

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, JULY 13, 2017 AT 12:00 PM
CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR
BRIEFING: THURSDAY, JULY 13, 2017 AT 11:00 AM
OFFICE OF ZONING AND DEVELOPMENT, SUITE 3350

NEW CASES

- V-17-120** Application of **Natalie Madaris** for a variance to reduce the east side yard setback from 7 feet to 3 feet to construct a new garage for property located at **636 Orme Circle, N.E.**, fronting 50 feet on the north side of Orme Circle and beginning 260 feet from the northeast intersection of Orme Circle and Monroe Drive. Zoned R-4 Single Family Residential. Land Lot 53 of the 17th District, Fulton County, Georgia.
Owner: Greg & Caroline Tanner
Council District 6, NPU F
- V-17-124** Application of **Blue Vista Student Housing Acquisitions, LLC** for a special exception to reduce the number of loading spaces from four 12 x 35 spaces to one 12 x 35 space for property located at **808 & 818 Marietta Street and 615 & 0 (14 008100070113) Means Street, N.W.**, fronting approximately 211 feet on the southwest side of Marietta Street and approximately 264 feet on the northeast side of Means Street and beginning at the intersection of Marietta Street and Boss Street. Zoned MRC-3 (Mixed Residential Commercial – Sector 3). Land Lot 81 of the 14th District, Fulton County, Georgia.
Owner: Winter Properties, LLC & Rohrig Investments, LP
Council District 3, NPU E
- V-17-125** Application of **Blue Vista Student Housing Acquisitions, LLC** for a special exception to reduce the number of loading spaces from four 12 x 35 spaces to one 12 x 35 space for property located at **800 & 806 Marietta Street, N.W.**, fronting approximately 220 feet on the southwest side of Marietta Street and beginning at the intersection of Marietta Street and Boss Street. Zoned MRC-3 (Mixed Residential Commercial – Sector 3). Land Lot 81 of the 14th District, Fulton County, Georgia.
Owner: Rohrig Investments, LP
Council District 3, NPU E
- V-17-136** Application of **Carl Trimble** for a variance to reduce the front yard setback from 35 feet to 25 feet for an addition to the existing single family dwelling for property located at **1382 Beatie Avenue, S.W.**, fronting 50 feet on the east side of Beatie Avenue and beginning 295 feet from the northeast intersection of Beatie Avenue and Genessee Avenue. Zoned R-4 (Single Family Residential). Land Lot 105 of the 14th District, Fulton County, Georgia.
Owner: Shirley Reeves
Council District 12, NPU X
- V-17-137** Application of **Ron Coker, Jr.** for a special exception to allow active recreation in a yard adjacent to a street and variances to reduce the north side yard setback from 15 feet to 7 feet, the rear yard setback from 30 feet to 25 feet and to increase the maximum lot coverage from 35% to 38% for the construction of a pool, spa & pavilion for property located at **3514 Rembrandt Road, N.W.**, fronting 179 feet on the west side of Rembrandt Road and beginning at the northwest intersection of Rembrandt Road and West Paces Ferry Road. Zoned R-2 (Single Family Residential). Land Lot 181 of the 17th District, Fulton County, Georgia.
Owner: Biranj & Ritu Bath
Council District 8, NPU A

**Please note the BZA Rules of Procedure have been amended. Please click the following link to review a copy of the rules adopted on October 8, 2015 - <http://www.atlantaga.gov/index.aspx?page=399>.*

