



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 22, 2024

Djbril Dafe
2110 Peachtree Road, N.W
Atlanta, GA 30309

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

Mr. Dafe:

As a result of the public hearing held on **March 14, 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

March 22, 2024

Djbril Dafe
2110 Peachtree Road, N.W.
Atlanta, GA 30309

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

Mr. Dafe:

As a result of the public hearing held on **March 14, 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

March 22, 2024

Kenney Cherney
408 Woodward Avenue, S.E.
Atlanta, GA 30312

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

Mr. Cherney:

As a result of the public hearing held on **March 14, 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 22, 2024

Serge Charles
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 **March 14, 2024**, the Board of Zoning Adjustment deferred the above referenced case to a **June 2024**, public hearing. The case will be scheduled for the **June 13, 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 **May 29, 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: May 29, 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
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

March 25, 2024

Serge Charles
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 **March 14, 2024**, the Board of Zoning Adjustment deferred the above referenced case to a **June 2024**, public hearing. The case will be scheduled for the **June 13, 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 **May 29, 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: May 29, 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

March 25, 2024

Giacoma Roberts and Daughdrill, LLC
582 Terry Street, S.E.
Atlanta, GA 30312

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

Giacoma Roberts and Daughdrill:

As a result of the public hearing held on **March 14, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **June 6, 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 **May 22, 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: May 22, 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

March 25, 2024

Pablo Chapa
2761 Alpine Road, N.E
Atlanta, GA 30305

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

Mr. Chapa:

As a result of the public hearing held on **March 14, 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



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

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

March 25, 2024

Ali Razavi
905 Coleman Street, S.W
Atlanta, GA 30310

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

Mr. Razavi:

As a result of the public hearing held on **March 14, 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

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

March 25, 2024

Walter Johnson
985 McDaniel Street, S.W.
Atlanta, GA 30310

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

Mr. Johnson:

As a result of the public hearing held on **March 14, 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
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

March 25, 2024

Home Tree Realty, LLC
100 Park Avenue, S.E
Atlanta, GA 30315

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

Home Tree Realty, LLC:

As a result of the public hearing held on **March 14, 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

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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

March 25, 2024

Ali Razavi
542 Mary Street, S.W
Atlanta, GA 30310

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

Mr. Razavi:

As a result of the public hearing held on **March 14, 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 25, 2024

Krishnamurthy Dhaval Kashyap Siddarahally
965 Crane Road, N.E
Atlanta, GA 30324

V-23-196 Application of **Krishnamurthy 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: Krishnamurthy Dhaval Kashyap Siddarahally
Council District 7, NPU B

Mr. Siddarahally:

As a result of the public hearing held on **March 14, 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

March 25, 2024

Ben R. Darmer
1877 Ardmore Road NW
Atlanta, GA 303

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 **March 14, 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

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

March 25, 2024

Barbara Daniels
1055 Lanier Boulevard, N.E
Atlanta, GA 30306

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

Ms. Daniels:

As a result of the public hearing held on **March 14, 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
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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 25, 2024

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

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

Mr. Darmer:

As a result of the public hearing held on **March 14, 2020**, the Board of Zoning Adjustment deferred the above referenced case to the **June 2024**, public hearing. The case will be scheduled for the **June 13, 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 **May 29, 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: May 29, 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 25, 2024

Feras Chami
1500 North Highland Avenue, N.E
Atlanta, GA 30306

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 **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

Mr. Chami:

As a result of the public hearing held on **March 14, 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 25, 2024

Tyler Brown
1832 Sumter Street, N.W.
Atlanta, GA 30318

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

Mr. Brown:

As a result of the public hearing held on **March 14, 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 25, 2024

Delroy Dublin
1612 Orlando Street, S.W
Atlanta, GA 30311

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

Mr. Dublin:

As a result of the public hearing held on **March 14, 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 25, 2024

Randy E. Pimsler
885 Beaverbrook Drive, N.W
Atlanta, GA 30318

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

Mr. Pimsler:

As a result of the public hearing held on **March 14, 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



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
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www.atlantaga.gov

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

March 25, 2024

Tytiana Briddy
845 Flat Shoals Avenue, S.E.
Atlanta, GA 30316

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

Ms. Briddy:

As a result of the public hearing held on **March 14, 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 25, 2024

Wim De Sutter
400 Village Pkwy #122
Atlanta, GA 30306

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 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

Wim De Sutter:

As a result of the public hearing held on **March 14, 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
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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 25, 2024

Joseph Chase Miller
594 Gresham Avenue, S.E
Atlanta, GA 30316

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

Mr. Miller:

As a result of the public hearing held on **March 14, 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 25, 2024

Steve Niederfringer
121 Thirkield Avenue, S.E
Atlanta, GA 30315

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

Mr. Niederfringer:

As a result of the public hearing held on **March 14, 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 25, 2024

Nina E. Gentry
992 Eden Ave. SE
Atlanta, GA 30316

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

Ms. Gentry:

As a result of the public hearing held on **March 14, 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 25, 2024

Nina E. Gentry
992 Eden Ave. SE
Atlanta, GA 30316

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

Ms. Gentry:

As a result of the public hearing held on **March 14, 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