

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

APPEAL

- V-17-232** Appeal of **Charles M. Huff** of the decision of an administrative officer in the Office of Zoning and Development for the partial denial of a Special Administrative Permit (SAP-17-13) for property located at **717 Piedmont Avenue, N.E.**, fronting 60 feet on the east side of Piedmont Avenue and beginning 180 feet from the southeast intersection of Piedmont Avenue and Fourth Street. Zoned SPI-17 SA-4 (Piedmont Avenue Special Public Interest District). Land Lot 49 of the 14th District, Fulton County, Georgia.
Owner: Charles M. Huff
Council District 2, NPU E

NEW CASES

- V-17-194** Application of **Iesha White** for a variance to reduce the north and side yard setback from 5 feet to 3 feet for the construction of a single family dwelling for property located at **757 Martin Street, S.E.**, fronting 25 feet on the west side of Martin Street and beginning 150 feet from the southwest intersection of Martin Street and Bill Lucas Drive. Zoned R-4-B-C (Single Family Residential Conditional). Land Lot 54 of the 14th District, Fulton County, Georgia.
Owner: Moga Contracting, LLC
Council District 1, NPU V
- V-17-208** Application of **Pamela Bullock** for a variance to reduce the front yard setback from 40 feet to 25 feet, the east side yard setback from 7 feet to 4 feet 6 inches, the west side yard setback from 7 feet to 5 feet for the construction of a single family dwelling and detached garage for property located at **897 St. Charles Avenue, N.E.**, fronting 50 feet on the south side of St. Charles Avenue and beginning 150 feet from the southeast intersection of St. Charles Avenue and Barnett Street. Zoned RG-2 (General Residential Sector 2). Land Lot 16 of the 14th District, Fulton County, Georgia.
Owner: Jeffrey Keesee & Shawn Whitman
Council District 6, NPU F
- V-17-213** Application of **Kelly Givens** for a variance to reduce the half-depth front yard setback from 15 feet to 7 feet for the construction of a single family dwelling for property located at **1052 Manigault Street, S.E.**, fronting 40 feet on the north side of Manigault Street and beginning at the northeast intersection of Manigault and Esten Street. Zoned R-5 (Two Family Residential). Land Lot 13 of the 14th District, Fulton County, Georgia.
Owner: Givens Development
Council District 5, NPU N
- V-17-222** Application of **Shannon Saunders** for a variance to reduce the sign setback from 30 feet to 2 feet for the installation of a new free standing sign for property located at **3804 Martin Luther King Jr. Drive, N.W.**, fronting 251 feet on the southwest side of Martin Luther King Jr. Drive and beginning approximately 180 feet from the intersection of Martin Luther King Jr. Drive and Old Gordon Road. Zoned RG-3 (General Residential Sector 3). Land Lot 15 of the 14F District, Fulton County, Georgia.
Owner: Chaz Construction
Council District 10, NPU H

