

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, AUGUST 20, 2020 AT 12:00 PM
BRIEFING: THURSDAY, AUGUST 20, 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 / Passcode: 470557

Dial-In: 1-929-205-6099 / Conference Code: 94505043086

NEW CASES

- V-20-65** Application of **Alan Cablik** for a variance to reduce the front yard setback from 40 feet to 7 feet 3 inches (Connally), the half-depth front yard setback from 20 feet to 0 (Glenwood), the south side yard setback from 20 feet to 9 feet and the rear yard setback from 20 feet to 5 feet 4 inches for the construction of a multifamily development for property located at **460 Connally Street, S.E.**, fronting 110 feet on the east side of Connally Street and beginning at the southeast intersection of Connally Street and Glenwood Avenue. Zoned RG-4 (Residential General Sector 4). Land Lot 53 of the 14th District, Fulton County, Georgia.
Owner: Chris Cady
Council District 1, NPU W
- V-20-66** Application of **Nina E. Gentry** for a variance to reduce the east side yard setback from 7 feet to 2.4 feet and to increase the maximum lot coverage from 55% to 61.7% for an addition to an existing single family dwelling for property located at **575 East Avenue, N.E.**, fronting 43.5 feet on the south side of East Avenue and beginning 131 feet from the southwest intersection East Avenue and Glen Iris Drive. Zoned R-5/BL (Two Family Residential/Beltline Overlay). Land Lot 46 of the 14th District, Fulton County, Georgia.
Owner: Peter Grottendieck
Council District 2, NPU M
- V-20-67** Application of **Adam Stillman** for a variance to reduce the north side yard setback from 7 feet to 3 feet and the rear yard setback from 15 feet to 3 feet for the construction of an accessory structure for property located at **506 Harold Avenue, N.E.**, fronting 50 feet on the west side of Harold Avenue and beginning 150 feet from 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: Joshua Golden
Council District 5, NPU N
- V-20-68** Application of **Nichelle Bell** for a variance to reduce the front yard setback from 50 feet to 40 feet and the north side yard setback from 10 feet to 4 feet 10 inches for an addition to an existing single family dwelling for property located at **2980 Rockingham Drive, N.W.**, fronting 85 feet on the west side of Rockingham Drive and beginning approximately 903 feet from the northwest intersection of Rockingham Drive and Mornington Drive. Land Lot 156 of the 17th District, Fulton County, Georgia.
Owner: Jerry & Bree Lipman
Council District 8, NPU C
- V-20-69** Application of **Mickey Layman** for a special exception to allow active recreation (swimming pool) in a yard adjacent to a street for property located at **76 Inman Circle, N.E.**, fronting 120 feet on the west side of Inman Circle and beginning at the northwest intersection of Inman Circle and 17th Street. Zoned R-4 (Single Family Residential). Land Lot 105 of the 17th District, Fulton County, Georgia,
Owner: Greg & Allison Brooms
Council District 6, NPU E

Please click the following link to review a copy of the rules adopted on July 23, 2020 -
<http://www.atlantaga.gov/index.aspx?page=399>.

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- V-20-70** Application of **Marc Rosefort** for a variance to reduce the front yard setback from 40 feet to 30 feet and the south side yard setback from 7 feet to 6.25 feet for the construction of a duplex for property located at **761 Humphries Street, S.W.**, fronting 40 feet on the west side of Humphries Street and beginning 40 feet from the southwest intersection of Humphries Street and Stephens Street. Zoned RG-3 (Residential General Sector 3). Land Lot 86 of the 14th District, Fulton County, Georgia.
Owner: Marc Rosefort
Council District 12, NPU V
- V-20-71** Application of **Watson E. Wilson, Jr. & Letitia K. Wilson** for a variance to increase the maximum lot coverage from 50% to 54.85% for the construction of a rear porch for property located at **43 Huntington Road, N.E.**, fronting 60 feet on the south side of Huntington Road and beginning approximately 515 feet from the southeast intersection of Huntington Road and Peachtree Street. Zoned R-4/HC-20 CD1 (Single Family Residential/Brookwood Hills Conservation District). Land Lot 109 of the 17th District, Fulton County, Georgia.
Owner: Watson E. Wilson, Jr. & Letitia K. Wilson
Council District 6, NPU E
- V-20-72** Application of **Ralph Gershom, LLC** for a variance to reduce the front yard setback from 30 feet to 4 feet 1.5 inches, the south side yard setback from 7 feet to 0, the north side yard setback from 7 feet to 5 feet 5 inches, increase the maximum lot coverage from 55% to 62%, eliminate the neighborhood design standard requiring that front entry garages be recessed a minimum of 10 feet behind the front façade, eliminate the standard requiring a front porch that is a minimum 8 feet in depth and 12 feet in width and to increase the size of an attached garage from 35% of the ground floor to 41% for the construction of a single family dwelling for property located at **240 Lampkin Street, N.E.**, fronting 27 feet on the west side of Lampkin Street and beginning approximately 436 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: Ralph Gershom, LLC
Council District 2, NPU M
- V-20-73** Application of **Brandon Marshall** for a variance to reduce the front yard setback from 35 feet to 20 feet, the north side yard setback from 7 feet to 4 feet, the half-depth front yard setback from 17.5 feet to 4 feet, the rear yard setback from 15 feet to 4 feet and to eliminate the standard requiring a front porch that is 8 feet in depth and 12 feet in width for the construction of a single family dwelling for property located at **81 Martin Avenue, S.E.**, fronting 30 feet on the south side of Martin Avenue and beginning at the southwest intersection of Martin Avenue and Lansing Street. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 56 of the 14th District, Fulton County, Georgia.
Owner: Brandon Marshall
Council District 1, NPU Y

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- V-20-74** Application of **Earl Jackson & Susan Johnson** for a special exception to construct a 15 foot retaining wall in the side and rear yards for properties located at **1065, 1066, 1067, 1068 and 1069 Woodbridge Hollow Lane, N.E.**, fronting approximately 76 feet on the north side Woodbridge Hollow Lane (1065, 1066, 1068), approximately 43 feet on the west side of Woodbridge Hollow Lane (1067 & 1069) and beginning approximately 102 feet from northwest intersection of Woodbridge Hollow Lane and Woodbridge Hollow Court. Zoned RG-2 (Residential General Sector 2). Land Lot 55 of the 18th District, DeKalb County, Georgia.
Owner: Allan Spinelli, Kathleen K. Robichaud, Carol S. Matysiak, Lauren Owens & Jeanell Dee Douglas
Council District 6, NPU F
- V-20-77** Application of **DSP Acquisitions, LLC** for a special exception to reduce the number of onsite parking from 238 spaces to 86 spaces for the construction of a distribution center for properties located at **3835, 3845 and 3855 Ruby H. Harper Boulevard, S.E. (pending lot consolidation)**, fronting approximately 301 feet on the west side of Ruby H. Harper Boulevard and beginning approximately 962 feet from the southwest intersection of Ruby H. Harper Boulevard and Poole Creek Road. Zoned I-1 (Light Industrial). Land Lots 33 & 64 of the 14th District, Fulton County, Georgia.
Owner: Sandra Crosby, Aronthy Keith, Gerard Gunthert & J. Connor Seabrook
Council District 12, NPU Z

END OF AGENDA