

**AGENDA**  
**BOARD OF ZONING ADJUSTMENT**  
**THURSDAY, SEPTEMBER 7, 2017 AT 12:00 PM**  
**CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**BRIEFING: THURSDAY, SEPTEMBER 7, 2017 AT 11:00 AM**  
**OFFICE OF ZONING AND DEVELOPMENT, SUITE 3350**

**APPEAL**

- V-17-181** Appeal of **Lemuel H. Ward** of a decision of an administrative officer in the Office of Zoning and Development for the issuance of a decision letter for Special Administrative Permit SAP-16-10 for properties located at **135, 141, 145 and 0 Walton Street & 152 and 0 Nassau Street**, fronting 186 feet on the northeast side of Walton Street and 40 feet on the northwest side of Nassau Street and beginning at the southeast intersection of Walton Street and Techwood Drive (Walton Street fronting properties) and 57 feet from the southwest intersection of Nassau Street and Techwood Drive (Nassau Street fronting properties). Zoned SPI-1 SA1 (Downtown Special Public Interest District). Land Lot 78 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Tabernacle Group, LLC, Aycock CG Realty Co., R. David Botts, Esq. & ATL Capital, LLC**  
**Council District 2, NPU M**

**NEW CASES**

- V-17-163** Application of **Alex B. Taylor** for a variance to reduce the half-depth front yard setback from 17.5 feet to 11 feet for a new single family dwelling for property located at **1280 McLendon Avenue, N.E.**, fronting 44 feet on the north side of McLendon Avenue and beginning at the northeast intersection of McLendon Avenue and Candler Street. Zoned R-4 (Single Family Residential). Land Lot 240 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Alex B. Taylor**  
**Council District 2, NPU N**
- V-17-180** Application of **Dean Ballas** for a special exception to erect a 6 foot privacy fence in the half-depth front yard where only a 4 foot fence (50% visibility) is allowed for property located at **1343 LaFrance Street, N.E.**, fronting 50 feet on the south side of LaFrance Street and beginning at the southeast intersection of LaFrance Street and Flora Avenue. Zoned R-5 (Two Family Residential). Land Lot 209 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Dean Ballas**  
**Council District 5, NPU O**
- V-17-182** Application of **Stephen Chenney** for a variance to reduce the half-depth front yard setback from 15 feet to 1 foot and to allow an accessory structure to exceed 30% of the floor area of the main structure to 43% for the construction of a garage and guest house for property located at **856 Penn Avenue, N.E.**, fronting 50 feet on the west side of Penn Avenue and beginning at the southwest intersection of Penn Avenue and Seventh Street. Zoned R-5 (Two Family Residential). Land Lot 49 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Stephen Chenney**  
**Council District 2, NPU E**

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- V-17-183** Application of **Rosemary Kernahan** for a variance to reduce the north side yard setback from 7 feet to 3.43 feet for a porch addition for property located at **426 Elm Street, N.W.**, fronting 38 feet on the west side of Elm Street and beginning 77 feet from the northwest intersection of Elm Street and Johns Street. Zoned R-4A (Single Family Residential). Land Lot 111 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Atlanta Habitat for Humanity**  
**Council District 3, NPU L**
- V-17-184** Application of **Rosemary Kernahan** for a variance to reduce the north side yard setback from 7 feet to 1.48 feet for a porch addition for property located at **428 Elm Street, N.W.**, fronting 38 feet on the west side of Elm Street and beginning 38 feet from the northwest intersection of Elm Street and Johns Street. Zoned R-4A (Single Family Residential). Land Lot 111 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Atlanta Habitat for Humanity**  
**Council District 3, NPU L**
- V-17-185** Application of **Catherine A. Richens** for a variance to reduce the front yard setback from 50 feet to 42 feet for property located at **480 Broadland Road, N.W.**, fronting 100 feet on the south side of Broadland Road and beginning 700 feet from the southeast intersection of Broadland Road and Northside Drive. Zoned R-2B (Single Family Residential). Land Lot 139 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Catherine & Stuart Richens**  
**Council District 8, NPU A**
- V-17-186** Application of **Javier Garcia** for a variance to reduce the front yard setback from 40 feet to 22 feet and a special exception to eliminate the loading requirement and reduce the number of required parking spaces from 44 to 33 spaces for the construction of a new multifamily senior housing development for property located at **339 Holly Street, N.W.**, fronting 300 feet on the east side of Holly Street and beginning 200 feet from the northeast intersection of Holly Street and Simpson Road. Zoned RG-3 (General Residential Sector 3). Land Lot 146 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Quest Community Development Organization, Inc.**  
**Council District 3, NPU J**
- V-17-187** Application of **Adam Caracci** for a variance to reduce the front yard setback from 50 feet to 25 feet, the north side yard setback from 15 feet to 11 feet 7 inches, the south side yard setback from 15 feet to 9 feet, the rear yard setback from 25 feet to 21 feet and a special exception to reduce the required parking from 95 spaces to 8 spaces for an addition to an existing fraternity house for property located at **777 Techwood Drive, N.W.**, fronting 96 feet on the east side of Techwood Drive and beginning approximately 333 feet from the southeast intersection of Techwood Drive and 5<sup>th</sup> Street. Zoned O-I (Office Institutional). Land Lot 80 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Beta Alpha Association of Theta Xi**  
**Council District 3, NPU E**

