

**AGENDA**  
**BOARD OF ZONING ADJUSTMENT**  
**THURSDAY, MAY 4, 2017 AT 12:00 PM**  
**CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**BRIEFING: THURSDAY, MAY 4, 2017 AT 11:00 AM**  
**OFFICE OF PLANNING, SUITE 3350**

**NEW CASES**

- V-16-322** Application of **CPT Morningside Heights, LLC c/o Oz Friedmann** for a special exception to reduce the onsite parking from 92 spaces to 46 spaces and to reduce the loading spaces from two 12 x 35 spaces to 0 spaces for the construction of a mixed used development (restaurant use on C-2 portion of property) for property located at **1835 Piedmont Road, N.E.**, fronting 50 feet on the east side of Piedmont Road and beginning 153 feet from the intersection of Piedmont Road and Rock Springs Road. Zoned R-4 (Single Family Residential) and C-2 (Commercial Service). Land Lot 50 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Development Authority of Fulton County**  
**Council District 6, NPU F**
- V-17-30** Application of **Ariel Zion** for a special exception to reduce the onsite parking from 42 spaces to 0 spaces for property located at **652 North Highland Avenue, N.E.**, fronting 72 feet on the west side of North Highland Avenue and beginning at the southwest intersection of North Highland Avenue and Blue Ridge Avenue. Zoned C-1 (Community Business). Land Lot 16 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Hsu & Hsu Investments, LLC**  
**Council District 2, NPU N**
- V-17-56** Application of **Salvadore Guarisco** for a variance to allow an accessory structure to exceed a greater total floor area of 30% to 37% of the main structure for property located at **1462 Hanover West Drive, N.W.**, fronting 115 feet on the south side of Hanover West Drive and beginning 509 feet from the southeast intersection of Hanover West Drive and Hyde Manor. Zoned R-3 (Single Family Residential). Land Lot 195 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Salvadore & Wendy Guarisco**  
**Council District 9, NPU C**
- V-17-57** Application of **Jennifer Lambert** for a variance to reduce the north side yard setback from 7 feet to 4.6 feet for a shed addition for property located at **1361 Greenland Drive, N.E.**, fronting 60 feet on the east side of Greenland Drive and beginning approximately 260 feet from the intersection of Greenland Drive and Hillpine Drive. Zoned R-4 (Single Family Residential). Land Lot 52 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Jennifer Lambert**  
**Council District 6, NPU F**
- V-17-59** Application of **Donna Lindsey** for a variance to reduce the north side yard setback from 7 feet to 5.9 feet for the construction of a second story addition for property located at **531 Page Avenue, N.E.**, fronting 50 feet on the east side of Page Avenue and beginning 50 feet from the southeast intersection of Page Avenue and Harriet Avenue. Zoned R-4 (Single Family Residential). Land Lot 239 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Andrew Saft**  
**Council District 2, NPU N**

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- V-17-60** Application of **Yao Sodahlon** for a variance to reduce the east side yard setback from 7 feet to 3 feet and to allow an accessory structure to exceed 30% of the floor area of the main house to 48% for the construction of an accessory structure for property located at **972 Cumberland Road, N.E.**, fronting 50 feet on the north side of Cumberland Road and beginning 299 feet from the northwest intersection of Cumberland Road and Sussex Road. Zoned R-4 (Single Family Residential). Land Lot 2 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Yao Sodahlon**  
**Council District 6, NPU F**
- V-17-61** Application of **Garrett Womble** for a variance to allow an accessory structure (garage and guest house) to exceed 30% of the floor area of the main structure to 53% for property located at **716 Myrtle Street, N.E.**, fronting 50 feet on the west side of Myrtle Street and beginning 120 feet from the southwest intersection of Myrtle Street and Fourth Street. Zoned R-5 (Two Family Residential). Land Lot 49 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Brian Wilson**  
**Council District 2, NPU E**
- V-17-63** Application of **Brian Smith** for a variance to exceed the maximum pavement in the front yard from 33% to 43%, exceed the maximum lot coverage from 50% to 56% and to allow 3 retaining walls in the front yard where only 2 are allowed for property located at **562 Hardendorf Avenue, N.E.**, fronting 50 feet on the west side of Hardendorf Avenue and beginning 150 feet from the northwest intersection of Hardendorf Avenue and Harriet Avenue. Zoned R-4 (Single Family Residential). Land Lot 239 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Brian Smith**  
**Council District 5, NPU N**
- V-17-64** Application of **Patrick Seferovich, II** for a variance to reduce the half-depth front yard setback from 25 feet to 10 feet and the west side yard setback from 10 feet to 3 feet for the construction of a second story addition for property located at **3951 Wieuca Road, N.E.**, fronting 100 feet on the north side of Wieuca Road and beginning at the intersection of Wieuca Road and North Ivy Road. Zoned R-3 (Single Family Residential). Land Lot 43 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Matt & Maitena Brill**  
**Council District 7, NPU B**
- V-17-65** Application of **Amy & Todd Streelman** for a variance to reduce the south side yard setback from 7 feet to 4 feet for property located at **1291 Lanier Boulevard, N.E.**, fronting 50 feet on the east side of Lanier Boulevard and beginning 470 feet from the northeast intersection of Lanier Boulevard and McLynn Avenue. Zoned R-4 (Single Family Residential). Land Lot 2 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner Amy & Todd Streelman**  
**Council District 6, NPU F**

