



VARIANCE AND WAIVER APPLICATION

CHECK ALL THAT APPLY: Zoning Variance Sign Variance
 Stream Buffer Variance Waiver

Thomas and Emilie Howard
Name of Project

1872 Hickory Rd. Chamblee, GA 30341
Property Address

We are proposing a new residential construction of 3265 sqft, 1.5 stories
Brief Description of Project

which will encroach on the contextual setback by 24'-0"

NR-1
Zoning District

1 0.258 1 3265
Total # of Properties Involved Total Project Acreage Total Number of Buildings Total sq. ft. of buildings

OWNER:

Thomas and Emilie Howard
Name and Company

1872 Hickory Rd Chamblee, GA 30341
Mailing Address City, State Zip Code

770-533-1449 thoward@gonorton.com
Phone # E-mail

APPLICANT: Check here if Applicant is also the Property Owner

Sherry Fitch Blake Segars Architecture and Landscapes
Name and Company

1190 John Collier Rd NW Atlanta, GA 30318
Mailing Address City, State Zip Code

404-432-7034 sherry@blakesegars.com
Phone # E-mail

[Signature] 7-30-2021
Applicant Signature Date

I hereby certify that all information provided herein is true and correct.

NOTARY:

Sworn to and subscribed before me this 30th day of July, 2021

Notary Public: [Signature]





July 28, 2021

Letter of Intent

Variance Application
1872 Hickory Rd
Zoning: NR-1

To Whom it May Concern,

This variance application is to request 24'-0" of relief from the contextual front yard setback of 65.8' (65'-10"). The proposed house will encroach only 14'-7" into the existing contextual setback. The remaining encroachment corresponds to the proposed front stoop and stairs.

Project Description

The intent of the project, if setback relief is granted, is to demolish the existing house and construct a new residence which consists of 3,265 heated square feet and 1.5 stories.

Justification

The strict application of the requirements of this zoning ordinance would cause undue and unnecessary hardship to the property owner because there are extraordinary and exceptional conditions pertaining to the particular property in question because of the topographical/geographical features of this area of the neighborhood and this stretch of houses in particular. The prescribed front yard setback for the NR-1 zoning district is 20 feet, but the overriding contextual setback for this particular property is 65.8' (65'-10"). Most, if not all, of the houses in the neighborhood are setback from the street more than the code prescribed 20 feet, but the houses along this particular stretch of road are setback much further due to presence of the North Fork of Peachtree Creek's Tributary A.

This stream starts on our side of the street and crosses under Hickory Road, so it does not run through our property, but it does run through and directly affect the house location of some of the adjacent neighbors and therefore influences the contextual setback on our side of the street. We are requesting to encroach into the contextual setback but would certainly not be encroaching anywhere near city or state stream buffers.

T Blake Segars Architecture & Landscaping
1190 John Collier Road, NW
Atlanta, Ga. 30318



Due to this unique condition in which a stream is affecting the contextual setback distance in our property's particular location and which is not the result of any actions of the property owner, it is our belief that the strict application of the requirements of this zoning ordinance would cause undue and unnecessary hardship to the property owner.

As stated above, much of the neighborhood's contextual setbacks are significantly closer to the street than that of our property so the encroachment relief, if granted, would result in a setback which is more in accordance with the rest of the neighborhood and would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance.

Thank you for your consideration of our request.

Best Regards,

Sherry Fitch &
Blake Segars

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