

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, APRIL 4, 2024 AT 12:00 PM
COUNCIL CHAMBERS, SECOND FLOOR

BRIEFING: THURSDAY, APRIL 4, 2024, AT 11:00 AM
CITY HALL, SUITE 3350, THIRD FLOOR

NEW CASES

- V-23-213** Application of **Christopher Russell Toon** for a special exception to increase the height of a privacy fence (more than 50% opacity) on the east and west side yards and rear yard from 6 feet to 8 feet for property located at **1178 Davis Place, N.W.**, fronting 50.07 feet on the east side of Davis Place and beginning 250 feet from the northeast intersection of Davis Circle and Davis Place. Zoned R-4/ Upper Westside Overlay (Single Family Residential/Upper Westside Overlay). Land Lot 187 of the 17th District, Fulton County, Georgia.
Owner: Christopher Russell Toon
Council District 9, NPU D
- V-24-020** Application of **Chase Wujcik** for a special exception to allow a recreational use (swimming pool) adjacent to a street for property located at **370 Ivy Knoll, N.E.**, fronting 94.07 feet on the west side of Ivy Knoll and beginning approximately 414.9 feet from the northwest intersection of Ivy Road and Ivy Knoll. Zoned R-3 (Single Family Residential). Land Lot 63 of the 17th District, Fulton County, Georgia.
Owner: Joe Dupree
Council District 7, NPU B
- V-24-021** Application of **Brad Hughes** for a variance to reduce the minimum distance of a front facing garage from the front facing façade from 10 linear feet to 0 feet for the construction of a new single-family dwelling for property located at **562 Abbott Court, S.E.**, fronting 44.21 feet on the south side of Abbott Court and beginning approximately 171.43 feet from the southwest intersection of Hancock Drive and Abbott Court. Zoned R-4 (Single Family Residential). Land Lot 35 of the 14th District, Fulton County, Georgia.
Owner: Jonesboro Home Builders, Inc.
Council District 12, NPU Z
- V-24-022** Application of **Brad Hughes** for a variance to reduce the minimum distance of a front facing garage from the front facing façade from 10 linear feet to 0 feet for the construction of a new single-family dwelling for property located at **566 Abbott Court, S.E.**, fronting 44.21 feet on the south side of Abbott Court and beginning approximately 215.64 feet from the southwest intersection of Hancock Drive and Abbott Court. Zoned R-4 (Single Family Residential). Land Lot 35 of the 14th District, Fulton County, Georgia.
Owner: Jonesboro Home Builders, Inc.
Council District 12, NPU Z
- V-24-023** Application of **Arian Dadashnejad** for a variance to reduce the front yard setback from 19.3 feet to 15.6 feet for the construction of a new multifamily dwelling for property located at **1050 Snyder Street, N.W.**, fronting 50.32 feet on the west side of Snyder Street and beginning approximately 139.60 feet from the northwest intersection of Calhoun Street and Snyder Street. Zoned R-5/SPI-8 (Two Family Residential/Home Park Overlay). Land Lot 149 of the 17th District, Fulton County, Georgia.
Owner: Arian Dadashnejad
Council District 3, NPU E

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

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- V-24-024** Application of **Dianne Barfield** for a variance to place an accessory structure beyond the front of the main structure for the construction of a new carport for property located at **4285 Wickersham Drive, N.W.**, fronting 148.63 feet on the east side of Wickersham Drive and beginning approximately 1,099 feet from the northeast intersection of West Conway Drive and Wickersham Drive. Zoned R-2 (Single Family Residential). Land Lot 161 of the 17th District, Fulton County, Georgia.
Owner: Frank Lyles
Council District 8, NPU A
- V-24-025** Application of **Christopher Hembree** for a variance to place an accessory structure beyond the front of the main structure and to reduce the front yard setback from 35 feet to 5 feet for the construction of a new carport for property located at **743 Forrest Trail, N.W.**, fronting 149.73 feet on the north side of Forrest Trail and beginning approximately 697.1 feet from the northwest intersection of Channing Drive and Forest Trail. Zoned R-4 (Single Family Residential). Land Lot 153 of the 17th District, Fulton County, Georgia.
Owner: Loree Bonner
Council District 8, NPU C
- V-24-026** Application of **Gail Mooney** for a variance to reduce the minimum distance of a front facing garage from the front facing façade from 10 linear feet to 0 feet for a garage enclosure for property located at **1686 Woodland Avenue, S.E.**, fronting 66.69 feet on the east side of Woodland Avenue and beginning approximately 133.2 feet from the southeast intersection of Moreland Drive and Woodland Avenue. Zoned R-4 (Single Family Residential). Land Lot 8 of the 14th District, Fulton County, Georgia.
Owner: Krystal Harris & Orlando Sablon III
Council District 1, NPU W

DEFERRED CASES

- V-23-081** Application of **Ben Darmer** for a variance to reduce the rear yard setback from 15 feet to 1 foot, the east side yard setback from 7 feet to 2.6 feet, to increase the lot coverage from 50% to 54.6% and a special exception to allow active recreation (hot tub) in a yard adjacent to a street for property located at **638 Park Drive, N.E.**, fronting 66 feet on the north side of Park Drive and beginning at the northeast intersection of Park Drive and Orme Circle. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 53 of the 17th District, Fulton County, Georgia.
Owner: Monnie J. Heisler
Council District 6, NPU F
- 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 and to allow for an expansion of an existing nonconforming two-family structure for property located at **37 28th Street N.W.**, fronting 72 feet on the north side of 28th Street and beginning at the northwest intersection of 28th 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

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- 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
- 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 17th District, Fulton County, Georgia.
Owner: Mark Elliott
Council District 8, NPU A
- 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 front yard setback from 35 feet to 30 feet and 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-23-209** 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

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- 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

END OF AGENDA