

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Hearing: Thursday, November 6, 2014 at 12:00 P.M.
COUNCIL CHAMBERS, SECOND FLOOR

Briefing: Thursday, November 6, 2014 at 11:00 A.M.
OFFICE OF PLANNING, SUITE 3350

Appeal

V-14-192 Appeal of **James Martin** of a decision of an administrative officer of the Office of Planning for the approval of Special Administrative Permit BL-13-001 The property is located at **1660 Defoor Avenue (aka 1656 Defoor Avenue), N.W.**, fronting 264.3 feet on the west side of Howell Mill Road and beginning at the southwest intersection of Howell Mill Road and DeFoor Avenue. Zoned C-1, I-1/Beltline Overlay (for commercial use). Land lot 152 of the 17th District, Fulton County, Georgia.
Owner: Morris Habif
Council District 9, NPU-D

V-14-163 Appeal of **Jeff DiSantis** of a decision of an administrative officer of the Office of Buildings for the issuance of a violation correction notice. The property is located at **1206 Spring Street, N.E.**, fronting 81 feet on the west side of Spring Street and beginning at the 269.2 feet north of the northwest intersection of Spring Street and 14th Street. Zoned SPI-16, SA-1 (Mixed Use Development). Land lot 107 of the 17th District, Fulton County, Georgia.
Owner: Selig Enterprises
Council District 2, NPU-E

New Cases

V-14-157 Application of **Earl Jackson** for a variance to reduce the rear yard setback from 30 feet to 15 feet for a rear addition and reduce the front yard setback from 60 feet to 40 feet. The property is located at **988 Dumbarton Court, N.W.**, fronting 215.9 feet on the south side of Dumbarton Court and beginning approximately 410 feet west of the southwest intersection of Dumbarton Court and Foxcroft Road. Zoned R-2(Single Family Residential). Land lot 180 of the 17th District, Fulton County, Georgia.
Owner: David Collie
Council District 8, NPU-A

V-14-167 Application of **Bob and Creel McCormack** for a variance to reduce the south side yard setback from 10 feet to 5 feet for a rear addition. The property is located at **310 Robin Hood Road, N.E.**, fronting 110 feet on the west side of Robin Hood Road and beginning approximately 733 feet southeast of the southeast intersection of Robin Hood Road and Doncaster Drive. Zoned R-3 (Single Family Residential). Land lot 104 of the 17th District, Fulton County, Georgia.
Owner: Bob McCormack
Council District 6, NPU-E

V-14-191 Application of **Geoffrey Hodgen** for a variance to reduce the north side yard setback from 7 feet to 4 feet for the construction of a playhouse in the rear yard. The property is located at **1418 North Morningside Drive, N.E.**, fronting 55 feet on the west side of North Morningside Drive and beginning approximately 922 feet north of the northwest intersection of North Morningside Drive and North Highland Avenue. Zoned R-4 (Single Family Residential). Land lot 2 of the 17th District, Fulton County, Georgia.
Owner: Geoffrey Hodgen
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- V-14-193** Application of **Marcia and Joel Rubensohn** for a variance to reduce the east side yard setback from 7 feet to 4 feet for a second story addition. The property is located at **471 Pine Tree Drive, N.E.**, fronting 65 feet on the south side of Pine Tree Drive and beginning 215 feet east of the southeast intersection Pine Tree Drive and North Hills Drive. Zoned R-4. Land lot 60 of the 17th District, Fulton County, Georgia.
Owner: Marcia and Joel Rubensohn
Council District 7, NPU-B
- V-14-196** Application of **April Ingraham** for a variance to reduce the front yard setback from 60 feet to 33 feet for a garage and sunroom addition. The property is located at **3848 Dumbarton Road, N.W.**, fronting 128.8 feet on the west side of Dumbarton Road and beginning 1,036.3 feet north of the northwest intersection Dumbarton Road and Dumbarton Court. Zoned R-2 (Single Family Residential). Land lot 180 of the 17th District, Fulton County, Georgia.
Owner: Jennings P, LLC.
Council District 8, NPU-A
- V-14-197** Application of **Kasey Libby** for a variance to reduce the west side yard setback from 7 feet to 3 feet to allow a rear addition with a deck to a single family residence. The property is located at **657 Cresthill Avenue, N.E.**, fronting 48 feet on the south of Cresthill Avenue and beginning 564 feet west of the southwest intersection Cresthill Avenue and Park Drive. Zoned R-4 (Single Family Residential). Land lot 53 of the 17th District, Fulton County, Georgia.
Owner: Kasey and Stephanie Libby
Council District 6, NPU-F
- V-14-198** Application of **David Blumenthal** for a special exception reduce the off street parking requirement from 167 spaces to 37 spaces for the construction of a mixed use storage facility. The property is located at **1085 Lindbergh Drive, N.E.**, fronting 145 feet on the south side of Lindbergh Drive and beginning 135 feet east of the southeast intersection Lindbergh Drive and Melante Drive. Zoned MRC-2-C(to be used as a storage facility). Land lot 5 of the 17th District, Fulton County, Georgia.
Owner: Varsity Junior Realty, LLC.
Council District 6, NPU-F
- V-14-199** Application of **John O'Connell** for a special exception reduce the parking requirement from 1.0 to .75 spaces per unit. The property is located at **695 Field Street (aka 810 Marcus Street), S.E.**, fronting 194.8 feet on the south of Field Street and beginning 100 feet west of the southwest intersection Field Street and Lindbergh Drive and Melante Drive. Zoned MR-4A (to be used as a senior living facility). Land lot 20 of the 14th District, Fulton County, Georgia.
Owner: Francena Lowe
Council District 5, NPU-N
- V-14-200** Application of **Cathie Power** for a variance to reduce the half depth front yard setback from 17.5 feet to 8 feet for an addition to an existing single family dwelling. The property is located at **841 Virginia Circle, N.E.**, fronting 55 feet on the south of side of Virginia Circle at the southwest intersection of Virginia Circle and DeLeon Street. Zoned R-4 (Single Family Residential). Land lot 53 of the 17th District, Fulton County, Georgia.
Owner: Allan and Lori Levey
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V-14-201 Application of **Kelly Greene** for a variance to reduce the rear yard setback from 20 feet to 9 feet 10 inches for the construction of a outdoor pavilion and fireplace. The property is located at **522 Ivy Place, N.E.**, fronting 60 feet on northwest side of the Ivy Place cul de sac and beginning 405 feet northeast of the northeast intersection of ivy Place and Ivy Road. Zoned R-3 (Single Family Residential). Land lot 63 of the 17th District, Fulton County, Georgia.