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- V-17-138** Application of **Loretta Newcomer** for a variance to reduce the front yard setback from 35 feet to 28 feet and the north side yard setback from 7 feet to 6 feet for the construction of a second story addition for property located at **2254 Stephen Long Drive, N.E.**, fronting 50 feet on the west side of Stephen Long Drive and beginning 419 feet from the southwest intersection of Stephen Long Drive and Peachtree Hills Avenue. Zoned R-4 (Single Family Residential). Land Lot 102 of the 17th District, Fulton County, Georgia.
Owner: Matthew & Nichole Chollet
Council District 7, NPU B
- V-17-139** Application of **Will & Jennifer Downs** for a variance to reduce the front yard setback from 30 feet to 16.6 feet and the south side yard setback from 7 feet to 2.9 feet for an addition to the single family dwelling for property located at **214 Warren Street, N.E.**, fronting 80 feet on the west side of Warren Street and beginning 267 feet from the southwest intersection of Warren Street and College Avenue. Zoned R-4A (Single Family Residential). Land Lot 211 of the 15th District, DeKalb County, Georgia.
Owner: Will & Jennifer Downs
Council District 5, NPU O
- V-17-140** Application of **Lauren Kilby-Davis** for a variance to reduce the west side yard setback from 7 feet to 5 feet and the east side yard from 7 feet to 5 feet for a second story addition for property located at **783 Tift Avenue, S.W.**, fronting 46 feet on the west side of Tift Avenue and beginning 240 feet from the northwest intersection of Tift Avenue and Gillette Street. Zoned R-4A/HC-20I, SAI (Single Family Residential/Adair Park Historic District). Land Lot 107 of the 14th District, Fulton County, Georgia.
Owner: Dante D. Davis & Lauren Kilby-Davis
Council District 12, NPU V
- V-17-142** Application of **Nhan Le** for a special exception to reduce the required parking from 23 spaces to 13 spaces for a restaurant for property located at **712 Ponce de Leon Place, N.E.**, fronting 131 feet on the west side of Ponce de Leon Place and beginning at the northwest intersection of Ponce de Leon Place and Ponce de Leon Avenue. Zoned I-1/BL (Light Industrial/Beltline Overlay). Land Lot 17 of the 14th District, Fulton County, Georgia.
Owner: 712 Ponce de Leon, LLC
Council District 6, NPU F
- V-17-143** Application of **Earl Jackson** for a variance to reduce the east side yard setback from 7 feet to 2 feet for a garage addition for property located at **2095 Springlake Drive, N.W.**, fronting 133 feet on the south side of Springlake Drive and beginning approximately 225 feet from the southwest intersection of Springlake Drive and Northside Drive. Zoned R-4 (Single Family Residential). Land Lot 153 of the 17th District, Fulton County, Georgia.
Owner: Charles King
Council District 8, NPU C

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- V-17-144** Application of **Mac Joye** for a variance to allow an accessory structure to exceed 30% of the floor area of the main structure to 38.6% for an addition to an existing garage for property located at **1239 North Highland Avenue, N.E.**, fronting 52 feet on the east side of North Highland Avenue and beginning at the southeast intersection of North Highland Avenue and McLynn Avenue. Zoned R-4 (Single Family Residential). Land Lot 2 of the 17th District, Fulton County, Georgia.
Owner: Mac Joye
Council District 6, NPU F
- V-17-145** Application of **Ben R. Darmer** for a variance to reduce the half-depth front yard setback from 17.5 feet to 3 feet for an addition to a single family dwelling for property located **699 Woodland Avenue, S.E.**, fronting 50 feet on the west side of Woodland Avenue and beginning at the northwest intersection of Woodland Avenue and Mercer Street. Zoned R-4 (Single Family Residential). Land Lot 11 of the 14th District, Fulton County, Georgia
Owner: John Smith, Jr.
Council District 1, NPU W
- V-17-146** Application of **Jeffrey Michael** for a variance to reduce the west side yard setback from 7 feet to 4 feet 10 inches, the rear yard setback from 15 feet to 5 feet and to allow an accessory structure to exceed 30% of the floor area of the main structure to 65.7% for property located at **470 Trabert Avenue, N.W.**, fronting 55 feet on the south side of Trabert Avenue and beginning 966 feet from the southwest intersection of Trabert Avenue and Mecaslin Street. Zoned R-4 (Single Family Residential). Land Lot 148 of the 17th District, Fulton County, Georgia.
Owner: Jeffrey Michael
Council District 8, NPU E
- V-17-147** Application of **Douglas M. Kennedy** for a variance to reduce the north and south side yard setback from 10 feet to 5 feet for a second story addition for property located at **2155 Radcliffe Drive, N.W.**, fronting 70 feet on the east side of Radcliffe Drive and beginning approximately 200 feet from the intersection of Radcliffe Drive and Kipling Drive. Zoned R-3A (Single Family Residential). Land lot 154 of the 17th District, Fulton County, Georgia.
Owner: Douglas M. Kennedy
Council District 8, NPU C
- V-17-149** Application of **Garret Daniel** for a variance to reduce the west side yard setback from 10 feet to 3 feet, the rear yard setback from 15 feet to 3 feet and to increase the lot coverage from 47.64% (45% maximum) to 53.5% for the construction of a garage for property located at **881 Northcliffe Drive, N.W.**, fronting 100 feet on the north side of Northcliffe Drive and beginning approximately 200 feet from the intersection of Northcliffe Drive and Howell Mill Road. Zoned R-3A (Single Family Residential). Land Lot 185 of the 17th District, Fulton County, Georgia.
Owner: Chad & Rachel Gold
Council District 8, NPU C