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- V-17-188** Application of **Zayo Group, LLC** for a special exception to reduce the required onsite parking from 121 spaces to 21 space for property located at **a portion of 1200 White Street, S.W. (pending replat)** fronting 305 feet on the southwest side of White Street and beginning approximately 2,389 feet from the intersection of White Street and Ralph David Abernathy Boulevard. Zoned I-1/BL (Light Industrial/Beltline Overlay). Land Lot 118 and 139 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Norsca 1200 White Street, LLC**  
**Council District 4, NPU T**
- V-17-189** Application of **Norsca 1200 White Street, LLC** for a special exception to reduce the required onsite parking from 640 spaces to 215 spaces for property located at **a portion of 1200 White Street, S.W. (pending replat)**, fronting 1,322 feet on the southwest side of White Street and beginning approximately 1,067 feet from the intersection of White Street and Ralph David Abernathy Boulevard. Zoned I-1/BL (Light Industrial/Beltline Overlay). Land Lot 118 and 139 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Norsca 1200 White Street, LLC**  
**Council District 4, NPU T**
- V-17-190** Application of **James Hilton Spence** for a variance to reduce the north side yard setback from 7 feet to 1.9 feet for an addition to an existing shed for property located at **1133 Morley Avenue, S.E.**, fronting 50 feet on the west side of Morley Avenue and beginning 100 feet from the northwest intersection of Morley Avenue and Francis Avenue. Zoned R-4 (Single Family Residential). Land Lot 23 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: James Hilton Spence**  
**Council District 1, NPU W**
- V-17-191** Application of **Wright Marshall** for a variance to reduce the east side yard setback from 7 feet to 4 feet 8 inches for the construction of an addition to an existing single family dwelling for property located at **96 Beverly Road, N.E.**, fronting 75 feet on the north side of Beverly Road and beginning 150 feet from the northwest intersection of Beverly Road and Doncaster Drive. Zoned R-4 (Single Family Residential). Land Lot 104 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Erin & David Brent Wyper**  
**Council District 6, NPU E**
- V-17-192** Application of **Catherine Bonk** for a variance to reduce the west side yard setback from 7 feet to 4 feet 7 inches for an addition to a single family dwelling for property located at **1979 Tuxedo Avenue, N.E.**, fronting 50 feet on the south side of Tuxedo Avenue and beginning 254 feet from the southeast intersection of Tuxedo Avenue and Claire Drive. Zoned R-4 (Single Family Residential). Land Lot 238 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Catherine Bonk**  
**Council District 5, NPU N**

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- V-17-193** Application of **Elritt Nettles** for a variance to reduce the east side yard setback from 7 feet to 1 foot for the construction of a 2<sup>nd</sup> story addition to a single family dwelling for property located at **2892 Glenwood Avenue, S.E.**, fronting 62 feet on the north side of Glenwood Avenue and beginning 281 feet from the northeast intersection of Glenwood Avenue and Ashburton Avenue. Zoned R-4 (Single Family Residential). Land Lot 182 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Get It Right Solutions, LLC**  
**Council District 5, NPU O**
- V-17-196** Application of **Ali Davani** for a variance to reduce the front yard setback from 50 feet to 25 feet for the construction of a single family dwelling for property located at **3343 Pine Meadow Road, N.W.**, fronting 165 feet on the north side of Pine Meadow Road and beginning 837 feet from the intersection of Pine Meadow Road and Northside Parkway. Zoned R-3 (Single Family Residential). Land Lot 181 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ali Davani & Mandana F. Ghashghaie**  
**Council District 8, NPU A**
- V-17-197** Application of **Earl Jackson** for a variance to reduce the front yard setback from 35 feet to 24.9 feet, the west side yard setback from 7 feet to 3 feet and the rear yard setback from 15 feet to 8 feet (credit given for ½ width of alley) for the construction of an attached garage to an existing single family dwelling for property located at **569 Elmwood Drive, S.E.**, fronting 50 feet on the south side of Elmwood Drive and beginning 260 feet from the southwest intersection of Elmwood Drive and Monroe Drive. Zoned R-4 (Single Family Residential). Land Lot 54 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Charles R. Bobo, II**  
**Council District 6, NPU F**
- V-17-198** Application of **Julie L. Sellers** for a variance to reduce the front yard setback (Northside Drive) from 40 feet to 30 feet, the front yard setback (Fielder Avenue) from 40 feet to 5 feet and the north side yard setback from 20 feet to 0 feet for the construction of a storage facility for properties located at **924 Northside Drive, N.W., 0 Northside Drive, N.W. (3 parcels identified by parcel ID numbers: 17 01500008075, 17 01500008077, 17 01500008078) and 0 Fielder Avenue, N.W. (17 01500008057) (pending lot consolidation)**, fronting 245 feet on the west side of Northside Drive and 75 feet on the east side of Fielder Avenue and beginning 100 feet from the northwest intersection of Northside Drive and 8<sup>th</sup> Street and 221 feet from the northeast intersection of Fielder Avenue and 8<sup>th</sup> Street. Zoned I-1 (Light Industrial). Land Lot 149 and 150 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Clairmont Dresdon, LLC & Joseph Barton**  
**Council District 3, NPU E**

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**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 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Quinton Frazier**  
**Council District 9, NPU J**
- 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**

**END OF AGENDA**