

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

**BRIEFING: THURSDAY, DECEMBER 14, 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 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Charles M. Huff**  
**Council District 2, NPU E**
- V-17-292** Appeal of **Carsten Green & Lewis Cartee** of a decision of an administrative officer in the Office of Zoning and Development for the approval of a Special Administrative Permit (SAP-17-105) for property located at **1321 Glenwood Avenue and 530 Flat Shoals Avenue, S.E.**, fronting 146 feet on the south side of Glenwood Avenue, 77 feet on the northeast side of Flat Shoals and beginning 199 feet from the intersection of Glenwood Avenue and Flat Shoals Avenue and 84 feet from the intersection of Glenwood Avenue and Flat Shoals Avenue. Zoned NC-2 (East Atlanta Village Neighborhood Commercial). Land Lot 176 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: 1321 Glenwood Avenue & Weinstein Properties, LLC**  
**Council District 5, NPU W**

**NEW CASES**

- V-17-203** Application of **Stephanie Martin** for a variance to reduce the south side yard setback from 7 feet to 5 feet for an addition to a single family dwelling for property located at **1081 Metropolitan Parkway, S.W.**, fronting 50 feet on the west side of Metropolitan Parkway and beginning 150 feet from the southwest intersection of Metropolitan Parkway and Catherine Street. Zoned R4-A/HC-20I SA1/BL (Single Family Residential/Adair Park Historic District/Beltline Overlay). Land Lot 106 of the 14<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Bob Simcock**  
**Council District 12, NPU V**
- V-17-262** Application of **Nina E. Gentry** for a variance to reduce the front yard setback from 60 feet to 30 feet for the construction of a single family dwelling for property located at **2861 Ridgewood Circle, N.W.**, fronting 88 feet on the southeast side of Ridgewood Circle and beginning 551 feet from the southeast intersection of Ridgewood Circle and Ridgewood Road. Zoned R-2 (Single Family Residential). Land Lot 232 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: D. Rose, Inc (Damon Rose)**  
**Council District 8, NPU A**

*\*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, DECEMBER 14, 2017 AT 12:00 PM**  
**CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

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

- V-17-269** Application of **Kenneth Ellsworth** for a variance to reduce the east side yard setback from 20 feet to 3 feet, the rear yard setback from 20 feet to 12 feet and the required open space from 3,733 square feet to 2,436 square feet for property located at **1189 Euclid Avenue, N.E.**, fronting 70 feet on the southeast side of Euclid Avenue and beginning 66 feet from the southeast intersection of Euclid Avenue and Moreland Avenue. Zoned NC-1 (Little Five Points Neighborhood Commercial District). Land Lot 240 of the 14<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Kevin Cablik**  
**Council District 2, NPU N**
- V-17-287** Application of **Gilad Meni** for a variance to reduce the half-depth front yard setback from 10 feet to 7.1 feet for a second story addition for property located at **704 Connally Street, S.E.**, fronting 40 feet on the east side of Connally Street and beginning at the southeast intersection of Connally Street and Bass Street. Zoned R-4B-C (Single Family Residential Conditional). Land Lot 54 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Gilad Meni**  
**Council District 1, NPU V**
- V-17-304** Application of **Robert R. Finn** for a variance to reduce the north side yard setback from 7 feet to 3.2 feet for an addition to a single family dwelling for property located at **255 Murray Hill Avenue, N.E.**, fronting 50 feet on the east side of Murray Hill Avenue and beginning 399 feet from the southeast intersection of Murray Hill Avenue and Wisteria Way. Zoned R-4A (Single Family Residential). Land Lot 212 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Robert R. Finn**  
**Council District 5, NPU O**
- V-17-305** Application of **Tarver Siebert** for a variance to reduce the front yard setback from 10 feet to 0 feet, the half-depth front yard setback from 5 feet to 0 feet and the west and north transitional yards from 20 feet to 0 feet and a special exception to reduce the number of onsite parking from 19 spaces to 8 spaces for a conversion and addition to an existing commercial facility for property located at **1366 Memorial Drive, S.E.**, fronting 190 feet on the north side of Memorial Drive and beginning at the northwest intersection of Memorial Drive and Whiteford Avenue. Zoned C-1-C (Community Business District Conditional). Land Lot 208 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Lawrence Bowers**  
**Council District 5, NPU O**
- V-17-306** Application of **Barnaby P. Washington** for a variance to reduce the front yard setback from 30 feet to 12 feet 5 inches and the half-depth front yard setback from 15 feet to 10 feet 7 inches for the construction of a new duplex for property located at **510 Wabash Avenue, N.E.**, fronting 45 feet on the north side of Wabash Avenue and beginning at the northwest intersection of Wabash Avenue and Angier Place. Zoned R-5/BL (Two Family Residential/Beltline Overlay). Land Lot 47 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: J.R. Holdings, LLC**  
**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>.*

