

**AGENDA**  
**BOARD OF ZONING ADJUSTMENT**  
**THURSDAY, OCTOBER 8, 2020 AT 12:00 PM**  
**BRIEFING: THURSDAY, OCTOBER 8, 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**

**APPEAL**

- V-20-88** Appeal of **Jupiter Development, Inc.** of a decision of an administrative official in the Office of Zoning and Development for an administrative decision rendered in association with property located at **1222 West Marietta Street, N.W.**, fronting 102 feet on the south side of West Marietta Street and beginning at the southwest intersection of West Marietta Street and Rice Street. Zoned C-2/BL (Commercial Service/Beltline Overlay). Land Lot 190 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: M&A Conditioned Air, Inc.**  
**Council District 3, NPU K**

**NEW CASES**

- V-20-28** Application of **Alexander Wu** for a variance to reduce the front yard setback from 20 feet to 10 feet, the south side yard setback from 5 feet to 3 feet and the depth of the front porch from 8 feet to 4 feet for the construction of a single family dwelling for property located at **728 Terry Street, S.E.**, fronting 25 feet on the east side of Terry Street and beginning 93 feet from the northeast intersection of Terry Street and Bill Lucas Drive. Zoned R-4B-C (Single Family Residential Conditional). Land Lot 54 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: AWA Development, LLC**  
**Council District 1, NPU V**
- V-20-89** Application of **Michelle Kelly** for a special exception to increase the height of a fence in the half-depth front yard (Roxboro Drive) from 4 feet to 5 feet and to allow active recreation (swimming pool) in a yard adjacent to a street for property located at **3084 West Roxboro Road, N.E.**, fronting 110 feet on the west side of West Roxboro Road and beginning at the southwest intersection of West Roxboro Road and Roxboro Drive. Zoned R-3 (Single Family Residential). Land Lot 8 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michelle Kelly**  
**Council District 7, NPU B**
- V-20-90** Application of **John Stagmeier** for a special exception to increase the height of a fence in the front yard from 4 feet to 6 feet for property located at **1482 Piedmont Avenue, N.E.**, fronting 100 feet on the northwest side of Piedmont Avenue and beginning approximately 214 feet from the northwest intersection of Piedmont Avenue and Avery Drive. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 55 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ansley Park Beautification Foundation**  
**Council District 6, NPU E**

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- V-20-92**      Application of **Tracy Gould-Sheinin** for a variance to increase the size of an accessory structure from 30% to 71% of the main dwelling for the construction of a detached garage for property located at **2680 Arbor Avenue, S.E.**, fronting 100 feet on the north side of Arbor Avenue and beginning 150 feet from the northwest intersection of Arbor Avenue and Daniel Street. Zoned R-4 (Single Family Residential). Land Lot 203 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Tracy Gould-Sheinin**  
**Council District 5, NPU O**
- V-20-93**      Application of **Dianne Barfield** for a special exception to allow active recreation (swimming pool) in a yard adjacent to a street for property located at **1818 West Wesley Road, N.W.**, fronting 251 feet on the north side of West Wesley Road and beginning at the northwest intersection of West Wesley Road and Ridgewood Road. Zoned R-2 (Single Family Residential). Land Lot 233 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Britt Prevost**  
**Council District 8, NPU A**
- V-20-94**      Application of **Dianne Barfield** for a special exception to allow active recreation (swimming pool and spa) in a yard adjacent to a street for property located at **2022 West Paces Ferry Road, N.W.**, fronting 53 feet on the north side of West Paces Ferry Road and beginning 413 feet from the northwest intersection of West Paces Ferry Road and Riverly Road. Zoned PD-H (Planned Development Housing). Land Lot 234 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Alexander Taylor**  
**Council District 8, NPU A**
- V-20-95**      Application of **Chick-fil-A c/o David C. Kirk** for a variance to reduce the transitional yard from 20 feet to 14 feet for the construction of an eating and drinking establishment for property located at **513 Ponce de Leon Avenue, N.E. and 689 Boulevard, N.E. (pending lot consolidation)**, fronting 271 feet on the south side of Ponce de Leon Avenue, 57 feet on the east side of Boulevard and beginning at the southeast intersection of Ponce de Leon Avenue and Boulevard. Zoned MRC-2-C/BL (Mixed Residential Commercial Conditional/Beltline Overlay). Land Lot 48 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Jodaco, Inc.**  
**Council District 2, NPU M**
- V-20-96**      Application of **Dianne Barfield** for a variance to reduce the front yard setback from 35 feet to 20 feet and to eliminate the requirement that garages must be recessed and located a minimum of 10 feet behind the front façade of the main dwelling for the construction of a single family dwelling for property located at **1237 Lena Street, N.W.**, fronting 50 feet on the north side of Lena Street and beginning 68 feet from the northeast intersection of Lena Street and Burbank Drive. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 142 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Reginald G. Moore**  
**Council District 3, NPU K**

