

**AGENDA**  
**BOARD OF ZONING ADJUSTMENT**  
**THURSDAY, MARCH 7, 2024 AT 12:00 PM**  
**COUNCIL CHAMBERS, SECOND FLOOR**  
**BRIEFING: THURSDAY, MARCH 7, 2024, AT 11:00 AM**  
**CITY HALL, SUITE 3350, THIRD FLOOR**

**APPEALS**

- V-23-132** Appeal of **Beacon Media, LLC** of a decision of an administrative officer in the Office of Buildings for property located at **1183 Howell Mill Road, N.W.**, having no true street frontage but beginning at intersection of Howell Mill Road and the Norfolk Southern Railroad right of way. Zoned MRC-3/UPWO (Mixed Residential Commercial/Upper Westside Overlay). Land Lot 150 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Norfolk Southern/Robert F. Orlando, Agent**  
**Council District 3, NPU E**
- V-23-197** Appeal of **John Hall** of a decision of an administrative officer in the Office of Buildings for property located at **740 Moreland Avenue, S.E.**, fronting approximately 53 feet on the east side of Moreland Avenue and beginning at the northeast intersection of Ormewood Avenue and Moreland Avenue. Zoned MRC-1-C (Mixed Residential Commercial Conditional). Land Lot 176 of the 15<sup>th</sup> District, Dekalb County, Georgia.  
**Owner: John Hall**  
**Council District 5, NPU W**

**NEW CASES**

- V-23-171** Application of **Edmund O. Archer** for a special exception to install a 6-foot 10-inch gate for property located at **2719 Shady Valley Drive, N.E.**, fronting approximately 509.7 feet on the west side of Shady Valley Drive and beginning approximately 500.82 feet from the northwest intersection of Buford Highway and Shady Valley Drive. Zoned R-3 (Single Family Residential). Land Lot 6 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Saratoga Homeowners Association**  
**Council District 7, NPU B**
- V-23-173** Application of **Kevin Maher** for a variance to reduce the required front porch width from 12 feet to 9.5 feet for construction of a new single-family home for property located at **879 Sims Street, S.W.**, fronting approximately 30 feet on the west side of Sims Street and beginning 320 feet from the southwest intersection of Rockwell Street and Sims Street. Zoned R-4B (Single Family Residential). Land Lot 86 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Lovnish Mahajan**  
**Council District 12, NPU V**
- V-23-176** Application of **Randy E. Pimslor** for a special exception to reduce the required minimum parking from 167 parking spaces to 39 parking spaces for a proposed mixed-use development for property located at **1061 Memorial Drive, S.E.**, fronting 103.83 feet on the north side of Memorial Drive and beginning 417 feet from the southeast intersection of Stovall Street and Memorial Drive. Zoned MRC-3-C/Beltline (Mixed Residential Commercial Conditional/BeltLine Overlay). Land Lot 12 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Camand Capital, LLC**  
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- V-23-185** Application of **Matt Sussman** for a special exception to allow a parking bay in the required rear yard adjacent to the street for property located at **37 28<sup>th</sup> Street N.W.**, fronting 72 feet on the north side of 28<sup>th</sup> Street and beginning at the northwest intersection of 28<sup>th</sup> Street and Wycliff Road. Zoned R-4/BL (Single Family Residential/BeltLine Overlay). Land Lot 110 of the 17th District, Fulton County, Georgia.  
**Owner: Sadie Talmadge and Jeff Harper**  
**Council District 8, NPU E**
- V-23-206** Application of **Harry L. Allan** for a variance to increase the maximum lot coverage from 50% to 60% for construction of a new deck and patio for property located at **2196 Fairhaven Circle, N.E.**, fronting 39.9 feet on the west side of Fairhaven Circle and beginning approximately 515 feet from the southwest intersection of Mobile Avenue and Fairhaven Circle. Zoned R-4/BL (Single Family Residential/BeltLine Overlay). Land Lot 102 of the 17th District, Fulton County, Georgia.  
**Owner: Harry L. Allan**  
**Council District 7, NPU B**
- V-23-209** Application of **Ben R. Darmer** for a variance to reduce the half-depth front yard from 10 feet to 5 feet for the construction of a new single-family dwelling for property located at **746 Fraser Street, S.E.**, fronting 33.3 feet on the east side of Fraser Street and beginning at the southeast intersection of Bill Lucas Drive and Fraser Street. Zoned R-4B-C (Single Family Residential Conditional). Land Lot 54 of the 14th District, Fulton County, Georgia.  
**Owner: Parkwood Living, LLC**  
**Council District 1, NPU V**
- V-23-210** Application of **Thomas Campbell** for a variance to reduce the required north yard setback from 15 feet to 3 feet, reduce the required west side yard setback from 7 feet to 3 feet, and increase the required maximum lot coverage from 50% to 54% for construction an accessory dwelling unit for property located at **926 Drewry Street, N.E.**, fronting 50 feet on the north side of Drewry Street and beginning 450 feet from the northeast intersection of Barnett Street and Drewry Street. Zoned R-4 (Single Family Residential). Land Lot 14 of the 16th District, Fulton County, Georgia.  
**Owner: Clint Hodges & Alissa Traina**  
**Council District 6, NPU F**
- V-24-001** Application of **Garrett Coley** for a variance to reduce the rear yard setback from 15 feet to 9 feet 7 inches for construction of an addition to an existing single-family dwelling for property located at **2223 Collins Ridge Drive, N.W.**, fronting 50 feet on the north side of Drewry Street and beginning approximately 88 feet from the southwest intersection of Collins Drive and Collins Ridge Drive. Zoned R-4 (Single Family Residential). Land Lot 244 of the 17th District, Fulton County, Georgia.  
**Owner: Jordan Rosenbaum**  
**Council District 9, NPU D**