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- V-17-66** Application of **Mark F. Arnold** for a variance to reduce the west side yard setback from 7 feet to 3 feet and the rear yard from 15 feet to 4 feet for the construction of an accessory structure (garage/office studio) for property located at **1069 Cumberland Road, N.E.**, fronting 65 feet on the south side of Cumberland Road and beginning 267 feet from the southeast intersection of Cumberland Road and Reeder Circle. Zoned R-4 (Single Family Residential). Land Lot 2 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Jennifer Metzger/Broad Builders**  
**Council District 6, NPU F**
- V-17-67** Application of **Mark F. Arnold** for a variance to reduce the west side yard setback from 7 feet to 3 feet for the construction of an accessory structure (carport) for property located at **1062 Rosewood Drive, N.E.**, fronting 50 feet on the north side of Rosewood Drive and beginning 515 feet from the southwest intersection of Rosewood Drive and Bellevue Drive. Zoned R-4 (Single Family Residential). Land Lot 1 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Colleen McDaid**  
**Council District 6, NPU F**
- V-17-69** Application of **Kevin Workman** for a variance to reduce the east side yard setback from 7 feet to 3.2 feet for the construction of an accessory structure for property located at **691 East Morningside Drive, N.E.**, fronting 70 feet on the south side of East Morningside Drive and beginning 377 feet from the southeast intersection of East Morningside Drive and Cumberland Place. Zoned R-4 (Single Family Residential). Land Lot 51 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Paul Hemrick & Kevin Workman**  
**Council District 6, NPU F**
- V-17-70** Application of **Chris Hamilton** for a variance to reduce the west side yard setback from 15 feet to 3.5 feet and to increase the maximum height of an accessory structure from 20 feet to 30 feet for property located at **191 Peachtree Battle Avenue, N.W.**, fronting 100 feet on the north side of Peachtree Battle Avenue and beginning 512 feet from the intersection of Peachtree Battle Avenue and Rivers Road. Zoned R-2A (Single Family Residential). Land Lot 112 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Kenton Brown**  
**Council District 8, NPU C**
- V-17-71** Application of **Robin J. Fowler** for a special exception to allow an 11 foot, 6 inch wall and gate in the front yard and half-depth front yard where only a 4 foot fence is allow for property located at **205 West Paces Ferry Road, N.W.**, fronting 249 feet on the north side of West Paces Ferry Road and beginning at the northeast intersection of West Paces Ferry Road and Chatham Road. Zoned R-3 (Single Family Residential). Land Lot 114 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Robin J. Fowler**  
**Council District 8, NPU B**

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- V-17-72** Application of **Harold Buckley, Jr.** for a special exception to reduce the required onsite parking from 121 spaces to 57 spaces to allow for the construction of a multi-family development with an accessory community and wellness space for property located at **510 Cameron M. Alexander Boulevard (14-00820006008)**, fronting approximately 886 feet on the south side of Cameron M. Alexander Boulevard and beginning at the southeast intersection of Cameron M. Alexander Boulevard and Northside Drive. Zoned RG-3 (General Residential Sector 3). Land Lot 82 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: The Housing Authority of the City of Atlanta**  
**Council District 3, NPU L**

**DEFERRED CASES**

- V-17-19** Application of **Danny Lankford** for a variance to increase the height of a business identification sign from a maximum height of 30 feet above grade to 50 feet above grade for property located at **33 Peachtree Place, N.E.**, fronting 50 feet on the south side of Peachtree Place and beginning approximately 175 feet from the southwest intersection of Peachtree Place and Cypress Street. Zoned SPI-16, SA-1 (Midtown Special Public Interest District, Subarea 1). Land Lot 106 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: 33 Peachtree Holdings, LP**  
**Council District 2, NPU E**
- V-17-32** Application of **Krista Falconer** for a special exception to construct a temporary 10 foot wall in the front, side and rear yard whereas only a 4 foot fence (50% visibility) is allowed in the front yard and a 6 foot fence is allowed in the side and rear yards. Additionally, the applicant is seeking a special exception to allow a permanent 6 foot wall/fence (50% open visibility) in the required front yard for property located at **1055 Elysian Park, N.E.**, fronting approximately 273 feet on the northwest side of Elysian Park and beginning approximately 824 feet from the northwest intersection of Elysian Park and Elysian Drive. Zoned FCR-3 (Fulton County Single Family Residential). Land Lot 47 of the 14F District, Fulton County, Georgia.  
**Owner: Kemberly Joseph**  
**Council District 11, NPU Q**

**END OF AGENDA**

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