



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0301
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

TIM KEANE
Commissioner

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

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Racquel T. Jackson, Secretary to the Board 

SUBJECT: V-20-82 for 1874 Defoor Avenue, N.W.

DATE: October 1, 2020

The applicant seeks a special exception to reduce the onsite parking from 167 spaces to 124 spaces for a warehouse and office development.

FINDINGS OF FACT:

Property Location: The subject property fronts approximately 180 feet on the west side of Defoor Avenue and begins approximately 690 feet from the southwest intersection of Defoor Avenue and Davis Street. The property is located in Land Lot 186 of the 17th District, Fulton County, Georgia in the Underwood Hills neighborhood of NPU-D, Council District 9.

Relevant Zoning Requirements:

- The subject property is zoned I-1 (Light Industrial).
- Minimum parking requirements: office, 1 space per 300 square feet; warehouse, 1 space per 600 square feet; one space for each 35 square feet of enclosed floor area for the accommodation of movable seats in the largest assembly room.

Property Characteristics: The subject property is an irregular-shaped lot of approximately 110,677 square feet. It is developed with a warehouse building. The property is accessed via 2 curb cuts along Defoor Avenue. A railroad right-of-way abuts the rear property line. The topography slopes downward from north to south. There are a few trees around the perimeter of the property.

Characteristics of Adjoining Properties, Neighborhood: Lots in the immediate area vary in shape, size, and zoning classifications. They are developed with residential and non-residential structures. To the north, the parcels are zoned I-1 (Light Industrial) and RG-2 (Residential General – Sector 2). To the east, the parcels are zoned R-4 (Single Family Residential). To the south, the parcels are zoned R-4 (Single Family Residential) and RG-2-C (Residential General – Sector 2 – Conditional). To the west, the parcels are zoned I-2 (Heavy Industrial).

PROPOSAL: The applicant seeks a special exception to reduce the onsite parking from 167 spaces to 124 spaces for a warehouse and office development.

CONCLUSIONS: The following conclusions pertinent to this request for a variance from the zoning regulations are in accordance with Section 16-26.006 of the City of Atlanta Zoning Code.

The Board of Zoning Adjustment may waive or reduce the parking and loading requirements in any districts when the character or use of the building is such as to make unnecessary the full provisions of parking or loading facilities, or where such regulations would impose an unreasonable hardship upon the use of the lot.

This special exception is in order to convert an existing building into office, warehouse, and assembly space. Based on the application, square footage in the structure will be allotted as follows:

Office:	12,846 square feet
Warehouse:	6,245 square feet
Assembly:	3,160 square feet

Offices account for the largest portion of the space at 12,846 square feet but require only 50 spaces. The assembly space is only 3,160 square feet but has a parking requirement of 90 spaces. The assembly space will serve as a training facility for the primary operation of a warehouse and office. It is likely that the spaces needed for training would not always be necessary, as it is not primary function of the business itself. Per the applicant, training would occur only once a month at the site. Thus, the building would operate most frequently as an office and warehouse for storage. The office hours are between 8:00 a.m. and 5:00 p.m., Monday through Friday, which is typical for these types of operations. Thus, the 124 spaces on site should be sufficient to meet the needs of the office, warehouse space, and accessory training facility. Therefore, Staff finds that the reduction of parking from 167 spaces to 124 spaces is reasonable.

RECOMMENDATION: APPROVAL

cc: Keyetta M. Holmes, Director

KEISHA LANCE BOTTOMS
MAYOR



CITY OF ATLANTA

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

TIM KEANE
Commissioner

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

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Racquel T. Jackson, Secretary to the Board 

SUBJECT: V-20-83 for 870 Buckhead Trace, N.E.

DATE: October 1, 2020

Applicant seeks a variance to reduce the rear yard setback from 20 feet to 8 feet for the construction of a screened porch. Applicant seeks no additional variances.

FINDINGS OF FACT:

Property Location: The subject property fronts 136 feet on the north side of Buckhead Trace and begins 147 feet from the northwest intersection of Buckhead Trace and Peachtree Dunwoody Road. The property is located in Land Lot 43 of the 17th District, Fulton County, Georgia, within the North Buckhead Neighborhood of NPU-B, Council District 7.

