



KEISHA LANCE BOTTOMS
MAYOR

CITY OF ATLANTA

TIM KEANE
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

August 11, 2020

Vivek Gupta
4407 Jett Road
Atlanta, Georgia 30033

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

Mr. Gupta

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment denied the above referenced application without prejudice. Because your application was denied without prejudice, you may resubmit the same request, or any substantially similar request, at any time in a new application.

Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, can be found online using the City's new online permitting system, Accela by using: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Please feel free to contact me with any questions.

Sincerely,

Racquel T. Jackson
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, Zoning Administrator



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August 11, 2020

Cedrick W. Bolden
341 Hascall Road, N.W.
Atlanta, GA 30309

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

Mr. Bolden:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment deferred the above referenced case to the **September 10, 2020** public hearing. The public notice sign, which should be updated to reflect the new hearing date, must be re-posted at the subject property no later than **August 26, 2020**. Enclosed is a sign posting affidavit, which should be notarized after the sign is reposted, and returned to the Office of Zoning and Development at least 5 days before your hearing date.

Information related to applications heard by the Board of Zoning Adjustment (BZA) may be searched online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and do not hesitate to call with questions.

Sincerely,

Racquel T. Jackson
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, Zoning Administrator

SIGN POSTING AFFIDAVIT

Sign Must Be Posted By: **August 19, 2020** (for September 3, 2020 hearing)
August 26, 2020 (for September 10, 2020 hearing)

Application Number: _____

Property Address: _____

Describe the location on the property where the sign(s) were posted:

_____ Date Posted: _____

"I SWEAR THAT ON THE ABOVE POSTING DATE, I PERSONALLY POSTED IN THE MOST CONSPICUOUS PLACE ON THE PREMISES AFFECTED BY THIS APPLICATION"

Signature of Person Posting Sign

PERSONALLY APPEARED BEFORE ME
PERSON(S) OF THE ABOVE NAME(S), WHO
SWEAR THAT THE INFORMATION
CONTAINED IN THIS AFFIDAVIT IS TRUE
AND CORRECT TO THEIR BEST
KNOWLEDGE AND BELIEF.

Notary

Date

*The property owner will be notified of the exact hearing date by telephone or email and must post the sign(s) in a conspicuous place on the property at least 15 days before the hearing date. One sign shall be placed every 600 feet along each street the property abuts. Signs may be posted before the posting date, but not after.

Please email this completed affidavit to the Office of Zoning and Development to Bza-hearings@atlantaga.gov. The affidavit must be received by the Office of Zoning and Development at least five days before your hearing date.

City of Atlanta
Office of Zoning and Development
55 Trinity Avenue, S.W.
Suite 3350
Atlanta, GA 30303-0310
Fax (404) 546-8230



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KEYETTA M. HOLMES, AICP
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Office of Zoning and Development

August 11, 2020

John Knight
1190 Hancock Drive
Atlanta, GA 30306

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

Mr. Knight:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment deferred the above referenced case to the **September 10, 2020** public hearing. The public notice sign, which should be updated to reflect the new hearing date, must be re-posted at the subject property no later than **August 26, 2020**. Enclosed is a sign posting affidavit, which should be notarized after the sign is reposted, and returned to the Office of Zoning and Development at least 5 days before your hearing date.

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Sincerely,

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Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, Zoning Administrator

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Signature of Person Posting Sign

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PERSON(S) OF THE ABOVE NAME(S), WHO
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Office of Zoning and Development

August 11, 2020

Kaci Palo
150 Rose Creek Circle
Covington, Georgia 30014

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

Ms. Palo:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment denied the above referenced application without prejudice. Because your application was denied without prejudice, you may resubmit the same request, or any substantially similar request, at any time in a new application.

