

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, NOVEMBER 9, 2017 AT 12:00 PM
CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR
BRIEFING: THURSDAY, NOVEMBER 9, 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 14th 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-17-249** Application of **Nina E. Gentry** for a variance to reduce the rear yard setback from 15 feet to 7 feet for the construction of a single family dwelling for property located at **2005 College Avenue, N.W.**, fronting 96 feet on the south side of College Avenue and beginning at the southeast intersection of College Avenue and Kirkwood Road. Zoned R-4A (Single Family Residential). Land Lot 211 of the 15th District, DeKalb County, Georgia.
Owner: Ryan McCormick
Council District 5, NPU O
- V-17-255** Application of **Daniel Betsill** for a variance to reduce the front yard setback from 60 feet to 40 feet, the half-depth front yard setback from 30 feet to 25 feet and the rear yard setback from 30 feet to 22 feet for a second story addition to a single family dwelling for property located at **2590 Rivers Road, N.W.**, fronting 173 feet on the west side of Rivers Road and beginning at the northwest intersection of Rivers Road and Muscogee Avenue. Zoned R-2A (Single Family Residential). Land Lot 112 of the 17th District, Fulton County, Georgia.
Owner: Sandra B. Prince
Council District 7, NPU B
- V-17-257** Application of **Donna Brooks** for a variance to reduce the front yard setback from 40 feet to 26 feet, reduce the south side yard setback from 20 feet to 4.7 feet and the north side yard setback from 20 feet to 5.2 feet for a second story addition to a single family dwelling for property located at **482 Parkway Drive, N.E.**, fronting 41 feet on the west side of Parkway Drive and beginning 36 feet from the southwest intersection of Parkway Drive and Pine Street. Zoned RG-4 (General Residential Sector 4). Land Lot 47 of the 14th District, Fulton County, Georgia.
Owner: Kingroy Parchment
Council District 2, NPU M

**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-17-258** Application of **Nina E. Gentry** for a variance to eliminate the independent driveway requirement for conforming lots for property located at **650 Kennesaw Avenue, N.E.**, fronting 50 feet on the west side of Kennesaw Avenue and beginning 352 feet from the northwest intersection of Kennesaw Avenue and North Avenue. Zoned R-5 (Two Family Residential). Land Lot 48 of the 14th District, Fulton County, Georgia.
Owner: Hudson Development Group, LLC
Council District 2, NPU M
- V-17-259** Application of **Garrett Daniel** for a variance to reduce the front yard setback from 50 feet to 35 feet for the construction of a single family dwelling for property located at **4580 Club Terrace, N.E.**, fronting 100 feet on the west side of Club Terrace and beginning 130 feet from the northwest intersection of Club Terrace and Club Valley Drive. Zoned R-3 (Single Family Residential). Land Lot 13 of the 17th District, Fulton County, Georgia.
Owner: Dana Ferrero
Council District 7, NPU B
- V-17-261** Application of **Michelle Krahe** for a variance to reduce the front yard setback from 30 feet to 5 feet for the construction of a single family dwelling for property located at **218 8th Street, N.E.**, fronting 47 feet on the north side of 8th Street and beginning 141 feet from the northwest intersection of 8th Street and Myrtle Street. Zoned R-5 (Two Family Residential). Land Lot 106 of the 17th District, Fulton County, Georgia.
Owner: Mark deAndread
Council District 2, NPU E
- V-17-263** Application of **Kronberg Wall** for a special exception to reduce the required onsite parking from 213 spaces to 48 spaces for property located at **642 Northside Drive, N.W.**, fronting 134 feet on the south side of Northside Drive and beginning at the intersection of Northside Drive and Travis Street. Zoned I-2 (Heavy Industrial). Land Lot 111 of the 14th District, Fulton County, Georgia.
Owner: Grace Midtown Church, Inc.
Council District 3, NPU L
- V-17-264** Application of **Dan Haylon** for variances to reduce the front yard setback from 35 feet to 13 feet, the north side yard setback from 7 feet to 3 feet, the south side yard setback from 7 feet to 5 feet and to increase the maximum impervious lot coverage from 50% to 53% for the construction of an accessory structure (garage) and a second story addition to the single family dwelling for property located at **420 Euclid Terrace, N.E.**, fronting 43 feet on the west side of Euclid Terrace and beginning 244 feet from the northwest intersection of Euclid Terrace and McClendon Avenue. Zoned R-4 (Single Family Residential). Land Lot 240 of the 15th District, DeKalb County, Georgia.
Owner: Melissa Son
Council District 2, NPU N

