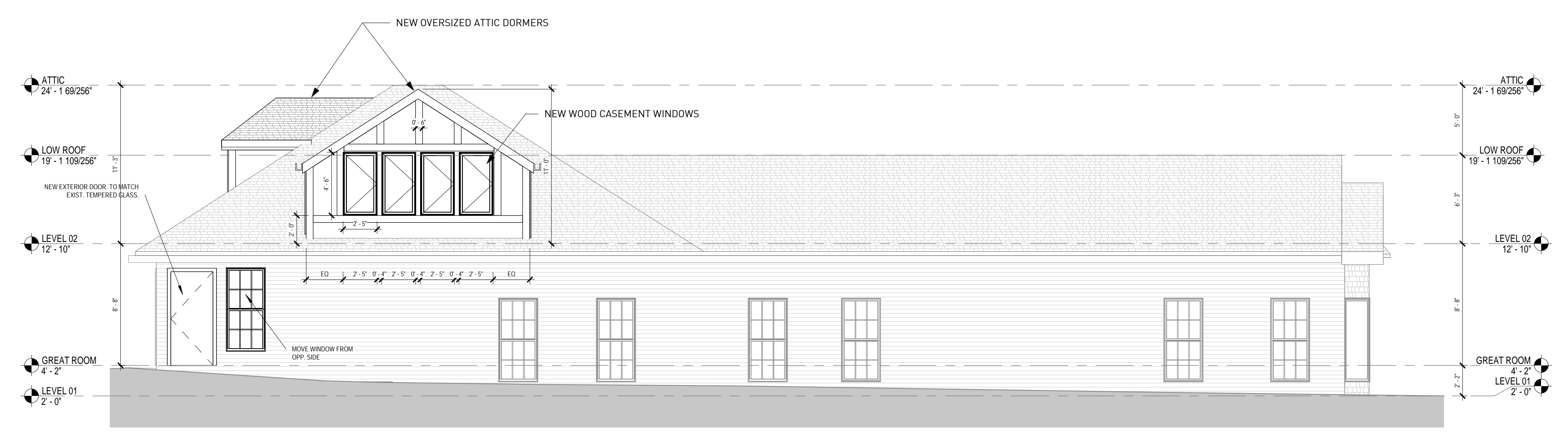
4 EAST ELEVATION - PROPOSED
1/4" = 1'-0"



