

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, AUGUST 6, 2020 AT 12:00 PM
BRIEFING: THURSDAY, AUGUST 6, 2020 AT 11:00 AM
THIS MEETING WILL BE HELD VIA ZOOM. PARTICIPANTS MUST REGISTER OR DIAL-IN
<https://atlantaga-gov.zoom.us/j/94505043086?pwd=a0ZiRTE4VUVGRWt2cmFudmgvU3FiUT09>
Meeting ID: 945 0504 3086 / Password: 470557
Dial-In: 1-929-205-6099 / Conference Code: 94505043086

NEW CASES

- V-19-281** Application of **The Interlock II, LLC** for a variance to reduce the useable open space from 96,892 square feet to 62,998 square feet for the construction of a mixed used development for property located at **654 Ethel Street, N.W. and 1042, 1058 and 1090 Northside Drive, N.W.**, fronting 410 feet on the west side of Northside Drive, 308 feet on the south of Ethel Street and beginning at the southwest intersection of Northside Drive and Ethel Street. Zoned MRC-3 (Mixed Residential Commercial). Land Lots 149 & 150 of the 17th District, Fulton County, Georgia.
Owner: Ethel Street, LLC, Anco Properties, LLC, Carnett S Properties, LLC & LBS Holdings, LLC
Council District 3, NPU E
- V-20-15** Application of **Chole Dallaire & Peter Kittrell** for a special exception to allow active recreation (swimming pool & spa) in a yard adjacent to a street for property located at **539 Manor Ridge Drive, N.W.**, fronting 119 feet on the north side of Manor Ridge Drive and beginning at the northeast intersection of Manor Ridge Drive and Brookdale Drive. Zoned R-3 (Single Family Residential). Land Lot 144 of the 17th District, Fulton County, Georgia.
Owner: Chole Dallaire & Peter Kittrell
Council District 8, NPU C
- V-20-16** Application of **Sinan Sinharoy** for a variance to reduce the front yard setback from 30 feet to 12 feet 8 inches and the half-depth front yard setback from 15 feet to 4 feet 6 inches for an addition to an existing single family dwelling for property located at **80 Dahlgren Street, S.E.**, fronting 50 feet on the east side of Dahlgren Street and beginning at the southeast intersection of Dahlgren Street and Wylie Street. Zoned R-4A (Single Family Residential). Land Lot 208 of the 15th District, DeKalb County, Georgia.
Owner: Sinan Sinharoy
Council District 5, NPU O
- V-20-17** Application of **Fanny Lis Radtke** for a special exception to reduce the onsite parking from 16 spaces to 0 for a mixed use development for property located at **431 Formwalt Street, S.W.**, fronting 40 feet on the west side of Formwalt Street and beginning 40 feet from the southwest intersection of Formwalt Street and Eugenia Street. Zoned SPI-18 SA1 (Mechanicsville Neighborhood Special Public Interest District). Land Lot 76 of the 14th District, Fulton County, Georgia.
Owner: FLR Investment Trust
Council District 4, NPU V