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August 11, 2020

The Interlock II, LLC
5 Broad St. SW, Suite B
Fairburn, GA 30213

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

Ms. Hill:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

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August 11, 2020

Adebisi Oyedeji
1510 Ellsworth Ind. Blvd, Suite 500
Atlanta, GA 3318

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

Mr. Oyedeji:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

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August 11, 2020

Chole Dallaire
539 Manor Ridge Drive, N.W.
Atlanta, GA 30305

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

Ms. Dallaire:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

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August 11, 2020

Sinan Sinharoy
80 Dahlgren Street, SE
Atlanta, GA 30317

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

Mr. Sinharoy:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

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Racquel T. Jackson
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, Zoning Administrator



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KEYETTA M. HOLMES, AICP
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August 11, 2020

Fanny Lis Radtke
907 Eden Ave SE
Atlanta, GA 30316

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

Ms. Radtke:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

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Secretary, Board of Zoning Adjustment

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KEYETTA M. HOLMES, AICP
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August 11, 2020

Nina E. Gentry
992 Eden Avenue, S.E.
Atlanta, GA 30316

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

Ms. Gentry:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

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cc: Keyetta M. Holmes, Zoning Administrator



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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

August 11, 2020

Joseph Brown
655 Ralph McGill Boulevard, N.E.
Atlanta, GA 30312

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

Mr. Brown:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application.

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KEYETTA M. HOLMES, AICP
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August 11, 2020

Earl Jackson
3094 Brook Drive
Decatur, GA 30033

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

Mr. Jackson:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application.

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August 11, 2020

Mark Knapp
1061 Morley Avenue, S.E.
Atlanta, GA 30312

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

Mr. Knapp:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application.

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August 11, 2020

Ben Darmer
1877 Ardmore Road NW
Atlanta, GA 30309

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

Mr. Darmer:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

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August 11, 2020

Dentons US LLP
303 Peachtree Street, N.E.
Suite 5300
Atlanta, GA 30308

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

Ms. Gay:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Racquel T. Jackson
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, Zoning Administrator



KEISHA LANCE BOTTOMS
MAYOR

CITY OF ATLANTA

TIM KEANE
Commissioner

DEPARTMENT OF CITY PLANNING
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

August 11, 2020

Daniel Alexander
575 Pharr Road NE #52233
Atlanta, GA 30355

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

Mr. Alexander:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application with the following condition: **Site plan dated September 20, 2019.**

Because the Board attached conditions to your approval, the Office of Buildings will require the Office of Zoning and Development to sign-off on your construction plans and drawings prior to processing an application for a building permit. The submittal requirements are as follows: three (3) plans to submit with the building permit application and one (1) additional copy for submission to the Office of Zoning and Development. Once all materials have been prepared, please schedule an appointment by calling (404) 330-6145 or emailing me at rtjackson@atlantaga.gov. The purpose of the appointment is to ensure all conditions related to the approval have been met.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Racquel T. Jackson
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, Zoning Administrator



KEISHA LANCE BOTTOMS
MAYOR

CITY OF ATLANTA

TIM KEANE
Commissioner

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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

August 11, 2020

Chris Erikson
340 Clifton Road, N.E.
Atlanta, GA 30307

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

Mr. Erikson:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Racquel T. Jackson
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, Zoning Administrator



KEISHA LANCE BOTTOMS
MAYOR

CITY OF ATLANTA

TIM KEANE
Commissioner

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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

August 11, 2020

Jeff Morgan
848 Railroad Street
Statham, GA 30666

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

Mr. Morgan:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Racquel T. Jackson
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, Zoning Administrator



KEISHA LANCE BOTTOMS
MAYOR

CITY OF ATLANTA

TIM KEANE
Commissioner

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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

August 11, 2020

Dianne Barfield
P.O. Box 475
Morrow, GA 30260

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

Ms. Barfield:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Racquel T. Jackson
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, Zoning Administrator



KEISHA LANCE BOTTOMS
MAYOR

CITY OF ATLANTA

TIM KEANE
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

August 11, 2020

April Ingraham
3688 Clearview Avenue, Suite 101
Atlanta, GA 30340

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

Mrs. Ingraham:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Racquel T. Jackson
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, Zoning Administrator



KEISHA LANCE BOTTOMS
MAYOR

CITY OF ATLANTA

TIM KEANE
Commissioner

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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