Relevant Zoning Requirements:

- Zoning: R-3 (Single Family Residential)
- Minimum lot dimensions: frontage, 100 feet; minimum lot area, 18,000 square feet.
- Minimum yard setback(s): front yard, 50 feet; side yard, 10 feet; rear yard, 20 feet.
- Maximum lot coverage: Maximum lot coverage within this district shall not exceed 40 percent of total lot area.

Property Characteristics: The subject property is a regular square-shaped lot with an area of approximately 18,065 square feet, a frontage of 136 feet and a depth of approximately 133 feet. The property is currently developed with a 2-story single-family home. Vehicular access is provided via a front driveway off Buckhead Trace. Topography declines by approximately 10 feet towards the west of the lot. Additionally, there are several mature and young trees surrounding the property.

Characteristics of Adjoining Properties, Neighborhood: Adjoining lot are consistently developed with 2-story single-family detached homes that are similar to the subject property in lot size, shape, and zoning.

PROPOSAL: The applicant seeks to reduce the rear yard setback from 20 feet to 8 feet for the construction of a screened porch in the rear yard.

CONCLUSIONS: The following conclusions pertinent to this request for a variance from the zoning regulations are in accordance with Section 16-26.003 of the City of Atlanta Zoning Code.

- a. **There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.** The subject property is a regular square-shaped lot that declines from the southeast corner towards the north and northwest corners of the lot. Applying the required setbacks to this square shaped lot allows for more buildable area in the side yards. However, the east side yard of the lot is developed with a concrete drive and fireplace, and the topography of the west side yard limits development within the side yards. Therefore, Staff finds that lot shape and topography create extraordinary and exceptional conditions that are pertinent to this particular piece of property.
- b. **The application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship.** The applicant proposes to replace an existing 217 sq. ft. rear deck with a new screened rear porch of approximately 306 sq. ft. The existing deck and stairs are setback 8 feet from rear lot line. The screened porch is proposed in a similar footprint using the exiting rear stairs and would also be setback 8 feet from the rear lot line. The application of the regulations would create an unnecessary hardship by preventing the construction of a covered porch within an approximately similar footprint as the existing deck. Additionally, staff finds that the lot shape creates a building envelop that allows for more buildable area in the side yards, however, topography and existing development limit the use of the side yards for the proposed porch. Therefore, it is staff's opinion that the proposed is reasonable.
- c. **Such conditions are peculiar to the particular piece of property involved.** The existing encroachment is peculiar as Staff is unaware of similar conditions on adjacent properties. However, the existence of similar conditions on adjoining neighborhood properties does not negate the reasonableness of this proposal.

Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. Relief for a rear yard encroachment for the construction of a covered porch, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance. The requested covered porch encroachment in the rear yard would not exceed the existing 8 foot rear deck encroachment which does not impose upon adequate light and/or air on the adjacent properties. Furthermore, the request would not pose a potential impediment on emergency access or threats to health and fire safety. The request allows the owner to replace an existing deck with a covered porch thus promoting desirable living conditions that aid in sustaining stability of neighborhoods.

RECOMMENDATION: APPROVAL

cc: Keyetta M. Holmes, Zoning Administrator



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

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Racquel T. Jackson, Secretary to the Board 

SUBJECT: V-20-84 for 1775 Wildwood Road, N.E.

DATE: October 1, 2020

The applicant seeks a special exception special exception to increase the height of two retaining walls in the half-depth front yard from 3 feet to 6 feet. Applicant seeks no special exceptions at this time.

FINDINGS OF FACT:

Property Location: The subject property fronts 267 feet on the north side of Wildwood Road and begins at the northeast intersection of Wildwood Road and Lenox Road. The property is located in Land Lot 3 of the 17th District, Fulton County, Georgia within the Morningside/Lenox Park neighborhood of NPU-F, Council District 6.