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- V-17-228** Application of **Kronberg Wall** for a special exception to reduce the onsite parking from 169 spaces to 92 spaces for property located at **1236 Menlo Drive, N.W.**, fronting 260 feet on the west side of Menlo Drive and beginning at the southwest intersection of Menlo Drive and Huff Road. Zoned I-2/BL (Heavy Industrial/Beltline Overlay). Land Lot 188 of the 17th District, Fulton County, Georgia.
Owner: Inland Fresh Seafood Corporation of America, Inc.
Council District 9, NPU D
- V-17-229** Application of **Kronberg Wall** for a special exception to reduce the onsite parking from 115 spaces to 40 spaces for property located at **1218 Menlo Drive, N.W.**, fronting 170 feet on the west side of Menlo Drive and beginning 260 feet from the southwest intersection of Menlo Drive and Huff Road. Zoned I-2/BL (Heavy Industrial/Beltline Overlay). Land Lot 188 and 189 of the 17th District, Fulton County, Georgia.
Owner: Inland Fresh Seafood Corporation of America, Inc.
Council District 9, NPU D
- V-17-230** Application of **Kevin Maher** for a variance to reduce the front yard setback (Boulevard) from 40 feet to 10 feet, the front yard setback (Rankin Place) from 40 feet to 20 feet, the required open space in the north side yard from 20.8 feet to 7 feet and the required open space in the south side yard from 20.8 feet to 7 feet for the construction of a multifamily development for property located at **501 Boulevard, N.E.**, fronting 92 feet on the east side of Boulevard and beginning 60 feet from the southeast intersection of Boulevard and Winton Terrace. Zoned RG-4/BL (General Residential Sector 4/Beltline Overlay). Land Lot 47 of the 14th District, Fulton County, Georgia.
Owner: Windsor Holdings
Council District 2, NPU M
- V-17-233** Application of **Adam Stillman** for a variance to reduce the front yard setback from 30 feet to 19 feet and the rear yard setback from 15 feet to 7 feet for the construction of a single family dwelling for property located at **330 Nolan Street, S.E.**, fronting 60 feet on the north side of Nolan Street and beginning 110 feet from the northwest intersection of Nolan Street and Grant Street. Zoned R-4A/BL (Single Family Residential/Beltline Overlay). Land Lot 41 of the 14th District, Fulton County, Georgia.
Owner: Phillip Whatley/Whatley Development Group, Inc.
Council District 1, NPU Y
- V-17-234** Application of **Jeff Seeger** for a special exception to construct a 6 foot wall in the half-depth front yard where only a 4 foot fence is allowed for property located at **1079 Center Street, N.W.**, fronting 50 feet on the east side of Center Street and beginning at the southeast intersection of Center Street and Ethel Street. Zoned R-5/SPI-8 (Two Family Residential/Home Park District). Land Lot 14 of the 17th District, Fulton County, Georgia.
Owner: Jeff & Nadia Seeger
Council District 3, NPU E

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- V-17-235** Application of **Chuck Moore** for a special exception to reduce the onsite parking from 153 spaces to 46 spaces for a community center for property located at **434 Peeples Street, S.W.**, fronting approximately 320 feet on the east side of Peeples Street and beginning at the northeast intersection of Peeples Street and Lucile Avenue. Zoned SPI-21 SA6 (Historic West End/Adair Park Special Public Interest District). Land Lot 117 of the 14th District, Fulton County, Georgia.
Owner: Boys & Girls Clubs of Metro Atlanta
Council District 4, NPU T
- V-17-236** Application of **Alex Panjwani** for a variance to reduce the south and rear transitional yards from 20 feet to 0 feet for the construction of a convenience store for property located at **1139 Center Street, N.W.**, fronting 40 feet on the east side of Center Street and beginning 60 feet from the southeast intersection of Center Street and 14th Street. Zoned C-2 (Commercial Service). Land Lot 149 of the 17th District, Fulton County, Georgia.
Owner: Intown Station, Inc.
Council District 3, NPU E
- V-17-237** Application of **Will Adams** for a variance to reduce the east side yard setback from 7 feet to 5 feet 4 inches and the west side yard setback from 7 feet to 3 feet 7 inches for an additional to a single family dwelling for property located at **1199 Argonne Way, N.E.**, fronting 50 feet on the northeast side of Argonne Way and beginning 300 feet from the northeast intersection of Argonne Way and Arlington Avenue. Zoned R-4 (Single Family Residential). Land Lot 4 of the 17th District, Fulton County, Georgia.
Owner: Chris Cochran
Council District 6, NPU F
- V-17-238** Application of **Pamela Bullock** for a variance to reduce the north side yard setback from 10 feet to 3 feet for the construction of a detached garage for property located at **3870 Lake Forrest Drive, N.E.**, fronting 100 feet on the west side of Lake Forrest Drive and beginning approximately 377 feet from the intersection of Lake Forrest Drive and Powers Ferry Road. Zoned R-3 (Single Family Residential). Land Lot 97 of the 17th District, Fulton County, Georgia.
Owner: Wade & Parker Miller
Council District 8, NPU B
- V-17-239** Application of **Barrington H. Branch, Jr.** for a variance to reduce the south side yard setback from 7 feet to 4 feet 5 inches for an addition to a single family dwelling for property located at **2235 Melante Drive, N.E.**, fronting 62 feet on the east side of Melante Drive and beginning 336 feet from the southeast intersection of Melante Drive and Alco Street. Zoned R-4 (Single Family Residential). Land Lot 5 of the 17th District, Fulton County, Georgia.
Owner: Bravia Ventures, LLC
Council District 6, NPU F

