

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, FEBRUARY 8, 2018 AT 12:00 PM
CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

BRIEFING: THURSDAY, FEBRUARY 8, 2018 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 14th District, Fulton County, Georgia.
Owner: Charles M. Huff
Council District 2, NPU E

NEW CASES

- V-17-330** Application of **Garrett Daniel** for a variance to reduce the east side yard setback from 10 feet to 5 feet for additions to an existing carport for property located at **111 Tuxedo Terrace, N.W.**, fronting 150 feet on the north side of Tuxedo Terrace and beginning 670 feet from the northwest intersection of Tuxedo Terrace and Powers Ferry Road. Zoned R-2B (Single Family Residential). Land Lot 116 of the 17th District, Fulton County, Georgia.
Owner: Paul Loftus
Council District 8, NPU A
- V-17-332** Application of **Village Park Paces, LLC** for a variance to reduce the north transitional yard from 20 feet to 0 feet to allow an onsite service driveway and parking as permissible encroachments and to increase the required transitional height plane from 35 feet to 108 feet for Buildings I & J, to increase the required transitional height plane from 35 feet to 136 feet for Building F, to increase the required transitional height plane from 35 feet to 178 feet for Building G and to increase the required transitional height plane from 35 feet to 66 feet for Building H for the property located at **3200 Howell Mill Road, N.W.**, fronting approximately 623 feet on the east side of Howell Mill Road beginning approximately 582 feet from the northwest intersection of Howell Mill Road and Margaret Mitchell Drive. Zoned O-I (Office Institutional). Land lot 197 of the 17th District, Fulton County, Georgia.
Owner: Northwest Hospital Corporation
Council District 8, NPU C
- V-17-341** Application of **David Ogram** for a variance to reduce the west side yard setback from 7 feet to 4 feet for an addition to an existing single family dwelling for property located at **343 Redland Road, N.W.**, fronting 60 feet on the north side of Redland Road and beginning 180 feet from the northwest intersection of Redland Road and Dellwood Drive. Zoned R-4 (Single Family Residential). Land Lot 146 of the 17th District, Fulton County, Georgia.
Owner: Katherine Bass
Council District 8, NPU C

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- V-17-346** Application of **Scott Fleming** for a variance to reduce the north side yard setback from 7 feet to 4 feet 5 inches for an addition to an existing single family dwelling for property located at **425 Euclid Terrace, N.E.**, fronting 50 feet on the east side of Euclid Terrace and beginning 300 feet from the northeast intersection of Euclid Terrace and McLendon Avenue. Zoned R-4 (Single Family Residential). Land Lot 240 of the 15th District, DeKalb County, Georgia.
Owner: Scott & Teri Fleming
Council District 2, NPU N
- V-17-347** Application of **Kyle Williams** for a variance to reduce the front yard setback from 50 feet to 48 feet for an addition to an existing single family dwelling for property located at **4308 Exeter Close, N.W.**, fronting 65 feet on the northwest side of Exeter Close and beginning 1,033 feet from the northeast intersection of Exeter Close and Northside Drive. Zoned R-2B (Single Family Residential). Land Lot 138 of the 17th District, Fulton County, Georgia.
Owner: Michael & Prudence Waters
Council District 8, NPU A
- V-17-348** Application of **Nina E. Gentry** for a variance to reduce the front yard setback from 30 feet to 20 feet 5 inches, the north side yard setback from 7 feet to 5 feet and the south side yard setback from 7 feet to 5 feet for the construction of a new two family dwelling for property located at **297 Sampson Street, N.E.**, fronting 61 feet on the east side of Sampson Street and beginning 194 feet from the southeast intersection of Sampson Street and East Avenue. Zoned R-5/BL (Two Family Residential/Beltline Overlay). Land Lot 19 of the 14th District, Fulton County, Georgia.
Owner: José Awo
Council District 2, NPU M
- V-17-349** Application of **Kim Rogers** for a special exception to construct a 6 foot wall (privacy fence) in the half-depth front yard for property located at **2497 Edwards Drive, N.W.**, fronting 50 feet on the north side of Edwards Drive and beginning at the northeast intersection of Edwards Drive and Forrest Place. Zoned R-4A (Single Family Residential). Land Lot 253 of the 17th District, Fulton County, Georgia.
Owner: Kim Giroux Rogers
Council District 9, NPU D
- V-17-350** Application of **Kenneth Ellsworth** for a variance to allow an accessory structure to exceed the maximum floor area of the main structure from 30% to 42% and to reduce the west side yard setback from 7 feet to 2 feet for the construction of a detached accessory structure for property located at **1637 South Gordon Street, S.W.**, fronting 50 feet on the north side of South Gordon Street and beginning approximately 610 feet from the northwest intersection of South Gordon Street and Ontario Avenue. Zoned R-4 (Single Family Residential). Land Lot 149 of the 14th District, Fulton County, Georgia.
Owner: Kenneth Ellsworth
Council District 10, NPU T

