



**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](http://www.atlantaga.gov)

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

September 15, 2020

John VanVlack  
Irwin & Grape, LLC  
104 Hillcrest Avenue  
Decatur, GA 30030

**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**

Mr. VanVlack:

As a result of the public hearing held on **September 10, 2020**, the Board of Zoning Adjustment deferred the above referenced case to the **October 8, 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 **September 23, 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](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: **September 16, 2020** (for October 1, 2020 hearing)  
**September 23, 2020** (for October 8, 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](mailto:Bza-hearings@atlantaga.gov). The affidavit must be received by the Office of Zoning and Development at least five days before your hearing date.

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



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

September 15, 2020

Alan Cablik  
Cablik Enterprises  
620 Peachtree St. NE, Suite 106  
Atlanta, GA 30308

**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**

Mr. Cablik:

As a result of the public hearing held on **September 10, 2020**, the Board of Zoning Adjustment deferred the above referenced case to the **November 12, 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 **October 28, 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](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: **October 21, 2020** (for November 5, 2020 hearing)  
**October 28, 2020** (for November 12, 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](mailto:Bza-hearings@atlantaga.gov). The affidavit must be received by the Office of Zoning and Development at least five days before your hearing date.

**Racquel T. Jackson**  
**City of Atlanta**  
**Office of Zoning and Development**  
**55 Trinity Avenue, S.W., Suite 3350**  
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KEYETTA M. HOLMES, AICP  
Director  
Office of Zoning and Development

September 15, 2020

Mickey Layman  
Atlanta Pools, Inc.  
2745 Antioch Road  
Cumming, Georgia 30040

**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**

Mr. Layman:

As a result of the public hearing held on **September 10, 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](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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**KEYETTA M. HOLMES, AICP**  
Director  
Office of Zoning and Development

September 15, 2020

Caren Ann Nunnally  
107 Spencer Way  
Athens, Georgia 30607

**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**

Ms. Nunnally:

As a result of the public hearing held on **September 10, 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](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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**KEYETTA M. HOLMES, AICP**  
Director  
Office of Zoning and Development

September 15, 2020

Cedric W. Bolden  
898 Oak Street #3319  
Atlanta, GA 30310

**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**

Mr. Bolden:

As a result of the public hearing held on **September 10, 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](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



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

September 15, 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 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Frederick Wright**  
**Council District 6, NPU E**

Mr. Knight:

As a result of the public hearing held on **September 10, 2020**, the Board of Zoning Adjustment approved the above referenced application with the following condition: **Site plan received by the Office of Zoning and Development on February 5, 2020.**

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](mailto: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](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



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MAYOR

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

September 15, 2020

Brandon Marshall  
P.O. Box 925  
Stone Mountain, GA 30086

**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**

Mr. Marshall:

As a result of the public hearing held on **September 10, 2020**, the Board of Zoning Adjustment approved the above referenced application with the following condition: **The front porch shall have a minimum width of 21 feet 10 inches and a minimum depth of 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](mailto: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](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

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

September 15, 2020

DSP Acquisitions, LLC  
c/o Joe Moriarty  
350 W. Hubbard Street, Ste.222  
Chicago, IL 60654

**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**

Mr. Moriarty:

As a result of the public hearing held on **September 10, 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](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 V. Jackson  
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, Zoning Administrator



KEISHA LANCE BOTTOMS  
MAYOR

## CITY OF ATLANTA

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

September 15, 2020

Greg Kurzner  
105 Nobel Court, Suite 202  
Alpharetta, GA 30005

**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**

Mr. Kurzner:

As a result of the public hearing held on **September 10, 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](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,

Raquel T. Jackson  
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, Zoning Administrator



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MAYOR

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

September 15, 2020

Joseph Spano, III  
781 Greenwood Avenue NE  
Atlanta, GA 30306

**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**

Mr. Spano:

As a result of the public hearing held on **September 10, 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](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

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

September 15, 2020

James Cheeks  
949 N. Ormewood Park Dr.  
Atlanta, GA 30316

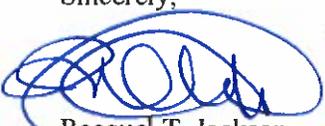
**V-20-81** Application of **Jim Cheeks** for a variance to reduce the front yard setback from 20 feet to 9 feet, the east side yard setback from 5 feet to 3 feet, the half-depth front yard setback from 10 feet to 5 feet and the rear yard setback from 5 feet to 3 feet for the construction of a single 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**

Mr. Cheeks:

As a result of the public hearing held on **September 10, 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](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