

**AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, MAY 9, 2024 AT 12:00 PM
COUNCIL CHAMBERS, SECOND FLOOR**

**BRIEFING: THURSDAY, MAY 9, 2024, AT 11:00 AM
CITY HALL, SUITE 3350, THIRD FLOOR**

APPEALS

- V-23-132** Appeal of **Beacon Media, LLC** of a decision of an administrative officer in the Office of Buildings for property located at **1183 Howell Mill Road, N.W.**, having no true street frontage but beginning at intersection of Howell Mill Road and the Norfolk Southern Railroad right of way. Zoned MRC-3/UPWO (Mixed Residential Commercial/Upper Westside Overlay). Land Lot 150 of the 17th District, Fulton County, Georgia.
Owner: Norfolk Southern/Robert F. Orlando, Agent
Council District 3, NPU E
- V-24-044** Appeal of **Roy Edward King, Jr.** of a decision of an administrative officer in the Office of Buildings for property located at **286 Hillside Drive, N.W.**, fronting approximately 100 feet on the south side of Hillside Drive and beginning approximately 250 feet from the southwest intersection of Broadland Road and Hillside Drive. Zoned R-2B (Single Family Residential). Land Lot 117 of the 17th District, Fulton County, Georgia.
Owner: Jeffrey T. & Casey Moore
Council District 8, NPU A

NEW CASES

- V-23-211** Application of **Mike Mies** for a variance to exceed the maximum building height of structures or portions of structures within 150 feet of any R-1 through R-5, R-G 1, R-G 2, MR-1, MR-2, or PD-H district from 35 feet to 49.5 feet and a special exception to reduce the total required off-street parking spaces from 78 to 67 spaces (pending consolidation) for construction of a mixed-use development for properties located at **1700 Lakewood Avenue, S.E.**, fronting approximately 146.8 feet on the east side of Lakewood Avenue and beginning at the southeast intersection of Livermore Street and Lakewood Avenue, **1706 Lakewood Avenue, S.E.**, fronting approximately 40 feet on the west side of Lakewood Avenue and beginning approximately 146.8 feet from the northwest intersection of Lakewood Avenue and Livermore Street, **8 Charleston Avenue S.E.**, fronting approximately 45 feet on the west side of Charleston Avenue and beginning approximately 142.32 feet from the southwest intersection of Livermore Street and Charleston Avenue, **10 Charleston Avenue S.E.**, fronting approximately 60 feet on the west side of Charleston Avenue and beginning approximately 125 feet from the northwest intersection of Whatley Street and Charleston Avenue. Zoned MRC-1-C and R-4 (Mixed Residential Commercial Conditional and Single Family Residential). Land Lot 57 of the 14th District, Fulton County, Georgia.
Owner: St. Vincent De Paul Georgia
Council District 1, NPU Y
- V-24-027** Application of **The Galloway Schools, Inc.** for a variance to increase the lot coverage from 40% to 72%, to increase the height of a building from 35 feet to 60 feet, and a special exception to reduce on-site parking spaces from 235 spaces to 121 spaces for construction of a new 3-story school for property located at **215 West Wieuca Road, N.W. (aka Chastain Park Avenue)**, fronting approximately 1100 feet on the northwest

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side of West Wieuca Road (aka Chastain Park Avenue) beginning at the intersection of the westerly right of way of West Wieuca Road with the centerline of Dudley Lane. Zoned R-3 (Single Family Residential). Land Lot 20 of the 17th District, Fulton County, Georgia.

Owner: The Galloway Schools, Inc.
Council District 8, NPU A

V-24-030 Application of **Andrienne Francis** for a variance to increase the height of a dwelling from 35 feet to 37 feet, reduce the front porch size from 12 feet wide, 8 feet depth to 7 feet 9 inches wide, 4 feet 3 inches depth and remove the six-inch wide porch roof supports requirement, allow a parking bay in the required front yard setback, and a special exception to increase the paved area in the front yard adjacent to the street from the required one-third of the total area to 40% of the total area for construction of a new two-family dwelling for property located at **947 Crew Street, S.W.**, fronting 49.99 feet on the west side of Crew Street and beginning approximately 150 feet from the northwest intersection of Hatcher Avenue and Crew Street. Zoned R-5-C/BL (Two-Family Residential Conditional/BeltLine Overlay). Land Lot 74 of the 14th District, Fulton County, Georgia.

Owner: Andesign, LLC
Council District 1, NPU V

V-24-045 Application of **Dianne Barfield** for a variance to reduce the half-depth front yard setback from 17.5 feet to 7 feet, special exceptions to increase the number of retaining walls from two to four and height from 3 feet to 5.5 feet in the front yard, increase the number of retaining walls from two to five and height from 3 feet to 8 feet 10.5 inches in the half-depth front yard, and increase the height of a retaining wall from 6 feet to 8 feet 10.5 inches in the rear yard for property located at **2397 Hurst Drive, N.E.**, fronting 59.93 feet on the east side of Hurst Drive and beginning at the southeast intersection of Eureka Drive and Hurst Drive. Zoned R-4/BL (Single Family Residential/BeltLine Overlay). Land Lot 102 of the 17th District, Fulton County, Georgia.