Relevant Zoning Requirements:

- The subject property is zoned R-3 (Single-Family Residential District).
- Section 16-28.008 (5)(a)(1): In the R-1 through R-5 districts, the following retaining walls and fences are permitted: Within the required front and half-depth front yards: (i) Where no retaining wall is constructed, fences not exceeding four feet in height may be erected.

Property Characteristics: The subject property is a rectangular shaped corner lot of 33,245 square feet with 267 feet of frontage along Wildwood Road. The property is currently developed with a single-family residence with a detached garage. Vehicular access to the property is provided by one curb cut and driveway located off Wildwood Road. Topography varies on the site as it inclines from the front towards the rear by approximately 50 feet. The property is well vegetated with large trees and shrubs throughout. There are several existing retaining walls.

Characteristics of Adjoining Properties, Neighborhood: The lots in the surrounding area vary in size and shape. Parcels nearby are developed with single-family detached residential structures with the R-3 (Single-Family Residential) zoning.

PROPOSAL: The applicant is requesting a special exception to increase the height of two retaining walls in the half-depth front yard setback to construct two retain walls 6 feet by 36 inch railings with landing and steps.

CONCLUSIONS: The following conclusions pertinent to this request for a special exception from the zoning regulations are in accordance with Sec. 16-28.008 (5) (e) of the City of Atlanta Zoning Code.

The Board of Zoning Adjustment may grant special exceptions in any district for greater heights of walls or fences in required yards only upon finding that such greater height is justified by requirements for security or privacy of persons and/or property and will not unduly prevent passage of light and air to adjoining properties and is not incompatible with the character of the neighborhood:

The approval of a special exception would not cause substantial detriment to the public good or unduly prevent passage of light and air to adjoining properties. The applicant has provided sufficient evidence based on the criteria that the increase in height is based on the extreme topography. The survey depicts three stream buffers in the front yard and an incline in topography by approximately 50 feet. Additionally, the applicant has provided photographic evidence of the site topography. The construction of the retaining walls and landing with steps will ensure safe access to the site. Therefore, Staff is of the opinion that the retaining walls in the half depth setback does meet the criteria for a special exception.

RECOMMENDATION: APPROVAL

cc: Keyetta. M. Holmes, Zoning Administrator



KEISHA LANCE BOTTOMS
MAYOR

CITY OF ATLANTA

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

TIM KEANE
Commissioner

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

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Racquel T. Jackson, Secretary to the Board 

SUBJECT: V-20-85 for 1280 Middlesex Avenue, N.E.

DATE: October 1, 2020

The applicant seeks a variance to reduce the half-depth front yard setback from 17.5 feet to 8.5 feet, increase the size of an attached garage from 35% of the ground floor to 72% of the ground floor and to increase the width of a driveway from 20 feet to 35.5 feet for an addition to an existing single family dwelling. Applicant seeks no other variances at this time.

FINDINGS OF FACT:

Property Location: The subject property fronts 60 feet on the west side of Middlesex Avenue and begins at the northwest intersection of Middlesex Avenue and Courtenay Drive. The property is located in Land Lot 52 of the 17th District, Fulton County, Georgia within the Morningside/Lenox Park neighborhood of NPU-F, Council District 6.

Relevant Zoning Requirements:

- The subject property is zoned R-4/BL (Single Family Residential/Beltline Overlay)
- Minimum lot dimensions: Frontage: 70 feet; Minimum lot area: 9,000 square feet.
- Minimum yard setbacks: Front yard: 35 feet; Side yards: 7 feet; Rear yard: 15 feet.

Property Characteristics: The subject property is a rectangular corner lot of 10,377 square feet (0.238 acres) with 60 feet of frontage on the west side of Middlesex Avenue and 174 feet of frontage on the north side of Courtenay Drive. The subject property is currently developed with a two story single family dwelling with an exposed basement along Courtenay Drive. Vehicular access is provided via a curb cut on Courtenay Drive. The lot topography is steep and drops 13 feet from a highpoint at the front northeast corner of the lot to a low point at the rear southwest corner of the lot. The property is vegetated with mature trees around the periphery of the lot.

