



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

January 19, 2024

James Martin
764 Verner Street NW
Atlanta, GA 30318

Jacob Burton
814 Holmes Street NW
Atlanta, GA 30318

Jennifer Gordon
6 White Street NW
Atlanta, GA 30318

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

Mr. Martin, Mr. Burton and Ms. Gordon:

As a result of the public hearing held on **January 11, 2024**, the Board of Zoning Adjustment denied the above referenced application.

Decisions by the Board of Zoning Adjustment may be appealed to Superior Court. Per Section 6-4028(5) – Any person appealing from the decision of the board to the Superior Court shall pay the actual costs incurred by the city in causing the board's hearing(s) on the appeal to be transcribed as contemplated in the Zoning Ordinance. The board, through its secretary, shall communicate to the appellant the actual costs and the requirement and manner in which to pay same. The board shall not be required to file the transcript of the hearing(s) before it until such time as the appellant pays such costs.

Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, can be found online using the City's new online permitting system, Accela by using: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted.

Sincerely,

A handwritten signature in black ink, appearing to read "Angela M. Blatch". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

January 19, 2024

Ben R. Darmer
1877 Ardmore Road NW
Atlanta, GA 30309

V-23-81 Application of **Ben R. 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

Mr. Darmer:

As a result of the public hearing held on **January 11, 2024**, the Board of Zoning Adjustment deferred the above referenced case to an **April 2024** public hearing. The case will be scheduled for the **April 11, 2024** hearing. The public notice sign, which should be updated to reflect the new hearing date, must be re-posted at the subject property no later than **March 27, 2024**. Enclosed is a sign posting affidavit, which should be notarized after the sign is reposted, and returned to the Office of Zoning and Development at least 5 days before your hearing date.

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Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director

SIGN POSTING AFFIDAVIT

Application Number: _____

Property Address: _____

Describe the location on the property where the sign(s) were posted:

_____ Date Posted: _____

“I SWEAR THAT ON THE ABOVE POSTING DATE, I PERSONALLY POSTED IN THE MOST CONSPICUOUS PLACE ON THE PREMISES AFFECTED BY THIS APPLICATION”

Signature of Person Posting Sign

PERSONALLY APPEARED BEFORE ME
PERSON(S) OF THE ABOVE NAME(S), WHO
SWEAR THAT THE INFORMATION CONTAINED
IN THIS AFFIDAVIT IS TRUE AND CORRECT TO
THEIR BEST KNOWLEDGE AND BELIEF.

Notary

Date

*The property owner will be notified of the exact hearing date by telephone or email and must post the sign(s) in a conspicuous place on the property at least 15 days before the hearing date. One sign shall be placed every 600 feet along each street the property abuts. Signs may be posted before the posting date, but not after.

Please mail or deliver this completed affidavit to the Office of Planning at the address listed below. You may fax a copy to 404-658-7491, but **the original affidavit must be received by the Office of Planning at least five days before your hearing date.**

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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

January 19, 2024

Djbril Dafe
2110 Peachtree Road NW
Atlanta, GA 30309

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

Mr. Dafe:

As a result of the public hearing held on **January 11, 2024**, the Board of Zoning Adjustment deferred the above referenced case to a **March 2024** public hearing. The case will be scheduled for the **March 14, 2024** hearing. The public notice sign, which should be updated to reflect the new hearing date, must be re-posted at the subject property no later than **February 28, 2024**. Enclosed is a sign posting affidavit, which should be notarized after the sign is reposted, and returned to the Office of Zoning and Development at least 5 days before your hearing date.

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Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director

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Application Number: _____

Property Address: _____

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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

January 19, 2024

Djbril Dafe
2110 Peachtree Road NW
Atlanta, GA 30309

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
Council District 8, NPU C

Mr. Dafe:

As a result of the public hearing held on **January 11, 2024**, the Board of Zoning Adjustment deferred the above referenced case to a **March 2024** public hearing. The case will be scheduled for the **March 14, 2024** hearing. The public notice sign, which should be updated to reflect the new hearing date, must be re-posted at the subject property no later than **February 28, 2024**. Enclosed is a sign posting affidavit, which should be notarized after the sign is reposted, and returned to the Office of Zoning and Development at least 5 days before your hearing date.

