AGENDA

CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Thursday, August 8, 2013 at 12:00 P.M.
COUNCIL CHAMBERS, SECOND FLOOR

Appeal

V-13-116 Appeal of **Pamela Papner** of an administrative decision of the Office of Buildings for the issuance of a building permit. The property is located at **848 Highland Terrace, N.E,** fronting 60 feet on the north side of Highland Terrace and beginning 913.1 feet southeast of the southeast intersection of Highland Terrace and Amsterdam Avenue. Zoned R-4 (Single Family Residential). Land lot 53 of the 17th District, Fulton County, Georgia.
Owner: Allison Dykes
Council District 7, NPU-F

New Cases

V-13-097 Application of **David Barclift** for a variance to reduce the rear yard setback from 20 feet to 5 feet for a rear addition and increase the maximum lot coverage from 40% to 50% for a driveway. The property is located at **4103 Club Drive, N.E.,** fronting 161 feet on the east side of Club Drive and beginning 952 feet north of the northeast intersection of Club Drive and West Brookhaven Drive. Zoned R-3 (Single Family Residential). Land lot 11 of the 17th District, Fulton County, Georgia.
Owner: Mike Smith
Council District 7, NPU-B

V-13-098 Application of **Stephen Russell** for a variance to reduce the north side yard setback from 7 feet to 6 inches for alterations to an existing detached residential accessory structure (garage). The property is located at **58 East Lake Drive, N.E.,** fronting 64 feet on the west side of East Lake Drive and beginning 192 feet north of the northwest intersection of East Lake Drive and Knox Street. Zoned R-4 (Single Family Residential). Land lot 204 of the 15th District, DeKalb County, Georgia.
Owner: Jeanne Frenshy
Council District 5, NPU-O

V-13-099 Application of **Trung Nguyen** for a variance to reduce the north side yard setback from 7 feet to 30 inches and reduce the rear yard setback from 15 feet to 11 feet to rebuild a non-conforming detached residential accessory structure. The property is located at **1062 Maryland Avenue, N.E.,** fronting 50 feet on the west side of Maryland Avenue and beginning 50 feet south of the southwest intersection of Maryland Avenue and Los Angeles Avenue. Zoned R-4 (Single Family Residential). Land lot 1 of the 17th District, Fulton County, Georgia.
Owner: Jeanne Frenshy
Council District 5, NPU-F

V-13-100 Application of **Brenda Gibbons** for a variance to reduce the south side yard setback from 15 feet to 4 feet for a pool and a special exception to allow active recreation in a yard adjacent to the street. The property is located at **4281 Northside Drive, N.W.,** fronting 146 feet on the east side of Northside Drive and beginning at the southeast

intersection of Northside Drive and East Conway Drive. Zoned R-2 (Single Family Residential). Land lot 61 of the 17th District, Fulton County, Georgia.
Owner: Andy Capps
Council District 8, NPU-A

V-13-102 Application of **Rosemary Kernahan** for a variance to reduce the front yard setback from 20 feet to15 feet for a new single family residence. The property is located at **81 Gaslight Lane, N.W. (Lot 53),** located within the Verbena Subdivision fronting 160 feet on the north side of Verbena Street and beginning at the northwest intersection of Verbena Street and Sewanee Avenue. Zoned R-4B-C (Single Family Residential). Land lot 179, 205 and 206 of the 14th District, Fulton County, Georgia.
Owner: Habitat for Humanity Atlanta
Council District 3, NPU-J

V-13-103 Application of **Rosemary Kernahan** for a variance to reduce the front yard setback from 20 feet to15 feet for a new single family residence. The property is located at **87 Gaslight Lane, N.W. (Lot 52),** located within the Verbena Subdivision fronting 160 feet on the north side of Verbena Street and beginning at the northwest intersection of Verbena Street and Sewanee Avenue. Zoned R-4B-C (Single Family Residential). Land lot 179, 205 and 206 of the 14th District, Fulton County, Georgia.
Owner: Habitat for Humanity Atlanta
Council District 3, NPU-J