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- V-20-18** Application of **Nina E. Gentry** for a variance to reduce the half-depth front yard setback from 30 feet to 16 feet and the rear yard setback from 30 feet to 17 feet for an addition to an existing single family dwelling for property located at **2965 Habersham Court, N.W.**, fronting 125 feet on the southeast side of Habersham Court and beginning at the northeast intersection of Habersham Court and Habersham Way. Zoned R-2A (Single Family Residential). Land Lot 113 of the 17th District, Fulton County, Georgia.
Owner: Kimberly & Martin Musierowicz
Council District 8, NPU B
- V-20-19** Application of **Cedric W. Bolden** for a variance to increase the size of an accessory structure from 30% to 51.2% of the main structure for the elimination of conditions associated with V-02-321 for property located at **341 Hascall Road, N.W.**, fronting 65 feet on the north side of Hascall Road and beginning 666 feet from the northeast intersection of Hascall Road and Steele Drive. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 147 of the 14th District, Fulton County, Georgia.
Owner: Reginald Jackson
Council District 8, NPU E
- V-20-20** Application of **Joseph Brown** for a special exception for a 6 foot privacy fence in the half-depth front yard where only a 4 foot fence (50% opacity) is allowed and a special exception to allow active recreation (swimming pool) in a yard adjacent to a street for property located at **655 Ralph McGill Boulevard, N.E.**, fronting 146 feet on the south side of Ralph McGill Boulevard and beginning at the northeast intersection of Ralph McGill Boulevard and Willoughby Way. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 18 of the 14th District, Fulton County, Georgia.
Owner: Joseph Brown
Council District 2, NPU M
- V-20-21** Application of **Earl Jackson** for a variance to reduce the front yard setback from 50 feet to 40 feet and the east side yard setback from 10 feet to 7 feet for the construction of a second story addition to an existing single family dwelling and an accessory structure for property located at **916 Dean Drive, N.W.**, fronting 80 feet on the south side of Dean Drive and beginning 340 feet from the southwest intersection of Dean Drive and Howell Mill Road. Zoned R-3A (Single Family Residential). Land Lot 185 of the 17th District, Fulton County, Georgia.
Owner: Joseph Gibson
Council District 8, NPU C
- V-20-22** Application of **Mark Knapp** for a variance to reduce the half-depth front yard setback from 17.5 feet to 15 feet for the construction of a covered porch for property located at **1061 Morley Avenue, S.E.**, fronting 50 feet on the west side of Morley Avenue and beginning at the southwest intersection of Morley Avenue and Hamilton Avenue. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 23 of the 14th District, Fulton County, Georgia.
Owner: Mark Knapp
Council District 1, NPU W

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- V-20-24** Application of **Ben R. Darmer** for a variance to reduce the half-depth front yard setback from 15 feet to 7 feet for the construction of a single family dwelling for property located at **362 6th Street, N.E.**, fronting 53 feet on the north side of 6th Street and beginning at the northwest intersection of 6th Street and Durant Place. Zoned R-5 (Two Family Residential). Land Lot 48 of the 14th District, Fulton County, Georgia.
Owner: Kyle Puckett
Council District 2, NPU E
- V-20-25** Application of **Midtown Stockyards Owner, LLC c/o Dentons US LLP** for a special exception to reduce the onsite parking from 400 spaces to 300 spaces for a mixed use development for property located at **934, 944, 956 & 976 Brady Avenue, N.W.**, fronting approximately 588 feet on the west side of Brady Avenue and beginning at the southwest intersection of Brady Avenue and 10th Street. Zoned I-2 (Heavy Industrial). Land Lot 150 of the 17th District, Fulton County, Georgia.
Owner: Brady Avenue Owner, LLC
Council District 3, NPU E
- V-20-26** Application of **John Knight** for a variance to reduce the south side yard setback from 10 feet to 8.6 feet and the rear yard setback from 20 feet to 19.2 feet for a second story addition to the existing dwelling and expansion of an existing garage for property located at **209 Little John Trail, N.E.**, fronting 140 feet on the west side of Little John Trail and beginning 633 feet from the northwest intersection of Little John Trail and Friar Tuck Road. Zoned R-3/BL (Single Family Residential/Beltline Overlay). Land Lot 104 of the 17th District, Fulton County, Georgia.
Owner: Frederick Wright
Council District 6, NPU E
- V-20-29** Application of **3311 Grant Valley, LLC c/o Daniel Alexander** for a variance to reduce the south side yard setback from 10 feet to 2 feet for an addition to an existing garage for property located at **3311 Grant Valley Road, N.W.**, fronting 150 feet on the east side of Grant Valley Road and beginning 190 feet from the northeast intersection of Grant Valley Road and Valley Road. Zoned R-3 (Single Family Residential). Land Lot 98 of the 17th District, Fulton County, Georgia.
Owner: 3311 Grant Valley, LLC
Council District 8, NPU B
- V-20-30** Application of **Chris Erickson** for a variance to reduce the front yard setback from 30 feet to 26 feet for a second story addition to an existing single family dwelling for property located at **340 Clifton Road, N.E.**, fronting 50 feet on the west side of Clifton Road and beginning 426 feet from the southwest intersection of Clifton Road and McClendon Avenue. Zoned R-5 (Two Family Residential). Land Lot 210 of the 15th District, DeKalb County, Georgia.
Owner: Chris Erickson
Council District 2, NPU N