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Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director

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Application Number: _____

Property Address: _____

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_____ Date Posted: _____

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Notary

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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

January 19, 2024

James Cheeks
RedBrick Homes & Development, Inc.
352 University Avenue SW, #C4
Atlanta, GA 30310

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

Mr. Cheeks:

As a result of the public hearing held on **January 11, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **February 8, 2024** public hearing. The public notice sign, which should be updated to reflect the new hearing date, must be re-posted at the subject property no later than **January 24, 2024**. Enclosed is a sign posting affidavit, which should be notarized after the sign is reposted, and returned to the Office of Zoning and Development at least 5 days before your hearing date.

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Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director

SIGN POSTING AFFIDAVIT

Application Number: _____

Property Address: _____

Describe the location on the property where the sign(s) were posted:

_____ Date Posted: _____

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Notary

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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

January 19, 2024

Wayne Gaskin
Genius Vision, LLC
P.O. Box 2916
Atlanta, GA 30301

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

Mr. Gaskin:

As a result of the public hearing held on **January 11, 2024**, the Board of Zoning Adjustment deferred the above referenced case to a **March 2024** public hearing. The case has been scheduled for the **March 7, 2024** hearing. The public notice sign, which should be updated to reflect the new hearing date, must be re-posted at the subject property no later than **February 21, 2024**. Enclosed is a sign posting affidavit, which should be notarized after the sign is reposted, and returned to the Office of Zoning and Development at least 5 days before your hearing date.

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Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director

SIGN POSTING AFFIDAVIT

Application Number: _____

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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

January 19, 2024

Natanya Robinowitz
1892 Hosea L. Williams Drive, N.E.
Atlanta, GA 30317

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

Mr. Robinowitz:

As a result of the public hearing held on **January 11, 2024**, the Board of Zoning Adjustment deferred the above referenced case to a **March 2024** public hearing. The case has been scheduled for the **March 7, 2024** hearing. The public notice sign, which should be updated to reflect the new hearing date, must be re-posted at the subject property no later than **February 21, 2024**. Enclosed is a sign posting affidavit, which should be notarized after the sign is reposted, and returned to the Office of Zoning and Development at least 5 days before your hearing date.

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Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director

SIGN POSTING AFFIDAVIT

Application Number: _____

Property Address: _____

Describe the location on the property where the sign(s) were posted:

_____ Date Posted: _____

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Signature of Person Posting Sign

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Notary

Date

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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

January 19, 2024

Ben R. Darmer
1877 Ardmore Road NW
Atlanta, GA 30309

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

Mr. Darmer:

As a result of the public hearing held on **January 11, 2024**, the Board of Zoning Adjustment deferred the above referenced case to a **March 2024** public hearing. The case has been scheduled for the **March 7, 2024** hearing. The public notice sign, which should be updated to reflect the new hearing date, must be re-posted at the subject property no later than **February 21, 2024**. Enclosed is a sign posting affidavit, which should be notarized after the sign is reposted, and returned to the Office of Zoning and Development at least 5 days before your hearing date.

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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

January 19, 2024

Ben R. Darmer
1877 Ardmore Road NW
Atlanta, GA 30309

V-23-187 Application of **Ben R. Darmer** 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

Mr. Darmer:

As a result of the public hearing held on **January 11, 2024**, the Board of Zoning Adjustment denied the above referenced application without prejudice. Because your application was denied without prejudice, you may resubmit the same request, or any substantially similar request, at any time in a new application.

Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, can be found online using the City's new online permitting system, Accela by using: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Please feel free to contact me with any questions.

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January 19, 2024

Bobby Hilliard
Hilliard & Associates, Inc.
6255 Campbellton Road
Atlanta, GA 30331

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
Council District 3, NPU J

Mr. Hilliard:

As a result of the public hearing held on **January 11, 2024**, the Board of Zoning Adjustment deferred the above referenced case to a **March 2024** public hearing. The case has been scheduled for the **March 7, 2024** hearing. The public notice sign, which should be updated to reflect the new hearing date, must be re-posted at the subject property no later than **February 21, 2024**. Enclosed is a sign posting affidavit, which should be notarized after the sign is reposted, and returned to the Office of Zoning and Development at least 5 days before your hearing date.

