

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, APRIL 11, 2024 AT 12:00 PM
COUNCIL CHAMBERS, SECOND FLOOR
BRIEFING: THURSDAY, APRIL 11, 2024, AT 11:00 AM
CITY HALL, SUITE 3350, THIRD FLOOR

APPEALS

- 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

NEW CASES

- V-24-028** Application of **Nina Gentry** for a special exception to reduce the number of off-street parking spaces from 28 spaces to 12 spaces for construction of a new mixed-use development for property located at **876 Bouldercrest Drive, S.E.**, fronting 186.77 feet on the east side of Bouldercrest Drive and beginning at the southeast intersection of Flat Shoals Road and Bouldercrest Drive. Zoned C-1 (Community Business). Land Lot 146 of the 15th District, Dekalb County, Georgia.
Owner: Spencer Love Homes, LLC
Council District 5, NPU W
- V-24-029** Application of **Courtney Weil** for a variance to reduce the rear yard setback from 15 feet to 4 feet for the construction of an accessory structure (shed) for property located at **471 Clifton Road, N.E.**, fronting 50 feet on the east side of Clifton Road and beginning approximately 100 feet from the southeast intersection of Marlbrook Drive and Clifton Road. Zoned R-4 (Single Family Residential). Land Lot 239 of the 15th District, Dekalb County, Georgia.
Owner: Courtney Weil
Council District 5, NPU N
- V-24-031** Application of **Nichole Weiswasser** for a variance to reduce the front yard setback from 35 feet to 15 feet and reduce the east side yard setback from 7 feet to 5 feet, and reduce the west side yard setback from 7 feet to 5 feet for the construction of a new single family dwelling for property located at **74 Meldon Avenue, S.E.**, fronting 50.06 feet on the south side of Meldon Avenue and beginning approximately 100 feet from the southwest intersection of Crogman Street and Meldon Avenue. Zoned R-4 (Single Family Residential). Land Lot 57 of the 14th District, Fulton County, Georgia.
Owner: Sewanu Kponou
Council District 1, NPU Y
- V-24-033** Application of **Tangee Allen** for a variance to reduce the south side yard setback from 7 feet to 3 feet for the construction of a community center for property located at **25 Newcastle Street, S.W.**, fronting 49.49 feet on the west side of Newcastle Street and beginning approximately 100 feet from the southwest intersection of Washington Place and Newcastle Street. Zoned SPI-4 SA1/BL/W IZ (Ashview Heights and Atlanta University Center/BeltLine Overlay/Westside Affordable Workforce Housing Overlay). Land Lot 116 of the 14th District, Fulton County, Georgia.
Owner: Raising Expectations, Inc.
Council District 4, NPU T

Please click the following link to review a copy of the rules adopted on August 11, 2022

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

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DEFERRED CASES

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

END OF AGENDA