

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, September 5, 2008 at 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR
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APPEAL

- V-08-162** Appeal by **Robert Fehskens** of a decision of an administrative officer of the Bureau of Buildings for the denial of a referral certificate. Property is located at **55 Lafayette Drive, N.E.**, fronting 120 feet on the south side of Lafayette Drive and beginning approximately 195 feet east of the southeast intersection of Lafayette Drive and Yonah Drive. Zoned R-4 District (to be used for multi-family purposes). Land Lot 105 of the 17th District, Fulton County, Georgia
Owners: Henry Faulk
Council District 6, NPU-E

NEW CASES

- V-08-160** Application of **Allen Hoss** for a special exception from zoning regulations to allow for a one story addition with interior renovations for the expansion of an existing attic to allow for a master bedroom to a legal non conforming mixed use development (single family dwelling with neighborhood retail). Property is located at **501 Broyles Street, S.E.**, fronting 47 feet on the west side of Broyles Street and beginning at the southwest intersection of Broyles Street and Sydney Street. Zoned R-5/HC-20K District (to be used as a single family dwelling with a retail store). Land Lot 53 of the 14th District, Fulton County, Georgia.
Owner: Rick Jones and Pete Fricker
Council District 1, NPU-W
- V-08-161** Application of **David Ogram** for a special exception from zoning regulations to erect a 6 ft. wrought iron fence with 6.6 ft. brick and stone columns with ornamental features on columns a t 9.6 ft. with an 8.6 ft. gate where otherwise prohibited. Property is located at **4271 Whitestone Place, N.W.**, fronting 82.6 feet on the east side of Whitestone Place and beginning approximately 384 feet north of the northeast intersection of Whitestone Place and Mount Paran Road. Zoned R-2 (Residential) District. Land Lot 178 of the 17th District, Fulton County, Georgia.
Owner: Plas T. James
Council District 8, NPU-A
- V-08-163** Application of **David Kirk** for a special exception from zoning regulations to reduce on site parking from 199 spaces (required) to 13 spaces to reduce loading from 5 spaces (required) to 1 12 ft. x 35 ft. space to allow for a mixed use development.. Property is located at **653 Edgewood Avenue and 75 Airline Street, N.W.**, fronting 220 feet on the south side of Edgewood Avenue and beginning at the southeast intersection of Edgewood Avenue and Ella Place. Zoned MRC-3-C/BeltLine Overlay District (to be used for commercial purposes). Land Lot 20 of the 14th District, Fulton County, Georgia.
Owner: Edgewood Avenue Storage and Wine Cellar, LLC.
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- V-08-164** Application of **Michelle Djuric** for a variance from zoning regulations to reduce the front yard setback from 50 feet (required) to 40 feet to allow for a second story addition to an existing single family residence. The applicant also seeks a variance to reduce the side yard setback from 10 feet (required) to 9.4 feet for a second story addition. Property is located at **885 Beaverbrook Drive, N.W.**, fronting 65 feet on the north side of Beaverbrook Drive and beginning approximately 596.2 ft. east of the northeast intersection of Beaverbrook Drive and Brookview Drive. Zoned R-3A (Residential) District. Land Lot 185 of the 17th District, Fulton County, Georgia.
Owner: Michelle Djuric
Council District 8, NPU-C
- V-08-166** Application of **Eric Kronberg** for a special exception from zoning regulations to reduce off street parking requirement from 12 spaces (1/600 sq. ft.) to 1 space and allow for off site parking to allow the conversion of an existing building into a dog daycare and kennel. Property is located at **476 Whitehall Street, S.W.**, fronts 288 feet on the south side of Whitehall Street and beginning 360 feet east of the southeast intersection of Whitehall Street and McDaniel Street. Zoned I-1 District (to be used for commercial purposes). Land Lot 85 of the 14th District, Fulton County, Georgia.
Owner: Whitehall London, LLC.
Council District 4, NPU-M
- V-08-167** Application of **Lee Mayweather** for a special exception from zoning regulations to: (1) erect a 5 ft. retaining wall in the required front yard (1521 Donald Hollowell) where otherwise prohibited; (2) to allow the building to exceed the maximum 35 ft. height to 37 ft. in height; (3) to allow parking and paving in all required yards (1537 Donald Hollowell) pending lot re-plat; (4) allow parking and paving in the required front and half depth front yards (1521 Donald Hollowell) and; (5) reduce the required on site parking from 100 spaces to 69 spaces to allow for the construction of a church with SUP # U-07-20 at 1521 Donald Hollowell Parkway. Property is located at **1521 and 1537 Donald Hollowell Parkway, S.W.**, fronting a total of 284.8 feet on the north side of Donald Hollowell Parkway and beginning at the intersection of Donald Hollowell Parkway and Francis Place. Zoned R-4 (to be used for a church). Land Lot 20 of the 14th District, Fulton County, Georgia.
Owner: Mount Gilead Baptist Church
Council District 2, NPU-M
- V-08-168** Application of **David Bennett** for a variance to: (1) reduce the rear yard setback from 15 ft. (required) to 6.6 ft. and; (2) reduce the side yard setback from 7 ft. (required) to 5.6 ft. The applicant also seeks a special exception to exceed the maximum lot coverage from 50% to 70%. Property is located at **40 Inman Circle, N.E.**, fronting 55 feet on the north side of Inman Circle and beginning approximately 340 feet west of the intersection of Inman Circle and Seventh Street. Zoned R-4 (Residential) District. Land Lot 105 of the 17th District, Fulton County, Georgia.
Owner: Karol Lawrence
Council District 6, NPU-E