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- V-17-265** Application of **Tiara Crumby** for a variance to reduce the front yard setback from 50 feet to 25.5 feet for the construction of a single family dwelling for property located at **1595 Nottingham Way, N.E.**, fronting 175 feet on the east side of Nottingham Way and beginning at the northeast intersection of Nottingham Way and Robin Hood Road. Zoned R-3 (Single Family Residential). Land Lot 104 of the 17th District, Fulton County, Georgia.
Owner: Kerry & Derk Weinheimer
Council District 6, NPU E
- V-17-266** Application of **Jacquelynn Edmonds** for a variance to reduce the east side yard setback from 7 feet to 3 feet and the west side yard setback from 7 feet to 3 feet for the construction of a single family dwelling for property located at **985 Manigault Street, S.E.**, fronting 31 feet on the south side of Manigault Street and beginning approximately 273 feet from the intersection of Manigault Street and Flat Shoals Avenue. Zoned R-5 (Two Family Residential). Land Lot 13 of the 14th District, Fulton County, Georgia.
Owner: Anthony Thompson
Council District 5, NPU N
- V-17-267** Application of **Jacquelynn Edmonds** for a variance to reduce the half-depth front yard setback from 15 feet to 5 feet and the north side yard setback from 7 feet to 6 feet 6 inches for the construction of a single family dwelling for property located at **1244 State Street, N.W.**, fronting 50 feet on the west side of State Street and beginning at the northwest intersection of State Street and 15th Street. Zoned R-5 (Two Family Residential). Land Lot 148 of the 17th District, Fulton County, Georgia.
Owner: Ronald Mabra, Jr.
Council District 3, NPU E
- V-17-270** Application of **Florin Grama** for a special exception to allow a 6 foot wall (privacy fence) in the half-depth front yard where only a 4 foot (50% visibility) is allowed for property located at **1835 Indiana Avenue, N.E.**, fronting 72 feet on the south side of Indiana Avenue and beginning at the southwest intersection of Indiana Avenue and Mathews Avenue. Zoned R-5 (Two Family Residential). Land Lot 211 of the 15th District, DeKalb County, Georgia.
Owner: Julia Grama
Council District 5, NPU N
- V-17-271** Application of **Earl Jackson** for a special exception to eliminate the independent driveway requirement for conforming lots for property located at **1076 Manigault Street, S.E.**, fronting 60 feet on the north side of Manigault Street and beginning at the northwest intersection of Manigault Street and Walthall Street. Zoned R-5 (Two Family Residential). Land Lot 13 of the 14th District, Fulton County, Georgia.
Owner: Kevin Scheiderich
Council District 5, NPU N

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- V-17-274** Application of **Garry Tookes** for a variance to reduce the north side yard setback from 7 feet to 5.5 feet for an addition to a single family dwelling for property located at **491 Park Valley Drive, N.W.**, fronting 60 feet on the east side of Park Valley Drive and beginning 609 feet from the southeast intersection of Park Valley Drive and Baker Road. Zoned R-4 (Single Family Residential). Land Lot 178 of the 17th District, Fulton County, Georgia.
Owner: Easy to Own Homes, LLC
Council District 3, NPU J
- V-17-275** Application of **Ken & Amy Medendorp** for a special exception to allow active recreation (pool) in a yard adjacent to a street for property located at **2 Ansley Drive, N.E.**, fronting 75 feet on the north side of The Prado Drive and 63 feet on the south side of Ansley Drive (private drive) and beginning north of the intersection of the Prado-Maddox Triangle. Zoned R-4 (Single Family Residential). Land Lot 105 of the 17th District, Fulton County, Georgia.
Owner: Kevin & Amy Medendorp
Council District 6, NPU E
- V-17-276** Application of **Dianne Barfield** for a variance to reduce the east side yard setback from 15 feet to 2 feet for a porte-cochère addition and a special exception to allow a 5 foot gate/fence with 5 ½ foot columns in the front yard where only a 4 foot fence is allowed for property located at **238 West Andrews Drive, N.W.**, fronting 172 feet on the east side of West Andrews Drive and beginning at the southeast intersection of West Andrews Drive and West Paces Ferry. Zoned R-2A (Single Family Residential). Land Lot 114 of the 17th District, Fulton County, Georgia.
Owner: Shelia & Brian Benson
Council District 8, NPU B

DEFERRED CASES

- 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

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- 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