

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Thursday, August 14, 2014 at 12:00 P.M.
COUNCIL CHAMBERS, SECOND FLOOR

Appeal

V-14-131 Appeal of **W. Wright Mitchell and Hakim Hilliard** of a decision of an administrative officer of the Office of Buildings for the issuance of a building permits (BB-201400807 and BB-201305577). The property is located at **136 West Wesley Road, N.W.**, fronting 110.5 feet on the south side of West Wesley Road and beginning at the southwest intersection of West Wesley Road and North Muscogee Avenue. Zoned R-2A (Single Family Residential). Land lot 112 of the 17th District, Fulton County, Georgia.

Owner: Archdiocese of Atlanta
Council District 8, NPU-B

V-14-047 Appeal of **Guinevere Christman** of a decision of an administrative officer of the Office of Buildings for the finding of “no violation found” as a result of a complaint. The property is located at **418 Deering Road, N.W.**, fronting 150 feet on the south side of Deering Road and beginning at the southeast intersection of Deering Road and Groveland Avenue. Zoned R-4 (used as a church). Land lot 148 of the 17th District, Fulton County, Georgia.

Owner: Midtown Church, Inc.
Council District 8, NPU-E

New Cases

V-14-130 Application of **Gordon Goodman and Janice White** for a variance to reduce both front yard setbacks from 35 feet to 15 feet for the construction of a single family house. The property is located **2761 Alpine Road, N.E.**, fronting 167 feet on the east side of Alpine Road and beginning at the northwest intersection of Alpine Road and Piedmont Road. Zoned R-4 (Single Family Residential). Land lot 47 of the 17th District, Fulton County, Georgia.

Owner: William Gaskins
Council District 7, NPU-B

V-14-132 Application of **Jeffrey and Aaron Baker** for a variance to reduce the front yard setback from 50 feet to 35 feet for a front porch addition. The property is located **1639 Nottingham Way, N.E.**, fronting 100 feet on the east side of Nottingham Way and beginning 220 feet south of the southeast intersection of Nottingham Way and Pembroke Place. Zoned R-3 (Single Family Residential). Land lot 104 of the 17th District, Fulton County, Georgia.

Owner: Mark Rivers
Council District 6, NPU-E

V-14-133 Application of **Nancy Powell** for a variance to reduce the rear yard setback from 15 feet to 4 feet to enclose a carport. The property is located **2621 Acorn Avenue, N.E.**, fronting 35 feet on the east side of Acorn Avenue and beginning 729.1 feet south of the southeast intersection of Acorn Avenue and East Wesley Road. Zoned R-4 (Single Family Residential). Land lot 101 of the 17th District, Fulton County, Georgia.

Owner: Nancy Powell

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Council District 7, NPU-B

V-14-134 Application of **Matt Hoots** for a variance to reduce the side yard setback from 7 feet to 4 feet 6 inches to allow the expansion of the main level and a deck of an existing single family dwelling. The property is located **1089 Lanier Boulevard, N.E.**, fronting 65 feet on the southeast side of Lanier Boulevard and beginning 455 feet north of the northeast intersection of Lanier Boulevard and North Virginia Avenue. Zoned R-4 (Single Family Residential). Land lot 1 of the 17th District, Fulton County, Georgia.

Owner: Viviane Hens

Council District 6, NPU-F

V-14-135 Application of **William Galloway** for a variance to reduce the east side yard setback from 7 feet to 4.8 feet for an addition to an existing storage shed. The property is located **716 Darlington Circle, N.E.**, fronting 65 feet on the northwest side of Darlington Circle and beginning 350.6 feet southwest of the southwest intersection of Darlington Circle and Burke Road. Zoned R-4 (Single Family Residential). Land lot 47 of the 17th District, Fulton County, Georgia.

Owner: William and Jessica Childers

Council District 7, NPU-B

V-14-136 Application of **Kyle Ray** for a variance to reduce the half depth front yard setback from 25 feet to 1 foot, reduce the side yard setback from 15 feet to 4 feet for additions to an existing sorority house. The property is located **189 5th Street, N.W.**, fronting 118 feet on the north side of 5th Street and beginning at the northeast intersection of 5th Street and Fowler Street. Zoned O-I (Office- Institutional). Land lot 80 of the 14th District, Fulton County, Georgia.

Owner: Zeta Tau Alpha Fraternity Housing Corp.