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- V-08-169** Application of **Rosalyn Hall** for a variance to: (1) reduce the side yard setback from 20 ft. (required) to 18.3 ft.; (2) reduce the rear yard setback from 35 ft. (required) to 25ft. for an addition to a single family dwelling (annexed into the City of Atlanta). Property is located at **1060 New Britain Drive, S.W.**, fronting 130 feet on the north side of New Britain Drive and beginning at the northwest intersection of New Britain Drive and Beaver Falls Place. Zoned FC-R-3 (Residential) District. Land Lot 61 of the 14FF District, Fulton County, Georgia.
Owner: Rosalyn Hall
Council District 11, NPU-Q
- V-08-170** Application of **Lee Mayweather** for a special exception from zoning regulations to allow for a church on a lot of less than 1 acre for an addition to an existing church. Property is located at **110 Howard Street (aka 102 Howard Street), N.E.**, fronting 518.5 feet on the west side of Howard Street and beginning at the southwest intersection of Howard Street and Hallman Street. Zoned R-4A District (to be used for commercial purposes). Land Lot 206 of the 15th District, DeKalb County, Georgia.
Owner: Pentecostal Church of God Inc.
Council District 5, NPU-O

DEFERRED CASES

- V-08-040** Application of **Robert Fehskens** for a special exception from zoning regulations to allow the reconstruction of a non conforming fire damaged structure that was destroyed more than 60% of the replacement cost at the time of destruction. Property is located at **55 LaFayette Drive, S.E.**, fronting approximately 120 feet on the south side of LaFayette Drive and beginning approximately 195 ft. east of the southeast intersection of LaFayette Drive and Yonah Drive. Zoned R-4 (to be used for multi-family purposes) District. Land Lot 105 of the 17th District, Fulton County, Georgia.
Owner: Henry L. Faulk
Council District 6, NPU-E
- V-08-086** Application of **Raymont Walker** for a variance from zoning regulations to: (1) increase the lot coverage from 50% (maximum) to 78%; (2) reduce the side yard setback from 7 ft. (required) to 1 foot and; (3) reduce the rear yard setback from 10 ft. (required) to 1 foot. Property is located **27 Second Avenue, N.E.**, fronting 46 feet on the west side of Second Avenue and beginning approximately 304 feet south of the southwest intersection of Second Avenue and Hosea L. Williams Drive. Zoned R-4 (Residential) District. Land Lot 204 of the 15th District, DeKalb County, Georgia.
Owner: Darrel and Sarah Jones
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- V-08-110** Application of **Timothy Hagan** for a variance from zoning regulations to reduce the total open space requirement from .73 to .69 for an addition to an existing single family residence. Property is located **507 North Highland Avenue, N.E.**, fronting 75 feet on the east side of North Highland Avenue and beginning approximately 75 feet north of the northeast intersection North Highland Avenue and Rugby Street. Zoned RG-2/HD-20L SA 1 (Residential) District. Land Lot 15 of the 14th District, Fulton County, Georgia.
Owner: Tosten and Allison Bensch
Council District 2, NPU-N
