



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

May 7, 2024

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

V-23-067 Application of **Dianne Barfield** for a special exception to increase the height of a fence (wall)/gate (more than 50% in opacity) in the half-depth front yard from 4 feet to 7 feet for property located at **856 Argonne Avenue, N.E.**, fronting 34.33 feet on the west side of Argonne Avenue and beginning at the southwest intersection of Argonne Avenue and 7th Street. Zoned R-5 (Two Family Residential). Land Lot 49 of the 14th District, Fulton County, Georgia.
Owner: Joy Johnson
Council District 2, NPU E

Ms. Barfield:

As a result of the public hearing held on **May 2, 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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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

May 7, 2024

Home Tree Realty, LLC
16 Dorothy Street SE
Atlanta, GA 30315

V-23-194 Application of **Home Tree Realty, LLC** for a variance to reduce the half-depth front yard from 17.5 feet to 9.7 feet for the construction of a new single-family dwelling for property located at **100 Park Avenue, S.E.**, fronting 50 feet on the south side of Park Avenue and beginning at the southeast intersection of Crogman Street and Park Avenue. Zoned R-4 (Single Family Residential). Land Lot 57 of the 14th District, Fulton County, Georgia.
Owner: Home Tree Realty, LLC
Council District 1, NPU Y

Home Tree Realty, LLC:

As a result of the public hearing held on **May 2, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development 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

May 7, 2024

Ben Darmer
1877 Ardmore Road NW
Atlanta, GA 30309

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 **May 2, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **June 13, 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 **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
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

May 7, 2024

Barbara Daniel
2151 Stinson Lane
Powder Springs, GA 30127

V-23-212 Application of **Barbara Daniel** for a special exception to increase the height of a fence (more than 50% opacity) in the required half-depth front yard from 4 feet to 6 feet and increase the height of a privacy fence (more than 50% opacity) on the east side front yard from 4 feet to 6 feet for property located at **1461 Boulevard Lorraine, S.W.**, fronting 75 feet on the west side of Boulevard Lorraine and beginning at the northwest intersection of Venetian Drive and Boulevard Lorraine. Zoned R-3 (Single Family Residential). Land Lot 184 of the 14th District, Fulton County, Georgia.
Owner: Brandi Daniel
Council District 11, NPU R

Ms. Daniel:

As a result of the public hearing held on **May 2, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development 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

cc: Keyetta M. Holmes, AICP, Director



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

May 7, 2024

Garrett Coley
P.O. Box 957421
Duluth, GA 30095

V-24-001 Application of **Garrett Coley** for a variance to reduce the rear yard setback from 15 feet to 9 feet 7 inches for 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

Mr. Coley:

As a result of the public hearing held on **May 2, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **June 6, 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 **May 22, 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 22, 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
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

May 7, 2024

Wim De Sutter
400 Village Pkwy #122
Atlanta, GA 30306

V-24-015 Application of **Wim De Sutter** for a variance to reduce the front yard setback from 30 feet to 10 feet, reduce the north side yard setback from 7 feet to 0 feet, increase the lot coverage from 55% to 70%, and relief from the minimum six-inch wide porch roof supports for construction of a new single-family dwelling for property located at **223 Randolph Street, N.E.**, fronting 43.64 feet on the east side of Randolph Street and beginning approximately 324 feet from the northeast intersection of John Wesley Dobbs Avenue and Randolph Street. Zoned R-5/BL (Two Family Residential/BeltLine Overlay). Land Lot 19 of the 14th District, Fulton County, Georgia.

Owner: Wim De Sutter
Council District 2, NPU M

Mr. De Sutter:

As a result of the public hearing held on **May 2, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **July 11, 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 **June 26, 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.

The deferral fee, which includes the cost to execute public notice via advertising and the notification of adjacent property owners, is **\$65.00**. An invoice and payment instructions are attached for your records. **This amount must be paid prior to the Board of Zoning Adjustment taking action on this application.** The deferral fee and the original sign posting affidavit must be submitted to the Office of Zoning and Development prior to the day of your scheduled hearing.

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: June 26, 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.

