

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Thursday, October 3, 2013 at 12:00 P.M.**  
**COUNCIL CHAMBERS, SECOND FLOOR**

**New Cases**

- V-13-121**      Application of **Kevin Maher** for a variance to reduce the front yard setback (Angier Street) from 40 feet to 10 feet, reduce the half depth front yard setback (Felton Street) from 20 feet to 10 feet, reduce the side yard setback from 20 feet to 2 feet for parking and paving, reduce the special rear yard setback from 20 feet to 1 foot (credit given for half the width of an alley) to allow parking and paving for a new multi family development. The property is located at **367, 371, 375 381 Angier Avenue and 410 Felton Drive, N.E. (pending lot approval)**, fronting 197 feet of the south side of Angier Avenue and beginning at the southwest intersection of Angier avenue and Felton Drive. Zoned RG-4 (Single Family Residential). Land lot 47 of the 14th District, Fulton County, Georgia.  
**Owner: DMPS Builders**  
**Council District 2, NPU-M**
- V-13-124**      Application of **Steve Fischer** for a special exception for a drive through facility within the first 100 feet of a residentially zoned district. The property is located at **881 and 891 Ponce de Leon Avenue, N.E (pending lot consolidation)**, fronting 215 feet of the south side of Ponce de Leon Avenue and beginning at the southeast intersection of Ponce de Leon Avenue and Barnett Street. Zoned C-1 (Community Business). Land lot 16 of the 14th District, Fulton County, Georgia.  
**Owner: Weiss Real Estate Investments, LP.**  
**Council District 2, NPU-N**
- V-13-135**      Application of **Marsha Johnson and Michael DeCarlo** for a variance to reduce the south side yard setback from 7 feet to 3 feet 8 inches to construct a new stair for access to a deck and second level. The property is located at **1706 North Pelham Road, N.E.**, fronting 60 feet on the southwest side of North Pelham Road and beginning 735 feet southeast of the southwest intersection of North Pelham Road and Wildwood Place. Zoned R-4 (Single Family Residential). Land lot 51 of the 17th District, Fulton County, Georgia.  
**Owner: Marsha Johnson**  
**Council District 7, NPU-F**
- V-13-136**      Application of **Lisa Durham** for a variance to reduce the east side yard setback from 7 feet to 4 feet and reduce the west side yard setback from 7 feet to 5 feet for a second story. The property is located at **1735 Adolphus Street, N.E.**, fronting 50 feet on the east side of Adolphus Street and beginning 200 feet south of the southeast intersection of Adolphus Street and Arizona Avenue. Zoned R-5 (Two Family Residential). Land lot 210 of the 15th District, DeKalb County, Georgia.  
**Owner: Lisa Durham**  
**Council District 5, NPU-N**
- V-13-137**      Application of **Michelle Krahe** for a variance to reduce the east side yard setback from 7 feet to 4 feet for a second story. The property is located at **360 Lofton Road, N.W.**, fronting 60 feet on the south side of Lofton Road and beginning 290 feet west of the

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southwest intersection of Lofton Road and Geary Drive. Zoned R-5 (Two Family Residential). Land lot 147 of the 17th District, Fulton County, Georgia.

**Owner: Karl Vtz**

**Council District 8, NPU-E**

- V-13-138** Application of **Dan Hanlon** for a variance to reduce the north side yard setback from 7 feet to 5 feet and reduce the south side yard setback from 7 feet to 5 feet for a rear addition. The property is located at **322 Clifton Road, N.E.**, fronting 50 feet on the south side of Clifton Road and beginning 412 feet west of the southwest intersection of Clifton Road and DeKalb Avenue. Zoned R-4 (Single Family Residential). Land lot 210 of the 15th District, DeKalb County, Georgia.

**Owner: Hannah Hanlon**

**Council District 6, NPU-N**

- V-13-139** Application of **David Ogram** for a variance to reduce the west side yard setback from 7 feet to 3 feet and exceed the maximum lot coverage from 50% to 53% for a garage and pool. The property is located at **960 Highland Terrace, N.E.**, fronting 50 feet on the north side of Highland Terrace and beginning 175 feet west of the northwest intersection of Highland Terrace and North Highland Avenue. Zoned R-4 (Single Family Residential). Land lot 1 of the 17th District, Fulton County, Georgia.

