

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, JUNE 8, 2017 AT 12:00 PM
CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR
BRIEFING: THURSDAY, JUNE 8, 2017 AT 11:00 AM
OFFICE OF ZONING AND DEVELOPMENT, SUITE 3350

NEW CASES

- V-17-90** Application of **Jay Kallos & Claudia Guild** for a variance to reduce the south side yard setback from 15 feet to 4.8 feet and the north side yard setback from 15 feet to 10 feet for an addition to a single family dwelling for property located at **2953 Habersham Road, N.W.**, fronting 106 feet on the east side of Habersham Road and beginning approximately 344 feet from the intersection of Habersham Road and Argonne Drive. Zoned R-2A (Single Family Residential). Land Lot 113 of the 17th District, Fulton County, Georgia.
Owner: Jay Kallos & Claudia Guild
Council District 8, NPU A
- V-17-102** Application of **Bill Caldwell** for a variance to reduce the east side yard setback from 10 feet to 8 feet for the construction of an addition to a single family dwelling for property located at **3253 Rilman Drive, N.W.**, fronting 65 feet on the northeast side of Rilman Drive and beginning 531 feet from the northwest intersection of Rilman Drive and Rilman Road. Zoned R-3 (Single Family Residential). Land Lot 182 of the 17th District, Fulton County, Georgia.
Owner: Jason & Nicole Long
Council District 8, NPU A
- V-17-105** Application of **Preston Tauscher** for a variance to reduce the east side yard setback from 7 feet to 3 feet for the construction of an accessory structure (garage) for property located at **711 Elkmont Drive, N.E.**, fronting 55 feet on the south side of Elkmont and beginning approximately 460 feet from the intersection of Elkmont Drive and Elkmont Drive. Zoned R-4 (Single Family Residential). Land Lot 53 of the 17th District, Fulton County, Georgia.
Owner: Preston & Cathy Tauscher
Council District 6, NPU F
- V-17-106** Application of **Nina E. Gentry** for a variance to reduce the half-depth front yard setback from 15 feet to 0 feet for the construction of a deck for property located at **1314 Iverson Street, N.E.**, fronting 50 feet on the north side of Iverson Street and beginning at the northwest intersection of Iverson Street and Sterling Street. Zoned R-5 (Two Family Residential). Land Lot 209 of the 15th District, DeKalb County, Georgia.
Owner: Sarah Hersh & Jared Berkerman
Council District 2, NPU N
- V-17-108** Application of **Adam Stillman** for a variance to reduce the front yard setback from 30 feet to 25 feet 2 inches and the north side yard setback from 7 feet to 6.9 feet for the construction of a second story addition for property located at **284 Ferguson Street, N.E.**, fronting 46 feet on the west side of Ferguson Street and beginning 168 feet from the northwest intersection of Ferguson Street and DeKalb Avenue. Zoned R-5 (Two Family Residential). Land Lot 209 of the 15th District, DeKalb County, Georgia.
Owner: Jennifer Gilligan
Council District 2, NPU N

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- V-17-109** Application of **Stryant Construction Inc., c/o Robert L. Zoeckler** for a special exception to reduce the onsite parking from 16 spaces to 15 spaces in order to construct an office building for property located at **1939 Hosea L. Willilams Drive, N.E.**, fronting 75 feet on the south side of Hosea L. Williams Drive and beginning at the intersection of Hosea L. Williams Drive and Doyle Street. Zoned NC-3 (Kirkwood Neighborhood Commercial). Land Lot 206 of the 15th District, DeKalb County, Georgia.
Owner: SL Williams, LLC
Council District 5, NPU O
- V-17-110** Application of **Samantha Rein** for a variance to reduce the east side yard setback from 7 feet to 4 feet 4 inches for property located at **965 Adair Avenue, N.E.**, fronting 50 feet on the south side of Adair Avenue and beginning 91 feet from the southeast intersection of Adair Avenue and Todd Road. Zoned R-4 (Single Family Residential). Land Lot 1 of the 17th District, Fulton County, Georgia.
Owner: Samantha Rein
Council District 6, NPU F
- 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 Avenue, N.E.**, fronting 50 feet on the north side of Virginia Avenue and beginning 100 feet from the northwest intersection of Virginia Avenue and Vance Avenue. Zoned R-4 (Single Family Residential). Land Lot 1 of the 17th District, Fulton County, Georgia.
Owner: David & Jennifer Hardwick
Council District 6, NPU F
- V-17-112** Application of **Nina E. Gentry** for a variance to allow an accessory structure to exceed 30% of the floor area of the main structure to 44.7% and to increase the maximum rear yard coverage from 25% to 34.8% for the construction of a garage for property located at **559 East Avenue, N.E.**, fronting 45 feet on the south side of East Avenue and beginning at the southeast intersection of East Avenue and Prospect Place. Zoned R-5 (Two Family Residential). Land Lot 46 of the 14th District, Fulton County, Georgia.
Owner: Brandon & Allie Horne
Council District 2, NPU M
- V-17-113** Application of **Mark F. Arnold** for a variance to reduce the front yard setback from 35 feet to 20 feet 4 inches, the east side yard setback from 7 feet to 3 feet 8 inches, and the half-depth front yard setback from 17.5 feet to 6 inches for property located at **934 Amsterdam Avenue, N.E.**, fronting 50 feet on the north side of Amsterdam Avenue and beginning at the northeast intersection of Amsterdam Avenue and Kings Court. Zoned R-4 (Single Family Residential). Land Lot 2 of the 17th District, Fulton County, Georgia.
Owner: Anh Tran
Council District 6, NPU F

