

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, AUGUST 3, 2017 AT 12:00 PM
CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR
BRIEFING: THURSDAY, AUGUST 3, 2017 AT 11:00 AM
OFFICE OF ZONING AND DEVELOPMENT, SUITE 3350

NEW CASES

- V-17-156** Application of **Whit Johnson** for a special exception to eliminate the requirement of one 12 x 55 loading space and to reduce the number of 12 x 35 loading spaces from 5 spaces to 4 spaces for the construction of a mixed use development for property located at **1781 & 1789 Peachtree Street, N.E.**, fronting 227 feet on the east side of Peachtree Street and beginning 214 feet from the northeast intersection of Peachtree Street and Huntington Road. Zoned C-3 (Commercial Residential). Land Lot 109 of the 17th District, Fulton County, Georgia.
Owner: Tim Schrager (managing member), 1781 Peachtree, LLC & 1789 Peachtree, LLC
Council District 7, NPU E
- V-17-157** Application of **Kevin Ryan** for a variance to reduce the east side yard setback from 7 feet to 3 feet 6 inches for the construction of a detached accessory structure (art workshop) for property located at **61 Highland Drive, N.E.**, fronting 50 feet on the south side of Highland Drive and beginning 328 feet from the southeast intersection of Highland Drive and Park Circle. Zoned R-4 (Single Family Residential). Land Lot 46 of the 17th District, Fulton County, Georgia.
Owner: Kevin Ryan
Council District 7, NPU B
- V-17-158** Application of **Ragen Marsh** for a special exception to allow a 6 foot privacy wall in the half-depth front yard where only a 4 foot fence (50% open visibility) is allowed for property located at **716 Elbert Street, S.W.**, fronting 50 feet on the south side of Elbert Street and beginning at the southeast intersection of Elbert Street and Mayland Avenue. Zoned R-4A (Single Family Residential). Land Lot 106 of the 14th District, Fulton County, Georgia.
Owner: Ragen Marsh
Council District 12, NPU V
- V-17-159** Application of **Jeffrey B. Baker** for a variance to reduce the front yard setback from 50 feet to 21 feet for the construction of a single family dwelling for property located at **4185 West Oaks Court, N.E.**, fronting 162 feet on the south side of West Oaks Court and beginning approximately 153 feet from the southwest intersection of West Oaks Court and Peachtree-Dunwoody Road. Zoned R-3 (Single Family Residential). Land Lot 43 of the 17th District, Fulton County, Georgia.
Owner: Bratcliff, LLC & Mahesh Patel
Council District 7, NPU B
- V-17-160** Application of **Nina E. Gentry** for special exception to reduce the number of onsite parking spaces from 670 spaces to 250 spaces for property located at **916-950 Joseph E. Lowery Boulevard, N.W.**, fronting 501 feet on the west side of Joseph E. Lowery Boulevard and beginning approximately 614 feet from the intersection of Joseph E. Lowery Boulevard and W. Marietta Street. Zoned I-1/BL (Light Industrial/Beltline Overlay). Land Lot 189 of the 17th District, Fulton County, Georgia.
Owner: OI-URP PM I, LLC
Council District 3, NPU K

**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-17-161** Application of **Nina E. Gentry** for a special exception to reduce the number of onsite parking spaces from 98 spaces to 42 spaces for property located at **960 Joseph E. Lowery Boulevard, N.W. (17 01890005029)**, fronting 60 feet on the west side of Joseph E. Lowery Boulevard, N.W. and beginning 482 feet from the intersection of Joseph E. Lowery and W. Marietta Street. Zoned I-2/BL (Heavy Industrial/Beltline Overlay). Land Lot 189 of the 17th District, Fulton County, Georgia.
Owner: OI-URP Puritan Mills Two, LLC
Council District 3, NPU K
- V-17-162** Application of **Charlie Rogers** for a variance to allow an accessory structure to exceed 30% of the floor area of the main structure to 42% for the construction of a second story addition to an accessory structure for property located at **3778 Vermont Road, N.E.**, fronting 130 feet on the southwest side of Vermont Road and beginning 210 feet from the southwest intersection of Vermont Road and Calvert Drive. Zoned R-3 (Single Family Residential). Land Lot 10 of the 17th District, Fulton County, Georgia.
Owner: Brett & Sara Burns
Council District 7, NPU B
- V-17-165** Application of **Dianne Barfield** for a variance to reduce the west side yard setback from 7 feet to 3 feet for an addition of a stone porch for property located at **301 Beverly Road, N.E.**, fronting 60 feet on the south side of Beverly Road and beginning at the intersection of Beverly Road and Montgomery Ferry Drive. Zoned R-4 (Single Family Residential). Land Lot 56 of the 17th District, Fulton County, Georgia.
Owner: Christopher Glover
Council District 6, NPU E
- V-17-166** Application of **Rachel & John Hawley** for a variance to reduce the half-depth front yard setback from 17.5 feet to 3.2 feet for an addition to a single family dwelling for property located at **591 Page Avenue, N.E.**, fronting 50 feet on the east side of Page Avenue and beginning at the southeast intersection of Page Avenue and Muriel Avenue. Zoned R-4 (Single Family Residential). Land Lot 239 of the 15th District, DeKalb County, Georgia.
Owner: Rachel & John Hawley
Council District 2, NPU N

DEFERRED CASES

- 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 14th District, Fulton County, Georgia.
Owner: Quinton Frazier
Council District 9, NPU J

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V-17-140

Application of **Lauren Kilby-Davis** for a variance to reduce the west side yard setback from 7 feet to 5 feet and the east side yard from 7 feet to 5 feet for a second story addition for property located at **783 Tift Avenue, S.W.**, fronting 46 feet on the west side of Tift Avenue and beginning 240 feet from the northwest intersection of Tift Avenue and Gillette Street. Zoned R-4A/HC-20I, SAI (Single Family Residential/Adair Park Historic District). Land Lot 107 of the 14th District, Fulton County, Georgia.

Owner: Dante D. Davis & Lauren Kilby-Davis
Council District 12, NPU V

END OF AGENDA