3 WEST ELEVATION - PROPOSED
1/4" = 1'-0"

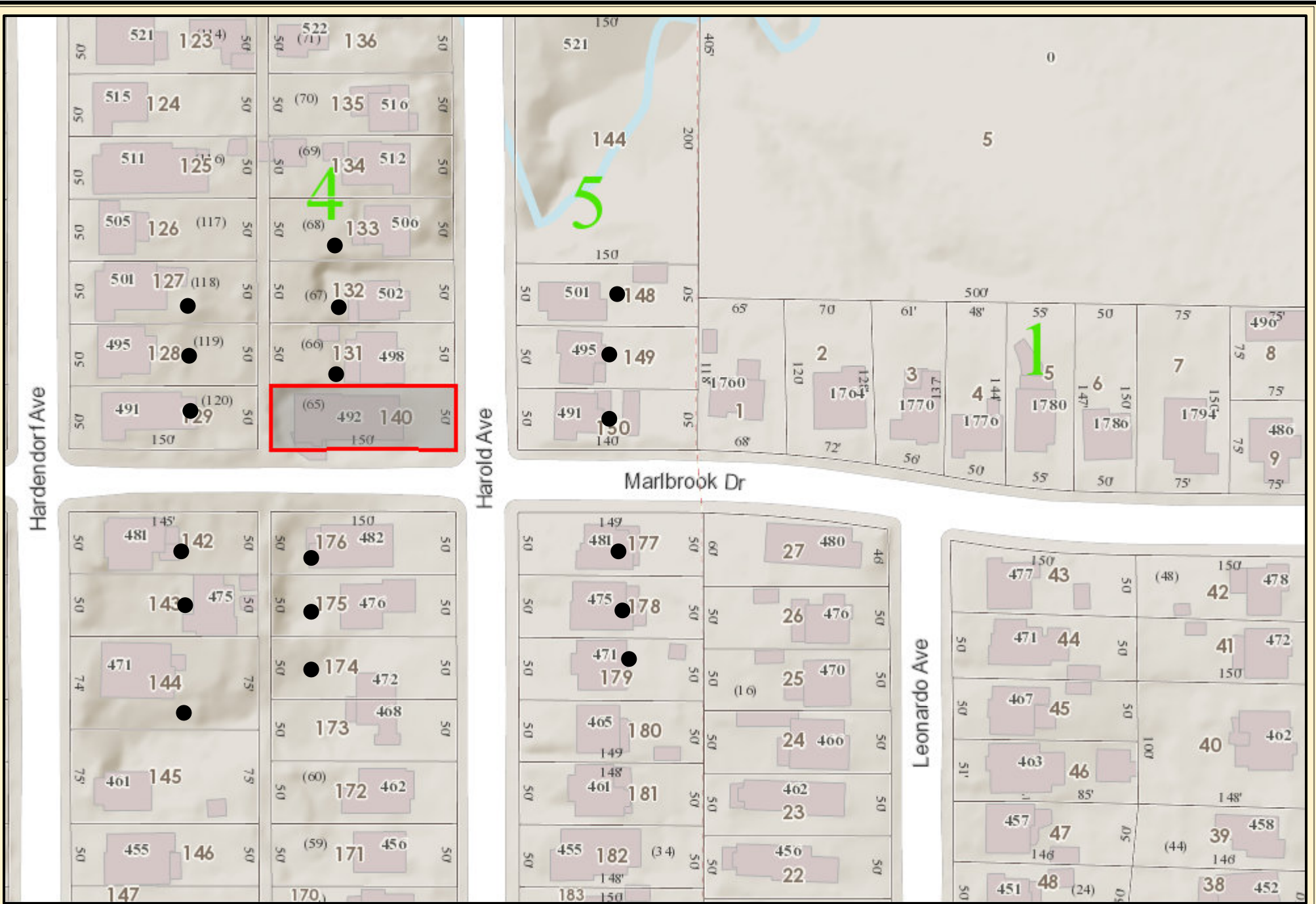


2 NORTH ELEVATION - PROPOSED
3/16" = 1'-0"

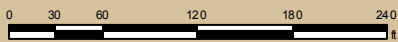


1 SOUTH ELEVATION - PROPOSED
3/16" = 1'-0"

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DEMA Response Map



Date Printed: 2/16/2020



DeKalb County GIS Disclaimer

The maps and data, combined on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

Name of Adjacent Property Owner: Deborah W. Green
Mailing Address: 495 Hardendorf Ave. NE Atlanta, GA 30307

March 1st 2020

Re: Petition for your support for Relief of Zoning Ordinance for Setback Reduction

Dear Neighbor,

I am the owner, Stephanie Hackett, of the home located at 492 HAROLD AVE NE. We are planning to expand our attic to create new dormers and heated space. This letter is to request your support for a variance that we filed on February 17th, with the city of Atlanta to allow relief from zoning regulations to reduce the required setbacks as follows:

- **Reduce the required half yard building setback from 17.5" TO 8'6":**
 - To allow for an attic addition/expansion to create a heated space level.

This lot is zoned R-4 and calls for a 17.5' half yard setback. Currently there is an existing non-conforming space that encroaches that half yard-not created by the owner, a total of 9'. If we are not granted the variance, I would not be able to utilize the available attic space for the expansion since a portion of the house currently sits in the half yard setback due to no condition created by me. I have planned with consideration a very moderate attic expansion of the upper level. It will not create a "tower" effect and it will not encompass the full footprint above the existing main level. Other than the fact that this will be a heated livable space, there are no increases in lot coverage or land disturbances. Supporting the variance will provide an improvement in the quality of life of my multi-generational family and allow us to remain in the city, provide us more livable space, and provide a sustainable improvement. In layman's terms, the original builder built our home too close to the property line, so now putting dormers on the attic means they will also fall too close to the property line and require a variance.

*The plans will be presented before, LAKE CLAIRE ZONING ON MARCH 4, 2020, then before LAKE CLAIRE NEIGHBOR ASSN on MARCH 19TH. And lastly, plans will be presented at the NPU-N on MARCH 26, 2020. Final presentation, the formal BZA hearing dated for APRIL 9, 2020 at 12:00pm in City Hall located at 55 Trinity Ave, Atlanta 30303. [*all dates listed are subject to change at the city or NPU discretion].*

Should you have any questions about this project, please feel free to contact us at (203)214-5551 or sapuzzo@gmail.com.

Sincerely,
STEPHANIE HACKETT
OWNER

Acknowledgement of Notification & Position on the Proposal:

I have been made aware of variance request V-20-034 and the meeting times and have been given the opportunity to review and ask questions about the proposed construction work, application and drawings as presented to the City Office of Zoning Development and the NPU-F levels.

