

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, DECEMBER 7, 2017 AT 12:00 PM
CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR
BRIEFING: THURSDAY, DECEMBER 7, 2017 AT 11:00 AM
OFFICE OF ZONING AND DEVELOPMENT, SUITE 3350

APPEAL

- V-17-280** Appeal of **Lemuel H. Ward** of a decision of an administrative officer in the Office of Buildings for the denial of a Sign Permit Application (BS 201700525) for property located at **1605 Northside Drive, N.W. (CSX RR with no street frontage, adjacent to 1575 Northside Drive)** fronting 365 feet on the east side of Northside Drive and beginning 500 feet from the northeast intersection of Northside Drive and Deering Road. Zoned I-1 (Light Industrial). Land Lot 147 of the 14th District, Fulton County, Georgia.
Owner: CSX Transportation
Council District 8, NPU E
- V-17-285** Appeal of **Mission Development/Michael Edge** of an administrative officer in the Office of Buildings for the denial of a Business License for property located **1654 Jonesboro Road, S.E.**, fronting 98 feet on the east side of Jonesboro Road and beginning at the northeast intersection of Jonesboro Road and Whatley Street. Zoned MRC-1-C (Mixed Residential Commercial Conditional). Land Lot 57 of the 14th District, Fulton County, Georgia.
Owner: Mission Development
Council District 1, NPU Y

NEW CASES

- V-17-254** Application of **Zachary Dibble** for a variance to reduce the east side yard setback from 7 feet to 4 feet, the rear yard setback from 15 feet to 1.6 feet and to allow an accessory structure to exceed 30% of the floor area of the main structure to 55% for the construction of an accessory structure for property located at **735 Elbert Street, S.W.**, fronting 50 feet on the north side of Elbert Street and beginning 102 feet from the northwest intersection of Elbert Street and Mayland Avenue. Zoned R-4A/HC-20I SA1/BL (Single Family Residential/Adair Park Historic District/Beltline Overlay). Land Lot 106 of the 14th District, Fulton County, Georgia.
Owner: Zachary Dibble
Council District 12, NPU V
- V-17-268** Application of **The Boulevard O4W, LLC** for a variance to reduce the transitional yard setback from 20 feet to 7 feet (to allow windows adjacent to the side yard) and the supplemental zone from 9 feet to 5 feet for the construction of townhomes for properties located at **574, 578, 588 Boulevard Place, N.E. (aka 14 00470003044, 14004700043 & 14 00470003129)**, fronting 190 feet on the north side of Boulevard Place and beginning at the northwest intersection of Boulevard Place and Glen Iris Drive. Zoned MR-4B-C/BL (Multifamily Residential Conditional/Beltline Overlay). Land Lot 47 of the 14th District, Fulton County, Georgia.
Owner: BFG Investments, LLC & SBF Investments, LLC
Council District 2, NPU M

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- V-17-279** Application of **Emmanuel Wood** for a variance to reduce the east side yard setback from 7 feet to 3 feet for an addition to an existing single family dwelling for property located at **1543 Pineview Terrace, S.W.**, fronting on the north side of Pineview Terrace and beginning 237 feet from the northwest intersection of Pineview Terrace and Westmont Road. Zoned R-4 (Single Family Residential). Land Lot 151 of the 14th District, Fulton County, Georgia.
Owner: Lazorus Investment Partners
Council District 4, NPU S
- V-17-281** Application of **William Stephenson** for a variance to reduce the east side yard setback from 7 feet to 3.5 feet and the rear yard setback from 15 feet to 7.5 feet for the construction of an accessory structure for property located at **196 East Wesley Road, N.E.**, fronting 65 feet on the north side of East Wesley Road and beginning 676 feet from the northwest intersection of East Wesley Road and Rumson Road. Zoned R-4 (Single Family Residential). Land Lot 100 of the 17th District, Fulton County, Georgia.
Owner: John & Dale Ioannides
Council District 7, NPU B
- V-17-282** Application of **Christopher Leerson** for a variance to allow an accessory structure to exceed 30% of the floor area of the main structure to 50% for the construction of an accessory structure for property located at **173 Gibson Street, S.E.**, fronting 50 feet on the west side of Gibson Street and beginning at the southwest intersection of Gibson Street and Mauldin Street. Zoned R-5/BL (Two Family Residential/Beltline Overlay). Land Lot 14 of the 13th District, Fulton County, Georgia.
Owner: Rodney Foster
Council District 5, NPU N
- V-17-283** Application of **Walter Cook** for a variance to reduce the south side yard setback from 7 feet to 3 feet for an addition to a single family dwelling for property located at **901 Underwood Avenue, S.E.**, fronting 50 feet on the west side of Underwood Avenue and beginning 50 feet from the southwest intersection of Underwood Avenue and Eden Avenue. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 10 of the 14th District, Fulton County, Georgia.
Owner: Walter Cook
Council District 1, NPU W
- V-17-286** Application of **Sandra Daniel** for variances to reduce the east side yard setback from 7 feet to 4.6 feet, the rear yard setback from 15 feet to 11 feet (credit given for ½ width of alley), reduce the front yard setback from 35 feet to 14.7 feet and the half-depth front yard setback from 17.5 feet to 13.5 feet for a second story addition to the existing dwelling and for the construction of a detached garage for property located at **973 Barnett Street, N.E. (aka 880 Virginia Circle)** fronting 50 feet on the north side of Virginia Circle and 150 feet on the east side of Barnett Street and beginning at the northeast intersection of Barnett Street and Virginia Circle. Zoned R-4 (Single Family Residential). Land Lot 1 of the 17th District, Fulton County, Georgia.
Owner: Matt & Cria Perrine
Council District 6, NPU F

