

**AGENDA**  
**BOARD OF ZONING ADJUSTMENT**  
**THURSDAY, MAY 2, 2024 AT 12:00 PM**  
**COUNCIL CHAMBERS, SECOND FLOOR**

**BRIEFING: THURSDAY, MAY 2, 2024, AT 11:00 AM**  
**CITY HALL, SUITE 3350, THIRD FLOOR**

**NEW CASES**

- V-24-035** Application of **Kaci Palo** for a variance to reduce the rear yard setback from 15 feet to 3 feet for the construction of an addition to the existing single-family dwelling for property located at **2369 Glenwood Drive, N.E.**, fronting 45 feet on the east side of Glenwood Drive and beginning approximately 130 feet from the northeast intersection of Roanoke Avenue and Glenwood Drive. Zoned R-4 (Single Family Residential). Land Lot 102 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Marguerite Boden**  
**Council District: 7, NPU B**
- V-24-037** Application of **Shona Griffin** for a variance to reduce the west side yard setback from 7 feet to 3 feet for the construction of a new single-family dwelling for property located at **1178 Greenwich Street, S.W.**, fronting 39.99 feet on the south side of Greenwich Street and 190.1 feet from the southeast intersection of Holderness Street and Greenwich Street. Zoned R-4A/HC20G/BL/HD20G (Single Family Residential/West End Overlay/BeltLine Overlay/West End Historic District). Land Lot 117 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: 735 Martin Street, LLC**  
**Council District: 4, NPU T**
- V-24-038** Application of **Chris Shuford** for a special exception to enlarge an existing non-conforming structure (daycare center) for property located at **1243 Allene Avenue, S.W.**, fronting 90 feet on the west side of Allene Avenue and beginning approximately 50 feet from the southwest intersection of Hartford Place and Allene Avenue. Zoned I-1/BL (Light Industrial/BeltLine Overlay). Land Lot 105 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Children's House Holdings**  
**Council District: 12, NPU X**
- V-24-039** Application of **Rodney Thompson** for a special exception to allow a recreational use (swimming pool) adjacent to a street for property located at **1416 Meridian Street, S.E.**, fronting 74.43 feet on the north side of Meridian Street and beginning at the northwest intersection of Vinson Drive and Meridian Street. Zoned R-4A (Single Family Residential). Land Lot 208 of the 15<sup>th</sup> District, Dekalb County, Georgia.  
**Owner: Martin San Cristobal**  
**Council District: 5, NPU O**
- V-24-040** Application of **Russell Moore** for a variance to reduce the west rear yard setback from 15 feet to 10 feet for the construction of a new single family dwelling for property located at **1005 Astor Avenue, S.W.**, fronting 190.28 feet on the west side of Evans Drive and beginning at the northwest intersection of Evans Drive and Astor Avenue. Zoned R-4 (Single Family Residential). Land Lot 122 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Barrel, LLC**  
**Council District: 12, NPU X**

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

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- V-24-041** Application of **David Indacochea** for a variance to reduce the front yard setback from 40 feet to 27.5 feet for the construction of a porch for property located at **532 Parker Avenue, S.E.**, fronting 50 feet on the east side of Parker Avenue and beginning approximately 94 feet from the southeast intersection of Dekalb Drive and Parker Avenue. Zoned RG-1 (Residential General). Land Lot 172 of the 15<sup>th</sup> District, Dekalb County, Georgia.  
**Owner: David Indacochea**  
**Council District: 5, NPU O**
- V-24-042** Application of **Brad Hughes** for a variance 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 **4581 Ajo Walk, S.W.**, fronting 54.48 feet on the west side of Ajo Walk and beginning approximately 1,523.93 feet from the northwest intersection of County Line Road and Ajo Walk. Zoned R-4 (Single Family Residential). Land Lot 64 of the 14F District, Fulton County, Georgia.  
**Owner: High Grove Home Builders, Inc.**  
**Council District: 11, NPU P**
- V-24-043** 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 **4580 Ajo Walk, S.W.**, fronting 63.04 feet on the south side of Ajo Walk and beginning approximately 1,563 feet from the southwest intersection of County Line Road and Ajo Walk. Zoned R-4 (Single Family Residential). Land Lot 64 of the 14F District, Fulton County, Georgia.  
**Owner: High Grove Home Builders, Inc.**  
**Council District: 11, NPU P**

**DEFERRED CASES**

- V-23-067** Application of **Dianne Barfield** for a special exception to increase the height of a fence (wall)/gate (more than 50% in opacity) in the half-depth front yard from 4 feet to 7 feet for property located at **856 Argonne Avenue, N.E.**, fronting 34.33 feet on the west side of Argonne Avenue and beginning at the southwest intersection of Argonne Avenue and 7th Street. Zoned R-5 (Two Family Residential). Land Lot 49 of the 14th District, Fulton County, Georgia.  
**Owner: Joy Johnson**  
**Council District 2, NPU E**
- 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**

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- 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**
- 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 and increase the height of a privacy fence (more than 50% opacity) on the east side front yard from 4 feet to 6 feet for property located at **1461 Boulevard Lorraine, S.W.**, fronting 75 feet on the west side of Boulevard Lorraine and beginning at the northwest intersection of Venetian Drive and Boulevard Lorraine. Zoned R-3 (Single Family Residential). Land Lot 184 of the 14th District, Fulton County, Georgia.  
**Owner: Brandi Daniel**  
**Council District 11, NPU R**
- V-24-001** 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**
- 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**

**END OF AGENDA**

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