For the record:

- I support your request
- I elect not to state my position of this request.

Deborah W. Green

<Property Owner Signature >

Deborah W. Green

<Printed Name of Property Owner >

495 Hardendorf Ave NE

<Owner's Impacted Address> Atlanta, GA 30307

Telephone#: < 770-490-7067 >

Email: < ddwgreen@gmail.com >

NOTE: Once you indicate your position above, please scan and email this letter to: **SAPUZZO@GMAIL.com** You may also place this letter back in the mailbox at **492 HAROLD AVE NE.**

RETURN YOUR SIGNED LETTER BY: MARCH 8, 2020

CC: 150' NEIGHBOR VICINITY:

- 500 HAROLD AVE 502 HAROLD AVE 498 HAROLD AVE 482 HAROLD AVE 476 HAROLD AVE 472 HAROLD AVE
- 501 HAROLD AVE 495 HAROLD AVE 491 HAROLD AVE 481 HAROLD AVE 475 HAROLD AVE 471 HAROLD AVE
- 501 HARDENDORF AVE 495 HARDENDORF AVE 491 HARDENDORF AVE 481 HARDENDORF AVE
- 471 HARDENDORF AVE

Name of Adjacent Property Owner:

Mailing Address:

Melissa Pressman
491 Harold Ave.

March 1st 2020

Re: Petition for your support for Relief of Zoning Ordinance for Setback Reduction

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Should you have any questions about this project, please feel free to contact us at (203)214-5551 or sapuzzo@gmail.com.

Sincerely,
STEPHANIE HACKETT
OWNER

Acknowledgement of Notification & Position on the Proposal:

I have been made aware of variance request V-20-034 and the meeting times and have been given the opportunity to review and ask questions about the proposed construction work, application and drawings as presented to the City Office of Zoning Development and the NPU-F levels.

For the record:

- I support your request
- I elect not to state my position of this request.



<Property Owner Signature>

Melissa Pressman

<Printed Name of Property Owner>

491 Hardendorf

<Owner's Impacted Address>

Telephone#: < 404 / 408 - 8385 >

Email: < melissapressman@yahoo.com >

NOTE: Once you indicate your position above, please scan and email this letter to: SAPUZZO@GMAIL.com You may also place this letter back in the mailbox at 492 HAROLD AVE NE.

RETURN YOUR SIGNED LETTER BY: MARCH 8, 2020

CC: 150' NEIGHBOR VICINITY:

- 500 HAROLD AVE 502 HAROLD AVE 498 HAROLD AVE 482 HAROLD AVE 476 HAROLD AVE 472 HAROLD AVE
- 501 HAROLD AVE 495 HAROLD AVE 491 HAROLD AVE 481 HAROLD AVE 475 HAROLD AVE 471 HAROLD AVE
- 501 HARDENDORF AVE 495 HARDENDORF AVE 491 HARDENDORF AVE 481 HARDENDORF AVE
- 471 HARDENDORF AVE

Name of Adjacent Property Owner: Danielle Gallo
Mailing Address: 481 Haudendorf Ave. NE

March 1st 2020

Re: Petition for your support for Relief of Zoning Ordinance for Setback Reduction

Dear Neighbor,

I am the owner, Stephanie Hackett, of the home located at 492 HAROLD AVE NE. We are planning to expand our attic to create new dormers and heated space. This letter is to request your support for a variance that we filed on February 17th, with the city of Atlanta to allow relief from zoning regulations to reduce the required setbacks as follows:

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OWNER

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For the record:

I support your request

I elect not to state my position of this request.

Danielle Gallo

< Property Owner Signature >

Danielle Gallo

<Printed Name of Property Owner >

481 Hardendorf Ave. NE

<Owner's Impacted Address>

Telephone#: < 678-935-8065 >

Email: < danielleunderwood84@gmail.com >

NOTE: Once you indicate your position above, please scan and email this letter to: **SAPUZZO@GMAIL.com** You may also place this letter back in the mailbox at **492 HAROLD AVE NE.**

RETURN YOUR SIGNED LETTER BY: MARCH 8, 2020

CC: 150' NEIGHBOR VICINITY:

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 501 HARDENDORF AVE 495 HARDENDORF AVE 491 HARDENDORF AVE 481 HARDENDORF AVE
 471 HARDENDORF AVE

Name of Adjacent Property Owner:

Mailing Address: 475 Hardendorf Ave NE Atlanta GA 30307

March 1st 2020

Re: Petition for your support for Relief of Zoning Ordinance for Setback Reduction

Dear Neighbor,

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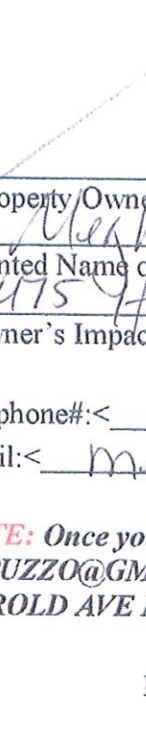
Sincerely,
STEPHANIE HACKETT
OWNER

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For the record:

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- I elect not to state my position of this request.



