



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

April 5, 2024

Ben Darmer
1877 Ardmore Road NW
Atlanta, GA 30309

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

Mr. Darmer:

As a result of the public hearing held on **April 4, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Buildings 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

April 5, 2024

Matt Sussman
1123 Zonolite Road N.E., Suite 20A
Atlanta, GA 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 and to allow for an expansion of an existing nonconforming two-family structure 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 **April 4, 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
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

April 5, 2024

Walter Johnson
2622 Shawdowbrook Drive
Decatur, GA 30312

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 **April 4, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Buildings 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

April 5, 2024

Chris Powell
5200 Dallas Hwy. Ste 200-183
Powder Springs, GA 30127

V-23-201 Application of **Chris Powell** for a special exception to allow active recreation in the rear yard of property adjacent to the street for construction of a swimming pool for property located at **4530 Jett Road N.W.**, fronting 173.79 feet on the west side of Jett Road and beginning at the northwest intersection of Allen Court and Jett Road. Zoned R-3 (Residential Single Family). Land Lot 138 of the 17th District, Fulton County, Georgia.
Owner: Mark Elliott
Council District 8, NPU A

Mr. Powell:

As a result of the public hearing held on **April 4, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Buildings 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,

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cc: Keyetta M. Holmes, AICP, Director



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

April 5, 2024

Chad Davis
P.O. Box 636
Holly Springs, GA 30327

V-23-204 Application of **Chad Davis** for a special exception to allow active recreation (pool) in the rear yard of property adjacent to the street and a variance to reduce the rear yard setback from 20 feet to 10 feet for property located at **995 Battle Creek Way, N.W.**, fronting approximately 119.84 feet on the east side of Battle Creek Way and beginning at the northeast intersection of Peachtree Battle Avenue and Battle Creek Way. Zoned R-3 (Single Family Residential). Land Lot 84 of the 17th District, Fulton County, Georgia.
Owner: April Marable
Council District 8, NPU C

Mr. Davis:

As a result of the public hearing held on **April 4, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Buildings 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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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

April 5, 2024

Ben Darmer
1877 Ardmore Rd.
Atlanta, GA 30309

V-23-205 Application of **Ben R. Darmer** for a variance to reduce the front yard setback from 35 feet to 30 feet and 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 **April 4, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Buildings 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

April 5, 2024

Ben Darmer
1877 Ardmore Road NW
Atlanta, GA 30009

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 **April 4, 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.

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

April 5, 2024

Christopher Russell Toon
1178 Davis Place, N.W
Atlanta, GA 30318

V-23-213 Application of **Christopher Russell Toon** for a special exception to increase the height of a privacy fence (more than 50% opacity) on the east and west side yards and rear yard from 6 feet to 8 feet for property located at **1178 Davis Place, N.W.**, fronting 50.07 feet on the east side of Davis Place and beginning 250 feet from the northeast intersection of Davis Circle and Davis Place. Zoned R-4/ Upper Westside Overlay (Single Family Residential/Upper Westside Overlay). Land Lot 187 of the 17th District, Fulton County, Georgia.

Owner: Christopher Russell Toon
Council District 9, NPU D

Mr. Toon:

As a result of the public hearing held on **April 4, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Buildings 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

April 5, 2024

Kevin Maher
280 Interstate North Circle
Atlanta, GA 30039

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 **April 4, 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



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

April 5, 2024

Chase Wujcik
4505 Bamford Drive
Sugar Hill, GA 30518

V-24-020 Application of **Chase Wujcik** for a special exception to allow a recreational use (swimming pool) adjacent to a street for property located at **370 Ivy Knoll, N.E.**, fronting 94.07 feet on the west side of Ivy Knoll and beginning approximately 414.9 feet from the northwest intersection of Ivy Road and Ivy Knoll. Zoned R-3 (Single Family Residential). Land Lot 63 of the 17th District, Fulton County, Georgia.
Owner: Joe Dupree
Council District 7, NPU B

Mr. Wujcik:

As a result of the public hearing held on **April 4, 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
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