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- V-17-353** Application of **Garrett Daniel** for a variance to reduce the east side yard setback from 7 feet to 5 feet for the construction of a second story addition to an existing single family dwelling for property located at **585 Wimbledon Road, N.E.**, fronting 73 feet on the south side of Wimbledon Road and beginning 289 feet from the southwest intersection of Wimbledon Road and Piedmont Road. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 50 of the 17th District, Fulton County, Georgia.
Owner: Edwin Marty
Council District 6, NPU F
- V-17-354** Application of **Garrett Daniel** for a variance to reduce the north side yard setback from 7 feet to 1 foot 6 inches for a second story addition to an existing single family dwelling for property located **1779 North Rock Springs Road, N.E.**, fronting 90 feet on the east side of North Rock Springs Road and beginning 185 feet from the intersection of North Rock Springs Road and Wildwood Road. Zoned R-4 (Single Family Residential). Land Lot 51 of the 17th District, Fulton County, Georgia.
Owner: Mark Richards
Council District 6, NPU F
- V-17-355** Application of **Dianne Barfield** for a variance to reduce the south side yard setback from 7 feet to 2.5 feet for the construction of an accessory structure for property located at **744 Penn Avenue, N.E.**, fronting 50 feet on the west side of Penn Avenue and beginning 100 feet from the northwest intersection of Penn Avenue and Fourth Street. Zoned R-5 (Two Family Residential). Land Lot 49 of the 14th District, Fulton County Georgia.
Owner: Nicolai Schwarzkopf
Council District 2, NPU E
- V-17-356** Application of **Tod Fierman** for a variance to eliminate the independent driveway requirement for a conforming lot for the construction of a new duplex for property located at **1327 Iverson Street, N.E.**, fronting 50 feet on the south side of Iverson Street and beginning 200 feet from the southwest intersection of Iverson Street and Ferguson Street. Zoned R-5 (Two Family Residential). Land Lot 209 of the 15th District, DeKalb County, Georgia.
Owner: Iverson Street Duplexes, LLC
Council District 2, NPU N
- V-17-357** Application of **Hannah Barry** for a variance to reduce the west side yard setback from 10 feet to 5 feet and to increase the maximum lot coverage from 40% to 45.9% for an addition to an existing single family dwelling for property located at **50 Asheworth Court, N.W.**, fronting 47 feet on the west side of Asheworth Court and beginning 661 feet from the northeast intersection of Asheworth Court and Rilman Road. Zoned R-3 (Single Family Residential). Land Lot 181 of the 17th District, Fulton County, Georgia.
Owner: John & Leslie Stebbins
Council District 8, NPU A