V-13-104 Application of **Rosemary Kernahan** for a variance to reduce the front yard setback from 20 feet to15 feet for a new single family residence. The property is located at **93 Gaslight Lane, N.W. (Lot 51),** located within the Verbena Subdivision fronting 160 feet on the north side of Verbena Street and beginning at the northwest intersection of Verbena Street and Sewanee Avenue. Zoned R-4B-C (Single Family Residential). Land lot 179, 205 and 206 of the 14th District, Fulton County, Georgia.
Owner: Habitat for Humanity Atlanta
Council District 3, NPU-J

V-13-105 Application of **Rosemary Kernahan** for a variance to reduce the front yard setback from 20 feet to15 feet for a new single family residence. The property is located at **99 Gaslight Lane, N.W. (Lot 50),** located within the Verbena Subdivision fronting 160 feet on the north side of Verbena Street and beginning at the northwest intersection of Verbena Street and Sewanee Avenue. Zoned R-4B-C (Single Family Residential). Land lot 179, 205 and 206 of the 14th District, Fulton County, Georgia.
Owner: Habitat for Humanity Atlanta
Council District 3, NPU-J

V-13-106 Application of **Rosemary Kernahan** for a variance to reduce the front yard setback from 20 feet to15 feet for a new single family residence. The property is located at **103 Gaslight Lane, N.W. (Lot 49),** located within the Verbena Subdivision fronting 160 feet on the north side of Verbena Street and beginning at the northwest intersection of

Verbena Street and Sewanee Avenue. Zoned R-4B-C (Single Family Residential). Land lot 179, 205 and 206 of the 14th District, Fulton County, Georgia.
Owner: Habitat for Humanity Atlanta
Council District 3, NPU-J

V-13-107 Application of **Rosemary Kernahan** for a variance to reduce the front yard setback from 20 feet to15 feet for a new single family residence. The property is located at **107 Gaslight Lane, N.W. (Lot 48),** located within the Verbena Subdivision fronting 160 feet on the north side of Verbena Street and beginning at the northwest intersection of Verbena Street and Sewanee Avenue. Zoned R-4B-C (Single Family Residential). Land lot 179, 205 and 206 of the 14th District, Fulton County, Georgia.
Owner: Habitat for Humanity Atlanta
Council District 3, NPU-J

V-13-108 Application of **Rosemary Kernahan** for a variance to reduce the front yard setback from 20 feet to15 feet for a new single family residence. The property is located at **113 Gaslight Lane, N.W. (Lot 47),** located within the Verbena Subdivision fronting 160 feet on the north side of Verbena Street and beginning at the northwest intersection of Verbena Street and Sewanee Avenue. Zoned R-4B-C (Single Family Residential). Land lot 179, 205 and 206 of the 14th District, Fulton County, Georgia.
Owner: Habitat for Humanity Atlanta
Council District 3, NPU-J

V-13-109 Application of **Rosemary Kernahan** for a variance to reduce the front yard setback from 20 feet to15 feet for a new single family residence. The property is located at **119 Gaslight Lane, N.W. (Lot 46),** located within the Verbena Subdivision fronting 160 feet on the north side of Verbena Street and beginning at the northwest intersection of Verbena Street and Sewanee Avenue. Zoned R-4B-C (Single Family Residential). Land lot 179, 205 and 206 of the 14th District, Fulton County, Georgia.
Owner: Habitat for Humanity Atlanta
Council District 3, NPU-J

V-13-110 Application of **Rosemary Kernahan** for a variance to reduce the front yard setback from 20 feet to15 feet for a new single family residence. The property is located at **125 Gaslight Lane, N.W. (Lot 45),** located within the Verbena Subdivision fronting 160 feet on the north side of Verbena Street and beginning at the northwest intersection of Verbena Street and Sewanee Avenue. Zoned R-4B-C (Single Family Residential). Land lot 179, 205 and 206 of the 14th District, Fulton County, Georgia.
Owner: Habitat for Humanity Atlanta
Council District 3, NPU-J