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- V-24-002** Application of **Carla Cogdell** for a variance to increase the maximum floor area of an accessory structure from 30% floor area of the main structure to 43.8% floor area of the main structure and increase the maximum height of an accessory structure from 20 feet to 22 feet 7 inches for construction of a detached garage for property located at **317 Morgan Place, S.E.**, fronting 54.59 feet on the west side of Morgan Place and beginning approximately 130 feet from the northwest intersection of Alexa Avenue and Morgan Place. Zoned R-4 (Single Family Residential). Land Lot 182 of the 15th District, Dekalb County, Georgia.  
**Owner: Carla & Angelo Cogdell**  
**Council District 5, NPU O**
- V-24-003** Application of **Stokely Weinberg** for a variance to reduce the south side yard setback from 7 feet to 1 foot for construction of a two-story pool house for property located at **1438 North Morningside Drive, N.E.**, fronting 55.07 feet on the west side of North Morningside Drive and beginning approximately 550 feet from the southwest intersection of Yorkshire Road and North Morningside Drive. Zoned R-4 (Single Family Residential). Land Lot 2 of the 17th District, Fulton County, Georgia.  
**Owner: Anastasia Hulsizer**  
**Council District 6, NPU F**
- V-24-004** Application of **Mark F. Arnold** for a variance to reduce the required front yard setback from 35 feet to 22 feet for construction of an addition to an existing single-family dwelling for property located at **1400 Wessyngton Road, N.E.**, fronting 49.91 feet on the west side of Wessyngton Road and beginning approximately 490 feet from the northwest intersection of North Highland Avenue and Wessyngton Road. Zoned R-4 (Single Family Residential). Land Lot 2 of the 17th District, Fulton County, Georgia.  
**Owner: Joe & Alyssa Davis**  
**Council District 6, NPU F**
- V-24-005** Application of **Kevin Maher** for a variance to reduce the required front yard setback from 35 feet to 10 feet for construction of an accessory dwelling unit for property located at **1416 Donnelly Avenue, S.W.**, fronting 101.27 feet on the west side of Donnelly Avenue and beginning approximately 145 feet from the northwest intersection of Oglethorpe Avenue and Donnelly Avenue. Zoned R-4/BL (Single Family Residential/BeltLine Overlay). Land Lot 139 of the 14th District, Fulton County, Georgia.  
**Owner: D & M Associates, LLC**  
**Council District 4, NPU T**
- V-24-007** Application of **Megan Morrissette** for a variance to exceed the maximum total floor area allowed for an accessory structure from 30% of the main structure to 39.8% of the main structure for construction of an accessory structure for an existing single-family dwelling for property located at **335 Atlanta Avenue, S.E.**, fronting 60 feet on the south side of Atlanta Avenue and beginning at the southwest intersection of Grant Street and Atlanta Avenue. Zoned RG-2/HC20KSA1/BL (Residential General/Grant Park/BeltLine). Land Lot 42 of the 14th District, Fulton County, Georgia.  
**Owner: Megan Morrissette**  
**Council District 1, NPU W**

