

**AGENDA**  
**BOARD OF ZONING ADJUSTMENT**  
**THURSDAY, MARCH 5, 2020 AT 12:00 PM**  
**CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**  
**BRIEFING: THURSDAY, MARCH 5, 2020 AT 11:00 AM**  
**OFFICE OF ZONING AND DEVELOPMENT, SUITE 3350**

**APPEALS**

- V-19-209** Appeal of **Steve Powell/Steve Powell Homes, Inc. c/o Jeffrey S. Haymore** of a decision of an administrative officer in the Department of Watershed Management during the review of a building permit (BB-201905251) for property located at **53 Blackland Road, N.W.**, fronting 150 feet on the northeast side of Blackland Road and beginning approximately 929 feet from the northeast intersection of Blackland Road and Roswell Road. Zoned R-3 (Single Family Residential). Land Lot 97 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Stephen Powell Homes, Inc.**  
**Council District 8, NPU A**

**NEW CASES**

- V-19-293** Application of **Patrick Busko & Gregory Hughes** for a special exception to reduce the onsite parking from 60 spaces to 41 spaces for a retail development for property located at **494 Plasters Avenue, N.E. (aka 440 Plasters Avenue)**, fronting 116 feet on the north side of Plasters Avenue and beginning 246 feet from the northwest intersection of Plasters Avenue and Armour Drive. Zoned I-1/BL (Light Industrial/Beltline Overlay). Land Lot 57 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: 494 Plasters Avenue, LLC**  
**Council District 6, NPU F**
- V-19-294** Application of **Anthony J. Odegard** 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 maximum lot coverage from 50% to 53.8% for the construction of a detached garage for property located at **569 Manford Road, S.W.**, fronting 60 feet on the north side of Manford Road and beginning approximately 252 feet from the northwest intersection of Manford Road and Manor Place. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 88 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Anthony J. Odegard**  
**Council District 12, NPU X**
- V-19-295** Application of **Timothy Morton** for a variance to reduce the north side yard setback from 7 feet to 1 foot for an addition to an existing dwelling for property located at **899 Monroe Drive, N.E.**, fronting 50 feet on the east side of Monroe Drive and beginning at the northeast intersection of Monroe Drive and Monroe Circle. Zoned R-5/BL (Two Family Residential/Beltline Overlay). Land Lot 48 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Timothy Morton**  
**Council District 6, NPU E**
- V-19-296** Application of **Ben Woodrow Giles** for a special exception to reduce the onsite parking from 220 spaces to 43 spaces for a church for property located at **2270 Defoor Hills Road, N.W.**, fronting 73 feet on the southwest side of Defoor Hills Road and beginning approximately 1,920 feet from the northwest intersection Defoor Hills Road and Collier Road. Zoned I-1 (Light Industrial). Land Lot 194 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Trinity Anglican, Inc.**  
**Council District 9, NPU D**