<Property Owner Signature>

<Printed Name of Property Owner>

<Owner's Impacted Address>

Telephone#:<

Email:<

>

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RETURN YOUR SIGNED LETTER BY: MARCH 8, 2020

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- 501 HARDENDORF AVE 495 HARDENDORF AVE 491 HARDENDORF AVE 481 HARDENDORF AVE
- 471 HARDENDORF AVE

Name of Adjacent Property Owner:

Mailing Address: 506 Harold Ave

March 1st 2020

Re: Petition for your support for Relief of Zoning Ordinance for Setback Reduction

Dear Neighbor,

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Sincerely,
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OWNER

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For the record:

- I support your request
- I elect not to state my position of this request.

Colleen G Colleen Golden
<Property Owner Signature >

Colleen Golden
<Printed Name of Property Owner >

506 Harold Ave NE Atlanta, Ga 30307
<Owner's Impacted Address >

Telephone#: 678-665-5793 >

Email: colleengolden1@gmail.com >

NOTE: Once you indicate your position above, please scan and email this letter to: SAPUZZO@GMAIL.com You may also place this letter back in the mailbox at 492 HAROLD AVE NE.

RETURN YOUR SIGNED LETTER BY: MARCH 8, 2020

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 501 HARDENDORF AVE 495 HARDENDORF AVE 491 HARDENDORF AVE 481 HARDENDORF AVE
 471 HARDENDORF AVE

Name of Adjacent Property Owner: SHARON DOORAIN

Mailing Address: 501 HAROLD AVENUE - NE

March 1st 2020

Re: Petition for your support for Relief of Zoning Ordinance for Setback Reduction

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OWNER

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- For the record:
 - I support your request
 - I elect not to state my position of this request.

Staron R. Doochin
 <Property Owner Signature >

STARON R. DOOCHIN
 <Printed Name of Property Owner >

501 HAROLD AVENUE-NE
 <Owner's Impacted Address>

Telephone#: 404-373-1634 >

Email: SRDOOCHIN@AOL.COM >

NOTE: Once you indicate your position above, please scan and email this letter to: **SAPUZZO@GMAIL.com** You may also place this letter back in the mailbox at **492 HAROLD AVE NE.**

RETURN YOUR SIGNED LETTER BY: MARCH 8, 2020

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- 471 HARDENDORF AVE

Name of Adjacent Property Owner:

Mailing Address:

JEFF DEBELL
492 HAROLD AVE ATL GA 30307

March 1st 2020

Re: Petition for your support for Relief of Zoning Ordinance for Setback Reduction

Dear Neighbor,

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OWNER


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For the record:


I support your request

I elect not to state my position of this request.



< Property Owner Signature >

<Printed Name of Property Owner >



<Owner's Impacted Address>

Telephone#: < 406 570 3733 >

Email: < JeffDeBell@hotmail.com >

NOTE: Once you indicate your position above, please scan and email this letter to: **SAPUZZO@GMAIL.com** You may also place this letter back in the mailbox at **492 HAROLD AVE NE.**

RETURN YOUR SIGNED LETTER BY: MARCH 8, 2020

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- 471 HARDENDORF AVE

Name of Adjacent Property Owner:

Mailing Address:

Jennifer Beutson Hubert
495 Harold Ave NE

March 1st 2020

Re: Petition for your support for Relief of Zoning Ordinance for Setback Reduction

Dear Neighbor,

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Sincerely,
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OWNER

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For the record:

- I support your request
 I elect not to state my position of this request.