- V-08-111** Application of **Tyler Perry** for a special exception from zoning regulations to increase the maximum height of a fence in the front yard from 4 ft. to 9 ft. and to increase the fence height from 6 ft. to 9 ft. in the side yard. Property is located **4110 Paces Ferry Road, N.W.**, fronting 359.75 feet on the south side of Paces Ferry Road and beginning approximately 210 feet west of the southwest intersection Paces ferry Road and River Forest road. Zoned R-1 (Residential) District. Land Lot 235 and 239 of the 17th District, Fulton County, Georgia.
Owner: Tyler Perry
Council District 8, NPU-A
- V-08-124** Application of **Aaron Abshire** for a variance from zoning regulations to increase the height of a business identification sign from 30 ft. above ground to 34 ft. above ground. Property is located at **3410 Alexander Road, N.E.**, fronting 350 feet on the west side of Alexander Road and beginning at the northwest intersection of Alexander Road Buckhead Loop. Zoned PDH (to be used for residential purposes). Land Lot 44 and 45 of the 17th District, Fulton County, Georgia.
Owner: Post Alexander, LLC.
Council District 7, NPU-B
- V-08-142** Application of **Eric Kronberg** for a variance from zoning regulations to: (1) reduce the side and rear yard setbacks from 20 ft. (required) to 8 ft.; (2) reduce the total open space from 55,563 sq. ft (required) to 52,000 sq. ft. and; (3) allow a portion of a building to protrude the 35 ft. (maximum) transitional height plane to 48 ft. Property is located at **419 Chamberlain Street, S.E.**, fronting 313.77 feet on the south side of Chamberlain Street and beginning at the southeast intersection of Chamberlain Street and Jackson Street. Zoned RG-4/BeltLine Overlay (to be used for multi-family purposes) District. Land Lot 45 of the 14th District, Fulton County, Georgia.
Owner: Chamberlain Partners, LLC.
Council District 2, NPU-M

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- V-08-148** Application of **Herman Secret** for a variance from zoning regulations to reduce the east transitional side yard setback from 20 ft. to 13 ft. to allow for an addition to an existing business. Property is located at **2756 Martin Luther King, Jr. Drive, S.W.** fronting 66.67 feet on the south side of Martin Luther King Jr. Drive and beginning approximately 327.49 feet west of the southwest intersection of Martin Luther King Jr. Drive and Peyton Place. Zoned C-1 (Community Business) District. Land Lot 212 of the 14th District, Fulton County, Georgia.
Owner: Anointed Ones, Inc.
Council District 10, NPU-I
- V-08-150** Application of **Julie Mirza** for a variance from zoning regulations to reduce the south side yard setback from 7 ft. (required) to 3.4 ft. for a one story and a half story addition to an existing single family residence. Property is located at **995 Rosedale Road, N.E.**, fronting 50 feet on the east side of Rosedale Road and beginning approximately 652 feet north of the northeast intersection of Rosedale Road and Virginia Avenue. Zoned R-4 (Residential) District. Land Lot 1 of the 18th District, DeKalb County, Georgia.
Owner: Julie Mirza
Council District 6, NPU-F