

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, JUNE 13, 2024 AT 12:00 PM
COUNCIL CHAMBERS, SECOND FLOOR

BRIEFING: THURSDAY, JUNE 13, 2024, AT 11:00 AM
CITY HALL, SUITE 3350, THIRD FLOOR

APPEALS

- V-23-132** Appeal of **Beacon Media, LLC** of a decision of an administrative officer in the Office of Buildings for property located at **1183 Howell Mill Road, N.W.**, having no true street frontage but beginning at intersection of Howell Mill Road and the Norfolk Southern Railroad right of way. Zoned MRC-3/UPWO (Mixed Residential Commercial/Upper Westside Overlay). Land Lot 150 of the 17th District, Fulton County, Georgia.
Owner: Norfolk Southern/Robert F. Orlando, Agent
Council District 3, NPU E

NEW CASES

- V-24-032** Application of **Chanel Tanner** for a special exception for a nonconforming structure for conversion of an existing deck into heated floor area for property located at **1184 McDaniel Street, S.W.**, fronting 59.152 on the east side of McDaniel Street and beginning approximately 118.2 feet from the northeast intersection of University Avenue and McDaniel Street. Zoned R-4B/BL (Single Family Residential/BeltLine Overlay). Land Lot 87 of the 14th District, Fulton County, Georgia.
Owner: Jasean Richardson
Council District 12, NPU V
- V-24-067** Application of **Kristi Castlin** for a variance to reduce the front yard setback from 35 feet to 32 feet for the construction of a new two-story single-family dwelling for property located at **1378 Metropolitan Avenue, S.E.**, fronting 45 feet on the north side of Metropolitan Avenue and beginning 120 feet from the northeast intersection of Patterson Avenue and Metropolitan Avenue. Zoned R-4 (Single Family Residential). Land Lot 177 of the 15th District, Dekalb County, Georgia.
Owner: Castlin Homes, LLC
Council District 5, NPU W
- V-24-069** Application of **Charles Button** for a special exception to allow active recreation (pool) adjacent to a street for property located at **1753 Pine Ridge Drive, N.E.**, fronting approximately 195.94 feet on the east side of Pine Ridge Drive and beginning approximately 165 feet from the southeast intersection of Wildwood Road and Pine Ridge Drive. Zoned R-3 (Single Family Residential). Land Lot 51 of the 17th District, Fulton County, Georgia.
Owner: Lisa & Stephen Bauer
Council District 6, NPU F
- V-24-071** Application of **D. Jelani Miller** for a variance to reduce the north side yard setback from 7 feet to 5.1 feet and reduce the front porch dimensions from 12 feet wide and 8 feet deep to 11 feet 4.5 inches wide to 5 feet 8 inches deep for the construction of an addition to an existing single family dwelling for property located at **388 Monument Avenue, S.E.**, fronting 45.01 feet on the east side of Monument Avenue and beginning approximately 240 feet from the northeast intersection of Metropolitan Avenue and Monument Avenue.

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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Zoned R-4 (Single Family Residential). Land Lot 177 of the 15th District, Dekalb County, Georgia.

Owner: D. Jelani Miller
Council District 5, NPU W

V-24-072 Application of **Meghan Ann Gruber** for a variance to reduce the front yard setback from 35 feet to 25 feet and reduce the south side yard setback from 7 feet to 0 feet for the renovation of an existing two-story single family dwelling for property located at **1362 Athens Avenue, S.W.**, fronting 50.24 feet on the east side of Athens Avenue and beginning approximately 162 feet from the southeast intersection of Dill Avenue and Athens Avenue. Zoned R-4/BL (Single Family Residential/BeltLine Overlay). Land Lot 105 of the 14th District, Fulton County, Georgia.