Characteristics of Adjoining Properties, Neighborhood: The lots in the surrounding area vary in size and shape. The surrounding parcels are zoned R-4/BL (Single Family Residential/Beltline Overlay). Parcels to the north, south and east are developed with single family residential structures, parcels to the west are developed with a residential mental health facility for youth.

PROPOSAL: The applicant is requesting a variance to reduce the half-depth front yard setback from 17.5 feet to 8.5 feet, increase the size of an attached garage from 35% of the ground floor to 72% of the ground floor and to increase the width of a driveway from 20 feet to 35.5 feet for an addition to an existing single family dwelling.

CONCLUSIONS: The following conclusions pertinent to this request for a variance from the zoning regulations are in accordance with Section 16-26.003 of the City of Atlanta Zoning Code.

- a. **There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.** The lot is deficient in width by 10 feet per the R-4 zoning requirements. Topography is also steep as it slopes down and across 13 feet from the front of the lot to the rear. Therefore, Staff finds lot width and topography as the extraordinary and exceptional conditions regarding this property.
- b. **The application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship.** Application of the zoning regulations would cause a hardship due to the irregularities in lot width and topography which have an impact on the available buildable area of the property. Additionally, the subject property is a corner lot and the half-depth front yard setbacks further diminish the buildable area. The applicant proposes a half-depth front yard setback of 8.5 feet in order to add on to the rear of an existing residence. The existing structure has a half depth front yard setback of 10.2 feet. The proposed garage would be setback 8.5 feet due to a structural impediment at the interior of the garage and an open terrace would be located on top of the garage. The upper stories of the addition would be set back more than the existing 10.2 feet. If the lot width met the R-4 standards a variance of the half depth front yard setback would not be necessary.

The applicant proposes to increase the size of an attached garage from 35% of the ground floor to 72% of the ground floor build a new two car garage. The existing garage space will remain but is substandard in size. Due to the topography of the site the ground floor is defined as the basement level where the residence is built into the slope and the basement is exposed. If the lot topography did not expose the side of the basement it would not be considered the ground floor and this variance would not be necessary.

The applicant also proposes to increase the width of a driveway from 20 feet to 35.5 feet in order to be able to access the new and existing garage spaces that are side by side. The proposed depth of the driveway is 8.5 feet at the new garage and 10.2 feet at the existing garage. This request is only necessary because of the exposed nature of the garage level due to steep topography and the existing layout of the structure. The proposed garage location is the least obtrusive location on the site and requires much less driveway area than any other configuration. Therefore, Staff finds the variance requests to be reasonable.

- c. **Such conditions are peculiar to the particular piece of property involved.** The width of the lot combined with a corner location, existing ground floor garage and steep topography are peculiar to this particular piece of property rendering this site as unique and unusual. However, the existence of similar conditions on neighboring properties does not negate the desirability of the proposal.

- d. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.** The proposal would not impose upon the adequate light and/or air on the adjacent properties. Furthermore, the request would not pose a potential impediment on emergency access or threats to health and fire safety because the property has adequate room for the requested improvements. The request allows an increase in the quality of life, which improves and reinforces the sustaining stability of the surrounding neighborhood.

RECOMMENDATION: APPROVAL

cc: Keyetta M. Holmes, Zoning Administrator



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

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

TIM KEANE
Commissioner

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

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Racquel T. Jackson, Secretary to the Board *RJA*

SUBJECT: V-20-86 for 1007 Courtenay Drive, N.E.

DATE: October 1, 2020

The applicant seeks a variance to reduce the west side yard setback from 7 feet to 1 foot for the construction of a carport. Applicant seeks no other variances at this time.

FINDINGS OF FACT:

Property Location: The subject property fronts 55 feet on the south side of Courtenay Drive and begins 55 feet from the southwest intersection of Courtenay Drive and Lanier Place. The property is located in Land Lot 2 of the 17th District, Fulton County, Georgia within the Morningside/Lenox Park Neighborhood of NPU F, Council District 6.

