

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, JANUARY 9, 2020 AT 12:00 PM
CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR
BRIEFING: THURSDAY, JANUARY 9, 2020 AT 11:00 AM
OFFICE OF ZONING AND DEVELOPMENT, SUITE 3350

APPEALS

- V-19-256** Appeal of **Marci & Joel Rubensohn, Lauren & Doug Banks, Ashley & Michael Floyd, Andrew & Karen McCorkle, Reynolds & Jennifer Salerno, Dave Watson, Craig & Keri Kaufman, Daryl Rolley and Elizabeth & Jason Holland** of a decision of an administrative officer in the Office of Zoning and Development for the issuance of a QCR (QCR-2019-04627) for property located at **464 Pine Tree Drive, N.E.**, fronting approximately 162 feet on the north side of Pine Tree Drive, 80 feet on the east side of North Hills Drive and beginning at the northeast intersection of Pine Tree Drive and N. Hills Drive. Zoned R-4 (Single Family Residential). Land Lot 60 of the 17th District, Fulton County, Georgia.
Owner: David & Amanda Parrilli
Council District 7, NPU B

NEW CASES

- V-19-255** Application of **Andrew Brewer** for a variance to reduce the depth of the front porch from 8 feet to 6 feet for the construction of a single family dwelling for property located at **792 Neal Street, N.W.**, fronting 50 feet on the south side of Neal Street and beginning 119 feet from the southeast intersection of Neal Street and Newport Street. Zoned R-4A (Single Family Residential). Land Lot 111 of the 14th District, Fulton County, Georgia.
Owner: Invest Atlanta
Council District 3, NPU L
- V-19-257** Application of **Nina E. Gentry** for a variance to reduce the south side yard setback from 7 feet to 3.5 feet for the construction of a porte cochère for property located at **1343 Lanier Place, N.E.**, fronting 54 feet on the east side of Lanier Place and beginning 140 feet from the southeast intersection of Lanier Place and North Highland Avenue. Zoned R-4 (Single Family Residential). Land Lot 2 of the 17th District, Fulton County, Georgia.
Owner: Jack Zampell
Council District 6, NPU F
- V-19-258** Application of **AG-APG Securities Centre Property Owner, LLC c/o Morris, Manning & Martin, LLP** for a variance to eliminate the front yard setback for the construction of a pedestrian bridge for property located at **3490 Piedmont Road, N.E.**, fronting 129 feet on the southwest side of Piedmont Road and beginning approximately 410 feet from the southwest intersection of Piedmont Road and Mathieson Drive. Zoned O-1-C (Office Institutional Conditional). Land Lot 62 of the 17th District, Fulton County, Georgia.
Owner: AG-APG Securities Centre Property Owner, LLC
Council District 7, NPU B
- V-19-259** Application of **Dianne Barfield** for a special exception to allow active recreation (swimming pool & tennis court) in a yard adjacent to a street and a special exception to increase the height of a fence in the front and half-depth front yards from 4 feet to 6 feet 8 inches (to include columns with decorative masonry piers) for property located at **435 King Road, N.W.**, fronting 203 feet on the east side of King Road and beginning at the southeast intersection of King Road and Pineland Road. Zoned R-2 (Single Family Residential). Land Lot 139 of the 17th District, Fulton County, Georgia.
Owner: Family Northside, LLC
Council District 8, NPU A

Please click the following link to review a copy of the rules adopted on February 7, 2019 -
<http://www.atlantaga.gov/index.aspx?page=399>.

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- V-19-260** Application of **Dianne Barfield** for a variance to reduce the west side yard setback from 15 feet to 14 feet for an addition to an existing single family dwelling for property located at **120 Peachtree Battle Avenue, N.W.**, fronting 100 feet on the south side of Peachtree Battle Avenue and beginning 373 feet from the southeast intersection of Peachtree Battle Avenue and Nacoochee Drive. Zoned R-2A (Single Family Residential). Land Lot 111 of the 17th District, Fulton County, Georgia.
Owner: Peter Pettit
Council District 8, NPU C
- V-19-261** Application of **Illuminarium Experiences, LLC c/o Laurel David** for a special exception to reduce the onsite parking from 336 spaces to 93 spaces for a mixed use development for property located at **820 Ralph McGill Boulevard, N.E.**, fronting 354 feet on the north side of Ralph McGill Boulevard and beginning approximately 176 from the northwest intersection of Ralph McGill Boulevard and Freedom Parkway. Zoned I-1-C/BL (Light Industrial Conditional/Beltline Overlay). Land Lot 18 of the 14th District, Fulton County, Georgia.
Owner: WEB LTD
Council District 2, NPU N
- V-19-262** Application of **Jason Coleman & Theresa Heinz** for a variance to reduce the west side yard setback from 7 feet to 3 feet, the rear yard setback from 15 feet to 3 feet and to increase the lot coverage from 50% to 56.3% for the construction of a detached garage and pool deck for property located at **841 Adair Avenue, N.E.**, fronting 56 feet on the south side of Adair Avenue and beginning approximately 288 feet from the southwest intersection of Adair Avenue and Barnett Street. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 53 of the 17th District, Fulton County, Georgia.
Owner: Jason Coleman & Theresa Heinz
Council District 6, NPU F
- V-19-263** Application of **Shanlyn Jones** for a variance to reduce the front yard setback from 35 feet to 20 feet and the north side yard setback from 7 feet to 5 feet for the construction of a second story on an existing single family dwelling for property located at **240 Holly Road, N.W.**, fronting 50 feet on the west side of Holly Road and beginning 550 feet from the southwest intersection of Holly Road and Joseph E. Boone Boulevard. Zoned R-4 (Single Family Residential). Land Lot 147 of the 14th District, Fulton County, Georgia.
Owner: Cory Brown
Council District 3, NPU J
- V-19-267** Application of **Sherry Meek** for a variance to reduce the front yard setback from 35 feet to 20 feet and the south side yard setback from 7 feet to 3 feet for the construction of a single family dwelling for property located at **701 Waters Drive, S.W.**, fronting 75 feet on the west side Waters Drive and beginning approximately 110 feet from the southwest intersection of Waters Drive and South Olympian Way. Zoned R-4 (Single Family Residential). Land Lot 150 of the 14th District, Fulton County, Georgia.
Owner: WH ACW Land Trust
Council District 10, NPU T