Owner: Lisa Hoggs
Council District 12, NPU X

V-24-073 Application of **Thad Denton King, Jr.** for a variance to reduce the half-depth front west side yard setback from 17.5 feet to 8.75 feet for the construction of a new porch for property located at **1807 Meadowdale Avenue, N.E.**, fronting 69.95 feet on the north side of Meadowdale Avenue and beginning at the northeast intersection of Charline Avenue and Meadowdale Avenue. Zoned R-4 (Single Family Residential). Land Lot 56 of the 18th District, Dekalb County, Georgia.

Owner: Thad Denton King, Jr.
Council District 6, NPU F

V-24-074 Application of **Randall Zaic** for a variance to reduce the rear yard setback from 15 feet to 5 feet, increase the lot coverage from 50% to 58.4%, increase the maximum width of a driveway in a residential district from 20 feet to 22 feet, exceed the allowable amount for paved areas in driveways from 1/3 to 42% of the total lot area in the west side yard, and a special exception to allow a parking bay within the east side yard setback for construction of an addition and detached garage for property located at **1072 Shelby Place, S.E.**, fronting 48.21 feet on the north side of Shelby Place and beginning approximately 330.5 feet from the northeast intersection of Woodland Avenue and Shelby Place. Zoned R-4 (Single Family Residential). Land Lot 10 of the 14th District, Fulton County, Georgia.

Owner: Jeffery Graham
Council District 1, NPU W

V-24-075 Application of **Don Conklin and Misty Cole** for a variance to reduce the setback of a monument sign from the street property line from 30 feet to 4 feet for property located at **2771 Peachtree Road, N.E.**, fronting 185 feet on the east side of Peachtree Road and beginning approximately 350.7 feet from the southeast intersection of Rumson Road and Peachtree Road. Zoned RG-5/SPI-24/B (Residential General/Garden Hills Zoning Overlay/Buckhead Parking Overlay). Land Lot 100 of the 17th District, Fulton County, Georgia.

Owner: Caryle Condominium Association, Inc.
Council District 7, NPU B

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- V-24-076** Application of **Garrett Daniel** for a variance to reduce the east side yard setback from 7 feet to 3 feet, reduce the rear yard setback from 15 feet to 3 feet, and increase the lot coverage from 50% to 55% for the construction of a new detached two-car garage for property located at **71 Huntington Road, N.E.**, fronting 55 feet on the south side of Huntington Road and beginning approximately 855.8 feet from the southeast intersection of Peachtree Street and Huntington Road. Zoned R-4/HC20CD1/LD20CD1 (Single Family Residential/Brookwood Hills Conservation Overlay). Land Lot 109 of the 17th District, Fulton County, Georgia.
Owner: JJ and Elizabeth Waller
Council District 6, NPU E
- V-24-077** Application of **Kelly Givens** for a variance to reduce the west side yard setback from 10 feet to 6 feet for the construction of a second-floor addition and garage addition for property located at **3027 Saint Annes Lane, N.W.**, fronting 68.19 feet on the south side of Saint Annes Lane and beginning approximately 520.5 feet from the southeast intersection of Howell Mill Road and Saint Annes Lane. Zoned R-3 (Single Family Residential). Land Lot 182 of the 17th District, Fulton County, Georgia.
Owner: Kelly Givens
Council District 8, NPU C
- V-24-078** Application of **Bill Caldwell** for a variance to reduce the north side yard setback from 14 feet to 10 feet for the construction of a new single-family dwelling for property located at **3296 Mathieson Drive, N.E.**, fronting 99.46 feet on the west side of Mathieson Drive and beginning approximately 318.4 feet from the southwest intersection of Alberta Drive and Mathieson Drive. Zoned R-4 (Single Family Residential). Land Lot 99 of the 17th District, Fulton County, Georgia.
Owner: Randall & Brook Levin
Council District 7, NPU B
- V-24-079** Application of **Garrett Daniel** for a variance to increase the lot coverage from 45% to 47.3% and increase the paved area in driveways within the west side yard from 33% (or one-third of total area) to 64% for the construction of driveway extension, detached garage, porch and addition for property located at **1031 Wadsworth Drive, N.W.**, fronting 69.91 feet on the north side of Wadsworth Drive and beginning 158.5 feet from the northeast intersection of Brookview Drive and Wadsworth Drive. Zoned R-3A (Single Family Residential). Land Lot 185 of the 17th District, Fulton County, Georgia.
Owner: Michael & Elizabeth Layne
Council District 8, NPU C

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.

