

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, August 22, 2008 at 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR
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APPEALS

- V-08-045** Appeal by **Jeffrey Spillane** of a decision of an administrative officer of the Bureau of Buildings for the denial of a sign permit. Property is located at **1273 Williams Street, N.W.**, fronting 22 feet on the east side of William Street and beginning approximately 292 feet south of the southeast intersection of Williams Street and 16th Street. Zoned SPI-16/SA-1 District. Land Lot 108 of the 17th District, Fulton County, Georgia
Owners: Rosemarie Spillane
Council District 2, NPU-E
- V-08-066** Appeal by **Jonathan Weintraub** of a decision of an administrative officer of the Bureau of Buildings for the issuance of a building tax certificate. Property is located at **576 Broadland Road**, fronting 1,100 feet on the south side of Broadland Road and beginning at the southwest intersection of Broadland Road and Northside Drive. Zoned R-2 (Residential) District. Land Lot 139, 140, 159 and 160 of the 17th District, Fulton County, Georgia
Owners: Nicholas Imerman Trust
Council District 8, NPU-A

NEW CASES

- V-08-151** Application of **Lucy Ward** for a variance from zoning regulations to reduce the southeast side yard setback from 7 ft. (required) to 1.5 ft. for a two story and second story addition to an existing single family house. Property is located at **1364 Northview Avenue, N.E.**, fronting 60 feet on the west side of Northview Avenue and beginning 853 feet north of the intersection of Northview Avenue and Courtenay Drive. Zoned R-4 (Residential) District. Land Lot 2 of the 17th District, Fulton County, Georgia.
Owner: Amy Ely
Council District 6, NPU-F
- V-08-152** Application of **Sam Weyman** for a special exception from zoning regulations to allow an outdoor speaker or amplified music for a patio dining area where otherwise prohibited. Property is located at **1051 and 1053 West Peachtree Street, N.E.**, fronting 50 feet on the west side of West Peachtree Street and beginning at the northwest intersection of West Peachtree Street and Eleventh Street. Zoned SPI-16/SA-1 (to be used for commercial purposes) District. Land Lot 106 of the 17th District, Fulton County, Georgia.
Owner: Selig Enterprises
Council District 6, NPU-E

- V-08-153** Application of **Dovetail Craftsman** for a variance from zoning regulations to reduce the half depth front yard setback from 17.5 ft. (required) to 14.7 ft. to allow for a second story addition to an existing single family residence. Property is located at **1125 Lanier Boulevard, N.E.**, fronting 69 feet on the west side of Lanier Boulevard and beginning at the northeast of Lanier Boulevard and North Virginia Avenue. Zoned R-4 (Residential) District. Land Lot 1 of the 17th District, Fulton County, Georgia.
Owner: Aleta Mills Stubin
Council District 6, NPU-F
- V-08-154** Application of **William Graves** for a variance from zoning regulations to reduce east side yard setback from 7 ft. (required) to 2 ft. to allow for the enclosure of a rear porch. Property is located at **662 Park Drive, N.E.**, fronting 50 feet on the north side of Park Drive and beginning 316.7 feet west of the northwest intersection of Park Drive and Orme Circle. Zoned R-4 (Residential) District. Land Lot 53 of the 17th District, Fulton County, Georgia.
Owner: William Graves
Council District 6, NPU-F
- V-08-155** Application of **Larry Turner** for a special exception from zoning regulations to allow for an addition to an existing church on a lot less than one acre. The applicant also seeks a variance to reduce the front yard setback from 30 feet (required) to 15 ft. and to reduce the half depth front yard setback from 15 ft. (required) to 14.4 ft. Property is located at **476 Glen Iris Drive, N.E.**, fronting 100 feet on the east side of Glen Iris Drive and beginning at the northwest intersection of Glen Iris Drive and Rankin Street. Zoned R-5/BeltLine Overlay District (to be used for a church). Land Lot 47 of the 14th District, Fulton County, Georgia.
Owner: Heneitta Fears
Council District 2, NPU-M
- V-08-156** Application of **David Ogram** for a variance from zoning regulations to reduce the north side yard setback from 10 ft. (required) to 5 ft. to allow for a second story addition to an existing single family residence. Property is located at **3232 Rockingham Drive, N.W.**, fronting 100 feet on the east side of Rockingham Drive and beginning 700 north of the northeast intersection of Rockingham Drive and Morningson Drive. Zoned R-3 (Residential) District. Land Lot 156 of the 17th District, Fulton County, Georgia.
Owner: Andy Wildman
Council District 8, NPU-C

- V-08-159** Application of **Brad Renken** for a special exception from zoning regulations to allow for active recreation (swimming pool) adjacent to a public street, where otherwise prohibited. Property is located at **744 Sherwood Road, N.E.**, fronting 65 feet on the north side of Sherwood Road and beginning at the northeast intersection of Sherwood Road and Bridle Path. Zoned R-4 (Residential) District. Land Lot 51 of the 17th District, Fulton County, Georgia.
Owner: Ken McDaniel
Council District 8, NPU-F

