

**AGENDA**  
**BOARD OF ZONING ADJUSTMENT**  
**THURSDAY, FEBRUARY 8, 2024 AT 12:00 PM**  
**CITY HALL, SUITE 3350, THIRD FLOOR**  
**BRIEFING: THURSDAY, FEBRUARY 8, 2024, AT 11:00 AM**  
**COUNCIL CHAMBERS, SECOND FLOOR**

**APPEALS**

- V-23-159** Appeal of **Cheshire Bridge Holdings, LLC** of a decision of an administrative officer in the Office of Buildings for property located at **1739 Cheshire Bridge Road, N.E.**, fronting approximately 126 feet on the south side of Cheshire Bridge Road and beginning 182.4 feet from the southwest intersection of Piedmont Avenue and Cheshire Bridge Road. Zoned NC-5 (Cheshire Bridge Road South Neighborhood Commercial). Land Lot 50 of the 17th District, Fulton County, Georgia.  
**Owner: Cheshire Bridge Holdings, LLC**  
**Council District 6, NPU F**
- V-23-190** Appeal of **631 Flat Shoals, LLC** of a decision of an administrative officer in the Office of Zoning and Development for property located at **631 Flat Shoals Avenue, S.E.**, fronting 50.10 feet on the west side of Flat Shoals Avenue and beginning 351.35 feet from the northwest intersection of Milton Place and Flat Shoals Avenue. Zoned R-LC-C (Residential-Limited Commercial Conditional). Land Lot 176 of the 15th District, DeKalb County, Georgia.  
**Owner: 631 Flat Shoals, LLC**  
**Council District 5, NPU W**

**NEW CASES**

- V-23-172** Application of **Serge Charles** for a variance to reduce the north and south side yard setbacks from 5 feet to 1 foot for construction of construction of a new single family dwelling for property located at **187 Graves Street, N.W.**, fronting 26.25 feet on the east side of Graves Street and beginning approximately 75 feet from the southeast intersection of Spencer Street and Graves Street. Zoned SPI-19 SA6/W IZ (Vine City/Westside Affordable Housing Overlay). Land Lot 83 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ezekiel Construction**  
**Council District 3, NPU L**
- V-23-174** Application of **Serge Charles** for a variance to reduce the east and west side yard setbacks from 5 feet to 2 feet for construction of construction of a new single family dwelling for property located at **637 Dorothy Bolden Way, N.W.**, fronting 24.89 feet on the north side of Dorothy Bolden Way and beginning approximately 147.5 feet from the northwest intersection of Vine Street and Dorothy Bolden Way. Zoned SPI-19 SA6/W IZ (Vine City/Westside Affordable Housing Overlay). Land Lot 110 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ezekiel Construction**  
**Council District 3, NPU L**
- V-23-177** Application of **Dauda Saibu** for a special exception to allow a recreational use (swimming pool) adjacent to a street for a proposed pool for property located at **3566 Cantrell Road, N.E.**, fronting 107 feet on the west side of Cantrell Road and beginning at the northwest intersection of Kingsboro Road and Cantrell Road. Zoned R-3 (Single Family Residential). Land Lot 9 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Atlanta Properties Buckhead**  
**Council District 7, NPU B**

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- V-23-198** Application of **Garrett Daniel** for a variance to reduce the west side yard setback from 10 feet to 5 feet, reduce the rear yard setback from 20 feet to 8 feet, and reduce the front yard setback from 50 feet to 29 feet for construction of a detached garage and front porch for property located at **877 Berkshire Drive, N.E.**, fronting 95 feet on the south side of Berkshire Drive and beginning approximately 147.2 feet from the northwest intersection of Miffin Place and Berkshire Drive. Zoned R-3 (Single Family Residential). Land Lot 3 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Josh and Colleen Golden**  
**Council District 6, NPU F**
- V-23-199** Application of **William Perilli** for a variance to increase lot coverage from 65.79% to 71.22% for construction of a swimming pool for property located at **838 Charles Allen Drive, N.E.**, fronting 50 feet on the west side of Charles Allen Drive and beginning 100 feet from the northwest intersection of Mentelle Drive and Charles Allen Drive. Zoned R-5/BL (Single Family Residential/BeltLine Overlay). Land Lot 48 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Tommy Wynne**  
**Council District 2, NPU E**
- V-23-201** Application of **Chris Powell** for a special exception to allow active recreation in the rear yard of property adjacent to the street for construction of a swimming pool for property located at **4530 Jett Road N.W.**, fronting 173.79 feet on the west side of Jett Road and beginning at the northwest intersection of Allen Court and Jett Road. Zoned R-3 (Residential Single Family). Land Lot 138 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Mark Elliott**  
**Council District 8, NPU A**
- V-23-202** Application of **Latiesha George** for a special exception to increase the height of the fence in the required supplemental zone from 3.5 feet to 6 feet and increase opacity of the fence in the front yard and half-depth front from 50% to 100% for property located at **969 Parsons Street, S.W.**, fronting 50 feet on the north side of Parsons Street and beginning at the northwest intersection of Abbott Street and Parsons Street. Zoned SPI-4 SA1/BL/W IZ (Ashview Heights and Atlanta University Center/BeltLine Overlay/Westside Affordable Workforce Housing Overlay). Land Lot 116 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Latiesha George**  
**Council District 4, NPU T**
- V-23-203** Application of **Mauricio Sonny** for a variance to reduce the west side yard setback from 7 feet to 6.5 feet for construction of a new single family home for property located at **2674 Hosea L. Williams Drive, N.E.**, fronting 56 feet on the north side of Hosea L. Williams Drive and beginning approximately 229.3 feet from the northwest intersection of Daniel Avenue and Hosea L. Williams Drive. Zoned R-4 (Single Family Residential). Land Lot 203 of the 15<sup>th</sup> District, Dekalb County, Georgia.  
**Owner: Mauricio Sonny**  
**Council District 5, NPU O**

