

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, SEPTEMBER 14, 2017 AT 12:00 PM
CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

BRIEFING: THURSDAY, SEPTEMBER 14, 2017 AT 11:00 AM
OFFICE OF ZONING AND DEVELOPMENT, SUITE 3350

APPEAL

- V-17-212** Appeal of **Kashka Scott** of a decision of an administrative officer in the Office of Buildings for the issuance of a denial of legal non-conforming status for property located at **310 McDonough Boulevard, S.E.**, fronting 167 feet on the north side of McDonough Boulevard and beginning at the northwest intersection of McDonough Boulevard and Grant Street. Zoned RG-3-C/BL (Residential General Sector 3-Conditional/Beltline Overlay). Land Lot 41 of the 14th District, Fulton County, Georgia.
Owner: Mission Development
Council District 1, NPU Y

NEW CASES

- V-17-118** Application of **Alex Fite-Wassilak** for a variance to reduce the north side yard setback from 15 feet to 7.5 feet and the rear yard setback from 20 feet to 6 feet for the construction of a new multifamily development for property located at **2059 Manchester Street, N.E.**, fronting 65 feet on the east side of Manchester Street and beginning 195 feet from the southeast intersection of Manchester Street and Liddell Drive. Zoned MR-4B (Multifamily Residential). Land Lot 50 of the 17th District, Fulton County, Georgia.
Owner: David & Phillip Wang
Council District 6, NPU F
- V-17-170** Application of **Scott F. Dunn** for a variance to reduce the front yard setback from 40 feet to 20 feet, increase the maximum impervious lot coverage from 50% to 65% and increase the maximum building height from 35 feet to 47 feet for the construction of a multifamily development for property located at **940, 946 & 950 Piedmont Avenue, N.E.**, fronting 149 feet on the west side of Piedmont Avenue and beginning 254 feet from the northwest intersection of Piedmont Avenue and 8th Street. Zoned SPI-17 SA4 (Piedmont Avenue Special Public Interest District). Land Lot 106 of the 17th District, Fulton County, Georgia.
Owner: Aklilu Kifle & Carol Mulligan
Council District 2, NPU E
- V-17-174** Application of **Lemuel Ward** for a special exception to reduce the off-street parking from 377 spaces to 211 spaces for a hotel for property located at **1944 Piedmont Circle, N.E.**, fronting 164 feet on the northwest side of Piedmont Circle and beginning approximately 159 feet from the northwest intersection of Piedmont Circle and Piedmont Road. Zoned MRC-2-C/BL (Mixed Residential Commercial-Conditional/Beltline Overlay). Land Lot 50 of the 17th District, Fulton County, Georgia.
Owner: Piedmont Hotel Owner, LLC
Council District 6, NPU F
- V-17-199** Application of **Brian Silver** for a variance to reduce the front yard setback from 35 feet to 25 feet for the construction of a 2nd story addition to an existing single family dwelling for property located at **445 Blake Avenue, S.E.**, fronting 50 feet on the west side of Blake Avenue and beginning 150 feet from the southwest intersection of Blake Avenue and Metropolitan Avenue. Zoned R-4 (Single Family Residential). Land Lot 178 of the 15th District, DeKalb County, Georgia.
Owner: Brian Silver
Council District 5, NPU W

**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>.*

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, SEPTEMBER 14, 2017 AT 12:00 PM
CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

BRIEFING: THURSDAY, SEPTEMBER 14, 2017 AT 11:00 AM
OFFICE OF ZONING AND DEVELOPMENT, SUITE 3350

- V-17-200** Application of **Gail Mooney** for a variance to reduce the half-depth front yard setback from 17.5 feet to 12.5 feet for an addition to a single family dwelling for property located at **1831 Homestead Avenue, N.E.**, fronting 75 feet on the east side of Homestead Avenue and beginning at the northeast intersection of Homestead Avenue and Charline Avenue. Zoned R-4 (Single Family Residential). Land Lot 107 of the 18th District, DeKalb County, Georgia.
Owner: John R. Phillips & Linda R. Harris
Council District 6, NPU F
- V-17-201** Application of **Ardalan Haji Khalili** for a variance to reduce the half-depth front yard setback from 15 feet to 10 feet for the construction of a single family dwelling for property located at **552 Highland Avenue, N.E.**, fronting 50 feet on the north side of Highland Avenue and beginning at the northwest intersection of Highland Avenue and Prospect Place. Zoned R-5 (Two Family Residential). Land Lot 46 of the 14th District, Fulton County, Georgia.
Owner: Khalili Properties, LLP
Council District 2, NPU M
- V-17-202** Application of **Jody Smith** for a variance to reduce the south side yard setback from 7 feet to 5 feet and the rear yard setback from 7 feet to 3 feet for an addition to a single family dwelling for property located at **877 Monroe Drive, N.E.**, fronting 50 feet on the east side of Monroe Drive and beginning 100 feet from the northeast intersection of Monroe Drive and Seal Place. Zoned R-5 (Two Family Residential). Land Lot 48 of the 14th District, Fulton County, Georgia.
Owner: Eliana Andrea Ortega-Lizarazo
Council District 6, NPU E
- V-17-204** Application of **Ryan Jones** for a variance to exceed the total floor area allowed of a garage on the main floor from 35% to 36% of the main structure for the construction of a garage for property located at **939 Hall Street, S.W.**, fronting 50 feet on the west side of Hall Street and beginning at the southwest intersection of Hall Street and Montreat Avenue. Zoned R-4A/HC-20M/BL (Single Family Residential/Oakland City Historic District/Beltline Overlay). Land Lot 119 of the 14th District, Fulton County, Georgia.
Owner: Urban South Development
Council District 4, NPU S
- V-17-205** Application of **Dara Watson** for a variance to reduce the south side yard setback from 7 feet to 3 feet 5 inches and the rear yard setback from 15 feet to 8 feet for the construction of an accessory structure for property located at **760 Brownwood Avenue, S.E.**, fronting 60 feet on the east side of Brownwood Avenue and beginning 120 feet from the southeast intersection of Brownwood Avenue and Ormewood Avenue. Zoned R-4 (Single Family Residential). Land Lot 176 of the 15th District, DeKalb County, Georgia.
Owner: Dara Watson
Council District 5, NPU W