Owner: Margaret H. & Mary Margaret Murphy
Council District 7, NPU B

V-24-046 Application of **Meredith McMorro** for a variance to increase the lot coverage from 50% to 59%, reduce the rear yard setback from 15 feet to 0 feet, reduce the west side yard setback from 7 feet to 0 feet, increase the height of an accessory dwelling unit from 20 feet to 21 feet, and increase the total floor area of the accessory structure from 30% of the main structure to 66% for construction of an accessory structure (guest house) for property located at **663 Park Drive N.E.**, fronting 60.29 feet on the south side of Park Drive and beginning approximately 702.6 feet from the northwest intersection of Cresthill Avenue and Park Drive. Zoned R-4/BL (Single Family Residential/BeltLine Overlay). Land Lot 53 of the 17th District, Fulton County, Georgia.

Owner: Meredith McMorro
Council District 6, NPU F

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- V-24-047** Application of **Christopher Tzegaegbe** for a special exception to increase the height of a fence in the half-depth front yard from 4 feet to 6 feet for property located at **1179 Avon Avenue, S.W.**, fronting 92.5 feet on the north side of Avon Avenue and beginning at the northeast intersection of Oakland Drive and Avon Avenue. Zoned R-4A/HC20M (Single Family Residential/Oakland City Historic District). Land Lot 119 of the 14th District, Fulton County, Georgia.
Owner: Stefaniyemiya, LLC
Council District 4, NPU S
- V-24-048** Application of **Allison Suazo** for a variance to increase the lot coverage from 50% to 64%, reduce the rear yard setback from 15 feet to 3 feet, reduce the south side yard setback from 7 feet to 4 feet and north side yard setback from 7 to 3 feet, increase the height of an accessory dwelling unit from 20 feet to 24 feet, and increase the total floor area of the accessory structure from 30% of the main structure to 41% for construction of an accessory structure (carriage house) for property located at **1620 North Pelham Road, N.E.**, fronting 74.78 feet on the west side of North Pelham Road and beginning approximately 250 feet from the northwest intersection of North Morningside Drive and North Pelham Road. Zoned R-4 (Single Family Residential). Land Lot 51 of the 17th District, Fulton County, Georgia.
Owner: Dennis Dean
Council District 6, NPU F
- V-24-049** Application of **Kathleen Curry** for a variance to reduce the north front yard setback from 35 feet to 16 feet 4 inches for construction of an addition to an existing single family dwelling for property located at **1479 McLendon Avenue, N.E.**, fronting 48.69 feet on the south side of McLendon Avenue and beginning approximately 204 feet from the southeast intersection of Candler Park Drive and McLendon Avenue. Zoned R-4 (Single Family Residential). Land Lot 210 of the 15th District, Dekalb County, Georgia
Owner: Paul Bemowski
Council District 2, NPU N
- V-24-050** Application of **Nina E. Gentry, AICP** for a special exception to construct an active recreation (pool) adjacent to a street for property located at **3695 Randall Mill Road, N.W.**, fronting 207.98 feet on the east side of Randall Mill Road and beginning at the northeast intersection of Buckingham Circle and Randall Mill Road. Zoned R-2 (Single Family Residential). Land Lot 180 of the 17th District, Fulton County, Georgia.
Owner: Chris Davis
Council District 8, NPU A
- V-24-051** Application of **Lorelyn Akins** for a variance to reduce the west side yard setback from 7 feet to 5 feet and the rear yard setback from 15 feet to 5 feet for the construction of an accessory dwelling unit for property located at **669 Grady Place, S.W.**, fronting 50.53 feet on the west side of Grady Place and beginning 295.3 feet from the northwest intersection of Oglethorpe Avenue and Grady Place. Zoned R-4A/HC20G/BL (Single Family Residential/West End Historic District/BeltLine Overlay). Land Lot 118 of the 14th District, Fulton County, Georgia.
Owner: Lorelyn & Steven Akins
Council District 4, NPU T

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V-24-053 Application of **Ben R. Darmer** for a variance to reduce the east side yard setback from 7 feet to 4 feet for the construction of a new accessory dwelling structure for property located at **546 Boulevard Place, N.E.**, fronting 50 feet on the north side of Boulevard and beginning approximately 60 feet from the northwest intersection of Arnold Street and Boulevard Place. Zoned R-5/BL (Two-Family Residential/BeltLine Overlay). Land Lot 47 of the 14th District, Fulton County, Georgia.
Owner: Pop Rentals, LLC
Council District 2, NPU M

V-24-054 Application of **Brad Hughes** for a variance to eliminate the requirement for dwellings with front-facing garage doors to be recessed and located a minimum distance of 10 linear feet behind the front façade of the principal structure for the construction of a new single family dwelling for property located at **3980 Riverchess Drive, S.W.**, fronting 83.63 feet on the south side of Riverchess Drive and beginning approximately 926.7 feet from the southwest intersection of Fairburn Road and Riverchess Drive. Zoned R-4 (Single Family Residential). Land Lot 34 of the 14F District, Fulton County, Georgia.
Owner: Cornerstone Fairburn Holdings, LLC
Council District 11, NPU P

DEFERRED CASES

V-24-005 Application of **Kevin Maher** for a variance to reduce the required front yard setback from 35 feet to 10 feet for construction of an accessory dwelling unit for property located at **1416 Donnelly Avenue, S.W.**, fronting 101.27 feet on the west side of Donnelly Avenue and beginning approximately 145 feet from the northwest intersection of Oglethorpe Avenue and Donnelly Avenue. Zoned R-4/BL (Single Family Residential/BeltLine Overlay). Land Lot 139 of the 14th District, Fulton County, Georgia.
Owner: D & M Associates, LLC
Council District 4, NPU T

END OF AGENDA