

**AGENDA**  
**BOARD OF ZONING ADJUSTMENT**  
**THURSDAY, SEPTEMBER 10, 2020 AT 12:00 PM**  
**BRIEFING: THURSDAY, SEPTEMBER 10, 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-20-76**      Application of **Caren Ann Nunnally** for a special exception to allow active recreation (tennis court) in a yard adjacent to a street for property located at **1766 West Paces Ferry Road, N.W.**, fronting approximately 413 feet on the southwest side of West Paces Ferry Road and beginning approximately 1,321 feet from the southwest intersection of West Paces Ferry Road and Nancy Creek Road. Zoned R-1 (Single Family Residential). Land Lot 218 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Bryan A. Vroon**  
**Council District 8, NPU A**
- V-20-78**      Application of **Greg Kurzner** for a variance to reduce the front yard setback from 35 feet to 24.3 feet and the west side yard setback from 7 feet to 4.8 feet for the construction of a second story addition on an existing single family dwelling for property located at **331 Redland Road, N.W.**, fronting 60 feet on the north side of Redland Road and beginning at the northwest intersection of Redland Road and Dellwood Drive. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 146 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Francis G. Jones, III**  
**Council District 8, NPU C**
- V-20-80**      Application of **Joseph Spano, III** for a variance to reduce the east side yard setback from 7 feet to 3 feet and the rear yard setback from 7 feet to 3 feet for the construction of an accessory structure for property located at **781 Greenwood Avenue, N.E.**, fronting 50 feet on the south side of Greenwood Avenue and beginning 150 feet from the southwest intersection of Greenwood Avenue and Bonaventure Avenue. Zoned RG-2 (Residential General Sector 2). Land Lot 17 of the 14<sup>th</sup> District, Fulton County Georgia.  
**Owner: Joseph Spano, III**  
**Council District 6, NPU F**
- V-20-81**      Application of **Jim Checks** for a variance to reduce the front yard setback from 20 feet to 9 feet, the east side yard setback from 5 feet to 3 feet, the half-depth front yard setback from 10 feet to 5 feet and the rear yard setback from 5 feet to 3 feet for the construction of a single family dwelling for property located at **78 Little Street, S.E.**, fronting 20 feet on the north side of Little Street and beginning at the northeast intersection of Little Street and Reed Street. Zoned R-4B-C (Single Family Residential Conditional). Land Lot 54 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Doris A. Scott**  
**Council District 1, NPU V**

**AGENDA**  
**BOARD OF ZONING ADJUSTMENT**  
**THURSDAY, SEPTEMBER 10, 2020 AT 12:00 PM**  
**BRIEFING: THURSDAY, SEPTEMBER 10, 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**

**DEFERRED CASES**

- 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 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Reginald Jackson**  
**Council District 8, 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 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Frederick Wright**  
**Council District 6, NPU E**
- V-20-48**      Application of **John VanVlack** for a variance to reduce the south side transitional yard setback from 20 feet to 5 feet, the east side transitional yard setback from 20 feet to 2 feet, reduce the width of a two way driveway from 24 feet to 12 feet (narrowest point) and a special exception to reduce the onsite parking from 26 spaces to 12 spaces for the construction of a multifamily development for property located at **8 & 16 Clifton Street, S.E.**, fronting 200 feet on the east side of Clifton Street and beginning at the southeast intersection of Clifton Street and Hosea L. Williams Drive. Zoned MR-3 (Multifamily Residential). Land Lot 207 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Irwin & Grape, LLC**  
**Council District 5, NPU O**
- 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 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Chris Cady**  
**Council District 1, NPU W**

**AGENDA**  
**BOARD OF ZONING ADJUSTMENT**  
**THURSDAY, SEPTEMBER 10, 2020 AT 12:00 PM**  
**BRIEFING: THURSDAY, SEPTEMBER 10, 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**

- 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 17<sup>th</sup> Street. Zoned R-4 (Single Family Residential). Land Lot 105 of the 17<sup>th</sup> District, Fulton County, Georgia,  
**Owner: Greg & Allison Broms**  
**Council District 6, NPU E**
- 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 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Brandon Marshall**  
**Council District 1, NPU Y**
- 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 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Sandra Crosby, Aronthy Keith, Gerard Gunthert & J. Connor Seabrook**  
**Council District 12, NPU Z**

**END OF AGENDA**