

**AGENDA**  
**BOARD OF ZONING ADJUSTMENT**  
**THURSDAY, NOVEMBER 2, 2017 AT 12:00 PM**  
**CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**BRIEFING: THURSDAY, NOVEMBER 2, 2017 AT 11:00 AM**  
**OFFICE OF ZONING AND DEVELOPMENT, SUITE 3350**

**NEW CASES**

- V-17-247** Application of **Debra L. Perry** for a variance to reduce the north side yard setback from 7 feet to 2.5 feet for the construction of a handicap ramp for property located at **446 Atwood Street, S.W.**, fronting 41 feet on east side of Atwood Street and beginning 198 from the northeast intersection of Atwood Street and Lucile Avenue. Zoned R-4A/HC-20G/BL (Single Family Residential/West End Historic District/Beltline Overlay). Land Lot 140 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Debra L. Perry**  
**Council District 4, NPU 1**
- V-17-248** Application of **Andrew Northcutt** for a special exception to construct a 6 foot wooden privacy fence in the half-depth front yard where only a 4 foot fence is allowed for property located at **8 Carter Avenue, S.E.**, fronting 55 feet on the east side of Carter Avenue and beginning at the southeast intersection of Carter Avenue and Hosea L. Williams Drive. Zoned R-4 (Single Family Residential). Land Lot 204 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Andrew Northcutt**  
**Council District 5, NPU O**
- V-17-250** Application of **Jeffery B. Baker** for a variance to reduce the west side yard setback from 7 feet to 3 feet for the construction of a detached garage for property located at **74 28<sup>th</sup> Street, N.W.**, fronting 62 feet on the south side of 28<sup>th</sup> Street and beginning 183 feet from the southeast intersection of 28<sup>th</sup> Street and Ardmore Road. Zoned R-4 (Single Family Residential). Land Lot 146 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Jason Strain**  
**Council District 8, NPU E**
- V-17-251** Application of **Patrick Mangione** for a variance to reduce the north side yard setback from 7 feet to 1.5 feet for the construction of an accessory structure for property located at **1590 Beatie Avenue, S.W.**, fronting 71 feet on the east side of Beatie Avenue and beginning 364 feet from the northeast intersection of Beatie Avenue and Claire Drive. Zoned R-4 (Single Family Residential). Land Lot 104 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Mary Lovelace**  
**Council District 12, NPU X**
- V-17-252** Application of **Gail Mooney** for a variance to reduce the north side yard setback from 7 feet to 3 feet for the construction of an addition to a single family dwelling for property located at **1019 Rosedale Road, N.E.**, fronting 50 feet on the east side of Rosedale Road and beginning 915 feet from the northeast intersection of Rosedale Road and Virginia Avenue. Zoned R-4 (Single Family Residential). Land Lot 1 of the 18<sup>th</sup> District, Fulton County, Georgia.  
**Owner: John & Kate Hays**  
**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>.*

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- V-17-253** Application of **Patrick Chopson** for a variance to reduce the north side yard setback from 5 feet to 2 feet and the south side yard setback from 5 feet to 3 feet for the construction of a single family dwelling for property located at **755 Martin Street, S.E.**, fronting 25 feet on the west side of Martin Street and beginning 125 feet from the southwest intersection of Martin Street and Bill Lucas Drive. Zoned R-4B-C (Single Family Residential Conditional). Land Lot 54 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Patrick Chopson**  
**Council District 1, NPU V**
- V-17-256** Application of **Dianne Barfield** for a variance to reduce the front yard setback from 30 feet to 13 feet and the north and south yard setbacks from 7 feet to 1 foot for a second story addition for property located at **171 Randolph Street, N.E.**, fronting 25 feet on the east side of Randolph Street and beginning 100 feet from the northeast intersection of Randolph Street and McGruder Street. Zoned R-5 (Two Family Residential). Land Lot 19 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Jonathan Clarke**  
**Council District 2, NPU M**
- V-17-260** Application of **Adam Stillman** for a variance to reduce the half-depth front yard setback from 17.5 feet to 10 feet and the rear yard setback from 15 feet to 10 feet for the construction of a single family dwelling for property located at **899 Eden Avenue, S.E.**, fronting 150 feet on the south side of Eden Avenue and beginning at the southwest intersection of Eden Avenue and Underwood Avenue. Zoned R-4 (Single Family Residential). Land Lot 10 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Noah Young & Arielle Galimidi**  
**Council District 1, NPU W**
- V-17-272** Application of **Mark Arnold** for a variance to reduce the front yard setback from 35 feet to 16.62 feet and the east side yard setback from 7 feet to 0.6 feet for an addition to a single family dwelling for property located at **969 Glen Arden Way, N.E.**, fronting 50 feet on the south side of Glen Arden Way and beginning 175 feet from the southwest intersection of Glen Arden Way and North Highland Avenue. Zoned R-4 (Single Family Residential). Land Lot 1 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Kramer & Hayley Johnson**  
**Council District 6, NPU F**
- V-17-273** Application of **Minerva LaFrance, LLC** for a special exception to allow a 6 foot wall/fence in the half-depth front yard where only a 9 foot opaque fence (50% visibility) is allowed for property located at **1388 LaFrance Street, N.E.**, fronting 207 feet on the north side of LaFrance Street and beginning at the northwest intersection of LaFrance Street and Whiteford Avenue. Zoned C-1 (Community Business). Land Lot 209 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Minerva LaFrance, LLC**  
**Council District 5, NPU O**

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- V-17-277** Application of **Gail Mooney** for a variance to reduce the front yard setback from 35 feet to 19 feet and the east side yard setback from 7 feet to 3 feet for an addition to a single family dwelling for property located at **901 Highland View, N.E.**, fronting 50 feet on the south side of Highland View and beginning 176 feet from the southeast intersection of Highland View and Barnett Street. Zoned R-4 (Single Family Residential). Land Lot 16 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Stephen McRae**  
**Council District 6, NPU F**
- V-17-278** Application of **Natesha Blalock** for a variance to reduce the north and south side yard setbacks from 7 feet to 3 feet for the construction of a single family dwelling for property located at **95 Leslie Street, S.E.**, fronting 50 feet on the west side of Leslie Street and beginning 200 feet from the southwest intersection of Leslie Street and Wylie Street. Zoned R-4A (Single Family Residential). Land Lot 208 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Natesha Blalock**  
**Council District 5, NPU O**
- V-17-284** Application of **Tarver Siebert** for a variance to reduce the front yard setback from 35 feet to 19 feet for a second story addition for property located at **705 Ralph McGill Boulevard, N.E.**, fronting 50 feet on the southeast side of Ralph McGill Boulevard and beginning 201 feet from the intersection of Ralph McGill Boulevard and Ashley Avenue. Zoned R-4 (Single Family Residential). Land Lot 18 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Jessica Hershatter**  
**Council District 2, NPU M**

**DEFERRED CASES**

- V-17-198** Application of **Julie L. Sellers** for a variance to reduce the front yard setback (Northside Drive) from 40 feet to 26.5 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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- V-17-213** Application of **Kelly Givens** for a variance to reduce the half-depth front yard setback from 15 feet to 3 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 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Givens Development**  
**Council District 5, NPU N**
- V-17-230** Application of **Kevin Maher** for a variance to reduce the front yard setback (Boulevard) from 40 feet to 20 feet, the front yard setback (Rankin Place) from 40 feet to 10 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 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Windsor Holdings**  
**Council District 2, NPU M**
- 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 addition 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 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Chris Cochran**  
**Council District 6, NPU F**

**END OF AGENDA**