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Owner: Richard Heimbürger
Council District 6, NPU F

V-23-172 Application of **Serge Charles** for a variance to reduce the north and south side yard setbacks from 5 feet to 3 feet for construction of construction of a new single-family dwelling for property located at **187 Graves Street, N.W.**, fronting 26.25 feet on the east side of Graves Street and beginning approximately 75 feet from the southeast intersection of Spencer Street and Graves Street. Zoned SPI-19 SA6/W IZ (Vine City/Westside Affordable Housing Overlay). Land Lot 83 of the 14th District, Fulton County, Georgia.
Owner: Ezekiel Construction
Council District 3, NPU L

V-23-174 Application of **Serge Charles** for a variance to reduce the east and west side yard setbacks from 5 feet to 3 feet for construction of construction of a new single-family dwelling for property located at **637 Dorothy Bolden Way, N.W.**, fronting 24.89 feet on the north side of Dorothy Bolden Way and beginning approximately 147.5 feet from the northwest intersection of Vine Street and Dorothy Bolden Way. Zoned SPI-19 SA6/W IZ (Vine City/Westside Affordable Housing Overlay). Land Lot 110 of the 14th District, Fulton County, Georgia.
Owner: Ezekiel Construction
Council District 3, NPU L

V-23-185 Application of **Matt Sussman** for a variance to exceed the allowable amount for paved areas in driveways from 1/3 to 56.2% of the total lot area in the rear yard and a special exception to allow a parking bay in the required rear yard adjacent to the street and to allow for an expansion (construction of a rear addition and an attached garage) to an existing legal nonconforming duplex 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

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-24-005 Application of **Kevin Maher** for a variance to reduce the required front yard setback from 35 feet to 10 feet and reduce the rear yard setback from 15 feet to 4 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

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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

- V-24-006** Application of **Ben R. Darmer** for a variance to reduce the required front yard setback from 30 feet to 15 feet for the construction of new single-family dwelling for property located at **846 Fraser Street, S.E.**, fronting 75.29 feet on the east side of Fraser Street and beginning approximately 209.8 feet from the southeast intersection of Ormond Street and Fraser Street. Zoned R-4A (Single Family Residential). Land Lot 54 of the 14th District, Fulton County, Georgia.

Owner: Parkwood Living, LLC

Council District 1, NPU V

- V-24-026** Application of **Orlando Sablon** 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

- V-24-030** Application of **Andrienne Francis** for a variance to increase the height of a dwelling from 35 feet to 37 feet, reduce the front porch size from 12 feet wide, 8 feet depth to 7 feet 9 inches wide, 4 feet 3 inches depth and remove the six-inch wide porch roof supports requirement, allow a parking bay in the required front yard setback, and a special exception to increase the paved area in the front yard adjacent to the street from the required one-third of the total area to 40% of the total area for construction of a new two-family dwelling for property located at **947 Crew Street, S.W.**, fronting 49.99 feet on the west side of Crew Street and beginning approximately 150 feet from the northwest intersection of Hatcher Avenue and Crew Street. Zoned R-5-C/BL (Two-Family Residential Conditional/BeltLine Overlay). Land Lot 74 of the 14th District, Fulton County, Georgia.

Owner: Andesign, LLC

Council District 1, NPU V

- 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 17th District, Fulton County, Georgia.

Owner: Marguerite Boden

Council District: 7, NPU B

END OF AGENDA

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