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- V-20-32** Application of **Jeff Morgan** for a special exception to allow active recreation (swimming pool) in a yard adjacent to a street for property located at **2912 St. Patrick Street, S.E.**, fronting 91 feet on the north side of St. Patrick Street and beginning 183 feet from the northeast intersection of St. Patrick Street and Candler Road. Zoned R-4 (Single Family Residential). Land lot 203 of the 15th District, DeKalb County, Georgia.
Owner: Andre Macklin
Council District 5, NPU O
- V-20-33** Application of **Dianne Barfield** for a special exception to allow active recreation in a yard adjacent to a street (swimming pool) and to construct a 5 foot retaining wall in the half-depth front yard where only a 3 foot wall is allowed for property located at **3091 Rhodenhaven Drive, N.W.**, fronting 175 feet on the northeast side of Rhodenhaven Drive and beginning at the southeast intersection of Rhodenhaven Drive and Northside Parkway. Zoned R-3 (Single Family Residential). Land Lot 157 of the 17th District, Fulton County, Georgia.
Owner: Jessica Agahi
Council District 8, NPU C
- V-20-34** Application of **April Ingraham** for a variance to reduce the half-depth front yard setback from 17.5 feet to 8 feet 6 inches for an addition to an existing single family dwelling for property located at **492 Harold Avenue, N.E.**, fronting 50 feet on the west side of Harold Avenue and beginning at the northwest intersection of Harold Avenue and Marlbrook Drive. Zoned R-4 (Single Family Residential). Land Lot 239 of the 15th District, DeKalb County, Georgia.
Owner: Stephanie Hackett
Council District 5, NPU N
- V-20-35** Application of **April Ingraham** for a variance to reduce the north side yard setback from 10 feet to 3 feet for the construction of a terrace and garage for property located at **3120 Marne Drive, N.W.**, fronting 119 feet on the west side of Marne Drive and beginning 710 feet from the northeast intersection of Marne Drive and Verdun Drive. Zoned R-3 (Single Family Residential). Land Lot 142 of the 14th District, Fulton County, Georgia.
Owner: Reinhardt & Natalie Cyphers
Council District 8, NPU C
- V-20-36** Application of **Nichelle Bell** for a variance to reduce the front yard setback from 50 feet to 30 feet for the construction of a single family dwelling and parking pad for property located at **3344 Rilman Road, N.W.**, fronting 244 feet on the west side of Rilman Road and beginning 423 feet from the southwest intersection of Rilman Road and Kilby Place. Zoned R-3 (Single Family Residential). Land Lot 181 of the 17th District, Fulton County, Georgia.
Owner: BP East Cobb, LLC
Council District 8, NPU A