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-17-288** Application of **Mark F. Arnold** for a variance to reduce the front yard setback from 35 feet to 18 feet and the east side yard setback from 7 feet to 4 feet for a second story addition for property located at **961 Highland View, N.E.**, fronting 50 feet on the south side of Highland View and beginning 726 feet from the southeast intersection of Highland View and Barnett Street. Zoned R-4 (Single Family Residential). Land Lot 16 of the 14th District, Fulton County, Georgia.
Owner: Marc & Erinn Pearson
Council District 6, NPU F
- V-17-289** Application of **Darlyne Johnson** for a variance to reduce the west side yard setback from 7 feet to 2 feet to finish attic space on an existing single family dwelling for property located at **1968 Tuxedo Avenue, N.E.**, fronting 50 feet on the north side of Tuxedo Avenue and beginning 150 feet from the northeast intersection of Tuxedo Avenue and Claire Drive. Zoned R-4 (Single Family Residential). Land Lot 238 of the 15th District, DeKalb County, Georgia.
Owner: Darlyne & David Johnson
Council District 5, NPU N
- V-17-290** Application of **Jean Vallee** for a variance to allow an accessory structure (carport) to project in front of the principal structure for property located at **2862 Ridgemore Road, N.E.**, fronting 75 feet on the southeast side of Ridgemore Road and beginning 348 feet from the northeast intersection of Ridgemore Road and Moores Mill Road and continuing 715 feet from the intersection of Ridgemore Road. Zoned R-4 (Single Family Residential). Land Lot 220 of the 17th District, Fulton County, Georgia.
Owner: Jason & Karen Anderson
Council District 9, NPU C
- V-17-291** Application of **Jerome Bright** for a variance to reduce the south side yard setback from 7 feet to 4.8 feet for the construction of an addition to a single family dwelling for property located at **67 Russell Street, N.E.**, fronting 44 feet on the east side of Russell Street and beginning 300 feet from the northeast intersection of Russell Street and Knox Street. Zoned R-4 (Single Family Residential). Land Lot 204 of the 15th District, DeKalb County, Georgia.
Owner: The Patterson Real Estate Group, Inc.
Council District 5, NPU O
- V-17-293** Application of **Gail Mooney** for a variance to reduce the south side yard setback from 7 feet to 3.8 feet for the construction of an addition to a single family dwelling for property located at **20 Clay Street, N.E.**, fronting 50 feet on the west side of Clay Street and beginning 150 feet from the northwest intersection of Clay Street and Hosea L. Williams Drive. Zoned R-4A (Single Family Residential). Land Lot 207 of the 15th District, DeKalb County, Georgia.
Owner: Anna Mackowiak & Nicholas Hiltgen
Council District 5, NPU O

