

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Thursday, October 4, 2012 at 12:00 P.M.
COUNCIL CHAMBERS, SECOND FLOOR

New Cases

- V-12- 102** Application of **Dina Johnstone Brophy** for a variance to reduce the south side yard setback from 7 feet to 3 feet, reduce the rear yard setback from 15 feet to 7 feet, reduce the half depth front yard setback from 17.5 feet to 17 feet and to allow an accessory structure to exceed 30% of the main structure to 35% for the construction of a detached garage. The property is located **685 Vernon Avenue, S.E.**, fronting 50 feet on the west side of Vernon Avenue and beginning at the southwest intersection of Vernon Avenue and Mercer Street. Zoned R-4 (Single Family Residential). Land lot 11 of the 14th District, Fulton County, Georgia.
Owner: Dina Johnstone Brophy
Council District 1, NPU-W
- V-12- 103** Application of **Chris Higgins** for a variance to reduce the side yard setback from 7 feet to 2 feet, reduce the rear yard setback from 15 feet to 2 feet. The applicant also seeks a special exception to allow active recreation in a yard adjacent to a street and to erect a 6 feet privacy fence in the half-depth front yard setback. The property is located **1116 Moreland Avenue, S.E.**, fronting 50 feet on the north side of the Moreland Place and beginning at the northeast intersection of Moreland Place and Hemlock Circle. Zoned R-4 (Single Family Residential). Land lot 12 of the 14th District, Fulton County, Georgia.
Owner: Chris Higgins
Council District 1, NPU-W
- V-12- 104** Application of **Bruce Blythe** for a special exception to construct a 9 feet privacy fence along the rear property line. The property is located **4350 Davidson Avenue, N.E.**, fronting 371 feet on the west side of the Mayson Park and beginning 295 feet south of the southwest intersection of Mayson Park and Club Drive. Zoned R-3 (Single Family Residential). Land lot 12 of the 17th District, Fulton County, Georgia.
Owner: Bruce Blythe
Council District 7, NPU-B
- V-12- 127** Application of **Clint Elliott** for a variance to reduce the west side yard setback from 7 feet to 1.2 feet for a porch and second story addition to an existing single family house. The property is located **797 San Antonio Drive, N.E.**, fronting 50 feet on the south side of San Antonio Drive and beginning 450 feet northwest of the northwest intersection of San Antonio Drive and Amsterdam Avenue. Zoned R-4 (Single Family Residential). Land lot 52 of the 17th District, Fulton County, Georgia.
Owner: BDH San Antonio, LLC.
Council District 8, NPU-B
- V-12- 128** Application of **William McGarity** for a variance to reduce the south side yard setback from 10 feet to 5 feet. The property is located **4410 East Brookhaven Drive, N.E.**, fronting 91.4 feet on the west side of East Brookhaven Drive and beginning 669 feet north of the northwest intersection of East Brookhaven Drive and Davidson Avenue. Zoned R-3 (Single Family Residential). Land lot 12 of the 17th District, Fulton County, Georgia.

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Owner: William McGarity
Council District 8, NPU-B

- V-12- 129** Application of **Jessica Hill and AOB Atlanta, LLC.** for a variance to reduce the north and south side yards setbacks from 20 feet to 12 feet; reduce the rear yard setback from 20 feet to 12 feet. The applicant also seeks a special exception to increase the height of a fence, columns and gate in the front yard setback from 4 feet to 6 feet 6 inches (pending approval of the site plan and re-plat by the Office of Planning). The property is located **2690 Lenox Road, N.E.**, fronting 145.1 feet on the southwest side of Lenox Road and beginning 712.7 feet northwest of the northwest intersection of Lenox Road and Buford Highway. Zoned RG-2-C and RG-4-C (for multifamily purposes). Land lot 6 of the 17th District, Fulton County, Georgia.
Owner: Selig enterprises, Inc.
Council District 7, NPU-B
- V-12- 130** Application of **John Sitton** for a variance to reduce the front yard setback from 35 feet to 26.5 feet and reduce the east side yard setback from 7 feet to 4.1 feet. The property is located **1398 Northview Avenue, N.E.**, fronting 80 feet on the south side of Northview Avenue and beginning 82 feet southeast of the southeast intersection of Northview Avenue and Wayne Avenue. Zoned R-4 (Single Family Residential). Land lot 52 of the 17th District, Fulton County, Georgia.
Owner: Song Kim
Council District 6, NPU-F
- V-12- 131** Application of **Vajyban Patel** for a special exception to construct a 5 feet fence in the front yard setback. The property is located **1088 Moores Mill Road, N.W.**, fronting 123.4 feet on the east side of the Moores Mill Road and beginning 654.8 feet west of the southwest intersection of Moores Mill Road and Howell Mill Road. Zoned R-2B (Single Family Residential). Land lot 183 of the 17th District, Fulton County, Georgia.
Owner: Minal Patel
Council District 8, NPU-C
- V-12- 132** Application of **Vajyban Patel** for a special exception to construct a 5 feet fence in the front yard setback. The property is located **1082 Moores Mill Road, N.W.**, fronting 123.4 feet on the east side of the Moores Mill Road and beginning 531.4 feet west of the southwest intersection of Moores Mill Road and Howell Mill Road. Zoned R-2B (Single Family Residential). Land lot 183 of the 17th District, Fulton County, Georgia.
Owner: Gopalji Patel
Council District 8, NPU-C
- V-12- 133** Application of **Earl Jackson** for a variance to reduce the front yard setback from 50 feet to 40 feet, reduce the east side yard setback from 10 feet to 5 feet, reduce the west side yard setback from 10 feet to 1 foot for a second story addition and car port enclosure of a single family dwelling. The property is located **1026 Wadsworth Drive, N.W.**, fronting 95 feet on the south side of Wadsworth Drive and beginning 162.2 feet east of the

