

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

NEW CASES

- V-17-48** Application of **Randy Pimsler** for a special exception to reduce onsite parking from 52 spaces to 20 spaces, erect an 8 foot wall in the north yard where only a 9 foot fence is allowed, allow a 4 foot wall in the required front and half-depth yard (Decatur Street & Daniel Street), allow a 6 foot wall in the front and half-depth yard (Boulevard) for property located at **520 Daniel Street, S.E.**, fronting 216 feet on the west side of Daniel Street and beginning at the northwest intersection of Daniel Street and Decatur Street. Zoned C-1 (Community Business). Land Lot 45 of the 14th District, Fulton County, Georgia.
Owner: CNP Decatur, LLC
Council District 2, NPU M
- V-17-73** Application of **Dennis W. Mayo** for a variance to reduce the west side yard setback from 7 feet to 3.5 feet for an addition to a single family dwelling for property located at **163 Rumson Road, N.E.**, fronting 70 feet on the south side of Rumson Road and beginning 290 feet from the intersection of Rumson Road and Rumson Way. Zoned R-4 (Single Family Residential). Land Lot 100 of the 17th District, Fulton County, Georgia.
Owner: Bonnie R. Mayo
Council District 7, NPU B
- V-17-74** Application of **Jon Hart** for a special exception to allow a 10 foot retaining wall in the rear and south side yards for property located at **3405 Rilman Road, N.W.**, fronting 100 feet on the east side of Rilman Road and beginning 200 feet from the southeast intersection of Rilman Road and Gatewood Court. Zoned R-3 (Single Family Residential). Land Lot 181 of the 17th District, Fulton County, Georgia.
Owner: Margot Berry
Council District 8, NPU A
- V-17-75** Application of **Randy Pimsler** for a special exception to reduce onsite parking from 21 spaces to 8 spaces for property located at **542 Boulevard, N.E.** fronting 60 feet on the west side of Boulevard and beginning 674 feet from the southwest intersection of Boulevard and North Avenue. Zoned RG-4 (Residential General Sector 4). Land Lot 47 of the 14th District, Fulton County, Georgia.
Owner: 555 BLVD, LLC
Council District 2, NPU M
- V-17-76** Application of **Adam Stillman** for a variance to reduce the south side yard setback from 7 feet to 4 feet 1 inch and the front yard setback from 35 feet to 32 feet for an addition to a single family residence for property located at **953 Woodland Avenue, S.E.**, fronting 50 feet on the west side of Woodland Avenue and beginning 550 from the southwest intersection of Woodland Avenue and Eden Avenue. Zoned R-4 (Single Family Residential). Land Lot 10 of the 14th District, Fulton County, Georgia.
Owner: Matthew Rond
Council District 1, NPU W

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- V-17-77** Application of **Adam Stillman** for a variance to reduce the south side yard setback from 7 feet to 3 feet and the rear yard setback from 15 feet to 5 feet for the construction of a detached garage for property located at **1085 Monroe Drive, N.E.**, fronting 50 feet on the east side of Monroe Drive and beginning 100 feet from the southeast intersection of Monroe Drive and Elmwood Drive. Zoned R-4 (Single Family Residential). Land Lot 53 of the 17th District, Fulton County, Georgia.
Owner: Joshua Zane
Council District 6, NPU F
- V-17-78** Application of **Adam Stillman** 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 detached garage for property located at **1069 Rosedale Drive, N.E.**, fronting 50 feet on the south side of Rosedale Drive and beginning 200 feet from the southwest intersection of Rosedale Drive and Arlington Place. Zoned R-4 (Single Family Residential). Land Lot 1 of the 17th District, Fulton County, Georgia.
Owner: Whit Johnson
Council District 6, NPU F
- V-17-79** Application of **Michelle Krahe** for a variance to reduce the front yard setback from 30 feet to 21.7 feet and the south side yard setback from 7 feet to 5 feet for an addition to a single family dwelling for property located at **191 Rockyford Road, N.E.**, fronting 50 feet on the east side of Rockyford Road and beginning 225 feet from the southeast intersection of Rockyford Road and Lanes Lane. Zoned R-4A (Single Family Residential). Land Lot 212 of the 15th District, DeKalb County, Georgia.
Owner: Angela Nichols & Ryan Sterritt
Council District 5, NPU O
- V-17-80** Application of **Rodrick Cloud** for a variance to reduce the front yard setback from 35 feet to 19 feet and the half-depth front yard setback from 17.5 feet to 15 feet for the construction of a porch addition for property located at **481 Hardendorf Avenue, N.E.**, fronting 50 feet on the east side of Hardendorf Avenue and beginning at the southeast intersection of Hardendorf Avenue and Marlbrook Drive. Zoned R-4 (Single Family Residential). Land Lot 239 of the 15th District, DeKalb County, Georgia.
Owner: Megan Parham
Council District 5, NPU N
- V-17-81** Application of **Earl Jackson** for a variance to reduce the front yard setback from 30 feet to 26 feet 3 inches to enclose an existing porch and a special exception to allow a 9 foot wall in the rear and side yards where only a 6 foot fence is allowed for property located at **397 8th Street, N.E.**, fronting 50 feet on the south side of 8th Street and beginning 325 feet from the southwest intersection of 8th Street and Charles Allen Drive. Zoned R-5 (Two Family Residential). Land Lot 48 of the 14th District, Fulton County, Georgia.
Owner: Baratunde Cola
Council District 2, NPU E