Information related to applications heard by the Board of Zoning Adjustment (BZA) may be searched online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director

SIGN POSTING AFFIDAVIT

Application Number: _____

Property Address: _____

Describe the location on the property where the sign(s) were posted:

_____ Date Posted: _____

“I SWEAR THAT ON THE ABOVE POSTING DATE, I PERSONALLY POSTED IN THE MOST CONSPICUOUS PLACE ON THE PREMISES AFFECTED BY THIS APPLICATION”

Signature of Person Posting Sign

PERSONALLY APPEARED BEFORE ME
PERSON(S) OF THE ABOVE NAME(S), WHO
SWEAR THAT THE INFORMATION CONTAINED
IN THIS AFFIDAVIT IS TRUE AND CORRECT TO
THEIR BEST KNOWLEDGE AND BELIEF.

Notary

Date

*The property owner will be notified of the exact hearing date by telephone or email and must post the sign(s) in a conspicuous place on the property at least 15 days before the hearing date. One sign shall be placed every 600 feet along each street the property abuts. Signs may be posted before the posting date, but not after.

Please mail or deliver this completed affidavit to the Office of Planning at the address listed below. You may fax a copy to 404-658-7491, but **the original affidavit must be received by the Office of Planning at least five days before your hearing date.**

**City of Atlanta
Office of Planning
55 Trinity Avenue, S.W.
Suite 3350
Atlanta, GA 30303-0310
Fax: (404) 658-7491/Office: (404) 330-6145**



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

January 19, 2024

SCP-WS Seaboard LLC
c/o Troutman Pepper Hamilton Sanders, LLP
600 Peachtree Street, NE Suite 3000
Atlanta, GA 30308

V-23-125 Application of **SCP-WS Seaboard LLC c/o Troutman Pepper 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

Troutman Pepper Hamilton Sanders, LLP:

As a result of the public hearing held on **January 11, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

January 19, 2024

Kaci Palo
Permits Unlimited, LLC
10439 Old Atlanta Highway
Covington, GA 30014

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

Ms. Palo:

As a result of the public hearing held on **January 11, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

January 19, 2024

Pamela Bullock
PSB Studio Architecture
777 Virginia Circle
Atlanta, GA 30306

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

Ms. Bullock:

As a result of the public hearing held on **January 11, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

January 19, 2024

Emory University
c/o Chuck Palmer
Troutman Pepper Hamilton Sanders, LLP
600 Peachtree Street, Suite 3000
Atlanta, GA 30308

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

Mr. Palmer:

As a result of the public hearing held on **January 11, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

January 19, 2024

Robert C. Cameron
607 Page Avenue NE
Atlanta, GA 30307

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.

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

Mr. Cameron:

As a result of the public hearing held on **January 11, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

January 19, 2024

Mark F. Arnold
1126 N. Highland Avenue NE
Atlanta, GA 30306

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

Mr. Arnold:

As a result of the public hearing held on **January 11, 2024**, the Board of Zoning Adjustment approved the above referenced application with the following condition: **The site shall be developed in accordance with the site plan dated 11/21/2023, stamped received by the Office of Zoning and Development on November 27, 2023.**

Because the Board attached conditions to your approval, the Office of Buildings will require the Office of Zoning and Development to sign-off on your construction plans and drawings prior to processing an application for a building permit. The submittal requirements are as follows: three (3) plans to submit with the building permit application and one (1) additional copy for submission to the Office of Zoning and Development. Once all materials have been prepared, please schedule an appointment by calling (404) 546-1984 or emailing me at ablatch@atlantaga.gov. The purpose of the appointment is to ensure all conditions related to the approval have been met.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

January 19, 2024

Tilford Land Partners, LLC
1776 Peachtree Street, Suite 100
Atlanta, GA 30309

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

Tilford Land Partners, LLC:

As a result of the public hearing held on **January 11, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director