

**AGENDA**  
**BOARD OF ZONING ADJUSTMENT**  
**THURSDAY, MARCH 14, 2024 AT 12:00 PM**  
**COUNCIL CHAMBERS, SECOND FLOOR**  
**BRIEFING: THURSDAY, MARCH 14, 2024, AT 11:00 AM**  
**CITY HALL, SUITE 3350, THIRD FLOOR**

**APPEALS**

- V-23-175** Appeal of **Giacoma Roberts and Daughdrill, LLC** of a decision of an administrative officer in the Office of Buildings for property located at **582 Terry Street, S.E.**, fronting 34.8 feet on the east side of Terry Street and beginning 215 feet from the southeast intersection of Crumbly Street and Terry Street. Zoned R-4B-C (Single Family Residential Conditional). Land Lot 53 of the 14th District, Fulton County, Georgia.  
**Owner: Elizabeth Sheridan Thomason and Miles Thomason**  
**Council District 1, NPU V**

**NEW CASES**

- V-23-161** Application of **Kenny Cherney** for a special exception to reduce the required minimum parking from 70 spaces to 16 spaces for construction of a new church for property located at **408 Woodward Avenue S.E.**, fronting 100 feet on the north side of Woodward Avenue and beginning 150 feet from the northeast intersection of Oakland Avenue and Woodward Avenue. Zoned SPI-22 SA4/HC20KSA2 (Memorial Drive/Oakland Cemetery/Grant Park Overlay). Land Lot 44 of the 14th District, Fulton County, Georgia.  
**Owner: 408 W Properties, LLC**  
**Council District 1, NPU W**
- V-23-191** Application of **Pablo Chapa** for a special exception to increase the height of the fence in the front and half-depth front yard from 6.5 feet to 8 feet for property located at **2761 Alpine Road, N.E.**, fronting 96.1 feet on the east side of Alpine Road and beginning approximately 57 feet from the northeast intersection of Piedmont Road and Alpine Road. Zoned R-4/SPI-24 (Single Family Residential/Garden Hills Neighborhood). Land Lot 47 of the 17th District, Fulton County, Georgia.  
**Owner: Pablo Chapa**  
**Council District 7, NPU B**
- V-23-192** Application of **Ali Razavi** for a variance to reduce the side yard setback from 5 feet to 3 feet for the construction of a new single-family dwelling for property located at **905 Coleman Street, S.W.**, fronting 25 feet on the west side of Coleman Street and beginning approximately 277 feet from the northwest intersection of Mary Street and Coleman Street. Zoned R-4B (Single Family Residential). Land Lot 87 of the 14th District, Fulton County, Georgia.  
**Owner: Abbas Kafaee Razavi and Samira Taghavi**  
**Council District 12, NPU V**
- V-23-193** Application of **Walter Johnson** for a variance to reduce the half-depth front yard from 20 feet to 5 feet, reduce the southern side yard from 11.5 feet to 5 feet, and reduce the rear yard from 11.5 feet to 7 feet for property located at **985 McDaniel Street, S.W.**, fronting 50 feet on the west side of McDaniel Street and beginning at the southwest intersection of Arthur Street and McDaniel Street. Zoned RG-3 (Residential General). Land Lot 87 of the 14th District, Fulton County, Georgia.  
**Owner: Handsome Home Company, LLC**  
**Council District 12, NPU V**