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- V-17-240** Application of **Michelle Moody** for a variance to reduce the front yard setback from 35 feet to 18 feet for a front porch addition for property located at **2187 Virginia Place, N.E.**, fronting 50 feet on the south side of Virginia Place and beginning 405 feet from the southeast intersection of Virginia Place and Kinsey Court. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 102 of the 17th District, Fulton County, Georgia.
Owner: Michael Parisi
Council District 7, NPU B
- V-17-241** Application of **Thomas W. Clifton** for a variance to reduce the north side yard setback from 7 feet to 4 feet 6 inches and the half-depth front yard setback from 17.5 feet to 6 feet 6 inches for a dormer addition to a single family dwelling for property located at **1381 Sylvan Road, S.W.**, fronting 50 feet on the west side of Sylvan Road and beginning at the northwest intersection of Sylvan Road and Dill Avenue. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 120 of the 14th District, Fulton County, Georgia.
Owner: Thomas W. Clifton
Council District 12, NPU X
- V-17-242** Application of **Dianne Barfield** for a special exception to allow a parking pad/bay within the front and side yard setbacks for property located at **1236 Peachtree Battle Avenue, N.W.**, fronting 130 feet on the south side of Peachtree Battle Avenue and beginning 231 feet from the southeast intersection of Peachtree Battle Avenue and Bohler Road. Zoned R-3 (Single Family Residential). Land Lot 195 of the 17th District, Fulton County, Georgia.
Owner: Laura Deisley
Council District 8, NPU C
- V-17-243** Application of **Sohrab Rezai** for a special exception to install a 5 foot iron fence and a 6 foot 2 ½ inch gate with stone columns in the front yard where only a 4 foot fence is allowed for property located at **4400 Garmon Road, N.W.**, fronting 200 feet on the west side of Garmon Road and beginning 474 feet from the northwest intersection of Garmon Road and Monte Carlo Drive. Zoned R-1 (Single Family Residential). Land lot 201 of the 17th District, Fulton County Georgia.
Owner: Stephanie Briles
Council District 8, NPU A
- V-17-244** Application of **Alex Popham** for a variance to reduce the half-depth front yard setback from 15 feet to 7 feet for the construction of a single family dwelling for property located at **1889 Felker Ward Street, N.W.**, fronting 50 feet on the northeast side of Felker Ward Street and beginning at the northwest intersection of Felker Ward Street and Collins Street. Zoned R-4A (Single Family Residential). Land Lot 252 of the 17th District, Fulton County, Georgia.
Owner: Gerrold Shy & Gloria Brinson
Council District 9, NPU D

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- V-17-245** Application of **Alex Popham** for a variance to reduce the half-depth front yard setback from 15 feet to 7 feet for the construction of a single family dwelling for property located at **1883 Felker Ward Street, N.W.**, fronting approximately 75 feet on the northeast side of Felker Ward Street and beginning at the northeast intersection of Felker Ward Street and Collins Street. Zoned R-4A (Single Family Residential). Land Lot 252 of the 17th District, Fulton County, Georgia.
Owner: Gerrold Shy & Gloria Brinson
Council District 9, NPU D
- V-17-246** Application of **William R. Preston** for a special exception to install a 5 foot fence in the front yard where only a 4 foot fence is allowed for property located at **3800 Northside Drive, N.W.**, fronting 300 feet on the west side of Northside Drive and beginning approximately 260 feet from the southeast intersection of Northside Drive and Blackland Road. Zoned R-2 (Single Family Residential). Land Lot 140 of the 17th District, Fulton County, Georgia.
Owner: William R. Preston
Council District 8, NPU A

DEFERRED CASES

- V-17-118** Application of **Alex Fite-Wassilak** for a variance to reduce the north side yard setback from 15 feet to 0 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-17-142** 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-17-148** 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 15th District, DeKalb County, Georgia.
Owner: James Frederic Singleton
Council District 5, NPU O

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- 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-17-204** 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-17-214** 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

END OF AGENDA