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- V-17-294** Application of **Adam Dudenhoeffer** for variances to reduce the front yard setback from 30 feet to 8 feet 7 inches, the east side yard setback from 7 feet to 3 feet 11 inches and the west side yard setback from 7 feet to 3 feet 8 inches for the construction of an addition to a single family dwelling for property located at **893 Wylie Street, N.E.**, fronting 48 feet on the south side of Wylie Street and beginning 50 feet from the southeast intersection of Wylie Street and Selman Street. Zoned R-5/BL (Two Family Residential/Beltline Overlay). Land Lot 13 of the 14th District, Fulton County, Georgia.
Owner: Adam Dudenhoeffer
Council District 5, NPU N
- V-17-295** Application of **Randy Pimsler** for a special exception to reduce onsite parking from 73 spaces to 48 spaces with parking being provided by a smart parking rotary system for property located at **522 Boulevard, N.E.**, fronting 50 feet on the west side of Boulevard and beginning 206 feet from the northwest intersection of Boulevard and Pine Street. Zoned RG-4/BL (Residential General Sector 4/Beltline Overlay). Land Lot 47 of the 14th District, Fulton County, Georgia.
Owner: 525 Parkway, LLC
Council District 2, NPU M
- V-17-296** Application of **Earl Jackson** for a variance to reduce the front yard setback from 35 feet to 24.9 feet and the half-depth front yard setback from 17.5 feet to 6 feet for an addition to a single family dwelling for property located at **429 Blake Avenue, S.E.**, fronting 50 feet on the west side of Blake Avenue and beginning at 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: Light Box Renovations, LLC
Council District 5, NPU W
- V-17-297** Application of **Stacy J. Sager** for a special exception to allow a 5 foot fence (50% visibility) in the front and half-depth front yards where only a 4 foot fence is allowed for property located at **1165 Mt. Paran Road, N.W.**, fronting 219 feet on the north side of Mt. Paran Road and beginning at the northeast intersection of Mt. Paran Road and Mt. Paran Parkway. Zoned R-2 (Single Family Residential). Land Lot 178 of the 17th District, Fulton County, Georgia.
Owner: Stacy J. Sager
Council District 8, NPU A
- V-17-298** Application of **Patti Wallis** for a variance to increase the average height of an accessory structure from 20 feet to 27.25 feet and to allow an accessory structure to exceed 30% of the floor area of the main structure to 50% for the construction of a garage for property located at **603 Boulevard, S.E.**, fronting 129 feet on the west side of Boulevard and beginning 130 feet from the southwest intersection of Boulevard and Rosalia Street. Zoned R-5/HC-20K SA1 (Two Family Residential/Grant Park Historic District). Land Lot 44 of the 14th District, Fulton County, Georgia.
Owner: Philippe & Amanda Pellerin
Council District 1, NPU W

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- V-17-299** Application of **Derek Murray** for a special exception to increase the height of a fence in the front yard from 4 feet to 6 feet, increase the height of a fence in the side and rear yards from 6 feet to 8 feet and a variance to increase the maximum lot coverage from 50% to 66% for the construction of a pool and fence for property located at **1930 Northside Drive, N.W.**, fronting 75 feet on the west side of Northside Drive and beginning 678 feet from the southwest intersection of Northside Drive and Collier Road. Zoned R-4 (Single Family Residential). Land Lot 153 of the 17th District, Fulton County, Georgia.
Owner: Fadi Obeid
Council District 8, NPU C
- V-17-300** Application of **Beth Cooper** for a variance to reduce the front yard setback from 35 feet to 33 feet and the east side yard setback from 7 feet to 6.5 feet for a second story addition for property located at **2252 Ridgedale Road, N.E.**, fronting 50 feet on the north side of Ridgedale Road and beginning 147 feet from the northwest intersection of Ridgedale Road and Lakeview Avenue. Zoned R-4 (Single Family Residential). Land Lot 205 of the 15th District, DeKalb County, Georgia.
Owner: Big Door Properties, LLC
Council District 5, NPU O
- V-17-301** Application of **Fanny Lis Radtke** for a variance to allow an accessory structure to exceed 30% of the floor area of the main structure to 44% for an addition to an existing garage for property located at **907 Eden Avenue, S.E.**, fronting 80 feet on the south side of Eden Avenue and beginning at the southeast intersection of Eden Avenue and Ormewood Terrace. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land lot 10 of the 14th District, Fulton County, Georgia.
Owner: Fanny Lis Radtke
Council District 1, NPU W
- V-17-302** Application of **Malika Smith** for a variance to reduce the north side yard setback from 7 feet to 6.5 feet for an addition to a single family dwelling for property located at **1437 Moray Street, S.W.**, fronting 50 feet on the west side of Moray Street and beginning 159 feet from the southwest intersection of Moray Street and Sandtown Road. Zoned R-4 (Single Family Residential). Land Lot 152 of the 14th District, Fulton County, Georgia.
Owner: Robert Smith & Associates
Council District 4, NPU S
- V-17-303** Application of **The Providence Group** for a variance to eliminate the required 5 foot landscape buffer in the side yard setback to allow parallel parking and to reduce the rear yard setback from 20 feet to 10 feet for the construction of a multifamily development for property located at **385 Grant Circle, S.E.**, fronting 85 feet on the south side of Grant Circle and beginning at the southeast intersection of Grant Circle and Grant Street. Zoned MR-4A-C/BL (Multi-Family Residential Conditional/Beltline Overlay). Land Lot 42 of the 14th District, Fulton County, Georgia.
Owner: ICE Capital, LLC
Council District 1, NPU W

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DEFERRED CASES

- 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-17-270** 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-17-273** 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 15th District, DeKalb County, Georgia.
Owner: Minerva LaFrance, LLC
Council District 5, NPU O
- 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 15th District, DeKalb County, Georgia.
Owner: Natesha Blalock
Council District 5, NPU O

END OF AGENDA