Relevant Zoning Requirements:

- The subject property is zoned R-4 (Single Family Residential).
- Minimum lot dimensions: Frontage: 70 feet; Minimum lot area: 9,000 square feet.
- Minimum yard setbacks: Front yard: 35 feet; Side yards: 7 feet; Rear yard: 15 feet.

Property Characteristics: The subject property is a rectangular shaped lot with 55 feet of frontage and 8,624 square feet of area. It is developed with a single-family dwelling. Vehicular access is provided by a shared driveway on the west side of the lot. A wooden fence traverses the rear yard. Topography is irregular as it inclines from the front to the rear of property by approximately 28 feet. There are several mature trees and shrubs located throughout.

Characteristics of Adjoining Properties, Neighborhood: Lots in the immediate area vary in size and shape. They are developed with single-family detached homes with similar R-4 (Single Family Residential) zoning.

PROPOSAL: The applicant is requesting a variance to reduce the west side yard setback from 7 feet to 1 foot for the construction of a new carport.

CONCLUSIONS: The following conclusions pertinent to this request for a variance from the zoning regulations are in accordance with Section 16-26.003 (1) of the City of Atlanta Zoning Code.

- a. **There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.** The subject property is deficient in lot width by 15 feet and lot area by 376 feet. The lot shape is not irregular. Additionally, the topography inclines from the front rear by approximately 28 feet. Therefore, Staff finds lot width, area and topography as the extraordinary and exceptional conditions associated with this property.
- b. **The application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship.** Application of the regulations would create an unnecessary hardship because of the irregularities of the lot regarding the width, area and topography. The previous detached garage encroached into west side yard setback by approximately 6 feet. The proposed carport will be construction over the foundation of the previous structure. The degree of encroachment remains the same. Therefore, Staff is of the opinion that the proposal is reasonable considering the topography and existing encroachments.
- c. **Such conditions are peculiar to the particular piece of property involved.** The existing encroachment is peculiar as Staff is unaware of similar conditions on adjacent properties. However, the existence of similar conditions on adjoining neighborhood properties does not negate the reasonableness of this proposal.
- d. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.** The proposal would not impose upon the adequate light and/or air on the adjacent properties. Furthermore, the request would not pose a potential impediment on emergency access or threats to health and fire safety because the property has room for the requested improvements. The request allows an increase in the quality of life, which improves and reinforces the sustaining stability of the surrounding neighborhood. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance. Staff finds the proposed variance suitable.

RECOMMENDATION: APPROVAL

cc: Keyetta M. Holmes, Zoning Administrator



KEISHA LANCE BOTTOMS
MAYOR

CITY OF ATLANTA

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

TIM KEANE
Commissioner

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

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Racquel T. Jackson, Secretary to the Board *SAJ*

SUBJECT: V-20-87 for 993 Grant Terrace, S.E.

DATE: October 1, 2020

Applicant seeks a variance to reduce the south and rear yard setback from 7 feet to 3 feet for the construction of a detached accessory structure. Applicant seeks no additional variances.

FINDINGS OF FACT:

Property Location: The subject property fronts 40 feet on the west side of Grant Terrace and begins 200 feet from the northwest intersection of Grant Terrace and Farrington Avenue. The property is located in Land Lot 55 of the 14th District, Fulton County, Georgia, within the Peoplestown Neighborhood of NPU-V, Council District 1.

Relevant Zoning Requirements:

- Zoning: R-5-C/BL (Two Family Residential Conditional/Beltline Overlay)
- Minimum lot dimensions: frontage, 50 feet; minimum lot area, 7,500 square feet.
- Minimum yard setback(s): front yard, 30 feet; side yard, 7 feet; rear yard, 7 feet.
- Maximum lot coverage: Maximum lot coverage within this district shall not exceed 55 percent of total lot area.

Property Characteristics: The subject property is an irregular trapezoid-shaped lot with an area of approximately 4,752 square feet and a lot width of 40 feet. The lot is developed with a 2-story single-family home. There are currently no detached accessory structures on the lot. Vehicular access is provided via a driveway off Grant Terrace. Topography inclines towards the rear/west of the property especially the north west corner of the lot. There are two trees on the on the lot, one in the front yard and one in the rear of the lot.