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- V-17-82** Application of **Kronberg Wall Architects** for a special exception to reduce the onsite parking from 392 spaces to 205 spaces for a mixed use development for property located at **1175 Chattahoochee Avenue, N.W.**, fronting 297 feet on the north side of Chattahoochee Avenue and beginning at the northeast intersection of Chattahoochee Avenue and Ellsworth Industrial Boulevard. Zoned I-2 (Heavy Industrial). Land Lot 187 of the 17th District, Fulton County, Georgia.
Owner: 1175 Chattahoochee, LP
Council District 9, NPU D
- V-17-83** Application of **Michael Snyder** for a variance to reduce the rear yard setback from 15 feet to 9.5 feet (credit given for ½ width of existing alley), to increase the lot coverage from 50% to 53% and to allow an accessory structure to exceed 30% of the floor area of the main structure to 57% for the construction of a garage for property located at **476 Florida Avenue, S.E.**, fronting 48 feet on the east side of Florida Avenue and beginning 160 feet from the northeast intersection of Florida Avenue and Glenwood Avenue. Zoned R-4 (Single Family Residential)/Beltline Overlay. Land Lot 12 of the 14th District, Fulton County, Georgia.
Owner: Michael Snyder
Council District 5, NPU W
- V-17-84** Application of **Ben R. Darmer** for a variance to reduce the half-depth front yard setback from 15 feet to 2 feet 5 inches for an addition to an existing single family dwelling for property located at **406 9th Street, N.E.**, fronting 45 feet on the north side of 9th Street and beginning at the northeast intersection of 9th Street and Taft Avenue. Zoned R-5 (Two Family Residential). Land Lot 54 of the 17th District, Fulton County, Georgia.
Owner: Mark Percival
Council District 2, NPU E
- V-17-85** Application of **Keiffer Phillips** for a variance to reduce the rear yard setback from 20 feet to 5.5 feet and to increase the maximum lot coverage from 40% to 46.6% for the construction of a detached garage for property located at **437 Hollydale Court, N.W.**, fronting 110 feet on the north side of Hollydale Court and beginning 285 feet from the northeast intersection of Hollydale Court and Blanton Road. Zoned R-2B (Single Family Residential). Land Lot 138 of the 17th District, Fulton County, Georgia.
Owner: Heath & Angela Sharp
Council District 8, NPU A
- 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