< Property Owner Signature >

Jennifer B. Hubert

<Printed Name of Property Owner >

495 Harold Ave. NE

<Owner's Impacted Address>

Telephone#:< 404-791-8543 >

Email:< jhubert123@gmail.com >

NOTE: Once you indicate your position above, please scan and email this letter to: **SAPUZZO@GMAIL.com** You may also place this letter back in the mailbox at **492 HAROLD AVE NE.**

RETURN YOUR SIGNED LETTER BY: MARCH 8, 2020

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 471 HARDENDORF AVE

Name of Adjacent Property Owner:

Mailing Address:

MATTHEW URDA
475 HAROLD AVENUE

March 1st 2020

Re: Petition for your support for Relief of Zoning Ordinance for Setback Reduction

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Sincerely,
STEPHANIE HACKETT
OWNER

Acknowledgement of Notification & Position on the Proposal:

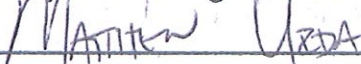
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For the record:

- I support your request
- I elect not to state my position of this request.



< Property Owner Signature >



<Printed Name of Property Owner >

475 HAROLD AVENUE

<Owner's Impacted Address>

Telephone#:< 404-377-5089 >

Email:< maturda32@yahoo.com >

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RETURN YOUR SIGNED LETTER BY: MARCH 8, 2020

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- 471 HARDENDORF AVE

Name of Adjacent Property Owner:
Mailing Address:

TODD HARLICKA
472 Harold Dr NE

March 1st 2020

Re: Petition for your support for Relief of Zoning Ordinance for Setback Reduction

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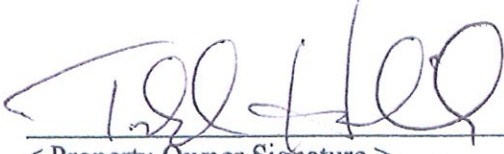
Sincerely,
STEPHANIE HACKETT
OWNER

Acknowledgement of Notification & Position on the Proposal:

I have been made aware of variance request V-20-034 and the meeting times and have been given the opportunity to review and ask questions about the proposed construction work, application and drawings as presented to the City Office of Zoning Development and the NPU-F levels.

For the record:

- I support your request
- I elect not to state my position of this request.



< Property Owner Signature >

Todd HARLICKA

< Printed Name of Property Owner >

472 Harold Ave NE

< Owner's Impacted Address >

Telephone#: < 404-402-5975 >

Email: < tharlicka@gmail.com >

NOTE: Once you indicate your position above, please scan and email this letter to: SAPUZZO@GMAIL.com You may also place this letter back in the mailbox at 492 HAROLD AVE NE.

RETURN YOUR SIGNED LETTER BY: MARCH 8, 2020

CC: 150' NEIGHBOR VICINITY:

- 500 HAROLD AVE 502 HAROLD AVE 498 HAROLD AVE 482 HAROLD AVE 476 HAROLD AVE 472 HAROLD AVE
- 501 HAROLD AVE 495 HAROLD AVE 491 HAROLD AVE 481 HAROLD AVE 475 HAROLD AVE 471 HAROLD AVE
- 501 HARDENDORF AVE 495 HARDENDORF AVE 491 HARDENDORF AVE 481 HARDENDORF AVE
- 471 HARDENDORF AVE

Name of Adjacent Property Owner: Anne Carelli
Mailing Address: 471 Harold Ave. - Atlanta, GA 30307

March 1st 2020

Re: Petition for your support for Relief of Zoning Ordinance for Setback Reduction

Dear Neighbor,

I am the owner, Stephanie Hackett, of the home located at 492 HAROLD AVE NE. We are planning to expand our attic to create new dormers and heated space. This letter is to request your support for a variance that we filed on February 17th, with the city of Atlanta to allow relief from zoning regulations to reduce the required setbacks as follows:

- **Reduce the required half yard building setback from 17.5" TO 8'6":**
 - To allow for an attic addition/expansion to create a heated space level.

This lot is zoned R-4 and calls for a 17.5' half yard setback. Currently there is an existing non-conforming space that encroaches that half yard-not created by the owner, a total of 9'. If we are not granted the variance, I would not be able to utilize the available attic space for the expansion since a portion of the house currently sits in the half yard setback due to no condition created by me. I have planned with consideration a very moderate attic expansion of the upper level. It will not create a "tower" effect and it will not encompass the full footprint above the existing main level. Other than the fact that this will be a heated livable space, there are no increases in lot coverage or land disturbances. Supporting the variance will provide an improvement in the quality of life of my multi-generational family and allow us to remain in the city, provide us more livable space, and provide a sustainable improvement. In layman's terms, the original builder built our home too close to the property line, so now putting dormers on the attic means they will also fall too close to the property line and require a variance.

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Sincerely,
STEPHANIE HACKETT
OWNER

Acknowledgement of Notification & Position on the Proposal:

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For the record:

I support your request

I elect not to state my position of this request.