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

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

- V-17-307** Application of **April Ingraham** for a variance to reduce the east side yard setback from 7 feet to 4 feet, 8 inches, the west side yard setback from 7 feet to 5 feet and the rear yard setback from 15 feet to 5 feet, 1 inch for a second story addition to a single family dwelling and to construct a detached garage for property located at **1184 Reeder Circle, N.E.**, fronting 60 feet on the north side of Reeder Circle and beginning 60 feet from the northwest intersection of Reeder Circle and Bonnie Lane. Zoned R-4 (Single Family Residential). Land Lot 55 of the 18<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Matthew & Susan Thomas**  
**Council District 6, NPU F**
- V-17-308** Application of **Katie Moorman** for a variance to reduce the south side yard setback from 7 feet to 5 feet, 8 inches and to increase the average height of an accessory structure from 20 feet to 24 feet for the construction of a detached garage for property located at **312 Gordon Avenue, N.E.**, fronting 105 feet on the southwest side of Gordon Avenue and beginning 330 feet from the southeast intersection of Gordon Avenue and Oxford Place. Zoned R-5 (Two Family Residential). Land Lot 211 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Rachel Patzer**  
**Council District 5, NPU N**
- V-17-309** Application of **Shona Griffin** for a variance to allow an accessory structure to exceed 30% of the floor area ratio of the main structure to 49% for property located **148 Howard Street, S.E.**, fronting 50 feet on the east side of Howard Street and beginning 200 feet from the southeast intersection of Howard Street and Bixby Street. Zoned R-4 (Single Family Residential). Land Lot 206 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Akira Kanazaki & Heather Seaman**  
**Council District 5, NPU O**
- V-17-310** Application of **Patti Crenshaw** for a variance to reduce the east side yard setback from 7 feet to 3.5 feet and the front yard setback from 35 feet to 33 feet for a second story addition for property located at **683 Cresthill Avenue, N.E.**, fronting 50 feet on the south side of Cresthill Avenue and beginning 312 feet from the southwest intersection of Cresthill Avenue and Park Drive. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 53 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Richard Berman**  
**Council District 6, NPU F**
- V-17-311** Application of **Judith E. Allen** 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 3 feet for the construct of a detached guest house for property located at **650 Virginia Avenue, N.E.**, fronting 50 feet on the north side of Virginia Avenue and beginning 446 feet from the northeast intersection of Virginia Avenue and Kanuga Street. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 53 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Judith E. Allen**  
**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, DECEMBER 14, 2017 AT 12:00 PM**  
**CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

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

- V-17-312** Application of **Azizullah Zeerak** for a variance to reduce the front yard setback from 35 feet to 31 feet, the south side yard setback from 7 feet to 2 feet, 9 inches and the north side yard setback from 7 feet to 2 feet for a second story addition to a single family dwelling and for the construction of a detached garage for property located at **488 Monument Avenue, S.E.**, fronting 51 feet on the east side of Monument Avenue and beginning 175 feet from the northeast intersection of Monument Avenue and Glenwood Avenue. Zoned R-4 (Single Family Residential). Land Lot 177 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Azizullah Zeerak**  
**Council District 5, NPU W**
- V-17-313** Application of **Errol Buggs** for a variance to reduce the front yard setback from 30 feet to 18 feet and the east side yard setback from 7 feet to 5 feet for a second story addition for property located at **961 Camilla Street, S.W.**, fronting 50 feet on the north side of Camilla Street and beginning at the northeast intersection of Camilla Street and Abbott Street. Zoned R-5/BL (Two Family Residential/Beltline Overlay). Land Lot 116 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Errol Buggs**  
**Council District 4, NPU T**
- V-17-315** Application of **Kurt Wangenheim** for a special exception to allow active recreation (swimming pool) in a yard adjacent to a street for property located at **3806 Ivy Lane, N.E.**, fronting 80 feet on the west side of Ivy Lane and beginning 400 feet from the northwest intersection of Ivy Lane and Old Ivy Road. Zoned R-3 (Single Family Residential). Land Lot 44 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Gabriel Sarasqueta**  
**Council District 7, NPU B**
- V-17-316** Application of **Linda Knight** for a variance to reduce the front yard setback from 30 feet to 10.1 feet, the north side yard setback from 7 feet to 4 feet, the south side yard setback from 7 feet to 6 inches and to increase the maximum lot coverage from 55% to 66% for the construction of a single family dwelling for property located at **218 Lampkin Street, N.E.**, fronting 25 feet on the west side of Lampkin Street and beginning 223 feet from the northwest intersection of Lampkin Street and John Wesley Dobbs Avenue. Zoned R-5/BL (Two Family Residential/Beltline Overlay). Land Lot 19 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: TCJDDS, LLC**  
**Council District 2, NPU M**
- V-17-317** Application of **Brent Potter** for a variance to reduce the front yard setback from 35 feet to 34 feet, the east side yard setback from 7 feet to 0 feet, the west side yard setback from 7 feet to 3 feet, 2 inches, the rear yard setback from 15 feet to 3 feet and to increase the maximum size of an accessory structure from 30% of the main structure to 35% for a second story addition to the single family dwelling, to construct a porte cochere and a detached garage for property located at **801 Adair Avenue, N.E.**, fronting 55 feet on the south side of Adair Avenue and beginning 657 feet from the southwest intersection of Adair Avenue and Virginia Circle. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 53 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: William Knight**  
**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, DECEMBER 14, 2017 AT 12:00 PM**  
**CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

