

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, JANUARY 11, 2024 AT 12:00 PM
COUNCIL CHAMBERS, SECOND FLOOR

APPEALS

- V-23-109** Appeal of **James Martin, Jacob Burton and Jennifer Gordon** of an administrative officer in the Office of Zoning and Development for property located at **901 Chattahoochee Avenue, N.W.**, fronting 430 feet on the north side of Chattahoochee Avenue and beginning 79.6 feet from the southwest intersection of Chattahoochee Avenue and Howell Mill Road. Zoned MRC-2-C/BL/UPWO (Mixed Residential Commercial Conditional/BeltLine Overlay/Upper Westside Overlay). Land Lot 152 of the 17th District., Fulton County, Georgia.
Owner: MH Howell Mill Holdings & Joan Barton Properties LLC
Council District 9, NPU D

NEW CASES

- V-23-179** Application of **Pamela Bullock** for a variance to reduce the front yard setback from 35 feet to 28.5 feet and a variance to reduce the western side yard setback from 7 feet to 4 feet for construction of an addition to an existing single-family dwelling for property located at **938 Highland Terrace, N.E.**, fronting 50 feet on the north side of Highland Terrace and beginning 365 feet from the northwest intersection of North Highland Avenue and Highland Terrace. Zoned R-4 (Single Family Residential). Land Lot 1 of the 17th District, Fulton County, Georgia.
Owner: deLille Anthony
Council District 6, NPU F
- V-23-180** Application of **Wayne Gaskin** for a variance to reduce the front yard setback from 35 feet to approximately 15 feet 10 inches for the renovation of existing structures for property located at **46 Bisbee Avenue, S.W.**, fronting approximately 110.01 feet on the north side of Bisbee Avenue and beginning at the northwest intersection of Muray Street and Bisbee Avenue. Zoned R-4/BeltLine (Single Family Residential/BeltLine Overlay). Land Lot 56 of the 14th District, Fulton County, Georgia.
Owner: Brandon Cunningham
Council District 1, NPU Y
- V-23-182** Application of **Chuck Palmer on behalf of Emory University** for a variance to allow a reduction in the wayfinding sign setback from 10 feet to 2 feet to the street property line for installation of a wayfinding sign for property located at **1845 Haygood Drive, N.E.**, fronting approximately 968.6 feet on the west side of Haygood Drive and beginning at the southeast intersection of Ridgewood Drive and Haygood Drive. Zoned O-I-C/Emory (Office Institutional Conditional/Emory Campus Parking Overlay). Land Lot 52 of the 18th District, Dekalb County, Georgia.
Owner: Emory University
Council District 6, NPU F
- V-23-183** Application of **Robert C. Cameron** for a variance to reduce the rear yard setback from 15 feet to approximately 6 feet and a variance to reduce the southern side yard setback from 7 feet to 0 feet for conversion of an existing shed for property located at **607 Page Avenue, N.E.**, fronting 50.98 feet on the east side of Page Avenue and beginning 48.91 feet from the northeast intersection of Muriel Avenue and Page Avenue. Zoned R-4 (Single Family Residential). Land Lot 239 of the 12th District, Dekalb County, Georgia.

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<http://www.atlantaga.gov/index.aspx?page=399>

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Owner: Robert C. Cameron
Council District 2, NPU N

V-23-184 Application of **Natanya Robinowitz** for a variance to reduce the rear yard setback from 15 feet to 6 feet and a variance to reduce the west side yard setback from 7 feet to 5 feet 10 inches for construction of an accessory dwelling unit for property located at **1892 Hosea L. Williams Drive, N.E.**, fronting 45.21 feet on the north side of Hosea L. Williams Drive and beginning 100 feet from the southeast intersection of Warren Street and Hosea L. Williams Drive. Zoned R-4A (Single Family Residential). Land Lot 206 of the 15th District, Dekalb County, Georgia.

Owner: Natanya Robinowitz and Michael Collins
Council District 5, NPU O

V-23-186 Application of **Ben R. Damer** for a variance to reduce the south side yard setback from 7 feet to 3 feet for construction of a duplex for property located **297 Gordon Avenue, N.E.**, fronting 59.58 feet on the north side of Gordon Avenue and beginning 172.9 feet from the northwest intersection of Dekalb Avenue and Gordon Avenue. Zoned R-5 (Single Family Residential). Land Lot 211 of the 15th District, Dekalb County, Georgia.

Owner: Bliss Memorial, LLC
Council District 5, NPU N

V-23-187 Application of **Ben R. Damer** for a variance to reduce the rear setback from 15 feet to 5 feet for construction of an accessory dwelling unit for property located at **1661 Glenwood Avenue, S.E.**, fronting 64.71 feet on the south side of Glenwood Avenue and beginning 322.2 feet from the southeast intersection of Clifton Street and Glenwood Avenue. Zoned R-4 (Residential Single Family). Land Lot 175 of the 15th District, Dekalb County, Georgia.

Owner: Ryan C. Cablik
Council District 5, NPU W

V-23-188 Application of **Mark F. Arnold** for a variance to reduce the half-depth front yard setback from 17.5 feet to 4 feet, a variance to reduce the rear yard setback from 15 feet to 5 feet, a variance to reduce the west side yard setback from 7 feet to 3 feet, and a variance to increase the allowable lot coverage from 50% to 58.8% for construction of a single family dwelling and carriage house for property located at **924 Virginia Avenue, N.E.**, fronting 48 feet on the south side of Virginia Avenue and beginning at northwest intersection of Maryland Avenue and Virginia Avenue. Zoned R-4 (Residential Single Family). Land Lot 1 of the 17th District, Fulton County, Georgia.