V-13-111 Application of **Rosemary Kernahan** for a variance to reduce the front yard setback from 20 feet to15 feet for a new single family residence. The property is located at **129 Gaslight Lane, N.W. (Lot 44),** located within the Verbena Subdivision fronting 160 feet on the north side of Verbena Street and beginning at the northwest intersection of

Verbena Street and Sewanee Avenue. Zoned R-4B-C (Single Family Residential). Land lot 179, 205 and 206 of the 14th District, Fulton County, Georgia.
Owner: Habitat for Humanity Atlanta
Council District 3, NPU-J

V-13-112 Application of **Rosemary Kernahan** for a variance to reduce the front yard setback from 20 feet to15 feet for a new single family residence. The property is located at **131 Gaslight Lane, N.W. (Lot 43),** located within the Verbena Subdivision fronting 160 feet on the north side of Verbena Street and beginning at the northwest intersection of Verbena Street and Sewanee Avenue. Zoned R-4B-C (Single Family Residential). Land lot 179, 205 and 206 of the 14th District, Fulton County, Georgia.
Owner: Habitat for Humanity Atlanta
Council District 3, NPU-J

V-13-113 Application of **Rosemary Kernahan** for a variance to reduce the front yard setback from 20 feet to15 feet for a new single family residence. The property is located at **135 Gaslight Lane, N.W. (Lot 42),** located within the Verbena Subdivision fronting 160 feet on the north side of Verbena Street and beginning at the northwest intersection of Verbena Street and Sewanee Avenue. Zoned R-4B-C (Single Family Residential). Land lot 179, 205 and 206 of the 14th District, Fulton County, Georgia.
Owner: Habitat for Humanity Atlanta
Council District 3, NPU-J

V-13-114 Application of **Rosemary Kernahan** for a variance to reduce the front yard setback from 20 feet to15 feet for a new single family residence. The property is located at **141 Gaslight Lane, N.W. (Lot 41),** located within the Verbena Subdivision fronting 160 feet on the north side of Verbena Street and beginning at the northwest intersection of Verbena Street and Sewanee Avenue. Zoned R-4B-C (Single Family Residential). Land lot 179, 205 and 206 of the 14th District, Fulton County, Georgia.
Owner: Habitat for Humanity Atlanta
Council District 3, NPU-J

V-13-115 Application of **Mark Wolff** for a variance to reduce the east side yard setback from 7 feet to 3 feet for a roof and rear deck. The property is located at **44 Highland Drive, N.E,** fronting 50 feet on the north side of Highland Drive and beginning 427.5 feet east of the north intersection of Highland Drive and Park Circle. Zoned R-4 (Single Family Residential). Land lot 46 of the 17th District, Fulton County, Georgia.
Owner: Mark Wolff
Council District 7, NPU-B

V-13-117 Application of **Fredrick Luster** for a variance to reduce the north side yard setback from 7 feet to 4 feet 8 inches to finish an attic for a second story (pending lot acknowledgement). The property is located at **179 Douglas Street, S.E,** fronting 47 feet on the west side of Douglas Street and beginning 188 feet north of the northwest intersection of Douglas Street and Memorial Drive. Zoned R-4 (Single Family Residential). Land lot 205 of the 15th District, DeKalb County, Georgia.

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Owner: Patricia Luster
Council District 5, NPU-O

V-13-118 Application of **James Bailey** for a variance to reduce the front yard setback from 50 feet to 25 feet for the construction of a single family house. The property is located at **650 Peachtree Battle N.W,** fronting 139.4 feet of the south side of Peachtree Battle Avenue and beginning at the southeast intersection of Peachtree Battle Avenue and Oldfield Road. Zoned R-3A (Single Family Residential). Land lot 155 of the 17th District, Fulton County, Georgia.
Owner: Richard Collier, Jr.
Council District 8, NPU-C