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- V-23-204** Application of **Chad Davis** for a special exception to allow active recreation (pool) in the rear yard of property adjacent to the street and a variance to reduce the rear yard setback from 20 feet to 10 feet for property located at **995 Battle Creek Way, N.W.**, fronting approximately 119.84 feet on the east side of Battle Creek Way and beginning at the northeast intersection of Peachtree Battle Avenue and Battle Creek Way. Zoned R-3 (Single Family Residential). Land Lot 84 of the 17th District, Fulton County, Georgia.  
**Owner: April Marable**  
**Council District 8, NPU C**
- V-23-205** Application of **Ben R. Darmer** for a variance to reduce the half-depth front yard from 17.5 feet to 12 feet for construction of a new single family dwelling for property located at **1055 Lanier Boulevard, N.E.**, fronting 65 feet on the east side of Lanier Boulevard and beginning at the northeast intersection of Los Angeles Avenue and Lanier Boulevard. Zoned R-4 (Single Family Residential). Land Lot 1 of the 17th District, Fulton County, Georgia.  
**Owner: Natalia Beinenson**  
**Council District 6, NPU F**
- V-23-208** Application of **Ahmed Oueid** for a special exception to increase the height of a gate from 6 feet to 7 feet in the side yard with greater than 50% opacity and increase the height of a fence from 6 feet to 8 feet with greater than 50% opacity in the west side, east side and rear yards for a privacy fence for property located at **837 Kings Court, N.E.**, fronting 51 feet on the east side of Lanier Boulevard and beginning at the northeast intersection of Los Angeles Avenue and Lanier Boulevard. Zoned R-4 (Single Family Residential). Land Lot 52 of the 17th District, Fulton County, Georgia.  
**Owner: Michael Johnson**  
**Council District 6, NPU F**

**DEFERRED CASES**

- V-23-37** Application of **Jasper Proctor** for a special exception to increase the height of a fence from 4 feet to 8 feet with 10 feet 5 inch columns in the front yard, increase the height of a fence from 4 feet to 8 feet with 10 feet 5 inch columns in the half depth front yard, and increase the height of a fence from 6 feet to 8 feet with 10 feet 5 inches in the west side yard for property for property located at **815 West Paces Ferry Road N.W.**, fronting 150 feet on the north side of West Paces Ferry Road and beginning at the intersection of West Paces Ferry Road and Castlegate Drive. Zoned R-2 (Single Family Residential). Land Lot 158 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Consulate General of India**  
**Council District 8, NPU A**
- V-23-106** Application of **Jamila Brown** for a variance to reduce the east side yard setback from 10 feet to 4 feet for the construction of an accessory structure for property located at **330 Hillside Drive, N.W.**, fronting 100 feet on the south side of Hillside Drive and beginning approximately 649 feet from the southwest intersection of Hillside Drive and Broadland Road. Zoned R-2B (Single Family Residential). Land Lot 117 of the 17th District, Fulton County, Georgia.  
**Owner: Pamela Neill**  
**Council District 8, NPU A**