Owner: Josh Hersko, Alexandra Norton Hersko
Council District 6, NPU F

V-23-189 Application of **Bobby Hilliard** for a special exception to reduce the required minimum parking from 5 parking spaces to 4 parking spaces, a variance to reduce the east transitional side yard from 20 feet to 5 feet and a variance to reduce the rear transitional yard from 20 feet to 5 feet for construction of four detached dwelling units for property located at **1996 Joseph E. Boone Boulevard, N.W.**, fronting 50 feet on the south side of Joseph E. Boone Boulevard and beginning 178 feet from the southwest intersection of Anderson Avenue and Joseph E. Boone Boulevard. Zoned C-1 (Community Business). Land Lot 175 of the 14th District, Fulton County, Georgia.

Owner: MCE Residential, LLC

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Council District 3, NPU J

DEFERRED CASES

- V-23-81** Application of **Ben Darmer** for a variance to reduce the rear yard setback from 15 feet to 1 foot, the east side yard setback from 7 feet to 2.6 feet, to increase the lot coverage from 50% to 54.6% and a special exception to allow active recreation (hot tub) in a yard adjacent to a street for property located at **638 Park Drive, N.E.**, fronting 66 feet on the north side of Park Drive and beginning at the northeast intersection of Park Drive and Orme Circle. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 53 of the 17th District, Fulton County, Georgia.
Owner: Monnie J. Heisler
Council District 6, NPU F
- V-23-123** Application of **Tilford Land Partners, LLC** for a special exception to reduce the required off-street parking from 365 spaces to 42 spaces for property located at **1968 Marietta Road, N.W.**, fronting 2431.5 feet on the south side of Marietta Road, beginning at the intersection of the westerly right of way of Ford Street with the southerly right of way of Spring Avenue NW. Zoned I-2 (Heavy Industrial). Land Lots 223, 228, 229, 24 and 245 of the 17th District, Fulton County, Georgia.
Owner: Tilford Land Partners, LLC
Council District 9, NPU D
- V-23-125** Application of **SCP-WS Seaboard LLC c/o Troutman Papper Hamilton Sanders, LLP** for a special exception to reduce the minimum off-street parking requirement from 888 spaces to 183 spaces for conversion to indoor amusement use for property located at **1310 Seaboard Industrial Boulevard, N.W.**, fronting 941.1 feet on the north side of Seaboard Industrial Boulevard, N.W. and beginning 1092.5 feet from the northeast intersection of Collier Road and Seaboard Industrial Boulevard. Zoned I-2/UWCID (Heavy Industrial/Upper Westside Overlay District). Land Lot 193 of the 17th District, Fulton County, Georgia.
Owner: SCP-WS Seaboard LLC c/o Troutman Pepper Hamilton Sanders, LLP
Council District 9, NPU D
- V-23-130** Application of **Djbril Dafe** for a variance to reduce the front yard setback from 10 feet to 0 feet for a patio extension for an eating and drinking establishment for property located at **2110 Peachtree Road, N.W.**, fronting 198.83 feet on the west side of Peachtree Road and beginning at the southwest intersection of Peachtree Road and Bennet Street. Zoned C-3/BL (Commercial Residential District/BeltLine Overlay). Land Lot 110 of the 17th District, Fulton County, Georgia.
Owner: Lee Nicholson
Council District 8, NPU C
- V-23-138** Application of **Djbril Dafe** for a variance to reduce the front yard setback from 10 feet to 0 feet for a patio extension for an eating and drinking establishment for property located at **2100 Peachtree Road, N.W.**, fronting 41.77 feet on the west side of Peachtree Road and beginning approximately 98 feet from the southwest intersection of Peachtree Road and Bennet Street. Zoned C-3/BL (Commercial Residential District/BeltLine Overlay). Land Lot 110 of the 17th District, Fulton County, Georgia.
Owner: Lee Nicholson

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Council District 8, NPU C

- V-23-153** Application of **James Cheeks** for a variance to reduce the front yard setback from 35 feet to 15 feet and the rear yard from 15 feet to 8 feet for construction of a new single family home for property located at **1631 Burton Street S.E.**, fronting 49.5 feet on the east side of Burton Street and beginning 131 feet from the northwest intersection of Bowen Avenue and Burton Street. Zoned R-4 (Single Family Residential). Land Lot 57 of the 14th District, Fulton County, Georgia.
Owner: Charis South Atlanta, LLC
Council District 1, NPU Y

- V-23-166** Application of **Kaci Palo** for a variance to reduce the rear yard setback from 15 feet to 4 feet, reduce western side yard setback from 7 feet to 1 foot, and increase the floor area of an accessory structure from 30% floor area of main structure to 38% floor area of main structure for property located at **1264 Beech Valley Road, N.E.**, fronting 65 feet on the north side of Beech Valley Road beginning 140 feet from the northeast intersection of Hyland Way and Beech Valley Road. Zoned R-4 (Single Family Residential). Land Lot 56 of the 18th District, Dekalb County, Georgia.
Owner: Jeff & Gina Buntin
Council District 6, NPU F

END OF AGENDA