



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 11, 2024

John Hall
111 Gwen Ellen Drive
Locust Grove, GA 30248

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

Mr. Hall:

As a result of the public hearing held on **April 11, 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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April 11, 2024

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

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

Ms. Gentry:

As a result of the public hearing held on **April 11, 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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April 11, 2024

Courtney Weil
471 Clifton Rd. NE
Atlanta, GA 30307

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

Ms. Weil:

As a result of the public hearing held on **April 11, 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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April 11, 2024

Nichole Weiswasser
301 Climax St. SE
Atlanta, GA 30315

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

Ms. Weiswasser:

As a result of the public hearing held on **April 11, 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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April 11, 2024

Tangee Allen
25 Newcastle Street, S.W.
Atlanta, GA 30314

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

Ms. Allen:

As a result of the public hearing held on **April 11, 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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