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- V-23-112** Application of **Mahogany Taylor** for a variance to reduce the north side yard setback from 10 feet to 7 feet for an addition to an existing single family dwelling for property located at **1258 Willis Mill Road, S.W.**, fronting 100 feet on the east side of Willis Mill Road and beginning 350 feet from the northeast intersection of Willis Mill Road and Cascade Road. Zoned R-3 (Single Family Residential). Land Lot 201 of the 14th District, Fulton County, Georgia.  
**Owner: Michael Crooms**  
**Council District 10, NPU I**
- 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 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Charis South Atlanta, LLC**  
**Council District 1, NPU Y**
- V-23-155** Application of **David Goolsby** for a special exception to increase the opacity of a fence to more than 50 percent in the front yard and to increase the height of a fence from 4 feet to 6 feet with more than 50 percent opacity in the half – depth front yard for an existing single-family dwelling for property located at **2290 Hosea L. Williams Drive N.E.**, fronting 150 feet on the north side of Hosea L. Williams Drive and beginning at the northwest intersection of Hosea L. Williams Drive and Oakview Road. Zoned R-4 (Single Family Residential). Land Lot 205 of the 15<sup>th</sup> District, Dekalb County, Georgia.  
**Owner: David Goolsby**  
**Council District 5, NPU O**
- V-23-156** Application of **Diane Barfield** for a special exception to allow a 6-foot 11-inches iron gate with brick columns in the required front yard for an existing single family dwelling for the property located at **2959 Andrews Drive, N.W.** fronting 219.4 feet on the east side of Andrews Drive and beginning approximately 277 feet from the southeast intersection of Slaton Drive and Andrews Drive. Zoned R-2A (Single Family Residential). Land Lot 113 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Alan Dawsky and John Dawson**  
**Council District 8, NPU B**
- V-23-157** Application of **Earl Jackson** for a special exception to allow a 4.5-foot stone wall I the required front yard for an existing single family dwelling for property located at **272 Rumson Road, N.E.**, fronting 60 feet on the east side of Rumson Road and beginning 261.8 feet from the northwest intersection of Bolling Road and Rumson Road. Zoned R-4/SPI-24 (Single Family Residential/Garden Hills Overlay). Land Lot 100 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Stephanie Hodges**  
**Council District 7, NPU B**

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- V-23-160** Application of **Shona Griffin** for a variance to increase the driveway width at the turnaround section only from 20 feet to 33 feet for construction of newly poured concrete turnaround within front yard setback for property located at **359 Old Ivy Road N.E.**, fronting 100 feet on the south side of Old Ivy Road and beginning 324.15 feet from the northeast intersection of Old Ivy Lane and Old Ivy Road. Zoned R-3 (Single Family Residential). Land Lot 63 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Amer Rathore**  
**Council District 7, NPU B**
- V-23-162** Application of **Christian Fansi** for a variance to reduce the minimum useable open space from 57,347 square feet to 44,078 feet and reduce the minimum total open space from 86,657 square feet to 85,438 square feet for a proposed multi-family development for properties located at **640 Boulevard, N.E.**, fronting approximately 311 feet on the west side of Boulevard and beginning 126 feet from the northeast intersection of North Avenue and Boulevard, **627 Parkway Drive, N.E.**, fronting 60.5 feet on the east side of Parkway Drive and beginning 130.2 feet from the northeast intersection of North Avenue and Parkway Drive, **623 Parkway Drive, N.E.**, fronting 61.5 feet on the east side of Parkway Drive and beginning 68.7 feet from the northeast intersection of North Avenue and Parkway Drive, **617 Parkway Drive, N.E.**, fronting 52 feet on the east side of Parkway Drive and beginning 16.7 feet from the intersection of North Avenue and Parkway Drive, **628 Boulevard, N.E.**, fronting 60 feet on the west side of Boulevard and beginning 126.7 feet from the intersection of North Avenue and Boulevard. Zoned R-G4/BL (Residential General/Beltline Overlay). Land Lot 48 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Second Bedford Pines Apts LTD**  
**Council District 2, NPU M**
- V-23-168** Application of **Uwonda S. Carter** for a variance to reduce both side yard setbacks from 15 feet to 12 feet for a proposed new single family residence for property located at **827 Flamingo Drive S.W.**, fronting approximately 170 feet on the west side of Flamingo Drive and beginning 570 feet from the southeast intersection of Willis Mill Road and Flamingo Drive. Zoned R2-A (Single Family Residential). Land Lot 203 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Uwonda S. Carter**  
**Council District 10, NPU I**
- V-23-170** Application of **Yeiny Sanchez** for a variance to reduce the half-depth front yard setback from 17.5 feet to 8 feet 8 inches, a special exception to increase the maximum fence height in the front yard setback from 4 feet to 8 feet, and a variance to increase opacity of a fence located in the front yard setback from 50% to 100% for a proposed accessory dwelling unit for property located at **350 Peachtree Avenue N.E.** fronting 52 feet on the north side of Peachtree Avenue beginning at the northeast intersection of Grandview Avenue and Peachtree Avenue. Zoned R-4/SPI-24 (Single Family Residential/Garden Hills Neighborhood Overlay). Land Lot 60 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Yeiny Sanchez**  
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**END OF AGENDA**

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