Council District 3, NPU-E

V-14-137 Application of **Kyle Ray** for a special exception to allow a privacy fence and wall ranging from 7 feet 7 inch to 10 feet in the rear yard setback (pending lot approval). The property is located **713 Brittain Drive, N.W.**, fronting 50 feet on the east side of Britain Drive and beginning 75 feet north of the northeast intersection of Brittain Drive and Bobby Dodd Way. Zoned O-I (Office- Institutional). Land lot 80 of the 14th District, Fulton County, Georgia.

Owner: Board of Regents of the University System of Georgia

Council District 3, NPU-E

V-14-144 Application of **Randy Glazer** for a variance to reduce both side yard setbacks from 20 feet to 7 feet for a new office building. The property is located **4167 Roswell Road, N.E.**, fronting 75 feet on the east side of Roswell Road and beginning 535 feet south of the southeast intersection of Roswell Road and Rickenbacker Drive. Zoned RL-C-C (for commercial use). Land lot 96 of the 17th District, Fulton County, Georgia.

Owner: Randy Glazer

Council District 7, NPU-B

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Deferred Cases

- V-14-107** Application of **Stuart Moulder** for a variance to reduce the north side yard setback from 7 feet to 2 feet to construct a second story addition to an existing garage. The property is located **1394 Lanier Place, N.E.**, fronting 50 feet on the west side of Lanier Place and beginning 247 feet north of the northwest intersection of Lanier Place and north Highland Avenue. Zoned R-4 (Single Family Residential). Land lot 2 of the 17th District, Fulton County, Georgia.
Owner: Lanny and Meg DeAngelo
Council District 6, NPU-F
- V-14-109** Application of **Susan Seal** for a variance to exceed the maximum lot coverage from 40% to 48.85% for a pool, spa and patio. The property is located **1629 Nottingham Way, N.E.**, fronting 100 feet on the east side of Nottingham way and beginning 375 feet north of the northeast intersection of Nottingham Way and Robin Hood Road. Zoned R-3 (Single Family Residential). Land lot 104 of the 17th District, Fulton County, Georgia.
Owner: Rudy Rodriguez
Council District 6, NPU-E
- V-14-053** Application of **William George** for a special exception to reduce the onsite parking requirement from 40 spaces to 21 spaces for an eating/drinking establishment (amendment to V-13-011). The property is **678 Tenth Street, N.W.**, fronting 125 feet on the south side of Tenth Street and beginning approximately 50 feet west of the southwest intersection of Tenth Street and Watkins Street. Zoned I-1 (to be used as an eating/drinking establishment). Land lot 150 of the 17th District, Fulton County, Georgia.
Owner: Lenny Shou
Council District 3 NPU-E
- V-14-081** Application of **M. David Ray** for a special exception to eliminate the requirement for an independent driveway for a conforming lot. The property is **2680 Northside Drive, N.W.**, fronting 408.5 feet on the west side of Northside Drive and beginning at the southwest intersection of Northside Drive and West Wesley Road. Zoned R-3 (Two Family Residential). Land lot 155 of the 17th District, Fulton County, Georgia.
Owner: Stephen W. Rich
Council District 8 NPU-C
- V-14-087** Application of **Taylor West** for a variance to reduce the front yard setback 50 feet to 30 feet for the construction of a house. The property is **60 Lake Forrest Lane, N.E.**, fronting 100 feet on the north side of Lake Forrest Lane and beginning 500 feet east of the northeast intersection of Lake Forrest Lane and Lake Forrest Drive. Zoned R-3 (Single Family Residential). Land lot 95 of the 17th District, Fulton County, Georgia.
Owner: DMK Properties
Council District 8 NPU-B

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- V-14-060** Application of **Navmang, LLC.** for a special exception to allow a transitional use where otherwise restricted for the construction of a service/gas station. The property is **840 McDonough Road, S.E.**, fronting 171 feet on the east side of McDonough Road and beginning at the southeast intersection of McDonough Road and Moreland Avenue. Zoned C-1 (for commercial use). Land lot 8 of the 14th District, Fulton County, Georgia.
Owner: Wallace Martin
Council District 1, NPU-W
- V-14-061** Application of **Gas Express, LLC.** for a variance to reduce the transitional rear yard setback from 20 feet to 0 feet, reduce the north side yard setback from 25 feet to 5 feet for a canopy to any lot line intersecting with a street right of way. The applicant also seeks a special exception to allow for a transitional use where otherwise restricted for the construction of a service/gas station. The property is **343 Joseph Lowery Blvd., S.W.**, fronting 117 feet on the west side of Lowery Blvd. and beginning at the northwest intersection of Lowery Blvd. and Sells Avenue. Zoned C-1 (for commercial use). Land lot 117 of the 14th District, Fulton County, Georgia.
Owner: Roosevelt Willingham
Council District 3, NPU-L