*Please click the following link to review a copy of the rules adopted on August 11, 2022*

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

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**V-24-008** Application of **Nina E. Gentry** for a special exception to construct an active recreation (pool) adjacent to a street for property located at **867 Brookhaven Springs Court, N.E.**, fronting 56.70 feet on the east side of Brookhaven Springs Court and beginning approximately 114 feet from the southeast intersection of Brookhaven Springs Drive and Brookhaven Springs Court. Zoned R-3(Single Family Residential). Land Lot 42 of the 17th District, Fulton County, Georgia.

**Owner: Patricia M. Thomas**  
**Council District 7, NPU B**

**V-24-009** Application of **Matthew Riggs** for a variance to reduce the south side yard setback from the required 7 feet to 4.3 feet for construction of a front porch for property located at **767 Maynard Terrace, S.E.**, fronting 57 feet on the west side of Maynard Terrace and beginning approximately 456.8 feet from the northwest intersection of Grace Street and Maynard Terrace. Zoned R-4 (Single Family Residential). Land Lot 175 of the 15th District, Dekalb County, Georgia.

**Owner: Sarah Grossberg**  
**Council District 5, NPU W**

**DEFERRED**

**V-23-128** Application of **Atlanta Habitat for Humanity, Inc.** for a variance to reduce the front yard setback from 30 feet to 18 feet for the construction of a single-family dwelling for the property located at **1097 Jones Avenue NW** fronting 178.2 feet on the east side of Jones Avenue NW beginning at the intersection of Lois Place and Jones Avenue. Zoned R-4A/WPA (Single Family Residential/West Park Affordable Workforce Housing Overlay). Land Lot 226 of the 17<sup>th</sup> District, Fulton County, Georgia.

**Owner: Atlanta Habitat for Humanity, Inc.**  
**Council District 9, NPU J**

**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 the existing primary structure and to reduce the half-depth front yard setback from 17.5 feet to 7 feet for the construction of an accessory dwelling unit 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 14<sup>th</sup> District, Fulton County, Georgia.

**Owner: Brandon Cunningham**  
**Council District 1, NPU Y**

**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 15<sup>th</sup> District, Dekalb County, Georgia.

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

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- V-23-186**      Application of **Ben R. Damer** for a variance to reduce the south side yard setback from 7 feet to 3 feet for construction of a duplex for property located **297 Gordon Avenue, N.E.**, fronting 59.58 feet on the north side of Gordon Avenue and beginning 172.9 feet from the northwest intersection of Dekalb Avenue and Gordon Avenue. Zoned R-5 (Single Family Residential). Land Lot 211 of the 15th District, Dekalb County, Georgia.  
**Owner: Bliss Memorial, LLC**  
**Council District 5, NPU N**
- V-23-189**      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 west 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 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: MCE Residential, LLC**  
**Council District 3, NPU J**

**END OF AGENDA**