Characteristics of Adjoining Properties, Neighborhood: Lots in the immediate area are similar in size and shape to the subject property. Surrounding properties are consistently developed with both single- and two-family detached homes with similar R-5 (Two-Family Residential) zoning.

PROPOSAL: The applicant seeks to reduce the south side-yard and rear yard setback from 7 feet to 3 feet for the construction of a detached accessory structure.

CONCLUSIONS: The following conclusions pertinent to this request for a variance from the zoning regulations are in accordance with Section 16-26.003 of the City of Atlanta Zoning Code.

- a. **There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.** The subject property is an irregular shaped lot that is deficient in lot width by 10 ft and lot area by 2,748 sq. ft. Additionally, topography inclines approximately 8 feet towards the rear of the lot especially the north west corner of the lot. Staff finds that the lot width, area, shape, and topography create extraordinary and exceptional conditions that are pertinent to this particular piece of property.
- b. **The application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship.** The applicant seeks to reduce the south side yard and rear setback from 7 feet to 3 feet for the construction of an 80 square-foot accessory shed in the southwest corner of the lot. The application of the regulations would create an unnecessary hardship because the subject property is deficient in lot width and area. The existing single-family structure encroaches in both side yards. Furthermore, significant topographic changes in the rear northwest corner contribute to the applicant's hardship. If the lot met or exceeded the minimum lot requirements and was without significant topographic changes, a variance would be unnecessary. Therefore, it is staff's opinion that the proposal is reasonable.
- c. **Such conditions are peculiar to the particular piece of property involved.** Staff is unaware of similar conditions on adjacent properties. However, the existence of similar conditions on adjoining neighborhood properties does not negate the reasonableness of this proposal.
- d. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.** Relief, if granted, for the rear and south side yard setback encroachment, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance. The requested shed encroachment in rear and south side yard setback would not impose upon the adequate light and/or air on the adjacent properties. Furthermore, the request would not pose a potential impediment on emergency access or threats to health and fire safety. The request allows the owner to improve the property by providing an accessory structure thus promoting desirable living conditions that aid in sustaining stability of neighborhoods.

RECOMMENDATION: APPROVAL

cc: Keyetta M. Holmes, Zoning Administrator



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

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

TIM KEANE
Commissioner

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

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Racquel T. Jackson, Secretary to the Board 

SUBJECT: V-20-38 for 1320 Wylie Street, S.E.

DATE: October 1, 2020 (*deferred August 6, 2020*)

The applicant requests 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. The applicant seeks no other variances at this time.

The applicant is continuing to meet with NPU O and the associated neighborhood regarding the proposed dwelling. Additionally, Staff is currently awaiting additional information from the Department of Watershed Management. Therefore, an additional deferral is necessary to allow time to receive a recommendation from the NPU and gather additional information.

RECOMMENDATION: DEFERRAL TO THE NEXT AVAILABLE AGENDA

cc: Keyetta M. Holmes, Zoning Administrator



KEISHA LANCE BOTTOMS
MAYOR

CITY OF ATLANTA

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

TIM KEANE
Commissioner

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

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Racquel T. Jackson, Secretary to the Board 

SUBJECT: V-20-72 for 240 Lampkin Street, N.E.

DATE: October 1, 2020 (*Deferred from August 20, 2020*)

The applicant seeks a variance to reduce the front yard setback from 30 feet to 2 feet, the south side yard setback from 7 feet to 3 feet, the north side yard setback from 7 feet to 0, increase the maximum lot coverage from 55% to 75%, reduce the standard that requires a front porch to be a minimum 8 feet in depth and 12 feet in width to 4 feet in depth and 5 feet in width and to increase the size of an attached garage from 35% of the ground floor to 58% for the construction of a single family dwelling.

The applicant has not met the NPU meeting requirements. Therefore, Staff is recommending a deferral to the next available agenda.

RECOMMENDATION: DEFERRAL TO THE NEXT AVAILABLE AGENDA

cc: Keyetta M. Holmes, Zoning Administrator