

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, JUNE 6, 2024 AT 12:00 PM
COUNCIL CHAMBERS, SECOND FLOOR

BRIEFING: THURSDAY, JUNE 6, 2024, AT 11:00 AM
CITY HALL, SUITE 3350, THIRD FLOOR

APPEALS

- V-23-175** Appeal of **Giacoma Roberts and Daughdrill, LLC** of a decision of an administrative officer in the Office of Buildings for property located at **582 Terry Street, S.E.**, fronting 34.8 feet on the east side of Terry Street and beginning 215 feet from the southeast intersection of Crumbly Street and Terry Street. Zoned R-4B-C (Single Family Residential Conditional). Land Lot 53 of the 14th District, Fulton County, Georgia.
Owner: Elizabeth Sheridan Thomason and Miles Thomason
Council District 1, NPU V

NEW CASES

- V-24-034** Application of **The Cathedral of St. Philip in the Diocese of Atlanta, Inc., c/o Troutman Pepper Hamilton Sanders, LLP** for a variance to increase the height of a building from 35 feet to 50 feet, reduce the front yard setback from 50 feet to 40 feet and a special exception to allow active recreation adjacent to a street for the construction of a chapel expansion and a playground for property location at **2744 Peachtree Road, N.W.**, fronting 1078.92 feet on the west side of Peachtree Road and beginning at the northeast intersection of Andrews Drive and Peachtree Road. Zoned RG-5/B (Residential General/Buckhead Parking Overlay). Land Lot 100 of the 17th District, Fulton County, Georgia.
Owner: The Cathedral of St. Philip in the Diocese of Atlanta, Inc.
Council District 8, NPU B
- V-24-052** Application of **Gina McGinnis** for a variance to allow a parking bay outside of the driveway for the construction of a new duplex and parking pad for property located at **918 Pulliam Street, S.W.**, fronting 50.18 feet on the east side of Pulliam Street and beginning approximately 181 feet from the southeast intersection of Atlanta Avenue and Pulliam Street. Zoned NC-14-C/BL (Two Family Residential Conditional/BeltLine Overlay). Land Lot 74 of the 14th District, Fulton County, Georgia.
Owner: Dream Chaser Reality, LLC
Council District 1, NPU V
- V-24-055** Application of **Stephen Rothman** for a variance to reduce the transitional side and rear yard from 20 feet to 0 feet and reduce the rear, north, and south side yard setbacks from 20 feet to 0 feet for the construction of 6 new townhomes for property located at **773 Cascade Avenue, S.W.**, fronting 48.88 feet on the west side of Cascade Avenue and beginning approximately 179 feet from the southwest intersection of Avenida Street and Cascade Avenue. Zoned NC-14/IS/BL (Cascade Avenue-Beecher Street Neighborhood Commercial District/Intown South Commercial Corridor Overlay/BeltLine Overlay). Land Lot 150 of the 14th District, Fulton County, Georgia.
Owner: Emory RE, LLC
Council District 10, NPU T