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- V-17-150** Application of **Garrett Daniel** for a variance to reduce the east side yard setback from 7 feet to 3 feet for an addition to a single family dwelling for property located at **2127 McKinley Road, N.W.**, fronting 50 feet on the south side of McKinley Road and beginning approximately 1,258 feet from the intersection of McKinley Road and Norfleet Road. Zoned R-4 (Single Family Residential). Land lot 154 of the 17th District, Fulton County, Georgia.
Owner: Mike & Luci Anderson
Council District 8, NPU C
- V-17-151** Application of **Leslie Ellsworth** for a variance to reduce the west side yard setback from 7 feet to 2 feet for an addition to a single family dwelling for property located at **1631 South Gordon Street, S.W.**, fronting 100 feet on the north side of South Gordon Street and beginning approximately 500 feet from the northwest intersection of South Gordon Street and Ontario Avenue. Zoned R-4 (Single Family Residential). Land Lot 149 of the 14th District, Fulton County, Georgia.
Owner: Kenneth Ellsworth
Council District 10, NPU T
- V-17-152** Application of **Patti Crenshaw** for a variance to reduce the west side yard setback from 7 feet to 3 feet and the rear yard setback from 15 feet to 3 feet for the construction of a garage for property located at **633 Cumberland Road, N.E.**, fronting 60 feet on the south side of Cumberland Road and beginning 475 feet from the intersection of Cumberland Road and Monroe Drive. Zoned R-4 (Single Family Residential). Land Lot 52 of the 17th District, Fulton County, Georgia.
Owner: Mark & Nina Hafitz
Council District 6, NPU F
- V-17-153** Application of **Charlie Sears** for a variance to reduce the south side yard setback from 15 feet to 2 feet 9 inches and the rear yard setback from 30 feet to 11 feet for the construction of a carport for property located at **2492 Habersham Road, N.W.**, fronting 165 feet on the west side of Habersham Road and beginning 303 feet from the intersection of Habersham Road and Peachtree Battle Avenue. Zoned R-2A (Single Family Residential). Land Lot 112 of the 17th District, Fulton County, Georgia.
Owner: Fredrick Hilton Harper
Council District 8, NPU C
- V-17-154** Application of **Eddie Drake** for a variance to reduce the front yard setback from 35 feet to 17.5 feet for the construction of a single family dwelling for property located at **646 Amsterdam Avenue, N.E.**, fronting 87 feet on the north side of Amsterdam Avenue and beginning 323 feet from the northeast intersection of Amsterdam Avenue and Courtenay Drive. Zoned R-4 (Single Family Residential). Land Lot 52 of the 17th District, Fulton County, Georgia.
Owner: Paula Schneider
Council District 6, NPU F

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DEFERRED CASES

- V-17-24** Application of **Charles Tsang** for a special exception to allow active recreation (swimming pool) in a yard adjacent to a street and to install a 6 foot wall in the half-depth front yard for property located at **22 Barbara Lane, N.W.**, fronting 110 feet on the south side of Barbara Lane and beginning at the southwest intersection of Barbara Lane and Lake Forrest Drive. Zoned R-3 (Single Family Residential). Land Lot 110 of the 17th District, Fulton County, Georgia.
Owner: BRG Properties, LLC
Council District 8, NPU A
- V-17-116** Application of **Anastasia Myrick** for a variance to reduce the half-depth front yard setback from 15 feet to 0 feet for the construction of a deck and a special exception to construct a 6 foot wall in the half-depth front yard setback for property located at **1077 Wylie Street, S.E.**, fronting 40 feet on the south side of Wylie Street and beginning at the southwest intersection of Wylie Street and Walthall Street. Zoned R-5 (Two Family Residential). Land Lot 13 of the 14th, Fulton County, Georgia.
Owner: Anastasia Myrick
Council District 5, NPU N

END OF AGENDA