

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Thursday, December 18, 2008 at 12:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR
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APPEAL

- V-08-157** Appeal by **Harold Buckley** of a decision of an administrative officer of the Bureau of Buildings for the denial of a certificate of occupancy. Property is located at **2963 North Fulton Drive, N.E.**, fronting approximately 50 feet on the east side of North Fulton Drive and beginning 216.5 feet north of the northeast intersection of North Fulton Drive and Peachtree Avenue. Zoned RC-C District Land Lot 60 of the 17th District, Fulton County, Georgia
Owners: Harold and Kayrita Anderson
Council District 7, NPU-B

NEW CASES

- V-08-208** Application of **Cannon Equities** for a special exception from zoning regulations to reduce the loading requirement from 5 (12 ft. x 35 ft.) loading spaces and 1 (12 ft. x 55 ft.) loading space to 2 (12 ft. x 53 ft.) loading spaces and 1 (12 ft. x 55 ft.) loading space. Property is located at **367 – 371 East Paces Ferry Road (pending lot consolidation)** fronting 306.15 feet on the south side of Paces Ferry Road and beginning 261.8 feet east of the southeast intersection of East Paces Ferry Road and Grandview Avenue. Zoned RG-3 District (pending rezoning to MRC-3). Land Lot 61 of the 17th District, Fulton County, Georgia.
Owner: Cannon Equities Inc.
Council District 7, NPU-B
- V-08-236** Application of **Joseph Pruchaska** for a variance from zoning regulations to allow for a detached residential accessory structure to project in front of the main structure for the conversion of the existing main house to the detached accessory structure. Property is located at **921 Amsterdam Avenue, N.E.**, fronting 50 feet on the south side of Amsterdam Avenue and beginning 436.1 feet west of the southwest intersection of Amsterdam Avenue and North Highland Avenue. Zoned R-4 (Residential) District. Land Lot 1 of the 17th District, Fulton County, Georgia.
Owner: Joseph Pruchaska
Council District 6, NPU-F
- V-08-237** Application of **Alice Johnson** for a variance from zoning regulations to reduce the north side yard setback from 7 ft. (required) to 5 ft. to allow for an addition to a single family residence. Property is located at **369 Mell Avenue, N.E.** fronting 50 feet on the north side of Mell Avenue and beginning 125 feet east of the northeast intersection of Mell Avenue and McLendon Avenue. Zoned R-4 (Residential) District. Land Lot 210 of the 15th District, DeKalb County, Georgia.
Owner: Patricia Giblin
Council District 6, NPU-N

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V-08-238 Application of **Diane Floyd** for a special exception from zoning regulations to construct a deck to a legal non-conforming tri-plex. Property is located at **116 Elizabeth Street, N.E.**, fronting 100 feet on the west side of Elizabeth Street and beginning 208 feet north of the northwest intersection of Elizabeth Street and Edgewood Avenue. Zoned HD 20L-SA 1 (Inman Park Historic District). Land Lot 14 of the 14th District, Fulton County, Georgia.

Owner: Diane Floyd
Council District 2, NPU-N

V-08-239 Application of **Aaron Feris** for a special exception from zoning regulation to allow for an addition to a non-conforming tri-plex, where otherwise prohibited. The applicant also seeks a variance from zoning regulations to reduce the front yard setback from 35 ft. (required) to 30 ft. to allow for a front porch addition to an existing nonconforming tri-plex. Property is located at **358 Oakdale Road, N.E.**, fronting 62.5 feet on the south side of Oakdale Avenue and beginning 165 feet west of the southwest intersection of Oakdale Road and Iverson Street. Zoned R-4 (Residential) District. Land Lot 209 of the 15th District, DeKalb County, Georgia.

Owner: Aaron Feris
Council District 6, NPU-N

V-08-240 Application of **Keith Lutz** for a variance from zoning regulations to erect two business identification signs at a height of 106 feet and 130 feet on a building where the zoning ordinance limits the maximum height of a business identification sign to 30 feet. Property is located at **1810 Howell Mill Road, N.W.**, fronting 100 feet on the west side of Howell Mill Road and beginning 105.1 feet north of the northwest intersection of Howell Mill Road and Spring Grove Avenue. Zoned C-1 District (to be used as advertising). Land Lot 152 of the 17th District, Fulton County, Georgia.

Owner: Carter USA
Council District 9, NPU-D

DERFEERD CASE

V-08-086 Application of **Raymont Walker** for a variance from zoning regulations to: (1) increase the lot coverage from 50% (maximum) to 78%; (2) reduce the side yard setback from 7 ft. (required) to 1 foot and; (3) reduce the rear yard setback from 10 ft. (required) to 1 foot. Property is located **27 Second Avenue, N.E.**, fronting 46 feet on the west side of Second Avenue and beginning approximately 304 feet south of the southwest intersection of Second Avenue and Hosea L. Williams Drive. Zoned R-4 (Residential) District. Land Lot 204 of the 15th District, DeKalb County, Georgia.

Owner: Darrel and Sarah Jones
Council District 5, NPU-O