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- V-20-97**      Application of **Ashley Barton** for a special exception to allow active recreation (swimming pool) in a yard adjacent to a street and a variance to reduce the rear yard setback from 20 feet to 10 feet for property located at **1111 Edison Garden, N.E.**, fronting 147 feet on the south side of Edison Garden and beginning at the southwest intersection of Edison Garden and West Roxboro Road. Zoned R-3 (Single Family Residential). Land Lot 7 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Thomas White**  
**Council District 7, NPU B**
- V-20-98**      Application of **Cynthia Whitney** for a variance to reduce the half-depth front yard setback from 17.5 feet to 4.89 feet and the front yard setback from 35 feet to 29.6 feet for the construction of a second story addition for property located at **1285 Druid Place, N.E.**, fronting 45 feet on the south side of Druid Place and beginning at the southwest intersection of Druid Place and Candler Street. Zoned R-4 (Single Family Residential). Land Lot 240 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Cynthia Whitney**  
**Council District 2, NPU N**
- V-20-100**     Application of **Brent Drone** for a variance to reduce the front yard setback from 35 feet to 27 feet 6 inches for the construction of a second story addition for property located at **1777 Flagler Avenue, N.E.**, fronting 60 feet on the northeast side of Flagler Avenue and beginning 681 feet from the northeast intersection of Flagler Avenue and Montgomery Ferry Road. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 56 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Megan Cochard**  
**Council District 6, NPU F**
- V-20-102**     Application of **Hattie B's of Georgia, LLC** for a special exception to reduce the onsite parking from 50 spaces to 10 spaces for an eating and drinking establishment for property located at **1000 Howell Mill Road, N.W.** fronting 100 feet on the west side of Howell Mill Road and beginning at the northwest intersection of Howell Mill Road and 10<sup>th</sup> Street. Zoned C-2 (Commercial Service). Land Lot 150 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: 711 Tenth Street, LLC**  
**Council District 3, NPU E**
- V-20-105**     Application of **Brad Renken** for a special exception to allow active recreation (swimming pool) in a yard adjacent to a street and to reduce the rear yard setback from 20 feet to 12 feet for the construction of a swimming pool, spa and patio for property located at **454 Loridans Drive, N.E.**, fronting 100 feet on the north side of Loridans Drive and beginning 173 feet from the northeast intersection of Loridans Drive and Wieuca Road. Zoned R-3 (Single Family Residential). Land Lot 65 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Mohammad Sharif**  
**Council District 7, NPU B**

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- V-20-106**      Application of **Roy Mitchell** for a variance to reduce the open space requirement from 27,236 square feet to 16,473 square feet for the construction of a mixed use development for property located at **284 & 302 Decatur Street, N.E.**, fronting approximately 247 feet on the north side of Decatur Street and beginning at the northwest intersection of Decatur Street and Bell Street. Zoned MRC-3-C (Mixed Residential Commercial). Land Lot 52 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Project Community Connections, Inc.**  
**Council District 5, NPU M**
- V-20-108**      Application of **Mark F. Arnold** for a variance to reduce the west side yard setback from 7 feet to 5.5 feet, the rear yard setback from 15 feet to 3.5 feet and to increase the size of an accessory structure from 30% to 43% of the main dwelling for the construction of a detached accessory structure for property located at **1164 McLynn Avenue, N.E.**, fronting 70 feet on the north side of McLynn Avenue and beginning 168 feet from the northeast intersection of McLynn Avenue and Lanier Boulevard. Zoned R-4 (Single Family Residential). Land Lot 2 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: John & Elizabeth Rothermel**  
**Council District 6, NPU F**
- V-20-109**      Application of **Mark F. Arnold** for a variance to reduce the west side yard setback from 7 feet to 1.25 feet for additions to the existing single family dwelling for property located at **1112 Zimmer Drive, N.E.**, fronting 65 feet on the north side of Zimmer Drive and beginning 124 feet from the northeast intersection of Zimmer Drive and North Highland Avenue. Zoned R-4 (Single Family Residential). Land Lot 2 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Kyle & Laura Ulep**  
**Council District 6, NPU F**
- V-20-110**      Application of **Joe Alcock** for a variance to reduce the north transitional yard from 20 feet to 3 feet (dumpster enclosure) and the rear transitional yard from 20 feet to 18 feet for the construction of a multifamily development for property located at **183 Moreland Avenue, S.E.**, fronting 153 feet on the west side of Moreland Avenue and beginning 30 feet from the northwest intersection of Moreland Avenue and Arkwright Place. Zoned MRC-1-C/BL (Mixed Residential Commercial Conditional/Beltline Overlay). Land Lot 13 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Abebe Genet**  
**Council District 5, NPU N**
- V-20-111**      Application of **Earl Jackson** for a variance to reduce the south side yard setback from 7 feet to 2.4 feet and the north side yard setback from 7 feet to 5.3 feet for additions to an existing single family dwelling for property located at **1854 Flagler Avenue, N.E.**, fronting 60 feet on the west side of Flagler Avenue and beginning 115 feet from the intersection of Flagler Avenue and Rock Springs Road. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 57 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Peter Williams**  
**Council District 6, NPU F**

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- V-20-112**      Application of **Perry Solem** for a variance to reduce the north side yard setback from 7 feet to 3 feet 9 inches for an addition to an existing single family dwelling for property located at **163 Murray Hill Avenue, N.E.**, fronting 50 feet on the east side of Murray Hill Avenue and beginning 570 feet from the northwest intersection of Murray Hill Avenue and Sisson Avenue. Zoned R-4A (Single Family Residential). Land Lot 212 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Perry Solem**  
**Council District 5, NPU O**

**DEFERRED CASES**

- 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**

**END OF AGENDA**