

**AGENDA**  
**BOARD OF ZONING ADJUSTMENT**  
**THURSDAY, AUGUST 10, 2017 AT 12:00 PM**  
**CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**  
**BRIEFING: THURSDAY, AUGUST 10, 2017 AT 11:00 AM**  
**OFFICE OF ZONING AND DEVELOPMENT, SUITE 3350**

**NEW CASES**

- V-17-148** Application of **James Frederic Singleton** for a special exception to reduce onsite parking from 4 spaces to 0 spaces for the retail portion of a new mixed-use building for property located at **8 Kirkwood Road, S.E.**, fronting 50 feet on west side of Kirkwood Road and beginning 65 feet from the northwest intersection of Kirkwood Road and Hosea L. Williams Drive. Zoned NC-3 (Kirkwood Neighborhood Commercial). Land Lot 206 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: James Frederic Singleton**  
**Council District 5, NPU O**
- V-17-155** Application of **Falcon Murty** for a variance to allow an accessory structure to exceed 30% of the floor area of the main structure to 35% for property located at **477 Leonardo Avenue, N.E.**, fronting 58 feet on the east side of Leonardo Avenue and beginning at the southeast intersection of Leonardo Avenue and Marlbrook Drive. Zoned R-4 (Single Family Residential). Land Lot 238 of 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Pat Del Rey**  
**Council District 5, NPU N**
- V-17-167** Application of **Marnie Zagranski** for a variance to reduce the north side yard setback from 7 feet to 5.62 feet for an addition (deck) to a single family dwelling for property located at **2895 Grandview Avenue, N.E.**, fronting 50 feet on the east side of Grandview Avenue and beginning 150 feet from the northeast intersection of Grandview Avenue and Delmont Drive. Zoned R-4 (Single Family Residential). Land Lot 60 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Porsche Cars North Atlanta, Inc.**  
**Council District 7, NPU B**
- V-17-168** Application of **Jeff Lupton** for a variance to reduce the front yard setback from 35 feet to 11 feet and the rear yard setback from 15 feet to 14 feet for the construction of a single family dwelling for property located at **1415 Fisher Road, S.E.**, fronting 157 feet on the west side of Fisher Road and beginning 247 feet from the southwest intersection of Fisher Road and Custer Avenue. Zoned R-4 (Single Family Residential). Land Lot 9 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Jeff Lupton**  
**Council District 1, NPU W**
- V-17-169** Application of **John & Kristin Giordano** for a variance to reduce the west side yard setback from 7 feet to 3 feet 7 inches for an addition to a single family dwelling for property located at **1975 Palifox Drive, N.E.**, fronting 50 feet on the south side of Palifox Drive and beginning 200 feet from the southeast intersection of Palifox Drive and Claire Drive. Zoned R-4 (Single Family Residential). Land Lot 238 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: John Giordano**  
**Council District 5, NPU N**

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- V-17-171** Application of **Michelle Krahe** for a variance to reduce the south side yard setback from 7 feet to 4 feet for an addition to a single family dwelling for property located at **248 Murray Hill Avenue, N.E.**, fronting 56 feet on the west side of Murray Hill Avenue and beginning 495 feet from the southwest intersection of Murray Hill Avenue and Wisteria Way. Zoned R-4A (Single Family Residential). Land Lot 212 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Jerri Spiers**  
**Council District 5, NPU O**
- V-17-172** Application of **Dekel Balsar** for a variance to increase the maximum height of a retaining wall in the front yard from 3 feet to 9 feet and in the west side yard from 6 feet to 9 feet for property located at **161 South Avenue, S.E.**, fronting 50 feet on the south side of South Avenue and beginning 500 feet from the southeast intersection of South Avenue and Martin Street. Zoned R-4B-C (Single Family Residential – Conditional). Land Lot 54 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Orca Group, LLC**  
**Council District 1, NPU V**
- V-17-173** Application of **Stuart Thiel** for a special exception to reduce the required parking from 206 spaces to 83 spaces for the addition of an eating and drinking establishment and retail space in an existing warehouse for property located at **1465 Howell Mill Road, N.W.**, fronting 235 feet on the northeast side of Howell Mill Road and beginning 370 feet from the northeast intersection of Howell Mill Road and Trabert Avenue. Zoned I-2/BL (Heavy Industrial/Beltline Overlay). Land Lot 151 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Cartel Properties II, LLC**  
**Council District 9, NPU D**
- V-17-175** Application of **David Smith** for a variance to allow an accessory structure to exceed 30% of the floor area of the main structure to 49% for property located at **2410 Alston Drive, S.E.**, fronting 100 feet on the north side of Alston Drive and beginning at the northeast intersection of Alston Drive and Third Avenue. Zoned R-4 (Single Family Residential). Land Lot 181 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Kimberly Simpson**  
**Council District 5, NPU O**
- V-17-176** Application of **Mark F. Arnold** for a variance to reduce the east side yard setback from 7 feet to 6 feet 6 inches and to reduce the half-depth front yard setback from 17.5 feet to 6 feet 4 inches for an addition to an existing single family dwelling for property located at **1142 Briarcliff Place, N.E.**, fronting 50 feet on the north side of Briarcliff Place and beginning at the northeast intersection of Briarcliff Place and Briarcliff Terrace. Zoned R-4 (Single Family Residential). Land Lot 16 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Jim & Krista Hester**  
**Council District 6, NPU F**

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- V-17-177** Application of **Tyler Cline** for a variance to reduce the east side yard setback from 7 feet to 5 feet and the rear yard setback from 15 feet to 7 feet for the construction of a detached garage for property located at **1517 Marbut Avenue, S.E.**, fronting 54 feet on the south side of Marbut Avenue and beginning 54 feet from the southeast intersection of Marbut Avenue and Blake Avenue. Zoned R-4 (Single Family Residential). Land Lot 178 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Tyler Cline**  
**Council District 5, NPU O**
- V-17-178** Application of **Wesley Stewart** for a variance to reduce the north side yard setback from 10 feet to 4 feet for a garage addition for property located at **4044 North Ivy Road, N.E.**, fronting 65 feet on the west side of North Ivy Road and beginning approximately 1,133 feet from the intersection of North Ivy Road and Wieuca Road. Zoned R-3 (Single Family Residential). Land Lot 43 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Wesley Stewart**  
**Council District 7, NPU B**
- V-17-179** Application of **Stephen Holmes** for a variance to reduce the east transitional side yard setback from 20 feet to 5 feet for the construction of a single family dwelling for property located at **134 Ormond Street, S.E.**, fronting 40 feet on the north side of Ormond Street and beginning 180 feet from the northeast intersection of Ormond Street and Martin Street. Zoned C-1 (Community Business). Land Lot 54 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: RHR Investments, LLC**  
**Council District 1, NPU V**

**DEFERRED CASES**

- 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 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: 712 Ponce de Leon, LLC**  
**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 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Fredrick Hilton Harper**  
**Council District 8, NPU C**

**END OF AGENDA**

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