Anne Carew

< Property Owner Signature >

Anne Carew

<Printed Name of Property Owner >

471 Harold Avenue

<Owner's Impacted Address>

Telephone#: < *404.819.8319* >

Email: < *carellianne@gmail.com* >

NOTE: Once you indicate your position above, please scan and email this letter to: **SAPUZZO@GMAIL.com** You may also place this letter back in the mailbox at **492 HAROLD AVE NE.**

RETURN YOUR SIGNED LETTER BY: MARCH 8, 2020

CC: 150' NEIGHBOR VICINITY:

- 500 HAROLD AVE 502 HAROLD AVE 498 HAROLD AVE 482 HAROLD AVE 476 HAROLD AVE 472 HAROLD AVE
- 501 HAROLD AVE 495 HAROLD AVE 491 HAROLD AVE 481 HAROLD AVE 475 HAROLD AVE 471 HAROLD AVE
- 501 HARDENDORF AVE 495 HARDENDORF AVE 491 HARDENDORF AVE 481 HARDENDORF AVE
- 471 HARDENDORF AVE

Name of Adjacent Property Owner: Sarah and Evan Perlin
Mailing Address: 482 Harold Ave NE

March 1st 2020

Re: Petition for your support for Relief of Zoning Ordinance for Setback Reduction

Dear Neighbor,

I am the owner, Stephanie Hackett, of the home located at 492 HAROLD AVE NE. We are planning to expand our attic to create new dormers and heated space. This letter is to request your support for a variance that we filed on February 17th, with the city of Atlanta to allow relief from zoning regulations to reduce the required setbacks as follows:

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Sincerely,
STEPHANIE HACKETT
OWNER

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For the record:

- I support your request
- I elect not to state my position of this request.

Sarah S. Perlin Evans Perlin

< Property Owner Signature >

Sarah S. Perlin Evans Perlin

<Printed Name of Property Owner >

482 Harold Ave NE, Atlanta, GA 30307

<Owner's Impacted Address>

Telephone#: (678) 816-9108 >

Email: SarahSchwar@gmail.com >

NOTE: Once you indicate your position above, please scan and email this letter to: SAPUZZO@GMAIL.com You may also place this letter back in the mailbox at 492 HAROLD AVE NE.

RETURN YOUR SIGNED LETTER BY: MARCH 8, 2020

CC: 150' NEIGHBOR VICINITY:

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- 501 HARDENDORF AVE 495 HARDENDORF AVE 491 HARDENDORF AVE 481 HARDENDORF AVE
- 471 HARDENDORF AVE

Name of Adjacent Property Owner:

Mailing Address: 491 Harold Ave NE

March 1st 2020

Re: Petition for your support for Relief of Zoning Ordinance for Setback Reduction

Dear Neighbor,

I am the owner, Stephanie Hackett, of the home located at 492 HAROLD AVE NE. We are planning to expand our attic to create new dormers and heated space. This letter is to request your support for a variance that we filed on February 17th, with the city of Atlanta to allow relief from zoning regulations to reduce the required setbacks as follows:

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Sincerely,
STEPHANIE HACKETT
OWNER

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For the record:

- I support your request
- I elect not to state my position of this request.



<Property Owner Signature>

WILSON F. GORDON III

<Printed Name of Property Owner>

491 HAROLD AVE NE

<Owner's Impacted Address>

Telephone#: < 404-513-8300 >

Email: < wfgordon3@hotmail.com >

NOTE: Once you indicate your position above, please scan and email this letter to: SAPUZZO@GMAIL.com You may also place this letter back in the mailbox at 492 HAROLD AVE NE.

RETURN YOUR SIGNED LETTER BY: MARCH 8, 2020

CC: 150' NEIGHBOR VICINITY:

- 500 HAROLD AVE 502 HAROLD AVE 498 HAROLD AVE 482 HAROLD AVE 476 HAROLD AVE 472 HAROLD AVE
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- 501 HARDENDORF AVE 495 HARDENDORF AVE 491 HARDENDORF AVE 481 HARDENDORF AVE
- 471 HARDENDORF AVE

Name of Adjacent Property Owner: BRANDON SMITH
Mailing Address: 474 HAROLD AVE ATLANTA GA 30307

March 1st 2020

Re: Petition for your support for Relief of Zoning Ordinance for Setback Reduction

Dear Neighbor,

I am the owner, Stephanie Hackett, of the home located at 492 HAROLD AVE NE. We are planning to expand our attic to create new dormers and heated space. This letter is to request your support for a variance that we filed on February 17th, with the city of Atlanta to allow relief from zoning regulations to reduce the required setbacks as follows:

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Sincerely,
STEPHANIE HACKETT
OWNER

Acknowledgement of Notification & Position on the Proposal:

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For the record:

I support your request

I elect not to state my position of this request.

