



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

February 14, 2024

Cheshire Bridge Holdings, LLC
1739 Cheshire Bridge Road, N.E.
Atlanta, GA 30324

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

Cheshire Bridge Holdings, LLC:

As a result of the public hearing held on **February 8, 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,

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

February 14, 2024

Jasper Proctor
ACME American
319 Atlanta Street, Suite 240
Marietta, GA 30060

V-23-037 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 17th District, Fulton County, Georgia.
Owner: Consulate General of India
Council District 8, NPU A

Mr. Proctor:

As a result of the public hearing held on **February 8, 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.

Sincerely,

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

February 14, 2024

Yeiny Sanchez
350 Peachtree Avenue, N.E.
Atlanta, GA 30305

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 17th District, Fulton County, Georgia.
Owner: Yeiny Sanchez
Council District 7, NPU B

Ms. Sanchez:

As a result of the public hearing held on **February 8, 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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Secretary, Board of Zoning Adjustment

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

February 14, 2024

Serge Charles
Ezekiel Construction
P.O. Box 11155
Atlanta, GA 30310

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 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 14th District, Fulton County, Georgia.
Owner: Ezekiel Construction
Council District 3, NPU L

Mr. Charles:

As a result of the public hearing held on **February 8, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **March 14, 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 **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.

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

Sign Must Be Posted By: February 28, 2024

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 email this completed affidavit to the bza-hearings@atlantaga.gov. The affidavit must be received by the Office of Zoning and Development at least five days before your hearing date.

Keyetta M. Holmes, AICP
City of Atlanta
Office of Zoning and Development
55 Trinity Avenue, S.W., Suite 3350
Atlanta, GA 30303-0310
Fax (404) 546-8231



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

February 14, 2024

Serge Charles
Ezekiel Construction
P.O. Box 11155
Atlanta, GA 30310

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 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 14th District, Fulton County, Georgia.
Owner: Ezekiel Construction
Council District 3, NPU L

Mr. Charles:

As a result of the public hearing held on **February 8, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **March 14, 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 **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

SIGN POSTING AFFIDAVIT

Sign Must Be Posted By: February 28, 2024

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 email this completed affidavit to the **bza-hearings@atlantaga.gov**. The affidavit must be received by the Office of Zoning and Development at least five days before your hearing date.

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

February 14, 2024

631 Flat Shoals, LLC
P.O. Box 4359
Atlanta, GA 30302

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

631 Flat Shoals, LLC:

As a result of the public hearing held on **February 8, 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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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

February 14, 2024

William Perilli
Peach State Pool Service and Builders
1100 Upper Hembree Road
Roswell, GA 30076

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 14th District, Fulton County, Georgia.
Owner: Tommy Wynne
Council District 2, NPU E

Mr. Perilli:

As a result of the public hearing held on **February 8, 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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Director
Office of Zoning and Development

February 14, 2024

Chris Powell
Bayview Pools
5200 Dallas Highway, Suite 200-183
Powder Springs, GA 30127

V-23-201 Application of **Chris Powell** for a special exception to allow active recreation (swimming pool) in the rear yard of property adjacent to the street 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 17th District, Fulton County, Georgia.
Owner: Mark Elliott
Council District 8, NPU A

Mr. Powell:

As a result of the public hearing held on **February 8, 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 4, 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 20, 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

Sign Must Be Posted By: March 20, 2024

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
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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 email this completed affidavit to the bza-hearings@atlantaga.gov. The affidavit must be received by the Office of Zoning and Development at least five days before your hearing date.

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

February 14, 2024

Chad Davis
All American Landscape and Stone
P.O. Box 636
Holly Springs, GA 30142

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

Mr. Davis:

As a result of the public hearing held on **February 8, 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 4, 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 20, 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

Sign Must Be Posted By: March 20, 2024

Application Number: _____

Property Address: _____

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

February 14, 2024

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

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

Mr. Darmer:

As a result of the public hearing held on **February 8, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **March 14, 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 **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

SIGN POSTING AFFIDAVIT

Sign Must Be Posted By: February 28, 2024

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

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KNOWLEDGE AND BELIEF.

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Keyetta M. Holmes, AICP
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Director
Office of Zoning and Development

February 14, 2024

Mahogany Taylor
Mahogany Interiors
740 Skipper Drive, N.W.
Atlanta, GA 30318

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

Ms. Taylor:

As a result of the public hearing held on **February 8, 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.