*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-19-297** Application of **Ralph Phillips** for a variance to reduce the east side yard setback from 7 feet to 3 feet, the west side yard setback from 7 feet to 4 feet, the rear yard setback from 15 feet to 8 feet and to increase the maximum lot coverage from 50% to 56.2% for the construction of a single family dwelling for property located at **1640 Rogers Avenue, S.W.**, fronting 50 feet on the south side of Rogers Avenue and beginning 365 feet from the southeast intersection of Rogers Avenue and Marler Way. Zoned R-4 (Single Family Residential). Land Lot 150 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ralph Phillips**  
**Council District 10, NPU T**
- V-20-01** Application of **Jose Tavel** for a special exception to reduce the number of onsite parking from 43 spaces to 27 spaces for a multifamily development for property located at **2175 Lenox Road, N.E.**, fronting 200 feet on the east side of Lenox Road and beginning at the southeast intersection of Lenox Road and Woodland Avenue. Zoned RG-3 (Residential General Sector 3). Land Lot 5 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Brian McCarthy**  
**Council District 6, NPU F**
- V-20-02** Application of **SWW Storage, LLC c/o The Galloway Law Group, LLC** for a special exception to reduce the onsite parking from 118 spaces to 48 spaces for an existing warehouse to be utilized as an art studio for property located **1643 Chattahoochee Avenue, N.W.**, fronting 260 feet on the northeast side of Chattahoochee Avenue and beginning approximately 1,252 feet from the northeast intersection of Chattahoochee Avenue and Marietta Boulevard. Zoned I-1 (Light Industrial). Land Lot 222 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: SWW Storage, LLC**  
**Council District 9, NPU D**
- V-20-03** Application of **Paul Zev & Jill E. Rothstein** for a variance to reduce the front yard setback from 35 feet to 30.3 feet, the east side yard setback from 7 feet to 3 feet, the west side yard setback from 7 feet to 5.5 inches, the rear yard setback from 15 feet to 6 feet 8 inches and to increase the maximum lot coverage from 50% to 55.6% for the construction of a new single family dwelling and swimming pool for property located at **1055 Hudson Drive, N.E.**, fronting 60 feet on the south side of Hudson Drive and beginning 277 feet from the southeast intersection of Hudson Drive and North Highland Avenue. Zoned R-4 (Single Family Residential). Land Lot 1 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Paul Zev & Jill E. Rothstein**  
**Council District 6, NPU F**
- V-20-05** Application of **Dianne Barfield** for a special exception to construct a 5 foot 7 inch gate with columns in the front yard where only a 4 foot fence is allowed for property located at **14 West Andrews Drive, N.W.**, fronting 177 feet on the west side of West Andrews Drive and beginning approximately 392 feet from the northwest intersection of West Andrews Drive and Austell Way. Zoned R-2A (Single Family Residential). Land Lot 114 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Mark Harrison**  
**Council District 8, NPU B**

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**DEFERRED CASES**

- V-19-266** Application of **Frank Iglesias** for a variance to reduce the front yard setback from 30 feet to 20 feet and the west and east side yards from 7 feet to 3 feet for the construction of a single family dwelling for property located at **1452 Hardee Street, N.E.**, fronting 26 feet on the north side of Hardee Street and beginning 180 feet from the northeast intersection of Hardee Street and Hutchinson Street. Zoned R-5 (Two Family Residential). Land Lot 209 of the 15<sup>th</sup> DeKalb County, Georgia.  
**Owner: Frank Iglesias**  
**Council District 5, NPU O**
- V-19-275** Application of **Philippe J. Pellerin** for a special exception to reduce the onsite parking from 73 spaces to 0 for a mixed use development for property located at **512 Flat Shoals Avenue, S.E.**, fronting 50 feet on the northeast side of Flat Shoals Avenue and beginning at the northeast intersection of Flat Shoals Avenue and Glenwood Avenue. Zoned NC-2 (East Atlanta Village Neighborhood Commercial). Land Lot 177 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Fogg Enterprises, LLC**  
**Council District 5, NPU W**
- V-19-284** Application of **Walker Ray** for a special exception to increase the height of a retaining wall in the front yard from 3 feet to 9.5 feet and in the east side yard from 6 feet to 9.5 feet for property located at **1466 Norris Place, N.W.**, fronting 50 feet on the south side of Norris Place and beginning 350 feet from the southwest intersection of Norris Place and Edward Street. Zoned R-4 (Single Family Residential). Land Lot 142 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ray Bachan**  
**Council District 3, NPU K**
- V-19-288** Application of **Adam Meier** for a variance to increase the maximum height of a building sign from 30 feet above ground level to 63.3 feet for property located **650 West Peachtree Street, N.W.**, fronting 113 feet on the west side of West Peachtree Street and beginning 160 feet from the southwest intersection of West Peachtree Street and 3<sup>rd</sup> Street. Zoned SPI-16 SA1 (Midtown Special Public Interest District, Subarea 1). Land Lot 80 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Norfolk Southern Corporation**  
**Council District 2, NPU E**

**END OF AGENDA**