**Owner: Matthew Pritchard**

**Council District 7, NPU-F**

- V-13-140** Application of **Margaret Fischer** for a variance to reduce the south side yard setback from 10 feet to 3 feet for a new garage. The property is located at **40 West Brookhaven Drive, N.E.**, fronting 100 feet on the southwest side of West Brookhaven Drive and beginning 292 feet east of the southeast intersection of West Brookhaven Drive and Club Entrance. Zoned R-3 (Single Family Residential). Land lot 10 of the 17th District, Fulton County, Georgia.

**Owner: Margaret Fischer**

**Council District 7, NPU-B**

- V-13-142** Application of **Sean Cash** for a variance to reduce the west side yard setback from 7 feet to 4 feet 8 inches for a rear and front addition. The property is located at **643 Cooledge Avenue, N.E.**, fronting 50 feet on the south side of Cooledge Avenue and beginning 594.5 feet east of the southeast intersection of Cooledge Avenue and Monroe Drive. Zoned R-4 (Single Family Residential). Land lot 53 of the 17th District, Fulton County, Georgia.

**Owner: Deborah Fox**

**Council District 7, NPU-F**

- V-13-143** Application of **Kelly Givens** for a variance to reduce the half depth front yard setback from 15 feet to 7 feet for a deck. The property is located at **97 Whitefoord Avenue, S.E.**, fronting 51 feet on the west side of Whitefoord Avenue and beginning at the northwest intersection of Whitefoord Avenue and Meridian Street. Zoned R-4A (Single Family Residential). Land lot 208 of the 15th District, DeKalb County, Georgia.

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**Owner: Givens Designs**  
**Council District 5, NPU-O**

**V-13-144** Application of **Kathleen Cusolito** for a variance to reduce the south side yard setback from 10 feet to 7 feet and reduce the north side yard setback from 10 feet to 4 feet for a second story addition. The property is located at **3011 Saint Anne's Lane, N.W.**, fronting 67 feet on the southeast side of Saint Anne's Lane and beginning 397.5 feet northeast of the southeast intersection of Saint Anne's Lane and Howell Mill Road. Zoned R-3 (Single Family Residential). Land lot 182 of the 17th District, Fulton County, Georgia.

**Owner: Kathleen Cusolito**  
**Council District 8, NPU-C**

**V-13-145** Application of **Kevin Hanrahan** for a variance to reduce the south side yard setback from 7 feet to 2 feet to construct storage shed. The property is located at **2279 Fairhaven Circle, N.E.**, fronting 50 feet on the east side of Fairhaven Circle and beginning 273 feet south of the southeast intersection of Fairhaven Circle and Peachtree Hills Avenue. Zoned R-4 (Single Family Residential). Land lot 102 of the 17th District, Fulton County, Georgia.

**Owner: Kevin Hanrahan**  
**Council District 7, NPU-B**

**V-13-146** Application of **Bettye Lowe** for a special exception to construct a 6 feet open fence in the front yard. The property is located at **3674 Kingsboro Road, N.E.**, fronting 50.4 feet on the east side of Kingsboro Road and beginning 199 feet south of the southwest intersection of Kingsboro Road and Peachtree Road. Zoned R-3(Single Family Residential). Land lot 10 of the 17th District, Fulton County, Georgia.

**Owner: Bettye Lowe**  
**Council District 7, NPU-B**

**V-13-147** Application of **Chuck Maghee** for a variance to reduce the north side yard setback from 7 feet to 3 feet 5 inches and exceed the 30% maximum floor area ratio for an accessory structure for a garage. The property is located at **215 Warren Street, N.E.**, fronting 50 feet on the east side of warren Street and beginning 272 feet south of the southeast intersection of Warren Street and College Avenue. Zoned R-4A (Single Family Residential). Land lot 211 of the 15th District, DeKalb County, Georgia.

**Owner: Jennifer McNulty**  
**Council District 5, NPU O**

**V-13-148** Application of **Patricia Ramsey** for a special exception to allow active recreation in a yard adjacent to a street. The property is located **3228 Argonne Drive, N.W.**, fronting 100 feet on the east side of Argonne Drive and beginning 550 feet south of the southwest intersection of Argonne drive and Moores Mill Road. Zoned R-3 (Single family Residential). Land lot 142 of the 17th District, Fulton County, Georgia.