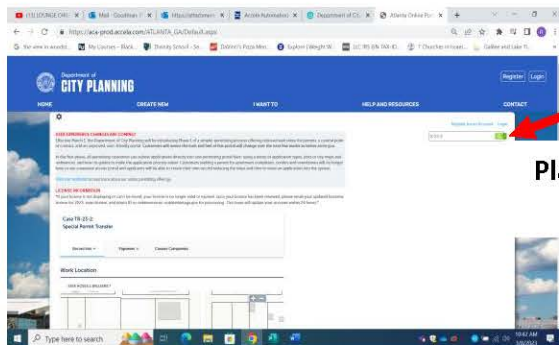
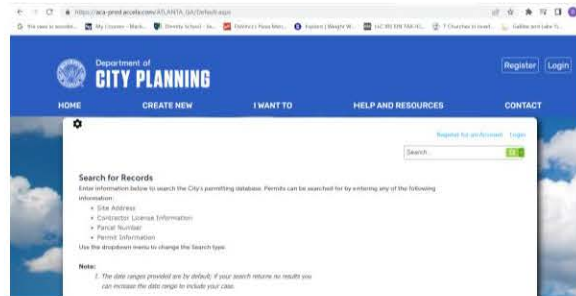
Keyetta M. Holmes, AICP
City of Atlanta
Office of Zoning and Development
55 Trinity Avenue, S.W., Suite 3350
Atlanta, GA 30303-0310
Fax (404) 546-8231



Department of **CITY PLANNING**

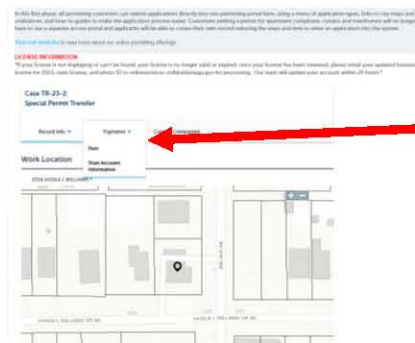
OFFICE OF ZONING AND DEVELOPMENT PAYMENT INSTRUCTIONS

https://aca-prod.accela.com/ATLANTA_GA/Default.aspx

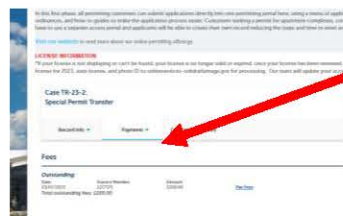


Choose the search option from the (RIGHT PAGE)

Place your application number here.



To make a payment, see (PAYMENTS).



Pay your fee(s)

Congratulations, you have successfully made a payment on your account.



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

May 7, 2024

Kaci Palo
10449 Old Atl Hwy
Covington, GA 30014

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

Ms. Palo:

As a result of the public hearing held on **May 2, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **June 13, 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 **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.

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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
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KNOWLEDGE AND BELIEF.

Notary

Date

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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
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Atlanta, GA 30303-0310
Fax (404) 546-8231



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

May 7, 2024

Shona Griffin
2617 Carol Circle
Douglasville, GA 30135

V-24-037 Application of **Shona Griffin** for a variance to reduce the west 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

Mrs. Griffin:

As a result of the public hearing held on **May 2, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **June 6, 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 **May 22, 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.

The deferral fee, which includes the cost to execute public notice via advertising and the notification of adjacent property owners, is **\$65.00**. An invoice and payment instructions are attached for your records. **This amount must be paid prior to the Board of Zoning Adjustment taking action on this application.** The deferral fee and the original sign posting affidavit must be submitted to the Office of Zoning and Development prior to the day of your scheduled hearing.

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Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director

SIGN POSTING AFFIDAVIT

Sign Must Be Posted By: May 22, 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
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KNOWLEDGE AND BELIEF.

Notary

Date

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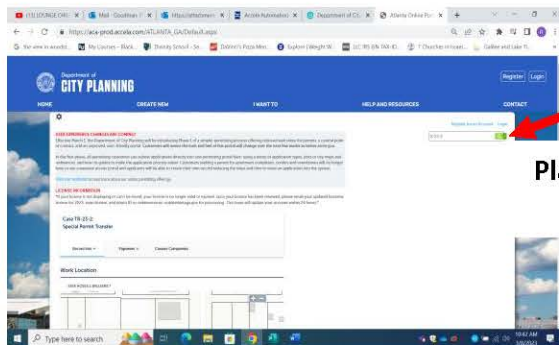
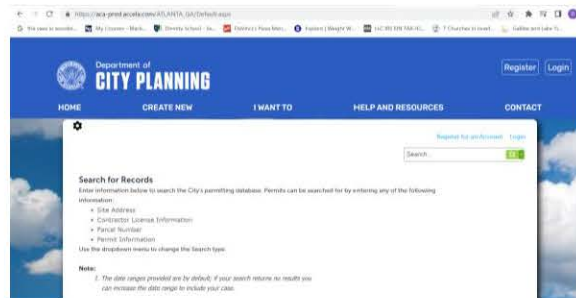
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Department of **CITY PLANNING**