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- V-17-358** Application of **Gail Mooney** for a variance to reduce the south side yard setback from 7 feet to 3.5 feet, the rear yard setback from 15 feet to 3.5 feet and to allow an accessory structure to exceed 30% of the main structure to 66% for the construction of a garage for property located at **134 Clifton Street, S.E.**, fronting 50 feet on the east side of Clifton Street and beginning 150 feet from the northeast intersection of Clifton Street and Dixie Street. Zoned R-4A (Single Family Residential). Land Lot 207 of the 15th District, DeKalb County, Georgia.
Owner: Anthony L. Tabacchi
Council District 5, NPU O
- V-17-359** Application of **Garrett Coley** for a variance to reduce the south side yard setback from 10 feet to 4.3 feet and to increase the maximum lot coverage from 40% to 49% for an addition to an existing single family dwelling for property located at **2541 Dellwood Drive, N.W.**, fronting 60 feet on the east side of Dellwood Drive and beginning 937 feet from the northeast intersection of Dellwood Drive and Peachtree Battle Avenue. Zoned R-3 (Single Family Residential). Land Lot 144 of the 17th District, Fulton County, Georgia.
Owner: Andrew & Ashley Aiken
Council District 8, NPU C
- V-17-360** Application of **Nina E. Gentry** for a variance to reduce the north side yard setback from 7 feet to 3.1 feet for property located at **935 Alloway Place, S.E.**, fronting 49 feet on the west side of Alloway Place and beginning 199 feet from the northwest intersection of Alloway Place and Ayr Street. Zoned R-4 (Single Family Residential). Land Lot 10 of the 14th District, Fulton County, Georgia.
Owner: Adam & Shirley Danser
Council District 1, NPU W
- V-17-361** Application of **Gray Timms** for a special exception to allow active recreation (swimming pool) in a yard adjacent to a street for property located at **655 Timm Valley Road, N.E.**, fronting 85 feet on the south side of Timm Valley Road and beginning 595 feet from the southwest intersection of Timm Valley Road and Dale Drive. Zoned R-5 (Two Family Residential). Land Lot 47 of the 14th District, Fulton County, Georgia.
Owner: Michael Chlopek
Council District 7, NPU B
- V-17-362** Application of **Lisa Tripp & Kristi Anderkin** for a variance to reduce the east side yard setback from 7 feet to 4.4 feet for an addition to an existing single family residence for property located at **2578 Tilson Drive, S.E.**, fronting 110 feet on the north side of Tilson Drive and beginning 55 feet from the northeast intersection of Tilson Drive and East Lake Drive. Zoned R-4 (Single Family Residential). Land Lot 204 of the 15th District, DeKalb County, Georgia.
Owner: Lisa Tripp & Kristi Anderkin
Council District 5, NPU O

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- V-17-363** Application of **Jacquelynn Edmonds** for a variance to reduce the south side yard setback from 7 feet to 2.6 feet for an addition to an existing single family dwelling for property located at **832 Glendale Terrace, N.E.**, fronting 50 feet on the west side of Glendale Terrace and beginning 151 feet from the southwest intersection of Glendale Terrace and Seventh Street. Zoned R-5 (Two Family Residential). Land Lot 48 of the 14th District, Fulton County, Georgia.
Owner: Chris Cochran
Council District 2, NPU E
- V-17-364** Application of **Jeffrey Clement** for a special exception to allow active recreation (swimming pool) in a yard adjacent to a street for property located at **4235 Lake Forrest Drive, N.E.**, fronting 129 feet on the east side of Lake Forrest Drive and beginning at the southeast intersection of Lake Forest Drive and Lake Forrest Lane. Zoned R-3 (Single Family Residential). Land Lot 95 of the 17th District, Fulton County, Georgia.
Owner: Maryam Tabassian
Council District 8, NPU B
- V-17-365** Application of **John Fretwell** for a variance to reduce the east side yard setback from 7 feet to 5 feet and the half depth front yard setback from 17.5 feet to 0 feet for the construction of a carport for property located at **615 Hillpine Drive, N.E.**, fronting 87 feet on the south side of Hillpine Drive and beginning at the southeast intersection of Hillpine Drive and Monroe Drive. Zoned R-4 (Single Family Residential). Land Lot 52 of the 17th District, Fulton County, Georgia.
Owner: John & Anna Fretwell
Council District 6, NPU F
- V-17-366** Application of **Henry G. Anderson, III** for a variance to reduce the front yard setback from 50 feet to 13 feet, the west side yard setback from 15 feet to 13 feet, the rear yard setback from 25 feet to 14 feet and a special exception to reduce the onsite parking from 49 spaces to 0 spaces and to reduce the off-street loading from one 12ft x 35ft loading space to zero for property located at **129 Fifth Street, N.W.**, fronting 85 feet on the north side of Fifth Street and beginning 80 feet from the northeast intersection of Fifth Street and Techwood Drive. Zoned O-I (Office Institutional). Land Lot 80 of the 14th District, Fulton County, Georgia.
Owner: Board of Regents University System of Georgia
Council District 3, NPU E
- V-17-367** Application of **Robert J. Leonard** for a variance to reduce the west side yard setback from 7 feet to 2 feet 4 inches for the construction of a second story addition for property located at **773 E. Morningside Drive, N.E.**, fronting 65 feet on the south side of E. Morningside Drive and beginning 200 feet from the southeast intersection of E. Morningside Drive and Bridle Path. Zoned R-4 (Single Family Residential). Land Lot 51 of the 17th District, Fulton County, Georgia.
Owner: Robert J. Leonard
Council District 6, NPU F