**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>.*

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, SEPTEMBER 14, 2017 AT 12:00 PM
CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

BRIEFING: THURSDAY, SEPTEMBER 14, 2017 AT 11:00 AM
OFFICE OF ZONING AND DEVELOPMENT, SUITE 3350

- V-17-206** Application of **Janice M. White** for a variance to reduce the south side yard setback from 7 feet to 4 feet for the installation of HVAC units for property located at **201 Wilbur Avenue, S.E.**, fronting 50 feet on the west side of Wilbur Avenue and beginning 130 feet from southwest intersection of Wilbur Avenue and Howell Drive. Zoned R-5/BL (Two Family Residential/Beltline Overlay). Land Lot 14 of the 13th District, Fulton County, Georgia.
Owner: Gerie Gilbert
Council District 5, NPU M
- V-17-207** Application of **Aleksandar Fote** for a variance to reduce the north side yard setback from 7 feet to 6 feet 6 inches for the installation of HVAC units for property located at **1343 Greenland Drive, N.E.**, fronting 60 feet on the east side of Greenland Drive and beginning 180 feet from the intersection of Greenland Drive and Courtenay Drive. Zoned R-4 (Single Family Residential). Land Lot 52 of the 17th District, Fulton County, Georgia.
Owner: Aleksander Fote
Council District 6, NPU F
- V-17-209** Application of **Courtney Lewis** 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 7 feet for the construction of an accessory structure for property located at **2709 Hosea L. Williams Drive, S.E.**, fronting 53 feet on the south side of Hosea L. Williams Drive and beginning 53 feet from the southeast intersection of Hosea L. Williams Drive and Daniel Street. Zoned R-4 (Single Family Residential). Land Lot 203 of the 15th District, DeKalb County, Georgia.
Owner: Courtney Lewis
Council District 5, NPU O
- V-17-210** Application of **Mark F. Arnold** for a variance to reduce the front yard setback from 35 feet to 30.7 feet and the west side yard setback from 7 feet to 2.8 feet for a second story addition for property located at **836 Yorkshire Road, N.E.**, fronting 50 feet on the north side of Yorkshire Road and beginning 230 feet from the northwest intersection of Yorkshire Road and N. Morningside Drive. Zoned R-4 (Single Family Residential). Land Lot 52 of the 17th District, Fulton County, Georgia.
Owner: Andrew Shaw
Council District 6, NPU F
- V-17-211** Application of **Mark F. Arnold** for a variance to reduce the north 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 garage for property located at **1727 North Pelham Road, N.E.**, fronting 60 feet on the northeast side of North Pelham Road and beginning 508 feet from the intersection of North Pelham Road and Wildwood Place. Zoned R-4 (Single Family Residential). Land Lot 51 of the 17th District, Fulton County, Georgia.
Owner: Wriston Jones
Council District 6, NPU F

**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>.*

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, SEPTEMBER 14, 2017 AT 12:00 PM
CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

BRIEFING: THURSDAY, SEPTEMBER 14, 2017 AT 11:00 AM
OFFICE OF ZONING AND DEVELOPMENT, SUITE 3350

- V-17-214** Application of **Jordan Williams** for a special exception to reduce the required parking from 166 spaces to 63 spaces for property located at **537 Joseph E. Boone Boulevard, N.W.**, fronting 321 feet on the north side of Joseph E. Boone Boulevard and beginning at the northeast intersection of Joseph E. Boone Boulevard and Maple Street. Zoned I-2 (Heavy Industrial). Land Lot 82 of the 17th District, Fulton County, Georgia.
Owner: Hotel Cameron-Atlanta, LLC
Council District 3, NPU L
- V-17-215** Application of **Stephen Eichelberger** for a variance to reduce the east transitional yard from 20 feet to 0 feet for the extension of an allowable driveway width from 10 feet to 20 feet in the transitional yard for property located at **560, 568, 576 Trabert Avenue, N.W.**, fronting 234 feet on the south side of Trabert Avenue and beginning 270 feet from the southeast intersection of Trabert Avenue and Northside Drive. Zoned MR-4B-C/BL (Multifamily Residential-Conditional/Beltline Overlay). Land Lot 148 of the 17th District, Fulton County, Georgia.
Owner: Alderman Holdings, LLC & Brian E. Fees Living Trust
Council District 8, NPU E

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 14th District, Fulton County, Georgia.
Owner: 712 Ponce de Leon, LLC
Council District 6, NPU F
- V-17-172** Application of **Dekel Balsar** for a special exception 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 14th District, Fulton County, Georgia.
Owner: Orca Group, LLC
Council District 1, NPU V

END OF AGENDA

**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>.*