

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, JANUARY 4, 2018 AT 12:00 PM
CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR
BRIEFING: THURSDAY, JANUARY 4, 2018 AT 11:00 AM
OFFICE OF ZONING AND DEVELOPMENT, SUITE 3350

APPEAL

- V-17-324** Appeal of **Michael E. Roberts** of a decision of an administrative officer in the Office of Buildings for the issuance of a Building Permit (BB-201707497) for property located at **59 The Prado, N.E.**, fronting 55 feet on the east side of The Prado and beginning 115 feet from the intersection of The Prado and Westminster Drive. Zoned R-4 (Single Family Residential). Land Lot 55 of the 17th District, Fulton County, Georgia.
Owner: Paragon 643, LLC
Council District 6, NPU E

NEW CASES

- V-17-321** Application of **Georges Sulmers** for a special exception to increase the maximum height of a privacy fence (wall) in the side yard to 8 feet where only a 6 foot fence or wall is permitted for property located at **607 Federal Terrace, S.E.**, fronting 50 feet on the south side of Federal Terrace and beginning 242 feet from the southeast intersection of Federal Terrace and Boulevard. Zoned R-4 (Single Family Residential). Land Lot 24 of the 14th District, Fulton County, Georgia.
Owner: Gail Sulmers
Council District 1, NPU W
- V-17-323** Application of **Barbara Cuson** for a variance to reduce the front yard setback from 35 feet to 29 feet 7 inches and the north side yard setback from 7 feet to 6 feet for a second story addition to an existing single family dwelling for property located at **1323 Northview Avenue, N.E.**, fronting 55 feet on the northeast side of Northview Avenue and beginning 374 feet from the intersection of Northview Avenue and Courtenay Drive. Zoned R-4 (Single Family Residential). Land Lot 2 of the 17th District, Fulton County, Georgia.
Owner: Gerald Hughes
Council District 6, NPU F
- V-17-325** Application of **Earl Jackson** for a variance to reduce the front yard setback from 50 feet to 39 feet for an addition to an existing single family dwelling for property located at **918 Glenbrook Drive, N.W.**, fronting 78 feet on the south side of Glenbrook Drive and beginning 337 feet from the southeast intersection of Glenbrook Drive and Brookview Drive. Zoned R-3A (Single Family Residential). Land Lot 185 of the 17th District, Fulton County, Georgia.
Owner: Margaret & Alex Lesley
Council District 8, NPU C
- V-17-328** Application of **True Worth Property, LLC c/o Dennis J. Webb, Jr.** for a variance to reduce the transitional yard from 20 feet to 10 feet to allow parking and landscaping in the transitional buffer for property located at **594 Irwin Street, N.W.**, fronting 76 feet on the north side of Irwin Street and beginning at the northeast intersection of Irwin Street and Randolph Street. Zoned MRC-1/BL (Mixed Residential Commercial/Beltline Overlay). Land Lot 19 of the 14th District, Fulton County, Georgia.
Owner: Isvil, LLC
Council District 2, NPU M

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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DEFERRED CASES

- V-17-214** Application of **Jordan Williams** for a special exception to reduce the required parking from 109 spaces to 65 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-17-254** 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 66% 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-17-262** 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 17th District, Fulton County, Georgia.
Owner: D. Rose, Inc (Damon Rose)
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
- 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

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- 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 3 feet, the west side yard setback from 7 feet to 2 feet, 7 inches and the rear yard setback from 15 feet to 3 feet for a second story addition to the single family dwelling and to construct 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 17th District, Fulton County, Georgia.
Owner: William Knight
Council District 6, NPU F
- 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 8th Street. Zoned I-1 (Light Industrial). Land Lot 112 of the 14th District, Fulton County, Georgia.
Owner: George Rohrig
Council District 3, NPU E

END OF AGENDA