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- V-17-368** Application of **Ben R. Darmer** for a variance to reduce the front yard setback from 30 feet to 15 feet for the construction of a new single family dwelling for property located at **945 Hill Street, S.E.**, fronting 50 feet on the west side of Hill Street and beginning 530 feet from the southwest intersection of Hill Street and Atlanta Avenue. Zoned R-5-C/BL (Two Family Residential Conditional/Beltline Overlay). Land Lot 55 of the 14th District, Fulton County, Georgia.
Owner: Linda M. Smith
Council District 1, NPU V
- V-17-369** Application of **Sidney Howard** for a variance to reduce the north side yard setback from 7 feet to 1.83 feet and to allow an accessory structure to exceed 30% of the main structure to 34.4% for an addition to an existing guest house and for the construction of a pergola for property located at **240 Carter Avenue, N.E.**, fronting 100 feet on the east side of Carter Avenue and beginning 191 feet from the southeast intersection of Carter Avenue and Memorial Drive. Zoned R-4 (Single Family Residential). Land Lot 181 of the 15th District, DeKalb County, Georgia.
Owner: Nathan Chapman
Council District 5, NPU O
- V-17-370** Application of **Garrett Coley** for a variance to reduce the front yard setback from 35 feet to 31 feet and the west side yard setback from 7 feet to 2 feet 6 inches for an addition to an existing single family dwelling for property located at **1779 North Olympian Way, S.W.**, fronting 50 feet on the north side of Olympian Way and beginning 255 feet from the northeast intersection of Olympian Way and South Gordon Street. Zoned R-4 (Single Family Residential). Land Lot 150 of the 14th District, Fulton County, Georgia.
Owner: Winfred Jordan
Council District 10, NPU T
- V-17-371** Application of **Sean Cash** for a variance to reduce the west side yard setback from 7 feet to 5 feet for a second story addition on an existing single family dwelling for property located at **1270 Spring Valley Lane, N.E.**, fronting 65 feet on the north side of Spring Valley Lane and beginning approximately 1,396 feet from the intersection of Spring Valley Lane and University Drive. Zoned R-4 (Single Family Residential). Land Lot 55 of the 18th District, DeKalb County, Georgia.
Owner: Albert G. Rordam
Council District 6, NPU F
- V-17-372** Application of **Arenna Taylor** for a variance to reduce the south side yard setback from 15 feet to 7 feet, the north side yard setback from 15 feet to 0 feet and to increase the maximum driveway width from 10 feet to 11 feet for the construction of a single family residence for property located at **327 Stovall Street, S.E.**, fronting 48 feet on the west side of Stovall Street and beginning 352 feet from the southwest intersection of Stovall Street and Memorial Drive. Zoned MR-3/BL (Multifamily Residential – Sector 3/Beltline Overlay). Land Lot 12 of the 14th District, Fulton County, Georgia.
Owner: Arenna Taylor
Council District 5, NPU N

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DEFERRED CASES

- 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 17th 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 transitional yard 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 14th Street. Zoned C-2 (Commercial Service). Land Lot 149 of the 17th District, Fulton County, Georgia.
Owner: Intown Station, Inc.
Council District 3, NPU E
- 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-17-275** 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-17-299** 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-17-316** 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 2 feet 6 inches, the south side yard setback from 7 feet to 2 feet 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 14th District, Fulton County, Georgia.
Owner: TCJDDS, LLC
Council District 2, NPU M
- 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 14th 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 15th 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 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
- 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

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V-17-342

Application of **Issack Hayut** for a variance to reduce the east side yard setback from 7 feet to 3.9 feet and the west side yard setback from 7 feet to 5.5 feet for alterations to the existing roof for property located at **2473 Glenwood Avenue, S.E.**, fronting 75 feet on the south side of Glenwood Avenue and beginning 100 feet from the southeast intersection of Glenwood Avenue and Bell Avenue. Zoned R-4 (Single Family Residential). Land Lot 181 of the 15th District, DeKalb County, Georgia.

Owner: Issack Hayut

Council District 5, NPU O

END OF AGENDA