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

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- V-24-058** Application of **Dawn Landau and Terry Kitts** for a variance to reduce the front yard setback from 30 feet to 15.2 feet, reduce the east side yard setback from 7 feet to 2 feet, and reduce the west side yard setback from 7 feet to 4.4 feet for the construction of a second story addition for property located at **545 Seal Place, N.E.**, fronting 46.47 feet on the south side of Seal Place and beginning approximately 197 feet from the southeast intersection of Monroe Drive and Seal Place. Zoned R-5/BL (Two Family Residential/BeltLine Overlay). Land Lot 48 of the 14th District, Fulton County, Georgia.
Owner: 545 Seal, LLC
Council District 6, NPU E
- V-24-059** Application of **Mark Newson** for a variance to increase the height of a building from 40 feet to 49 feet for the construction of a multifamily dwelling for property located at **743 North Avenue, N.W.**, fronting 57 feet on the north side of North Avenue and beginning approximately 110 feet from the northwest intersection of Griffin Street and North Avenue. Zoned SPI-3 SA2/Westside IZ Overlay (English Avenue Special Public Interest/Westside Affordable Workforce Housing Overlay). Land Lot 111 of the 14th District, Fulton County, Georgia.
Owner: A-List Properties
Council District 3, NPU L
- V-24-060** Application of **Michelle Krahe** for a variance to reduce the rear yard setback from 15 feet to 3 feet and reduce the west side yard setback from 7 feet to 3 feet for the construction of a detached garage for property located at **819 Sherwood Road, N.E.**, fronting 64.74 feet on the west side of Sherwood Road and beginning approximately 335 feet from the southwest intersection of Cumberland Road and Sherwood Road. Zoned R-4 (Single Family Residential). Land Lot 51 of the 17th District, Fulton County, Georgia.
Owner: Jessica Musick
Council District 6, NPU F
- V-24-061** Application of **Michael Parmelee** for a special exception to allow for active recreation (pool) adjacent to a street for property located at **3770 Paces Ferry Road, N.W.**, 235.06 feet on the west side of Paces Ferry Road and beginning approximately 894 feet from the southwest intersection of Ridgewood Road and Paces Ferry Road. Zoned R-1 (Single Family Residential). Land Lot 216 of the 17th District, Fulton County, Georgia.
Owner: Sean and Jennifer McClenaghan
Council District 8, NPU A
- V-24-062** Application of **Nina Gentry** for a variance to reduce the front yard half-depth setback from 30 feet to 22.4 feet and a special exception to allow a parking pad within the front yard half-depth setback and to allow active recreation (pool) adjacent to a street for the construction of a pool house and swimming pool for property located at **3064 Ridgewood Road, N.W.**, fronting 137.50 feet on the west side of Ridgewood Road and beginning at the northwest intersection of Nancy Creek Road and Ridgewood Road. Zoned R-2 (Single Family Residential). Land Lot 233 of the 17th District, Fulton County, Georgia.
Owner: James Masters, Jr.
Council District 8, NPU A

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V-24-063 Application of **Eduard Freydel** for a variance to reduce the east side yard setback from 7 feet to 1 foot for the construction of a new shed for property located at **862 Brookridge Drive, N.E.**, fronting 60 feet on the north side of Brookridge Drive and beginning approximately 1,154.6 feet from the northwest intersection of North Highland Avenue and Glen Arden Way. Zoned R-4 (Single Family Residential). Land Lot 53 of the 17th District, Fulton County, Georgia.

Owner: Eduard Freydel
Council District 6, NPU F

V-24-064 Application **Peter Zyskowski** for a variance to reduce the half-depth front yard setback from 17.5 feet to 7 feet and a special exception to allow for parking in required yards adjacent to a street for the construction of an accessory dwelling unit for property located at **570 Glenwood Place, S.E.**, fronting 50.28 feet on the east side of Glenwood Place and beginning at the southeast intersection of Portland Avenue and Glenwood Place. Zoned R-4/BL (Single Family Residential/BeltLine Overlay). Land Lot 12 of the 14th District, Fulton County, Georgia.

Owner: Peter Zyskowski
Council District 1, NPU W

DEFERRED CASES

V-23-148 Application of **Dianne Barfield** for a variance to reduce the south side yard setback from 7 feet to 1 foot for the construction of a two-story garage/office for property located at **1687 North Pelham Road, N.E.**, fronting 60 feet on the north side of North Pelham Road beginning 240 feet from the northwest intersection of Pine Ridge Drive and North Pelham Road. Zoned R-4 (Single Family Residential). Land Lot 51 of the 17th District, Fulton County, Georgia.

Owner: Richard Heimburger
Council District 6, NPU F

V-24-001 Application of **Garrett Coley** for a variance to reduce the rear yard setback from 15 feet to 6 feet for the 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-24-037 Application of **Shona Griffin** for a variance to reduce the east 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 14th District, Fulton County, Georgia.

Owner: 735 Martin Street, LLC
Council District: 4, NPU T

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- 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 14th District, Fulton County, Georgia.
Owner: Barrel, LLC
Council District: 12, NPU X
- V-24-041** Application of **David Indacochea** for a variance to reduce the front yard setback from 40 feet to 27.5 feet and reduce the north and south side yard setbacks from 20 feet to 7 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 15th District, Dekalb County, Georgia.
Owner: David Indacochea
Council District: 5, NPU O
- V-24-046** Application of **Meredith McMorrow** 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 McMorrow
Council District 6, NPU F

END OF AGENDA