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- V-19-270** Application of **Earl Jackson** for a variance to reduce the rear yard setback from 20 feet to 15 feet and to increase the lot coverage from 40% to 52% for the construction of an accessory structure for property located at **4295 Club Drive, N.E.**, fronting 156 feet on the northeast side of Club Drive and beginning at the northeast intersection of Club Drive and Davidson Avenue. Zoned R-3 (Single Family Residential). Land Lot 12 of the 17th District, Fulton County, Georgia.
Owner: John Owen Middour
Council District 7, NPU B
- V-19-271** Application of **Nina E. Gentry** for a variance to reduce the north side yard setback from 7 feet to 3 feet, reduce the rear yard setback from 15 feet to 3 feet and to increase the size of an accessory structure from 30% to 39.1% of the main structure for the construction of a detached garage for property located at **573 Pelham Road, N.E.**, fronting 60 feet on the west side of Pelham Road and beginning approximately 150 feet from the southwest intersection of Pelham Road and Montgomery Ferry Road. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 56 of the 17th District, Fulton County, Georgia.
Owner: Regina Story
Council District 6, NPU F
- V-19-273** Application of **Brittini Menacker** for a variance to reduce the rear yard setback from 15 feet to 2 feet 5 inches for the construction of a deck and a special exception to construct an 8 foot retaining wall in the rear yard for property located at **598 Pelham Road, N.E.**, fronting 102 feet on the north side of Pelham Road and beginning approximately 172 feet from the northwest intersection of Pelham Road and Piedmont Avenue. Zoned R-4 (Single Family Residential). Land Lot 51 of the 17th District, Fulton County, Georgia.
Owner: Brittini & Justin Menacker
Council District 6, NPU F
- V-19-274** Application of **Kenneth Ellsworth** for a variance to reduce the front yard setback from 35 feet to 20 feet for the construction of a front porch for property located at **1599 Linda Way, S.W.**, fronting 96 feet on the north side of Linda Way and beginning 112 feet from the northeast intersection of Linda Way and Olympian Drive. Zoned R-4 (Single Family Residential). Land Lot 150 of the 14th District, Fulton County, Georgia.
Owner: Sherry E. Bailey
Council District 10, NPU T
- V-19-277** Application of **Ian Stedman** for a variance to reduce the west side yard setback from 7 feet to 4 feet for a second story addition to the rear of an existing duplex for property located at **940 St. Charles Avenue, N.E.**, fronting 50 feet on the north side of St. Charles Avenue and beginning 300 feet from the northwest intersection of St. Charles Avenue and Frederica Street. Zoned RG-2 (Residential General Sector 2). Land Lot 16 of the 14th District, Fulton County, Georgia.
Owner: Ian Stedman
Council District 6, NPU F

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DEFERRED CASES

- V-19-248** Application of **Jose B. Santacruz** for a special exception to construct a 6 foot privacy fence in the front yard along the north side where only a 4 foot fence (50% opacity) is allowed for property located at **2909 River Ridge Drive, S.W.**, fronting 70 feet on the west side of River Ridge Drive and beginning 280 feet from the southwest intersection of River Ridge Drive and Springside Drive. Zoned R-4 (Single Family Residential). Land Lot 61 of the 14th District, Fulton County, Georgia.
Owner: Jose B. Santacruz
Council District 12, NPU Z
- V-19-250** Application of **Dennis Tidwell** for a variance to reduce the east and west side yard setback from 7 feet to 3.5 feet for the construction of a single family dwelling for property located at **499 Calhoun Street, N.W.**, fronting 30 feet on the north side of Calhoun Street and beginning 30 feet from the northeast intersection of Calhoun Street and Terrell Street. Zoned R-5/SPI-8 (Two Family Residential/Home Park Special Public Interest District). Land Lot 149 of the 17th District, Fulton Georgia.
Owner: Verma Ashwani
Council District 3, NPU E
- V-19-252** Application of **Equity Farmers, LLC** for a variance to reduce the front yard setback from 30 feet to 11 feet for the construction of a single family dwelling for property located at **1261 Martin Street, S.E.**, fronting 50 feet on the northwest side of Martin Street and beginning 103 feet from the southwest intersection of Martin Street and Pear Street. Zoned R-4A/BL (Single Family Residential/Beltline Overlay). Land Lot 56 of the 14th District, Fulton County, Georgia.
Owner: Equity Farmers, LLC
Council District 1, NPU Y

END OF AGENDA