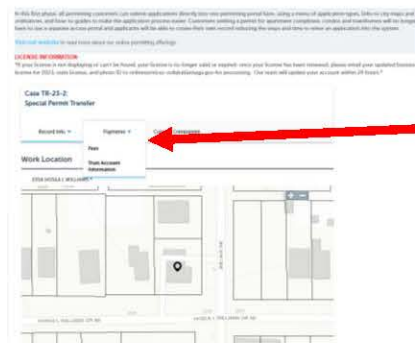
OFFICE OF ZONING AND DEVELOPMENT PAYMENT INSTRUCTIONS

https://aca-prod.accela.com/ATLANTA_GA/Default.aspx

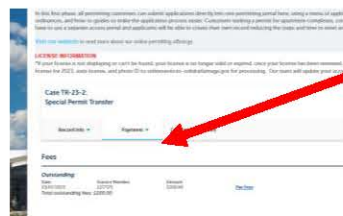


Choose the search option from the (RIGHT PAGE)

Place your application number here.



To make a payment, see (PAYMENTS).



Pay your fee(s)

Congratulations, you have successfully made a payment on your account.



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

May 7, 2024

Chris Shuford
301 Greenough Street
Hogansville, GA 30230

V-24-038 Application of **Chris Shuford** for a special exception to enlarge an existing non-conforming structure (daycare center) for property located at **1243 Allene Avenue, S.W.**, fronting 90 feet on the west side of Allene Avenue and beginning approximately 50 feet from the southwest intersection of Hartford Place and Allene Avenue. Zoned I-1/BL (Light Industrial/BeltLine Overlay). Land Lot 105 of the 14th District, Fulton County, Georgia.
Owner: Children's House Holdings
Council District: 12, NPU X

Mr. Shuford:

As a result of the public hearing held on **May 2, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development 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

May 7, 2024

Rodney Thompson
7968 Wintercrest Drive
Dunwoody, GA 30360

V-24-039 Application of **Rodney Thompson** for a special exception to allow a recreational use (swimming pool) adjacent to a street for property located at **1416 Meridian Street, S.E.**, fronting 74.43 feet on the north side of Meridian Street and beginning at the northwest intersection of Vinson Drive and Meridian Street. Zoned R-4A (Single Family Residential). Land Lot 208 of the 15th District, Dekalb County, Georgia.
Owner: Martin San Cristobal
Council District: 5, NPU O

Mr. Thompson:

As a result of the public hearing held on **May 2, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development 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

May 7, 2024

Russell Moore
4215 Wendell Drive, Suite H
Atlanta, GA 30336

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

Mr. Moore:

As a result of the public hearing held on **May 2, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **June 6, 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 **May 22, 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 22, 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

May 7, 2024

David Indacochea
532 Parker Avenue, S.E.
Atlanta, GA 30332

V-24-041 Application of **David Indacochea** for a variance to reduce the front yard setback from 40 feet to 27.5 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

Mr. Indacochea:

As a result of the public hearing held on **May 2, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **June 6, 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 **May 22, 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

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Sign Must Be Posted By: May 22, 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
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AND CORRECT TO THEIR BEST
KNOWLEDGE AND BELIEF.

Notary

Date

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

May 7, 2024

Brad Hughes
4062 Peachtree Road, N.E.
Suite A #277
Atlanta, GA 30319

V-24-042 Application of **Brad Hughes** for a variance eliminate the requirement for dwellings with front-facing garage doors to be recessed and located a minimum distance of 10 linear feet behind the front façade of the principal structure for the construction of a new single-family dwelling for property located at **4581 Ajo Walk, S.W.**, fronting 54.48 feet on the west side of Ajo Walk and beginning approximately 1,523.93 feet from the northwest intersection of County Line Road and Ajo Walk. Zoned R-4 (Single Family Residential). Land Lot 64 of the 14F District, Fulton County, Georgia.
Owner: High Grove Home Builders, Inc.
Council District: 11, NPU P

Mr. Hughes:

As a result of the public hearing held on **May 2, 2024**, the Board of Zoning Adjustment approved the above referenced application.

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

May 7, 2024

Brad Hughes
4062 Peachtree Road, N.E.
Suite A #277
Atlanta, GA 30319

V-24-043 Application of **Brad Hughes** for a variance to eliminate the requirement for dwellings with front-facing garage doors to be recessed and located a minimum distance of 10 linear feet behind the front façade of the principal structure for the construction of a new single-family dwelling for property located at **4580 Ajo Walk, S.W.**, fronting 63.04 feet on the south side of Ajo Walk and beginning approximately 1,563 feet from the southwest intersection of County Line Road and Ajo Walk. Zoned R-4 (Single Family Residential). Land Lot 64 of the 14F District, Fulton County, Georgia.
Owner: High Grove Home Builders, Inc.
Council District: 11, NPU P

Mr. Hughes:

As a result of the public hearing held on **May 2, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development 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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