**Owner: Jack and Patricia Ramsey**  
**Council District 8, NPU-C**

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**V-13-149** Application of **Kevin Curry** for a special exception to reduce the off street parking requirement from 121 spaces to 61 parking spaces for the conversion of a warehouse into a personal fitness center. The property is located at **200 Permalume Place, N.W.**, fronting 115.3 feet on the north side of Permalume Place and beginning at the northeast intersection of Permalume Place and Chattahoochee Avenue. Zoned I-2 (to be used for commercial purposes). Land lot 192 of the 17th District, Fulton County, Georgia.

**Owner: Selig Enterprises**  
**Council District 9, NPU-D**

**V-13-150** Application of **Drew Ihrig** for a special exception to reduce the on site parking requirement from 46 spaces to 25 on site spaces for an eating and drinking establishment. The property is located at **1468 Mесаclin Street, N.W.**, fronting 100 feet on the west side of Mecaclin Street and beginning 45 feet north of the northwest intersection of Mecaclin Street and Trabert Avenue. Zoned I-1/Beltline Overlay (to be used as a restaurant). Land lot 148 of the 17th District, Fulton County, Georgia.

**Owner: Michael Moakler**  
**Council District 8, NPU-E**

**V-13-151** Application of **Scott Reale** for a variance to reduce the east side yard setback from 7 feet to 3 feet 1 inch for a garage. The property is located at **1145 Briarcliff Place, N.E.**, fronting 50 feet on the south side of Briarcliff Place and beginning 260 feet west of the southwest intersection of Briarcliff Place and Moreland Avenue. Zoned R-4 (Single Family Residential). Land lot 16 of the 14th District, Fulton County, Georgia.

**Owner: Alice Washington**  
**Council District 6, NPU-F**

**Deferred Cases**

**V-13-097** Application of **David Barclift** for a variance to reduce the rear yard setback from 20 feet to 5 feet for a rear addition and increase the maximum lot coverage from 40% to 50% for a driveway. The property is located at **4103 Club Drive, N.E.**, fronting 161 feet on the east side of Club Drive and beginning 952 feet north of the northeast intersection of Club Drive and West Brookhaven Drive. Zoned R-3 (Single Family Residential). Land lot 11 of the 17th District, Fulton County, Georgia.

**Owner: Mike Smith**  
**Council District 7, NPU-B**

**V-13-098** Application of **Stephen Russell** for a variance to reduce the north side yard setback from 7 feet to 6 inches for alterations to an existing detached residential accessory structure (garage). The property is located at **58 East Lake Drive, N.E.**, fronting 64 feet on the west side of East Lake Drive and beginning 192 feet north of the northwest intersection of East Lake Drive and Knox Street. Zoned R-4 (Single Family Residential). Land lot 204 of the 15th District, DeKalb County, Georgia.

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**Owner: Jeanne Frenshy**  
**Council District 5, NPU-O**

**V-13-120**      Application of **Frank Heery** for a variance to reduce the half depth front yard setback from 25 feet to 19 feet for a rear addition and a special exception to allow active recreation (pool) in a yard adjacent to a public street. The property is located at **4096 Powers Ferry Road, N.W.**, fronting 100 feet of the west side of Powers Ferry Road and beginning at the southwest intersection of Powers Ferry Road and Pineland Road. Zoned R-2B (Single Family Residential). Land lot 99 of the 17th District, Fulton County, Georgia.

**Owner: Frank Nelson**  
**Council District 8, NPU-A**

**V-13-123**      Application of **John Beach and Richard Everett** for a variance to reduce the north side yard setback from 10 feet to 5 feet 9 inches for a garage. The property is located at **3431 Pinestream Road, N.W.**, fronting 110 feet of the east side of Pinestream Road and beginning 810 feet south of the southeast intersection of Pinestream Road and West Paces Ferry Road. Zoned R-3 (Single Family Residential). Land lot 181 of the 17th District, Fulton County, Georgia.

**Owner: Thomas Buehler**  
**Council District 8, NPU-A**

**V-13-127**      Application of **Lawrence Roberts and Lisa Morchower** for a variance to increase the height of an existing multi-message general advertising sign from 50 feet to 55 feet. The property is located at **1665 Peachtree Street, N.E.**, located within the fronting 125 feet of the east side of Peachtree Street and beginning at the Southern Railway Right of Way. Zoned I-1 (Light Industrial). Land lot 109 of the 17th District, Fulton County, Georgia.

**Owner: Boardworks Outdoor Advertising Company, Inc.**  
**Council District 7, NPU-E**