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

- V-17-318** Application of **James Adrian Marshall** for a variance to reduce the front yard setback from 30 feet to 15 feet and the south side yard setback from 7 feet to 3 feet for an addition to a single family dwelling for property located at **301 Clifton Road, N.E.**, fronting 100 feet on the east side of Clifton Road and beginning 100 feet from the northeast intersection of Clifton Road and DeKalb Avenue. Zoned R-5 (Two Family Residential). Land Lot 210 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: James Adrian Marshall**  
**Council District 5, NPU N**
- V-17-319** Application of **Tracey Trentel** for a variance to reduce the east side yard setback from 7 feet to 2 feet and the front yard setback from 35 feet to 23 feet for additions to a single family dwelling for property located at **1020 Dill Avenue, S.W.**, fronting 50 feet on the south side of Dill Avenue and beginning 150 feet from the southeast intersection of Dill Avenue and Division Place. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 120 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Tracey Trentel**  
**Council District 12, NPU X**
- V-17-320** Application of **Ryan Hance** for a variance to reduce the front yard setback from 35 feet to 6 feet, 5 inches for an addition to a single family dwelling for property located at **2906 Salmon Avenue, S.E.**, fronting 65 feet on the north side of Salmon Avenue and beginning 95 feet from the northwest intersection of Salmon Avenue and Hooper Street. Zoned R-4 (Single Family Residential). Land Lot 182 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Cloud Nine ATL Investment Group**  
**Council District 5, NPU O**
- V-17-322** Application of **Jordan Williams** for a special exception to reduce onsite parking from 138 spaces to 16 spaces with 55 offsite parking spaces for property located at **887 Howell Mill Road, N.W.**, fronting 194 feet on the northeast side of Howell Mill Road and beginning at the southeast intersection of Howell Mill Road and 8<sup>th</sup> Street. Zoned I-1 (Light Industrial). Land Lot 112 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: George Rohrig**  
**Council District 3, NPU E**

**DEFERRED CASES**

- V-17-142** Application of **Nhan Le** for a special exception to reduce the required parking from 138 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 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: 712 Ponce de Leon, LLC**  
**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, DECEMBER 14, 2017 AT 12:00 PM**  
**CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

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

- V-17-148** Application of **James Frederic Singleton** for a special exception to reduce onsite parking from 4 spaces to 2 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 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: James Frederic Singleton**  
**Council District 5, NPU O**
- 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 8<sup>th</sup> Street. Zoned SPI-17 SA4 (Piedmont Avenue Special Public Interest District). Land Lot 106 of the 17<sup>th</sup> 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 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Piedmont Hotel Owner, LLC**  
**Council District 6, NPU F**
- 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 14<sup>th</sup> Street. Zoned C-2 (Commercial Service). Land Lot 149 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Intown Station, Inc.**  
**Council District 3, NPU E**
- 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**

*\*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, DECEMBER 14, 2017 AT 12:00 PM**  
**CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

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

- V-17-257**      Application of **Donna Brooks** for a variance to reduce the front yard setback from 40 feet to 26 feet, 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 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Kingroy Parchment**  
**Council District 2, NPU M**
- 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 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Kevin & Amy Medendorp**  
**Council District 6, NPU E**

**END OF AGENDA**