Owner: Kelly Greene
Council District 7, NPU-B

V-14-202 Application of **Brandon Walters** for a variance to increase the finish floor elevation by 4.23 feet and exceed the 35 feet height maximum for the construction of a single family residence. The property is located at **1352 Peachtree Battle Avenue, N.W.**, fronting 147.5 feet on the south of side of Peachtree Battle Avenue and beginning approximately 824.2 feet west of the southwest intersection of Peachtree Battle Avenue and Bohler Road. Zoned R-3 (Single Family Residential). Land lot 195 of the 17th District, Fulton County, Georgia.

Owner: Brandon Walters
Council District 8, NPU-C

Deferred Cases

V-14-138 Application of **Alan Ensari** for a variance to increase the lot coverage from 50% to 63%. The property is located at **21 Peachtree Circle, N.E.**, fronting 75 feet on the east side of Peachtree Circle and beginning approximately 200 feet north of the northeast intersection of Peachtree Circle and Lafayette Drive. Zoned R-4 (Single Family Residential). Land lot 105 of the 17th District, Fulton County, Georgia.

Owner: Alan Ensari
Council District 6, NPU-E

V-14-164 Application of **Kia Tehrani** for a variance to reduce the front yard setback from 30 feet to 17 feet 5 inches and reduce both side yards setbacks from 7 feet to 4 feet for a new single family residence. The property is located at **1242 Barnes Street, N.W.**, fronting 25 feet on the west side of Barnes Street and beginning approximately 431.7 feet south of the southwest intersection of Barnes Street and 16th Street. Zoned R-5/SPI-8 (Two Family Residential). Land lot 108 of the 17th District, Fulton County, Georgia.

Owner: Kia Tehrani
Council District 3, NPU-E

V-14-166 Application of **Michelle Krahe** for a variance to reduce the front yard setback from 30 feet to 5 feet, reduce the half depth front yard setback from 15 feet to 7 feet, reduce the side yard setback from 7 feet to 3 feet and construct a front porch in the visibility triangle. The property is located at **492 Rankin Street, N.E.**, fronting 43.7 feet on the north side of Rankin Street and beginning at the northeast intersection of Rankin Street and Rankin Place. Zoned R-5 (Two Family Residential). Land lot 47 of the 14th District, Fulton County, Georgia.

Owner: Pacific Point Realty
Council District 2, NPU-M

V-14-187 Application of **Anke Schofield** for a special exception for a six feet privacy fence in the front yard setback. The property is located **1419 Orange Blossom Terrace, S.E.**, fronting 110 feet on the south side of orange Blossom Terrace and beginning at the southwest intersection of Orange Blossom Terrace and

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Bouldercrest Drive. Zoned R-4 (Single Family Residential). Land lot 142 of the 15th District, DeKalb County, Georgia.

Owner: Robert Sobis

Council District 5, NPU-W