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- V-20-37** Application of **Dan Hanlon** for a variance to increase the maximum lot coverage from 40% to 44% for an addition to an existing single family dwelling for property located at **620 Oakdale Road, N.E.**, fronting 85 feet on the west side of Oakdale Road and beginning at the northwest intersection of Oakdale Road and North Avenue. Zoned R-3 (Single Family Residential). Land Lot 240 of the 15th District, DeKalb County, Georgia.
Owner: Bill Seymour
Council District 2, NPU N
- V-20-38** Application of **Max Washington** for a variance to reduce the rear yard set back from 15 feet to 5 feet (5 feet credit for half the width of adjacent alley) for the construction of a single family dwelling for property located at **1320 Wylie Street, S.E.**, fronting approximately 42 feet on the north side of Wylie Street and beginning 210 feet from the northwest intersection of Wylie Street and Leslie Street. Zoned R-4A (Single Family Residential). Land Lot 208 of the 15th District, DeKalb County, Georgia.
Owner: Manesh Hardeo
Council District 5, NPU O
- V-20-39** Application of **Kaci Palo** for a variance to reduce the front yard setback from 35 feet to 21 feet and to increase the maximum lot coverage from 50% to 54.48% for additions to an existing single family dwelling for property located at **38 Camden Road, N.E.**, fronting 60 feet on the north side of Camden Road and beginning 348 feet from the northeast intersection of Camden Road and Montclair Drive. Zoned R-4/HC-20CD 1 (Single Family Residential/Brookwood Hills Conservation District). Land Lot 110 of the 17th District, Fulton County, Georgia.
Owner: Andrew & Christian Torgrimson
Council District 6, NPU E
- V-20-40** Application of **W. Jason Patrick** for a special exception to reduce the onsite parking from 415 spaces to 138 spaces for a warehouse/distribution facility for properties located at **3274, 3276 & 3346 Donald Lee Hollowell Parkway, N.W., 1136 & 1176 Bolton Road, N.W., and 1399 Fulton Industrial Boulevard, N.W. (pending lot consolidation)**, fronting 696.21 feet on the south side of Fulton Industrial Boulevard and beginning at the southeast intersection of Fulton Industrial Boulevard and Donald Lee Hollowell Parkway. Zoned I-1-C (Light Industrial Conditional). Land Lot 260, 261, 267, 268 of the 17th District, Fulton County, Georgia.
Owner: G& J Development, LLC & Encore Equity Partners, LLC
Council District 9, NPU H
- V-20-57** Application of **Charlie Hightower** for a variance to reduce the half-depth front yard setback from 17.5 feet to 0 for a second story addition to an existing dwelling for property located at **1548 Martin Luther King, Jr. Drive, S.W.**, fronting 60 feet on the south side of Martin Luther King, Jr. Drive and beginning at the southeast intersection of Martin Luther King, Jr. Drive and Wellington Street. Zoned R-4 (Single Family Residential). Land Lot 148 of the 14th District, Fulton County, Georgia.
Owner: Sarah Sadd
Council District 4, NPU K

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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 yard setbacks 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 15th District, DeKalb County, Georgia.
Owner: Frank Iglesias
Council District 5, NPU O
- V-20-08** Application of **Robert Jones & Pamela Jones** for a variance to reduce the front yard setback from 50 feet to 23.5 feet for the construction of a single family dwelling for property located at **1200 Oriole Drive, S.W.**, fronting 136 feet on the south side of Oriole Drive and beginning approximately 1,388 feet from the southeast intersection of Oriole Drive and Benjamin E. Mays Drive. Zoned R-3 (Single Family Residential). Land Lot 202 of the 14th District, Fulton County, Georgia.
Owner: Robert Jones & Pamela Jones
Council District 10, NPU I
- V-20-10** Application of **Vivek Gupta** for a variance to reduce the rear yard setback from 20 feet to 16 feet for the construction of a swimming pool and deck for property located at **4407 Jett Road, N.W.**, fronting 142 feet on the north side of Jett Road and beginning 450 feet from the southeast intersection of Jett Road and E. Conway Drive. Zoned R-3 (Single Family Residential). Land Lot 138 of the 17th District, Fulton County, Georgia.
Owner: Vivek Gupta
Council District 8, NPU A
- V-20-13** Application of **Adebisi Oyedeji** for a special exception to reduce the onsite parking from 49 spaces to 44 spaces for a senior housing multifamily development for property located at **2481 & 2489 Donald Lee Hollowell Parkway, N.W. (pending lot consolidation)**, fronting 200 feet on the north side of Donald Lee Hollowell Parkway and beginning 106 feet from the northwest intersection of Donald Lee Hollowell Parkway and Hall Street. Zoned MR-4A (Multifamily Residential). Land Lot 208 of the 14th District, Fulton County, Georgia.
Owner: Mike Abebe
Council District 9, NPU J

END OF AGENDA