V-13-119 Application of **Roderick Cloud** for a variance to reduce the east side yard setback from 7 feet to 3 feet 5 inches for an accessory structure. The property is located at **1023 Manigault Street N.E,** fronting 40 feet of the south side of Manigault Street and beginning 37 feet east of the southeast intersection of Manigault Avenue and Weatherby Street. Zoned R-5 (Two Family Residential). Land lot 13 of the 15th District, DeKalb County, Georgia.
Owner: Valerie Danin
Council District 5, NPU-N

V-13-120 Application of **Frank Heery** for a variance to reduce the half depth front yard setback from 25 feet to 19 feet for a rear addition and a special exception to allow active recreation (pool) in a yard adjacent to a public street. The property is located at **4096 Powers Ferry Road, N.W.,** fronting 100 feet of the west side of Powers Ferry Road and beginning at the southwest intersection of Powers Ferry Road and Pineland Road. Zoned R-2B (Single Family Residential). Land lot 99 of the 17th District, Fulton County, Georgia.
Owner: Frank Nelson
Council District 8, NPU-A

V-13-122 Application of **John Billings** for a variance to reduce the south side yard setback from 10 feet to 5 feet 5 inches for a second story addition. The property is located at **2299 Montview Drive, N.W,** fronting 100 feet of the east side of Montview Drive and beginning 195.7 feet south of the southeast intersection of Montview Drive and Whitmore Drive. Zoned R-3 (Single Family Residential). Land lot 145 of the 17th District, Fulton County, Georgia.
Owner: John Billings
Council District 8, NPU-C

V-13-123 Application of **John Beach and Richard Everett** for a variance to reduce the north side yard setback from 10 feet to 5 feet 9 inches for a garage. The property is located at **3431 Pinestream Road, N.W,** fronting 110 feet of the east side of Pinestream Road and beginning 810 feet south of the southeast intersection of Pinestream Road and West Paces Ferry Road. Zoned R-3 (Single Family Residential). Land lot 181 of the 17th District, Fulton County, Georgia.

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Owner: Thomas Buehler
Council District 8, NPU-A

V-13-124 Application of **Steve Fischer** for a special exception for a drive through facility within the first 100 feet of a residentially zoned district. The property is located at **881 and 891 Ponce de Leon Avenue, N.E (pending lot consolidation),** fronting 215 feet of the south side of Ponce de Leon Avenue and beginning at the southeast intersection of Ponce de Leon Avenue and Barnett Street. Zoned C-1 (Community Business). Land lot 16 of the 14th District, Fulton County, Georgia.
Owner: Weiss real Estate Investments, LP.
Council District 2, NPU-N

V-13-125 Application of **Terry Kitts** for a variance to eliminate the independent driveway requirement for a conforming lot. The property is located at **145 Cleveland Street, N.E,** fronting 50 feet of the west side of Cleveland Street and beginning 170 feet south of the southwest intersection of Cleveland Street and Kirkwood Avenue. Zoned R-5 (Single Family Residential). Land lot 13 of the 14th District, Fulton County, Georgia.
Owner: 145 Cleveland LLC.
Council District 5, NPU-N

V-13-126 Application of **Terry Kitts** for a variance to eliminate the independent driveway requirement for a conforming lot. The property is located at **147 Cleveland Street, N.E,** fronting 50 feet of the west side of Cleveland Street and beginning 220 feet south of the southwest intersection of Cleveland Street and Kirkwood Avenue. Zoned R-5 (Single Family Residential). Land lot 13 of the 14th District, Fulton County, Georgia.
Owner: 147 Cleveland LLC.
Council District 5, NPU-N

V-13-127 Application of **Lawrence Roberts and Lisa Morchower** for a variance to increase the height of an existing multi-message general advertising sign from 50 feet to 55 feet. The property is located at **1665 Peachtree Street, N.E,** located within the fronting 125 feet of the east side of Peachtree Street and beginning at the Southern Railway Right of Way. Zoned I-1 (Light Industrial). Land lot 109 of the 17th District, Fulton County, Georgia.
Owner: 145 Cleveland LLC.
Council District 5, NPU-N