BCSSA

< Property Owner Signature >

BRANDON S SMITH

<Printed Name of Property Owner >

476 HAROLD AVE, ATLANTA GA 30307

<Owner's Impacted Address>

Telephone#: < 770 331 5861 >

Email: < BRANDON-SMITH@COMCAST.NET >

NOTE: Once you indicate your position above, please scan and email this letter to: **SAPUZZO@GMAIL.com** You may also place this letter back in the mailbox at **492 HAROLD AVE NE.**

RETURN YOUR SIGNED LETTER BY: MARCH 8, 2020

CC: 150' NEIGHBOR VICINITY:

- 500 HAROLD AVE 502 HAROLD AVE 498 HAROLD AVE 482 HAROLD AVE 476 HAROLD AVE 472 HAROLD AVE
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- 501 HARDENDORF AVE 495 HARDENDORF AVE 491 HARDENDORF AVE 481 HARDENDORF AVE
- 471 HARDENDORF AVE

Name of Adjacent Property Owner: Lauri and Monica Lindberg
Mailing Address: 481 Harold Ave NE

March 1st 2020

Re: Petition for your support for Relief of Zoning Ordinance for Setback Reduction

Dear Neighbor,

I am the owner, Stephanie Hackett, of the home located at 492 HAROLD AVE NE. We are planning to expand our attic to create new dormers and heated space. This letter is to request your support for a variance that we filed on February 17th, with the city of Atlanta to allow relief from zoning regulations to reduce the required setbacks as follows:

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Sincerely,
STEPHANIE HACKETT
OWNER

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For the record:

- I support your request
- I elect not to state my position of this request.



 < Property Owner Signature >

 Lari Lindberg

 <Printed Name of Property Owner >

 481 Harold Ave NE

 <Owner's Impacted Address>

Telephone#:< 404-409-6307 >
 Email:< lpindberg@gmail.com >

NOTE: Once you indicate your position above, please scan and email this letter to: **SAPUZZO@GMAIL.com** You may also place this letter back in the mailbox at **492 HAROLD AVE NE.**

RETURN YOUR SIGNED LETTER BY: MARCH 8, 2020

- CC: 150' NEIGHBOR VICINITY:
- 500 HAROLD AVE 502 HAROLD AVE 498 HAROLD AVE 482 HAROLD AVE 476 HAROLD AVE 472 HAROLD AVE
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 - 471 HARDENDORF AVE

Name of Adjacent Property Owner:

Mailing Address: _____

March 1st 2020

Re: Petition for your support for Relief of Zoning Ordinance for Setback Reduction

Dear Neighbor,

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Sincerely,
STEPHANIE HACKETT
OWNER

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For the record:

- I support your request
- I elect not to state my position of this request.

Susan Rutherford

< Property Owner Signature >

susan Rutherford

<Printed Name of Property Owner >

501 Hardendorf Avenue

<Owner's Impacted Address>

Telephone#:< _____ >

Email:< susan@rutherford >

NOTE: Once you indicate your position above, please scan and email this letter to:

SAPUZZO@GMAIL.com You may also place this letter back in the mailbox at 492 HAROLD AVE NE.

RETURN YOUR SIGNED LETTER BY: MARCH 8, 2020

CC: 150' NEIGHBOR VICINITY:

- 500 HAROLD AVE 502 HAROLD AVE 498 HAROLD AVE 482 HAROLD AVE 476 HAROLD AVE 472 HAROLD AVE
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- 471 HARDENDORF AVE

Name of Adjacent Property Owner:

Mailing Address: 502 Harold Ave NE
Atlanta, GA 30307

March 1st 2020

Re: Petition for your support for Relief of Zoning Ordinance for Setback Reduction

Dear Neighbor,

I am the owner, Stephanie Hackett, of the home located at 492 HAROLD AVE NE. We are planning to expand our attic to create new dormers and heated space. This letter is to request your support for a variance that we filed on February 17th, with the city of Atlanta to allow relief from zoning regulations to reduce the required setbacks as follows:

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Sincerely,
STEPHANIE HACKETT
OWNER

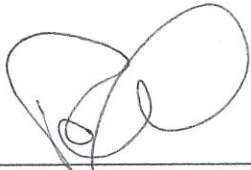


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For the record:

- I support your request
- I elect not to state my position of this request.