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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

February 14, 2024

James Cheeks
RedBrick Homes & Development, Inc.
352 University Avenue, Suite 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 **February 8, 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
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

February 14, 2024

Christian Fansi
Long Engineering, Inc.
2550 Heritage Court, S.E., Suite 250
Atlanta, GA 30339

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 14th District, Fulton County, Georgia.
Owner: Second Bedford Pines Apts LTD
Council District 2, NPU M

Mr. Fansi:

As a result of the public hearing held on **February 8, 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
Commissioner

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

February 14, 2024

Uwonda S. Carter
67-A Boulevard, N.E.
Atlanta, GA 30312

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 Flaming 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 14th District, Fulton County, Georgia.
Owner: Uwonda S. Carter
Council District 10, NPU I

Ms. Carter:

As a result of the public hearing held on **February 8, 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
Commissioner

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

February 14, 2024

Dauda Saibu
Atlanta Properties Buckhead, LLC
4062 Peachtree Road, Suite A508
Atlanta, GA 30319

V-23-177 Application of **Dauda Saibu** for a special exception to allow a recreational use (swimming pool) adjacent to a street 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 17th District, Fulton County, Georgia.
Owner: Atlanta Properties Buckhead
Council District 7, NPU B

Mr. Saibu:

As a result of the public hearing held on **February 8, 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
Commissioner

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

February 14, 2024

Garrett Daniel
Garrett Daniel Architecture
3103 Dale Drive, N.E.
Atlanta, GA 30305

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 17th District, Fulton County, Georgia.
Owner: Josh and Colleen Golden
Council District 6, NPU F

Mr. Daniel:

As a result of the public hearing held on **February 8, 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
Commissioner

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

February 14, 2024

Mauricio Sonny
It Takes Three
2674 Hosea L. Williams Drive, N.E.
Atlanta, GA 30317

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 15th District, DeKalb County, Georgia.
Owner: Mauricio Sonny
Council District 5, NPU O

Mr. Sonny:

As a result of the public hearing held on **February 8, 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
Commissioner

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

February 14, 2024

Latiesha George
989 Parsons Street, S.W.
Atlanta, GA 30314

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 14th District, Fulton County, Georgia.
Owner: Latiesha George
Council District 4, NPU T

Ms. George:

As a result of the public hearing held on **February 8, 2024**, the Board of Zoning Adjustment approved the above referenced application with the following condition: **The existing 6-foot metal fence location is altered to be consistent with the updated site plan received January 10, 2024, which reflects visibility requirements set forth in City of Atlanta Code of Ordinances Section 16-28.008(9) Visibility at intersections.**

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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CITY OF ATLANTA

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

February 14, 2024

Ahmed Oueid
Same Day Fence Company
1300 Ridenour Boulevard, N.W., Suite 100
Kennesaw, GA 30152

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

Mr. Oueid:

As a result of the public hearing held on **February 8, 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,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

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

February 14, 2024

Jamila Brown
Bedrock Resourcing and Construction
2250 Fairburn Road, S.W.
Atlanta, GA 30331

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

Ms. Brown:

As a result of the public hearing held on **February 8, 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.

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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
Commissioner

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

February 14, 2024

David Goolsby
2290 Hosea L. Williams Drive, N.E.
Atlanta, GA 30317

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 15th District, Dekalb County, Georgia.
Owner: David Goolsby
Council District 5, NPU O

Mr. Goolsby:

As a result of the public hearing held on **February 8, 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.

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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
Commissioner

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

February 14, 2024

Dianne Barfield
Barfield Consultants
P.O. Box 475
Morrow, GA 30260

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 17th District, Fulton County, Georgia.
Owner: Alan Dawsky and John Dawson
Council District 8, NPU B

Ms. Barfield:

As a result of the public hearing held on **February 8, 2024**, the Board of Zoning Adjustment approved the above referenced application with the following condition: **The gate shall be constructed in accordance with the site plan stamped received by the Office of Zoning and Development on October 18, 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
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

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

February 14, 2024

Earl Jackson
650 Ponce de Leon Avenue, Suite 300
Atlanta, GA 30309

V-23-157 Application of **Earl Jackson** for a special exception to allow a 4.5-foot stone wall in 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 17th District, Fulton County, Georgia.
Owner: Stephanie Hodges
Council District 7, NPU B

Mr. Jackson:

As a result of the public hearing held on **February 8, 2024**, the Board of Zoning Adjustment approved the above referenced application with the following condition: **The wall shall be constructed in accordance with the site plan stamped received by the Office of Zoning and Development on October 18, 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.

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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

February 14, 2024

Shona Griffin
Key Designs
2617 Carol Circle
Douglasville, GA 30135

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 17th District, Fulton County, Georgia.
Owner: Amer Rathore
Council District 7, NPU B

Ms. Griffin:

As a result of the public hearing held on **February 8, 2024**, the Board of Zoning Adjustment approved the above referenced application with the following condition: **Landscape screening shall be planted around the new turnaround to screen from the street.**

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.

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Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director