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- V-17-114** Application of **Tarver Siebert** for a variance to reduce the front yard setback from 35 feet to 24 feet and the side yard setback from 7 feet to 3 feet for a second story addition for property located at **705 Ralph McGill Boulevard, N.E.**, fronting 50 feet on the southeast side of Ralph McGill Boulevard and beginning 201 feet from the intersection of Ralph McGill Boulevard and Ashley Avenue. Zoned R-4 (Single Family Residential). Land Lot 18 of the 14th District, Fulton County, Georgia.
Owner: Jessica Hershatter
Council District 2, NPU M
- V-17-115** Application of **Dianne Barfield** for a variance to reduce the north side yard setback from 7 feet to 3.4 feet for a second story addition for property located at **1448 North Morningside Drive, N.E.**, fronting 55 feet on the southwest side of North Morningside Drive and beginning 440 feet from the southwest intersection of North Morningside Drive and Yorkshire Road. Zoned R-4 (Single Family Residential). Land Lot 2 of the 17th District, Fulton County, Georgia.
Owner: Zachariah Howard
Council District 6, NPU F
- 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
- V-17-117** Application of **John B. Arnold** for a variance to reduce the rear yard setback from 15 feet to 13 feet to add a roof over an existing patio, the side yard setback from 7 feet to 1 foot for the construction for a carport and special exceptions to construct a 4 foot wall in the half-depth front yard where only a 4 foot fence with 50% visibility is allowed and to construct a 4 foot retaining wall in the front and half-depth front yard where only a 3 foot retaining wall is allowed for property located at **602 Yorkshire Road, N.E.**, fronting 60 feet on the north side of Yorkshire Road and beginning at the intersection of Yorkshire Road and Monroe Drive. Zoned R-4 (Single Family Residential). Land Lot 52 of the 17th District, Fulton County, Georgia.
Owner: John & Maria Arnold
Council District 6, NPU F
- V-17-119** Application of **Timothy Patrick Ryan** for a variance to reduce the south side yard setback from 7 feet to 1.5 feet and the north side yard setback from 7 feet to 5.5 feet for an addition to a single family dwelling for property located at **2283 Pembroke Place, N.E.**, fronting 130 feet on the east side of Pembroke Place and beginning 139 feet from the north intersection of Pembroke Place and Cardova Drive. Zoned R-4 (Single Family Residential). Land Lot 5 of the 17th District, Fulton County, Georgia.
Owner: Timothy Patrick Ryan
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-17-41** Application of **John H. Swiney** for a special exception to reduce the required onsite parking from 43 spaces to 27 spaces for a restaurant for property located at **2454 Memorial Drive and 0 Memorial Drive (Parcel Id. 15 20405002), S.E.**, fronting 110 feet on the north side of Memorial Drive and beginning at the intersection of Memorial Drive and Cottage Grove Avenue. Zoned C-1 (Community Business). Land Lot 204 of the 15th District, DeKalb County, Georgia.
Owner: Paul Harvey
Council District 5, NPU O
- V-17-45** Application of **Samuel Maddox** for a variance to allow an accessory structure to exceed 30% of the floor area of the main structure to 81% for the construction of a garage and guest house for property located at **1227 North Highland Avenue, N.E.**, fronting 58 feet on the east side of North Highland Avenue and beginning 193 feet from the northeast intersection of North Highland Avenue and Amsterdam Avenue. Zoned R-4 (Single Family Residential). Land Lot 2 of the 17th District, Fulton County, Georgia.
Owner: Jeffrey Notrica
Council District 6, NPU F
- V-17-86** Application of **John C. Blanco** for a variance to reduce the half-depth front yard setback from 10 feet to 7 feet for the construction of a deck for property located at **562 Terry Street, S.E.**, fronting 40 feet on the east side of Terry Street and beginning at the southeast intersection of Terry Street and Crumley Street. Zoned R-4B-C (Single Family Residential Conditional). Land Lot 53 of the 14th District, Fulton County, Georgia.
Owner: John C. Blanco
Council District 1, NPU V

END OF AGENDA

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