August 11, 2020

April Ingraham
3688 Clearview Avenue, Suite 101
Atlanta, GA 30340

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

Mrs. Ingraham:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Racquel T. Jackson
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, Zoning Administrator



KEISHA LANCE BOTTOMS
MAYOR

CITY OF ATLANTA

TIM KEANE
Commissioner

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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

August 11, 2020

Nichelle Bell
16422 Powers Ferry Road, Suite 250
Marietta, GA 30067

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

Ms. Bell:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application with the following condition: **The front yard setback shall be reduced to 40 feet.**

Because the Board attached conditions to your approval, the Office of Buildings will require the Office of Zoning and Development to sign-off on your construction plans and drawings prior to processing an application for a building permit. The submittal requirements are as follows: three (3) plans to submit with the building permit application and one (1) additional copy for submission to the Office of Zoning and Development. Once all materials have been prepared, please schedule an appointment by calling (404) 330-6145 or emailing me at rtjackson@atlantaga.gov. The purpose of the appointment is to ensure all conditions related to the approval have been met.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Racquel T. Jackson
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, Zoning Administrator



KEISHA LANCE BOTTOMS
MAYOR

CITY OF ATLANTA

TIM KEANE
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

August 11, 2020

Dan Hanlon
659 Auburn Avenue, Suite G9
Atlanta, GA 30312

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

Mr. Hanlon:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Racquel T. Jackson
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, Zoning Administrator



KEISHA LANCE BOTTOMS
MAYOR

CITY OF ATLANTA

TIM KEANE
Commissioner

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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

August 11, 2020

W. Jason Patrick
100 Dunbar Street, Suite 400
Spartanburg, SC 29306

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

Mr. Patrick:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Racquel T. Jackson
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, Zoning Administrator



KEISHA LANCE BOTTOMS
MAYOR

CITY OF ATLANTA

TIM KEANE
Commissioner

DEPARTMENT OF CITY PLANNING
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

August 11, 2020

Sarah Sadd
1548 Martin Luther King, Jr. Drive, S.W.
Atlanta, GA 30314

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

Ms. Sadd:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Racquel T. Jackson
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, Zoning Administrator



KEISHA LANCE BOTTOMS
MAYOR

CITY OF ATLANTA

TIM KEANE
Commissioner

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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

August 11, 2020

Frank Iglesias
6175 Hickory Flat Hwy, Suite 110-112
Canton, GA 30115

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

Mr. Iglesias:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application with the following condition: **The east and west side yard setbacks shall be reduced to 4 feet.**

Because the Board attached conditions to your approval, the Office of Buildings will require the Office of Zoning and Development to sign-off on your construction plans and drawings prior to processing an application for a building permit. The submittal requirements are as follows: three (3) plans to submit with the building permit application and one (1) additional copy for submission to the Office of Zoning and Development. Once all materials have been prepared, please schedule an appointment by calling (404) 330-6145 or emailing me at rtjackson@atlantaga.gov. The purpose of the appointment is to ensure all conditions related to the approval have been met.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Racquel T. Jackson
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, Zoning Administrator



KEISHA LANCE BOTTOMS
MAYOR

CITY OF ATLANTA

TIM KEANE
Commissioner

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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

August 11, 2020

Mr. & Mrs. Robert Jones
6175 Hickory Flat Hwy, Suite 250
Canton, GA 30115

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

Mr. & Mrs. Jones:

As a result of the public hearing held on **August 6, 2020**, the Board of Zoning Adjustment approved the above referenced application with the following condition: **The front yard setback shall be reduced to 25 feet.**

Because the Board attached conditions to your approval, the Office of Buildings will require the Office of Zoning and Development to sign-off on your construction plans and drawings prior to processing an application for a building permit. The submittal requirements are as follows: three (3) plans to submit with the building permit application and one (1) additional copy for submission to the Office of Zoning and Development. Once all materials have been prepared, please schedule an appointment by calling (404) 330-6145 or emailing me at rtjackson@atlantaga.gov. The purpose of the appointment is to ensure all conditions related to the approval have been met.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Racquel T. Jackson
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, Zoning Administrator