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- V-23-194** Application of **Home Tree Realty, LLC** for a variance to reduce the half-depth front yard from 17.5 feet to 9.7 feet for the construction of a new single-family dwelling for property located at **100 Park Avenue, S.E.**, fronting 50 feet on the south side of Park Avenue and beginning at the southeast intersection of Crogman Street and Park Avenue. Zoned R-4 (Single Family Residential). Land Lot 57 of the 14th District, Fulton County, Georgia.  
**Owner: Home Tree Realty, LLC**  
**Council District 1, NPU Y**
- V-23-195** Application of **Ali Razavi** for a variance to reduce the east and west side yard setbacks from 5 feet to 3 feet for the construction of a new single-family dwelling for property located at **542 Mary Street, S.W.**, fronting 27 feet on the south side of Mary Street and beginning approximately 61 feet from the southeast intersection of Hobson Street and Mary Street. Zoned R-4B (Single Family Residential). Land Lot 87 of the 14th District, Fulton County, Georgia.  
**Owner: Reza Etemadi Idgahi**  
**Council District 12, NPU V**
- V-23-196** Application of **Krishnamurhty Dhaval Kashyap Siddarahally** for a variance to reduce the south side yard setback from 10 feet to 7 feet for the construction of a garage for property located at **965 Crane Road, N.E.**, fronting 99.92 feet on the south side of Crane Road and beginning approximately 560 feet from the southeast intersection of Lenox Road and Crane Road. Zoned R-3 (Single Family Residential). Land Lot 8 of the 17th District, Fulton County, Georgia.  
**Owner: Krishnamurhty Dhaval Kashyap Siddarahally**  
**Council District 7, NPU B**
- V-23-212** Application of **Barbara Daniel** for a special exception to increase the height of a fence (more than 50% opacity) in the required half-depth front yard from 4 feet to 6 feet for property located at **1461 Boulevard Lorraine, S.W.**, fronting 75 feet on the west side of Boulevard Lorraine and beginning at the northwest intersection of Venetian Drive and Boulevard Lorraine. Zoned R-3 (Single Family Residential). Land Lot 184 of the 14th District, Fulton County, Georgia.  
**Owner: Brandi Daniel**  
**Council District 11, NPU R**
- V-24-006** Application of **Ben R. Darmer** for a variance to reduce the required front yard setback from 30 feet to 15 feet for the construction of new single-family dwelling for property located at **846 Fraser Street, S.E.**, fronting 75.29 feet on the east side of Fraser Street and beginning approximately 209.8 feet from the southeast intersection of Ormond Street and Fraser Street. Zoned R-4A (Single Family Residential). Land Lot 54 of the 14th District, Fulton County, Georgia.  
**Owner: Parkwood Living, LLC**  
**Council District 1, NPU V**
- V-24-010** Application of **Feras Chami** for a variance to reduce the south side yard setback from 7 feet to 3.5 feet to convert an existing porch into an enclosed room for property located at

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**1500 North Highland Avenue, N.E.**, fronting 40.9 feet on the west side of North Highland Avenue and beginning at the southwest intersection of Cumberland Road and North Highland Avenue. Zoned R-4 (Single Family Residential). Land Lot 2 of the 17th District, Fulton County, Georgia.

**Owner: Feras Chami**  
**Council District 6, NPU F**

**V-24-011** Application of **Tyler Brown** for a variance to reduce the front yard setback from 35 feet to 31 feet for construction of a new single-family dwelling for property located at **1832 Sumter Street, N.W.**, fronting 80.02 feet on the south side of Sumter Street and beginning approximately 482.3 feet from the southwest intersection of Maid Lane and Sumter Street. Zoned R-4 (Single Family Residential). Land Lot 230 of the 17th District, Fulton County, Georgia.

**Owner: Michael Mohr**  
**Council District 9, NPU D**

**V-24-012** Application of **Delroy Dublin** for a variance to reduce the front yard setback from 35 feet to 31 feet for construction of a new single-family dwelling for property located at **1612 Orlando Street, S.W.**, fronting 60 feet on the west side of Orlando Street and beginning approximately 1,070 feet from the southwest intersection of Cascade Avenue and Orlando Street. Zoned R-4 (Single Family Residential). Land Lot 151 of the 14th District, Fulton County, Georgia.

**Owner: Brooke-Lynn Holdings, LLC**  
**Council District 4, NPU S**

**V-24-013** Application of **Randy E. Pimsler** for a special exception to enlarge a non-conforming structure for construction of an addition for property located at **885 Beaverbrook Drive, N.W.**, fronting 65.46 feet on the north side of Beaverbrook Drive and beginning approximately 515 feet from the northwest intersection of Howell Mill Road and Beaverbrook Drive. Zoned R-3A (Single Family Residential). Land Lot 185 of the 17th District, Fulton County, Georgia.

**Owner: Nikola & Michelle Djuric**  
**Council District 8, NPU C**

**V-24-014** Application of **Tytiana Briddy** for a special exception to reduce the minimum off-street parking from 32 parking spaces to 14 parking spaces for a new restaurant for property located at **845 Flat Shoals Avenue, S.E.**, fronting 100 feet on the south side of Flat Shoals Avenue and beginning at the southeast intersection of Cavanaugh Avenue and Flat Shoals Avenue. Zoned C-1 (Community Business). Land Lot 146 of the 15th District, DeKalb County, Georgia.