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southeast intersection of Wadsworth drive and Brookview Drive. Zoned R-3A (Single Family Residential). Land lot 185 of the 17th District, Fulton County, Georgia.

Owner: Andrew and Jessie Somoza

Council District 8, NPU-C

- V-12- 134** Application of **Charles Toti** for a variance to reduce the front yard setback from 35 feet to 20 feet and reduce the half depth front yard setback from 17.5 feet to 7 feet for a second story addition. The property is located **870 Adair Avenue, N.E.**, fronting 60 feet on the north side of Adair Avenue and beginning at the northwest intersection of Adair Avenue and Barnett Street. Zoned R-4 (Single Family Residential). Land lot 53 of the 17th District, Fulton County, Georgia.
- Owner: Charles Toti**
Council District 6, NPU-F

Deferred Cases

- V-12- 72** Application of **Kevin Matter** for a variance to reduce the north side yard setback from 15 feet to 3 feet for an accessory structure (arbor). The property is located **2883 Andrews Drive, N.W.**, fronting 100 feet on the east side of the Andrews Drive and beginning 1,063 feet south of the southeast intersection of Andrews Drive and Slaton Drive. Zoned R-2A (Single Family Residential). Land lot 113 of the 17th District, Fulton County, Georgia.
- Owner: Edward DeGuardiola**
Council District 8, NPU-B
- V-12- 85** Application of **William Ziegler** for a variance to reduce the north side yard setback from 7 feet to 3 feet, reduce the rear yard setback from 7 feet to 3 feet, reduce the south side yard setback from 7 feet to 3 feet and reduce the front yard setback from 30 feet to 15 feet. The property is located **96 Selman Street, N.E.** fronting 24 feet on the east side of Selman Street and beginning 375 feet south of the southeast intersection of Selman Street and Wylie Street. Zoned R-5 (Two Family residential). Land lot 13 of the 14th District, Fulton County, Georgia.
- Owner: William Ziegler**
Council District 5, NPU-N
- V-12- 67** Application of **Nathan Hendricks** for a special exception to reduce the off street parking requirement from 128 to 121 spaces to allow the conversion of an existing living space and dining room into four (4) units. The property is located **3755 Peachtree Road, N.E.** fronting 100 feet on the southwest side of Peachtree Road and beginning 549.53 feet southeast of the southwest intersection of Peachtree Road and Kingsboro Road. Zoned RG-5 (to be used as an assisted living facility). Land lot 10 of the 17th District, Fulton County, Georgia.
- Owner: CRP EGD Buckhead, LLC.**
Council District 7, NPU-B

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- V-12- 100** Application of **Gerie Gilbert** for a variance to reduce the front yard setback from 30 feet to 16 feet and reduce the half depth front yard setback from 15 feet to 12 feet. The property is located **772 Fulton Terrace, N.E.** fronting 47.9 feet on the north side of Fulton Terrace and beginning at the northeast intersection of Fulton Terrace and Pearl Street. Zoned R-5/ Beltline overlay(Two Family residential). Land lot 20 of the 14th District, Fulton County, Georgia.
Owner: Berry Stovall
Council District 5, NPU-N
- V-12- 101** Application of **Martha Henderson Bennett** for a special exception to reduce the onsite parking requirement from 53 spaces to 0 spaces for the reconstruction of a fraternity house. The property is located **841 Fowler Street, N.W.**, fronting 116 feet on the east side of Fowler and beginning 100 feet south of the southeast intersection of Fowler Street and 6th Street. Zoned O-I (to be used as a fraternity house). Land lot 80 of the 14th District, Fulton County, Georgia.
Owner: Gamma Tau, Inc.
Council District 2, NPU-E
- V-12- 108** Application of **Marc Craighead** for a variance to reduce the west side yard setback from 7 feet to 5.6 feet and reduce the rear yard setback from 15 feet to 6.1 feet. The property is located **985 Delaware Avenue(aka 965 Delaware Avenue), N.E.**, fronting 50 feet on the south side of Delaware Avenue and beginning 250 feet west of the southwest intersection of Delaware Avenue and Eastwood Avenue. Zoned R-4 (Single Family Residential). Land lot 11of the 14th District, Fulton County, Georgia.
Owner: Marc Craighead
Council District 1, NPU-W