



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

March 17, 2024

Atlanta Habitat for Humanity, Inc.
824 Memorial Drive, S.E.
Atlanta, Georgia 30316

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 17th District, Fulton County, Georgia.
Owner: Atlanta Habitat for Humanity, Inc.
Council District 9, NPU J

Atlanta Habitat for Humanity, Inc:

As a result of the public hearing held on **March 7, 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



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

March 17, 2024

Beacon Media, LLC
225 Powers Cove
Atlanta, Georgia 30327

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 17th District, Fulton County, Georgia.
Owner: Norfolk Southern/Robert F. Orlando, Agent
Council District 3, NPU E

Beacon Media, LLC:

As a result of the public hearing held on **March 7, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **May 9, 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 **April 24, 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: April 24, 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

March 17, 2024

Edmund O. Archer
Saratoga Homeowners Association, Inc.
19 Gaberone Court, N.E.
Atlanta, Georgia 30324

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 17th District, Fulton County, Georgia.
Owner: Saratoga Homeowners Association
Council District 7, NPU B

Mr. Archer:

As a result of the public hearing held on **March 7, 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



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

March 17, 2024

Kevin Maher
Place Maker Design
280 Interstate North Circle, Suite 510
Atlanta, Georgia 30339

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 14th District, Fulton County, Georgia.
Owner: Lovnish Mahajan
Council District 12, NPU V

Mr. Maher:

As a result of the public hearing held on **March 7, 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



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March 17, 2024

Randy E. Pimsler
Pimsler Hoss Architects, Inc.
455 Glen Iris Drive, Suite C
Atlanta, Georgia 30308

V-23-176 Application of **Randy E. Pimsler** 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 14th District, Fulton County, Georgia.
Owner: Camand Capital, LLC
Council District 5, NPU N

Mr. Pimsler:

As a result of the public hearing held on **March 7, 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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Director
Office of Zoning and Development

March 17, 2024

Wayne Gaskin
Genius Vision, LLC
P.O. Box 2916
Atlanta, Georgia 30301

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 14th District, Fulton County, Georgia.

Owner: Brandon Cunningham
Council District 1, NPU Y

Mr. Gaskin:

As a result of the public hearing held on **March 7, 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



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Director
Office of Zoning and Development

March 17, 2024

Natanya Robinowitz
1892 Hosea L. Williams Drive, N.E.
Atlanta, Georgia 30317

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 15th District, DeKalb County, Georgia.

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

Ms. Robinowitz:

As a result of the public hearing held on **March 7, 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



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Director
Office of Zoning and Development

March 17, 2024

Matt Sussman
Tunnell + Tunnell Landscape Architecture
1123 Zonolite Road, N.E., Suite 20A
Atlanta, Georgia 30306

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 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

Mr. Sussman:

As a result of the public hearing held on **March 7, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **April 4, 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 **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
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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Director
Office of Zoning and Development

March 17, 2024

Ben R. Darmer
1877 Ardmore Road, N.W.
Atlanta, GA 30309

V-23-186 Application of **Ben R. Darmer** 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

Mr. Darmer:

As a result of the public hearing held on **March 7, 2024**, the Board of Zoning Adjustment approved the above referenced application with the following condition: **The duplex shall be constructed in accordance with the site plan stamped received by the Office of Zoning and Development on November 27, 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



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

March 17, 2024

Bobby Hilliard
Hilliard & Associates, Inc.
6255 Campbellton Road
Atlanta, Georgia 30331

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 and 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 14th District, Fulton County, Georgia.

Owner: MCE Residential, LLC
Council District 3, NPU J

Mr. Hilliard:

As a result of the public hearing held on **March 7, 2024**, the Board of Zoning Adjustment rendered the following decision regarding the above referenced application:

1. APPROVAL of PART I: 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.
2. DENIAL WITHOUT PREJUDICE of PART II: special exception to reduce the required minimum parking from 5 parking spaces to 4 parking spaces.

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



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

March 17, 2024

John Hall
H & H Auto Sales, Inc.
115 Gwenellen Drive
Locust Grove, GA 30248

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 15th District, DeKalb County, Georgia.
Owner: John Hall
Council District 5, NPU W

Mr. Hall:

As a result of the public hearing held on **March 7, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **April 11, 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 **March 27, 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 27, 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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Director
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March 17, 2024

Harry L. Allan
2196 Fairhaven Circle, N.E.
Atlanta, Georgia 30305

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

Mr. Allan:

As a result of the public hearing held on **March 7, 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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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

March 17, 2024

Ben R. Darmer
1877 Ardmore Road, N.W.
Atlanta, Georgia 30309

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

Mr. Darmer:

As a result of the public hearing held on **March 7, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **April 4, 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 **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
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



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

March 17, 2024

Thomas Campbell
311 Peachtree Hills Avenue, N.E., Unit 15C
Atlanta, Georgia 30305

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

Mr. Campbell:

As a result of the public hearing held on **March 7, 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

March 17, 2024

Garrett Coley
P.O. Box 957421
Duluth, Georgia 30095

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 west side of Collins Drive and beginning at 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

Mr. Coley:

As a result of the public hearing held on **March 7, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **May 2, 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 **April 17, 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: April 17, 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



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

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

March 17, 2024

Carla Cogdell
317 Morgan Place, S.E.
Atlanta, Georgia 30317

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

Ms. Cogdell:

As a result of the public hearing held on **March 7, 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

March 17, 2024

Stokely Weinberg
Stokesman Homes
575 Pharr Road, N.E., #550554
Atlanta, Georgia 30355

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

Mr. Weinberg:

As a result of the public hearing held on **March 7, 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
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

March 17, 2024

Mark F. Arnold, Architect
1126 N. Highland Avenue, N.E.
Atlanta, Georgia 30306

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

Mr. Arnold:

As a result of the public hearing held on **March 7, 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

March 17, 2024

Kevin Maher
Place Maker Design
280 Interstate North Circle, Suite 510
Atlanta, GA 30339

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

Mr. Maher:

As a result of the public hearing held on **March 7, 2024**, the Board of Zoning Adjustment deferred the above referenced case to a **May 2024** public hearing. The case will be scheduled for the **May 9, 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 **April 24, 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: April 24, 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



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

March 17, 2024

Megan Morrisette
335 Atlanta Avenue, S.E.
Atlanta, Georgia 30315

V-24-007 Application of **Megan Morrisette** 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 Morrisette
Council District 1, NPU W

Ms. Morrisette:

As a result of the public hearing held on **March 7, 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
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

March 17, 2024

Nina E. Gentry, AICP
Gentry Planning Services, LLC
992 Eden Avenue, S.E.
Atlanta, Georgia 30316

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

Ms. Gentry:

As a result of the public hearing held on **March 7, 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
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

March 17, 2024

Matthew Riggs
StudioFCR
2770 Rockcliff Road, S.E.
Atlanta, Georgia 30316

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

Mr. Riggs:

As a result of the public hearing held on **March 7, 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