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- V-17-87** Application of **Gail Mooney** for a variance to reduce the front yard setback from 30 feet to 16 feet and the half-depth front yard setback from 15 feet to 14 feet for an addition to an existing single family dwelling for property located at **1076 Manigault Street, S.E.**, fronting 60 feet on the north side of Manigault Street and beginning at the northwest intersection of Manigault Street and Walthall Street. Zoned R-5 (Two Family Residential). Land lot 13 of the 14th District, Fulton County, Georgia.
Owner: Kevin M. Scheiderich
Council District 5, NPU N
- V-17-88** Application of **Dianne Barfield** for a variance to increase the maximum number of retaining walls allowed in the half-depth front yard setback from 2 to 4 and a special exception to increase the height of retaining walls in the half-depth front yard setback from 3 feet to 6 feet and to allow a 6 foot wall in the half-depth front yard setback where only a 4 foot fence (50% open visibility) is allowed for property located at **315 Peachtree Battle Avenue, N.W.**, fronting 100 feet on the north side of Peachtree Battle Avenue and beginning at the northeast intersection of Peachtree Battle Avenue and Dellwood Drive. Zoned R-3 (Single Family Residential). Land Lot 144 of the 17th District, Fulton County, Georgia.
Owner: McKenzie Blanchard
Council District 8, NPU C
- V-17-89** Application of **Dianne Barfield** for variances to increase the lot coverage from 40% to 46%, reduce the north side yard setback from 10 feet to 5 feet, reduce the south side yard setback from 10 feet to 4 feet, reduce the rear yard setback from 20 feet to 8 feet, reduce the front yard setback from 50 feet to 44 feet, to allow front porch and steps to exceed the maximum allowable projection into the front yard setback from 10 feet to 19 feet, to allow a parking pad/bay within the front yard setback, to allow a driveway to exceed the maximum allowable width from 20 feet to 45 feet and special exceptions to increase the number of retaining walls allowed in the front yard setback from 2 to 5 and increase the height of retaining walls from 3 feet to 5 feet for property located at **2415 Montview Drive, N.W.**, fronting 100 feet on east side of Montview Drive and beginning 200 feet from the southeast intersection of Montview and Peachtree Battle Avenue. Zoned R-3 (Single Family Residential). Land Lot 144 of the 17th District, Fulton County, Georgia.
Owner: Barret & Meg Davis
Council District 8, NPU C
- V-17-91** Application of **Todd Angel** for a special exception to allow a 5 foot fence with 5 foot 6 inch columns and a 5 foot wall with a 6 foot gate/fence in the front yard setback where only a 4 foot fence is allowed for property located at **1112 Moores Mill Road, N.W.**, fronting 103 feet on the east side of Moores Mill Road and beginning 1,255 feet from the intersection of Moores Mill Road and Howell Mill Road. Zoned R-2B (Single Family Residential). Land Lot 183 of the 17th District, Fulton County, Georgia.
Owner: Chad Troline
Council District 8, NPU C

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DEFERRED CASES

- V-17-41** Application of **John H. Swiney** for a special exception to reduce the required onsite parking from 44 spaces to 27 spaces for a restaurant for property located at **2454 Memorial Drive, 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-17-51** Application of **Cesar Monreal** for a variance to allow an accessory structure to project in front of the main structure, allow an accessory structure to exceed 30% of the floor area of the main structure to 51% and to increase the height of an accessory structure from 20 feet to 22 feet for property located at **1689 Fernleaf Circle, N.W.**, fronting 60 feet on the west side of Fernleaf Circle and beginning approximately 920 feet from the northwest intersection of Fernleaf Circle and Fernleaf Court. Zoned R-4 (Single Family Residential). Land Lot 221 of the 17th District, Fulton County, Georgia.
Owner: Timothy & Rinda Lieuwen
Council District 9, NPU C
- V-17-52** Application of **Kenneth R. Boff** for a variance to reduce the north side yard setback from 7 feet to 3 feet for the construction of an accessory structure (shed) for property located at **863 Woodland Avenue, S.E.**, fronting 70 feet on the west side of Woodland Avenue and beginning 228 feet from the northwest intersection of Woodland Avenue and Eden Avenue. Zoned R-4 (Single Family Residential). Land Lot 11 of the 14th District, Fulton County, Georgia.
Owner: Kenneth R. Boff
Council District 1, NPU W
- V-17-55** Application of **Jaye Ola** for a variance to reduce the front yard setback from 30 feet to 10 feet, the east side yard setback from 7 feet to 3 feet, the rear yard setback from 15 feet to 3 feet and to increase the maximum lot coverage from 55% to 60% for the construction of a new single family dwelling and detached garage for property located at **348 Kelly Street, S.E.**, fronting 42 feet on the east side of Kelly Street and beginning 97 feet from the southeast intersection of Kelly Street and Memorial Drive. Zoned R-5 (Two Family Residential). Land Lot 53 of the 14th District, Fulton County, Georgia.
Owner: Regent Eleven Thirty Four
Council District 1, NPU W

END OF AGENDA

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