

**AGENDA**  
**BOARD OF ZONING ADJUSTMENT**  
**THURSDAY, JULY 6, 2017 AT 12:00 PM**  
**CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**BRIEFING: THURSDAY, JULY 6, 2017 AT 11:00 AM**  
**OFFICE OF ZONING AND DEVELOPMENT, SUITE 3350**

**NEW CASES**

- V-17-58** Application of **Pullman Historic Development, LLC by Robert L. Zoeckler** for a variance to reduce the east transitional yard from 20 feet to 7 feet, the north transitional yard from 20 feet to 0 for and a special exception to reduce parking from 102 spaces to 2 spaces for property located at **711 Catherine Street, S.W.**, fronting approximately 250 feet on the north side of Catherine Street and beginning at the northeast intersection of Catherine Street and Mayland Avenue. Zoned C-2-C/HC-20I-SA1/BL (Commercial Service Conditional/Adair Park Historic District/Beltline Overlay). Land Lot 106 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Atlanta Board of Education**  
**Council District 12, NPU V**
- V-17-121** Application of **Rex K. Bray** for a variance to reduce the sign setback from 30 feet to 3 feet for the construction of a monument sign for property located at **2640 Shady Valley Drive, N.E.**, fronting 199 feet on the west side of Shady Valley Drive and beginning approximately 221 feet from the intersection of Shady Valley Drive and Buford Highway. Zoned RG-3-C (General Residential-Sector 3 Conditional). Land Lot 6 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Pulte Home Corporation**  
**Council District 7, NPU B**
- V-17-122** Application of **Jacquelynn Edmonds** for a variance to reduce the front yard setback from 35 feet to 28.6 feet and the east side yard setback from 7 feet to 3.3 feet for the construction of a second story addition for property located at **1106 Amsterdam Avenue, N.E.**, fronting 62 feet on the north side of Amsterdam and beginning 250 feet from the northwest intersection of Amsterdam Avenue and Lanier Boulevard. Zoned R-4 (Single Family Residential). Land Lot 2 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Delia Maloney**  
**Council District 6, NPU F**
- V-17-123** Application of **April Ingraham** for a variance to reduce the east side yard setback from 10 feet to 3 feet, 2 inches for the construction of a second story addition and the placement of HVAC units in the side yard for property located at **1738 Pine Ridge Drive, N.E.**, fronting 60 feet on the southwest side of Pine Ridge Drive and beginning 599 feet from the southwest intersection of Pine Ridge Drive and Wildwood Road. Zoned R-3 (Single Family Residential). Land Lot 51 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Anne & Steve Spivey**  
**Council District 6, NPU F**
- V-17-126** Application of **Nina E. Gentry** for a variance to reduce the east side yard setback from 7 feet to 3 feet and the rear yard setback from 15 feet to 3 feet for the construction of an accessory structure (work shed) for property located at **996 Eden Avenue, S.E.**, fronting 50 feet on the north side of Eden Avenue and beginning 150 feet from the northwest intersection of Eden Avenue and Eastwood Avenue. Zoned R-4 (Single Family Residential). Land Lot 11 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Larissa Neto & Kyler Dannels**  
**Council District 1, NPU W**

*\*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-17-127** Application of **Nina E. Gentry** for a variance to reduce the front yard setback from 35 feet to 18.3 feet for the construction of a new single family dwelling for property located at **940 Los Angeles Avenue, N.E.**, fronting 50 feet on the north side of Los Angeles Avenue and beginning 525 feet from the northwest intersection of Los Angeles Avenue and North Highland Avenue. Zoned R-4 (Single Family Residential). Land Lot 1 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Shea Meddin**  
**Council District 6, NPU F**
- V-17-129** Application of **Dianne Barfield** for a variance to eliminate the independent driveway requirement on a conforming lot for property located at **80 Westminster Drive, N.E.**, fronting 75 feet on the north side of Westminster Drive and beginning 605 feet from the intersection of Westminster and 17<sup>th</sup> Street (Prado-Westminster Triangle). Zoned R-4 (Single Family Residential). Land Lot 105 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Wesley Moss**  
**Council District 6, NPU E**
- V-17-130** Application of **Lionel Johnson** for a variance to reduce the east side yard setback from 7 feet to 1.5 feet in order to build out the existing attic and basement space for property located at **1374 McPherson Avenue, S.E.**, fronting 56 feet on the north side of McPherson Avenue and beginning 112 feet from the northeast intersection of McPherson Avenue and Patterson Avenue. Zoned R-4 (Single Family Residential). Land Lot 177 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Lionel Johnson**  
**Council District 5, NPU W**
- V-17-131** Application of **Tariq Davis** for a variance to reduce the north and south transitional yards from 20 feet to 0 feet for parking and paving in the side yards for property located at **2431 Fairburn Road, S.W.**, fronting approximately 100 feet on the west side of Fairburn Road and beginning at the southwest intersection of Fairburn Road and Campbellton Road. Zoned C-1 (Community Business). Land Lot 5 of the 14F District, Fulton County, Georgia.  
**Owner: Tariq Davis**  
**Council District 11, NPU P**
- V-17-132** Application of **Cooper Pierce** for a variance to allow an accessory structure to exceed 30% of the floor area of the main structure to 34% for property located **46 Montclair Drive, N.E.**, fronting 87 feet on the west side of Montclair Drive and beginning 375 feet from the intersection of Montclair Drive and Brighton Road. Zoned R-4 (Single Family Residential). Land Lot 110 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Susan & Stewart Gantt**  
**Council District 6, NPU E**

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- V-17-133** Application of **Shona Griffin** for a variance to exceed the maximum total floor area of an accessory structure from 30% to 96% to construct an accessory structure and to exceed the maximum rear yard coverage from 25% to 26.4% for the construction of an accessory structure for property located at **1055 Center Street, N.W.**, fronting 50 feet on the east side of Center Street and beginning 200 feet from the northeast intersection of Center Street and Calhoun Street. Zoned R-4 (Single Family Residential). Land Lot 149 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Esteban & Rebecca Gonzalez**  
**Council District 3, NPU E**
- V-17-135** Application of **Quinton Frazier** for a variance to allow an accessory structure to exceed 30% of the total floor area of the main structure to 40% for the construction of an accessory structure for property located at **2231 Baker Terrace, N.W.**, fronting 63 feet on the north side of Baker Terrace and beginning 63 feet from the northeast intersection of Baker Terrace and Gary Road. Zoned R-4 (Single Family Residential). Land Lot 178 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Quinton Frazier**  
**Council District 9, NPU J**

**DEFERRED CASES**

- V-17-111** Application of **Pamela Bullock** for a variance to reduce the half-depth front yard setback from 17.5 feet to 3 feet, the west side yard setback from 7 feet to 3 feet, increase the maximum rear yard coverage from 25% to 27.5% for the construction of a garage for property located at **953 Virginia Circle, N.E.**, fronting 87 feet on the south side of Virginia Circle and beginning at the southwest intersection of Virginia Circle and Todd Road. Zoned R-4 (Single Family Residential). Land Lot 1 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: David & Jennifer Hardwick**  
**Council District 6, NPU F**

**END OF AGENDA**