< Property Owner Signature >

Brian Maddux

< Printed Name of Property Owner >

502 Harold Ave NE Atlanta GA 30307

< Owner's Impacted Address >

Telephone#: < 404-590-9052 >

Email: < madwine@gmail.com >

NOTE: Once you indicate your position above, please scan and email this letter to:
SAPUZZO@GMAIL.com You may also place this letter back in the mailbox at 492
HAROLD AVE NE.

RETURN YOUR SIGNED LETTER BY: MARCH 8, 2020

CC: 150' NEIGHBOR VICINITY:

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- 471 HARDENDORF AVE

 STEPHANIE HACKETT
 OWNER

Name of Adjacent Property Owner:

Mailing Address: 492 Harold Avenue NE

March 1st 2020

Re: Petition for your support for Relief of Zoning Ordinance for Setback Reduction

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Sincerely,
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OWNER

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For the record:

- I support your request
- I elect not to state my position of this request.

Kendall Harlicka Todd Harlicka

< Property Owner Signature >

Kendall Harlicka Todd Harlicka

<Printed Name of Property Owner >

472 Harold Avenue NE

<Owner's Impacted Address>

Telephone#:< 404-422-5488 >

Email:< kharlicka@gmail.com >

NOTE: Once you indicate your position above, please scan and email this letter to: **SAPUZZO@GMAIL.com** You may also place this letter back in the mailbox at **492 HAROLD AVE NE.**

RETURN YOUR SIGNED LETTER BY: MARCH 8, 2020

CC: 150' NEIGHBOR VICINITY:

- 500 HAROLD AVE 502 HAROLD AVE 498 HAROLD AVE 482 HAROLD AVE 476 HAROLD AVE 472 HAROLD AVE
- 501 HAROLD AVE 495 HAROLD AVE 491 HAROLD AVE 481 HAROLD AVE 475 HAROLD AVE 471 HAROLD AVE
- 501 HARDENDORF AVE 495 HARDENDORF AVE 491 HARDENDORF AVE 481 HARDENDORF AVE
- 471 HARDENDORF AVE

Price
 First-Class Package Service 3 Days 1 \$3.95 \$3.95

(Domestic)
 (KATONAH, NY 10536)
 (Weight: 0 Lb 2.60 Oz)
 (Estimated Delivery Date)
 (Saturday 03/07/2020)
 (USPS Tracking #)
 (9500 1124 7018 0064 3619 58)

First-Class Mail® Letter 1 \$0.70 \$0.70

(Domestic)
 (ATLANTA, GA 30307)
 (Weight: 0 Lb 1.60 Oz)
 (Estimated Delivery Date)
 (Friday 03/06/2020)

Certified (USPS Certified Mail #) \$3.55
 (70180680000143358837)

First-Class Mail® Letter 1 \$0.70 \$0.70

(Domestic)
 (ATLANTA, GA 30307)
 (Weight: 0 Lb 1.60 Oz)
 (Estimated Delivery Date)
 (Friday 03/06/2020)

Certified (USPS Certified Mail #) \$3.55
 (70180680000143358820)

First-Class Mail® Letter 1 \$0.70 \$0.70

(Domestic)
 (ATLANTA, GA 30307)
 (Weight: 0 Lb 1.80 Oz)
 (Estimated Delivery Date)
 (Friday 03/06/2020)

Certified (USPS Certified Mail #) \$3.55
 (70180680000143358813)

Total: \$16.70

Debit Card Remit'd (Card Name: VISA) \$16.70

(Account #: XXXXXXXXXXXX5075)
 (Approval #)
 (Transaction #: 805)
 (Receipt #: 024866)
 (Debit Card Purchase: \$16.70)
 (Cash Back: \$0.00)
 (AID: A0000000980840 Chip)
 (AL: US DEBIT)
 (PIN: Verified)

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Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.70

Total Postage and Fees \$4.25

Postmark Here
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 03/04/2020
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 471 Hardendorf Ave
 City, State, ZIP+4®
 Atlanta GA 30307

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.70

Total Postage and Fees \$4.25

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 MAR 04 2020
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Sent To Property Owner
 Street and Apt. No., or PO Box No.
 503 Harold Ave NE
 City, State, ZIP+4®
 Atlanta GA 30307

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Atlanta, GA 30307

Property Owner
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Atlanta, GA 30307

The Hacketts
492 Harold Ave. NE
Atlanta, GA 30307

Property Owners
502 Harold Ave NE
Atlanta, GA 30307



The Hacketts
492 Harold Ave. NE
Atlanta, GA 30307

Property Owners
471 Hardwick Ave
Atlanta GA 30307