April 5, 2024

Brad Hughes
4062 Peachtree Rd. NE
Atlanta, GA 30319

V-24-021 Application of **Brad Hughes** for a variance to reduce the minimum distance of a front facing garage from the front facing façade from 10 linear feet to 0 feet for the construction of a new single-family dwelling for property located at **562 Abbott Court, S.E.**, fronting 44.21 feet on the south side of Abbott Court and beginning approximately 171.43 feet from the southwest intersection of Hancock Drive and Abbott Court. Zoned R-4 (Single Family Residential). Land Lot 35 of the 14th District, Fulton County, Georgia.
Owner: Jonesboro Home Builders, Inc.
Council District 12, NPU Z

Mr. Hughes:

As a result of the public hearing held on **April 4, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Buildings 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

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

April 5, 2024

Brad Hughes
4062 Peachtree Rd. NE
Atlanta, GA 30319

V-24-022 Application of **Brad Hughes** for a variance to reduce the minimum distance of a front facing garage from the front facing façade from 10 linear feet to 0 feet for the construction of a new single-family dwelling for property located at **566 Abbott Court, S.E.**, fronting 44.21 feet on the south side of Abbott Court and beginning approximately 215.64 feet from the southwest intersection of Hancock Drive and Abbott Court. Zoned R-4 (Single Family Residential). Land Lot 35 of the 14th District, Fulton County, Georgia.
Owner: Jonesboro Home Builders, Inc.
Council District 12, NPU Z

Mr. Hughes:

As a result of the public hearing held on **April 4, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Buildings 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

April 5, 2024

Arian Dadashnejad
1050 Snyder Street, N.W
Atlanta, GA 30318

V-24-023 Application of **Arian Dadashnejad** for a variance to reduce the front yard setback from 19.3 feet to 15.6 feet for the construction of a new multifamily dwelling for property located at **1050 Snyder Street, N.W.**, fronting 50.32 feet on the west side of Snyder Street and beginning approximately 139.60 feet from the northwest intersection of Calhoun Street and Snyder Street. Zoned R-5/SPI-8 (Two Family Residential/Home Park Overlay). Land Lot 149 of the 17th District, Fulton County, Georgia.
Owner: Arian Dadashnejad
Council District 3, NPU E

Mr. Dadashnejad:

As a result of the public hearing held on **April 4, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Buildings 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

April 5, 2024

Dianne Barfield
P.O. Box 475
Morrow, GA 30260

V-24-024 Application of **Dianne Barfield** for a variance to place an accessory structure beyond the front of the main structure for the construction of a new carport for property located at **4285 Wickersham Drive, N.W.**, fronting 148.63 feet on the east side of Wickersham Drive and beginning approximately 1,099 feet from the northeast intersection of West Conway Drive and Wickersham Drive. Zoned R-2 (Single Family Residential). Land Lot 161 of the 17th District, Fulton County, Georgia.
Owner: Frank Lyles
Council District 8, NPU A

Ms. Barfield:

As a result of the public hearing held on **April 4, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Buildings 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

April 5, 2024

Christopher Hembree
8990 Hwy 5
Douglasville, GA 30134

V-24-025 Application of **Christopher Hembree** for a variance to place an accessory structure beyond the front of the main structure and to reduce the front yard setback from 35 feet to 5 feet for the construction of a new carport for property located at **743 Forrest Trail, N.W.**, fronting 149.73 feet on the north side of Forrest Trail and beginning approximately 697.1 feet from the northwest intersection of Channing Drive and Forest Trail. Zoned R-4 (Single Family Residential). Land Lot 153 of the 17th District, Fulton County, Georgia.
Owner: Loree Bonner
Council District 8, NPU C

Mr. Hembree:

As a result of the public hearing held on **April 4, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Buildings 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

April 5, 2024

Gail Mooney
660 Lake Drive
Snellville, GA 30039

V-24-026 Application of **Gail Mooney** for a variance to reduce the minimum distance of a front facing garage from the front facing façade from 10 linear feet to 0 feet for a garage enclosure for property located at **1686 Woodland Avenue, S.E.**, fronting 66.69 feet on the east side of Woodland Avenue and beginning approximately 133.2 feet from the southeast intersection of Moreland Drive and Woodland Avenue. Zoned R-4 (Single Family Residential). Land Lot 8 of the 14th District, Fulton County, Georgia.
Owner: Krystal Harris & Orlando Sablon III
Council District 1, NPU W

Ms. Mooney:

As a result of the public hearing held on **April 4, 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
Office of Zoning and Development
55 Trinity Avenue, S.W., Suite 3350
Atlanta, GA 30303-0310
Fax (404) 546-8231