DEFERRED

- V-07-370** Application of **David Lee Development Inc.** for a variance from zoning regulations to reduce the front yard setbacks from 20 ft. (required) to 4ft. for the construction of a new single family residence. The lot is a double frontage lot and the variance would apply to the Little Place frontage. Property is located at **798 Martin Street, S.E.**, fronting approximately 44 feet on the east side of Martin Street and beginning approximately 81 feet south of the southeast intersection of Martin Street and Little Street. Zoned R-4B-C (Residential) District. Land Lot 54 of the 14th District, Fulton County, Georgia.
Owner: David Lee
Council District 1, NPU-V

- V-08-018** Application of **Roderick Batiste** for a variance from zoning to reduce the transitional west side yard setback from 20 ft. (required) to 0 ft. and to eliminate the transitional screening requirement of a 6 ft. high opaque wall and allow for vegetative screening instead, all to allow for a new multi-family development. Property is located at **2612 & 2622 Peyton Road, N.W.**, fronting approximately 210 feet on the south side of Peyton Road and beginning at the southwest intersection of Peyton Road and Hollywood Road. Zoned MR-3 District (pending rezoning to be used for commercial purposes). Land Lot 252 of the 17th District, Fulton County, Georgia.
Owner: Alliance Real Estate ventures, LLC.
Council District 9, NPU-D

- V-08-027** Application of **William Stephenson** for a special exception from zoning regulations to increase the height of a fence in the front yard from 4 ft. (allowed) to 6 ft. Property is located at **70 and 74 Howell Street, S.E.**, fronting approximately 99 feet on the east side of Howell Street and beginning approximately 80 ft. north of the northeast intersection of Howell Street and Decatur Street. Zoned R-5 (Residential) District. Land Lot 45 of the 14th District, Fulton County, Georgia.
Owner: Ronnie Antebi
Council District 2, NPU-M

- V-08-122** Application of **Cartel Group** for a variance from zoning regulations to: (1) reduce the front (west) yard setback from 40 ft. (required) to 33 ft. to allow for an addition to the façade; (2) reduce the side yard setback from 5 ft (required) to 0 ft. to allow for alterations with a staircase to an existing structure. The applicant also seeks a special exception from zoning regulations to reduce the number of on site parking spaces from 28 spaces (required) to 10 spaces and to provide 18 spaces off site all to allow for the conversion of an existing warehouse building to a retail establishment. Property is located at **973 Marietta Street, N.W.**, fronting 120 feet on the east side of Marietta Street and beginning approximately 60 feet south of the southeast intersection of Marietta Street and Howell Mill Road. Zoned I-2 District (to be used for commercial purposes). Land Lot 112 of the 14th District, Fulton County, Georgia.
Owner: Jack Galardi
Council District 3, NPU-E
- V-08-125** Application of **Don Holtz** for a special exception from zoning regulations to allow for the construction of a 6 feet fence in the required half depth front yard setback where otherwise prohibited. Property is located at **804 Jett Street, N.W.**, fronting 40 feet on the south side of Jett Street and beginning at the southeast intersection of Jett Street and Newport Street. Zoned R-4A (residential) District. Land Lot 111 of the 14th District, Fulton County, Georgia.
Owner: Don Holtz
Council District 3, NPU-L
- V-08-126** Application of **Edward Norman** for a variance from zoning regulations to reduce the half depth front yard setback 17.5 ft. (required) to 9 ft. to allow for an attic addition to an existing single family residence. Property is located at **2735 Pharr Road, N.E.**, fronting 75 feet on the south side of Pharr Road and beginning at the southeast intersection of Pharr Road and Lannon Avenue. Zoned R-4 (Residential) District. Land Lot 203 of the 15th District, DeKalb County, Georgia.
Owner: Edward Norman
Council District 5, NPU-O
- V-08-129** Application of **Jonathan Toppen** for a special exception from zoning regulations to reduce the required on site parking from 146 spaces to 27 parking spaces to allow for the conversion of an existing multi-family development (4 buildings) and the construction of 2 new building structures to an assisted living facility pending approval of an amendment to U-07-07. Property is located at **2045 Graham Circle, S.E.**, fronting 682.55 on the south side of Graham Circle and beginning at the intersection of Graham Circle and Fayetteville Road. Zoned RG-3 District (to be used for an assisted living facility). Land Lot 147 of the 15th District, DeKalb County, Georgia.
Owner: Chris Homes Properties, Inc.
Council District 5, NPU-W

V-08-139

Application of **The Coca-Cola Company** for a variance from zoning regulations to reduce required on site parking from 943 spaces to 336 on site parking spaces to allow for an addition to an existing industrial facility in phasing (Phase I total floor area of 471,175 sq. ft.; Phase II of 565.942 sq. ft.). Property is located at **3791 Browns Mill Road, S.E.**, fronting 505 feet on the west side of Browns Mill Road and beginning approximately 600 feet north of the intersection of Browns Mill Road and Poole Creek Road. Zoned I-1 (Light Industrial) District. Land Lot 65 and 66 of the 14th District, Fulton County, Georgia.

Owner: The Coca-Cola Company
Council District 12, NPU-Z