**Owner: Pre Flat Shoals, LLC**  
**Council District 5, NPU W**

**V-24-015** Application of **Wim De Sutter** for a variance to reduce the front yard setback from 30 feet to 10 feet, reduce the north side yard setback from 7 feet to 0 feet, increase the lot coverage from 55% to 70%, and relief from the minimum six-inch wide porch roof supports for construction of a new single-family dwelling for property located at **223 Randolph Street, N.E.**, fronting 43.64 feet on the east side of Randolph Street and

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beginning approximately 324 feet from the northeast intersection of John Wesley Dobbs Avenue and Randolph Street. Zoned R-5/BL (Two Family Residential/BeltLine Overlay). Land Lot 19 of the 14th District, Fulton County, Georgia.

**Owner: Wim De Sutter**

**Council District 2, NPU M**

- V-24-016** Application of **Joseph Chase Miller** for a variance to reduce the rear yard setback from 15 feet to 5 feet for construction of an accessory dwelling unit for property located at **594 Gresham Avenue, S.E.**, fronting 60 feet on the east side of Gresham Avenue and beginning at the northeast intersection of Emerson Street and Gresham Avenue. Zoned R-4 (Single Family Residential). Land Lot 176 of the 15th District, Dekalb County, Georgia.

**Owner: Joseph Chase Miller**

**Council District 5, NPU W**

- V-24-017** Application of **Steve Niederfringer** for a variance to reduce the front yard setback from 35 feet to 15 feet, reduce the west side yard setback from 17 feet to 5.5 feet, and reduce the east side yard setback from 7 feet to 6 feet for construction of a new single-family dwelling for property located at **121 Thirkield Avenue, S.E.**, fronting 30 feet on the south side of Thirkield Avenue and beginning at the southeast intersection of Lansing Street and Thirkield Avenue. Zoned R-4 (Single Family Residential). Land Lot 56 of the 14th District, Fulton County, Georgia.

**Owner: FCS Ministries/Charis South Atlanta, LLC**

**Council District 1, NPU Y**

- V-24-018** Application of **Nina E. Gentry** for a variance to reduce the front yard setback from 35 feet to 33 feet, reduce the west side yard setback from 7 feet to 3 feet, and reduce the rear yard setback from 7 feet to 3 feet for construction of an addition and garage for property located at **1065 Rosedale Drive, N.E.**, fronting 56 feet on the south side of Rosedale Drive and beginning approximately 212.6 feet from the southeast intersection of North Highland Avenue and Rosedale Drive. Zoned R-4 (Single Family Residential). Land Lot 1 of the 17th District, Fulton County, Georgia.

**Owner: Adam & Jordan Marchak**

**Council District 6, NPU F**

- V-24-019** Application of **Nina E. Gentry** for a variance to reduce the east side yard setback from 7 feet to 3.1 feet to allow improvements to the existing accessory structure and to increase the maximum floor area of the accessory structure from 30% to 33.5% of the primary structure for the property located at **535 Pine Tree Drive, N.E.**, fronting 90.90 feet on the south side of Pine Tree Drive and beginning approximately 245 feet from the southwest intersection of East Wesley Road and Pine Tree Drive. Zoned R-4/SPI-24 (Single Family Residential/Garden Hills Overlay). Land Lot 60 of the 17th District, Fulton County, Georgia.

**Owner: Jason & Betsy Holland**

**Council District 7, NPU B**

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**DEFERRED**

- V-23-130** Application of **Djbril Dafe** for a variance to reduce the front yard setback from 10 feet to 0 feet for a patio extension for an eating and drinking establishment for property located at **2110 Peachtree Road, N.W.**, fronting 198.83 feet on the west side of Peachtree Road and beginning at the southwest intersection of Peachtree Road and Bennet Street. Zoned C-3/BL (Commercial Residential District/BeltLine Overlay). Land Lot 110 of the 17th District, Fulton County, Georgia.  
**Owner: Lee Nicholson**  
**Council District 8, NPU C**
- V-23-138** Application of **Djbril Dafe** for a variance to reduce the front yard setback from 10 feet to 0 feet for a patio extension for an eating and drinking establishment for property located at **2100 Peachtree Road, N.W.**, fronting 41.77 feet on the west side of Peachtree Road and beginning approximately 98 feet from the southwest intersection of Peachtree Road and Bennet Street. Zoned C-3/BL (Commercial Residential District/BeltLine Overlay). Land Lot 110 of the 17th District, Fulton County, Georgia.  
**Owner: Lee Nicholson**  
**Council District 8, NPU C**
- 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-23-205** 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**

**END OF AGENDA**

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