



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](http://www.atlantaga.gov)

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

May 20, 2024

Beacon Media, LLC  
225 Powers Cove  
Atlanta, GA 30327

**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 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Norfolk Southern/Robert F. Orlando, Agent**  
**Council District 3, NPU E**

Beacon Media, LLC:

As a result of the public hearing held on **May 9, 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](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](mailto: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

May 15, 2024

Mike Mies  
St. Vincent De Paul Georgia  
2025-C Chamblee Tucker Road  
Atlanta, GA 30341

**V-23-211** Application of **Mike Mies** for a variance to exceed the maximum building height of structures or portions of structures within 150 feet of any R-1 through R-5, R-G 1, R-G 2, MR-1, MR-2, or PD-H district from 35 feet to 49.5 feet and a special exception to reduce the total required off-street parking spaces from 78 to 67 spaces (pending consolidation) for construction of a mixed-use development for properties located at **1700 Lakewood Avenue, S.E.**, fronting approximately 146.8 feet on the east side of Lakewood Avenue and beginning at the southeast intersection of Livermore Street and Lakewood Avenue, **1706 Lakewood Avenue, S.E.**, fronting approximately 40 feet on the west side of Lakewood Avenue and beginning approximately 146.8 feet from the northwest intersection of Lakewood Avenue and Livermore Street, **8 Charleston Avenue S.E.**, fronting approximately 45 feet on the west side of Charleston Avenue and beginning approximately 142.32 feet from the southwest intersection of Livermore Street and Charleston Avenue, **10 Charleston Avenue S.E.**, fronting approximately 60 feet on the west side of Charleston Avenue and beginning approximately 125 feet from the northwest intersection of Whatley Street and Charleston Avenue. Zoned MRC-1-C and R-4 (Mixed Residential Commercial Conditional and Single Family Residential). Land Lot 57 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: St. Vincent De Paul Georgia**  
**Council District 1, NPU Y**

Mr. Mies:

As a result of the public hearing held on **May 9, 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](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

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

May 20, 2024

Kevin Maher  
280 Interstate North Circle, Suite 510  
Atlanta, GA 30339

**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 **May 9, 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](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](mailto: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 20, 2024

The Galloway Schools, Inc.  
c/o Laurel David, The Galloway Law Group, LLC  
4062 Peachtree Road, A330  
Atlanta, GA 30319

**V-24-027** Application of **The Galloway Schools, Inc.** for a variance to increase the lot coverage from 40% to 72%, to increase the height of a building from 35 feet to 60 feet, and a special exception to reduce on-site parking spaces from 235 spaces to 121 spaces for construction of a new 3-story school for property located at **215 West Wieuca Road, N.W. (aka Chastain Park Avenue)**, fronting approximately 1100 feet on the northwest side of West Wieuca Road (aka Chastain Park Avenue) beginning at the intersection of the westerly right of way of West Wieuca Road with the centerline of Dudley Lane. Zoned R-3 (Single Family Residential). Land Lot 20 of the 17th District, Fulton County, Georgia.  
**Owner: The Galloway Schools, Inc.**  
**Council District 8, NPU A**

The Galloway Schools, Inc.:

As a result of the public hearing held on **May 9, 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](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 20, 2024

Andrienne Francis  
2886 Highland Park Drive  
Stone Mountain, GA 30087

**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 14<sup>th</sup> District, Fulton County, Georgia.

**Owner: Andesign, LLC**  
**Council District 1, NPU V**

Mr. Francis:

As a result of the public hearing held on **May 9, 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](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](mailto: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 20, 2024

Roy Edward King Jr.  
300 Hillside Drive N.W  
Atlanta, GA 30342

**V-24-044** Appeal of **Roy Edward King, Jr.** of a decision of an administrative officer in the Office of Buildings for property located at **286 Hillside Drive, N.W.**, fronting approximately 100 feet on the south side of Hillside Drive and beginning approximately 250 feet from the southwest intersection of Broadland Road and Hillside Drive. Zoned R-2B (Single Family Residential). Land Lot 117 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Jeffrey T. & Casey Moore**  
**Council District 8, NPU A**

Mr. King:

As a result of the public hearing held on **May 9, 2024**, the Board of Zoning Adjustment denied the above referenced application.

Decisions by the Board of Zoning Adjustment may be appealed to Superior Court. Per Section 6-4028(5) – Any person appealing from the decision of the board to the Superior Court shall pay the actual costs incurred by the city in causing the board's hearing(s) on the appeal to be transcribed as contemplated in the Zoning Ordinance. The board, through its secretary, shall communicate to the appellant the actual costs and the requirement and manner in which to pay same. The board shall not be required to file the transcript of the hearing(s) before it until such time as the appellant pays such costs.

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Sincerely,

Angela M. Blatch  
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, Director



ANDRE DICKENS  
MAYOR

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Commissioner

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

May 20, 2024

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

**V-24-045** Application of **Dianne Barfield** for a variance to reduce the half-depth front yard setback from 17.5 feet to 7 feet, special exceptions to increase the number of retaining walls from two to four and height from 3 feet to 5.5 feet in the front yard, increase the number of retaining walls from two to five and height from 3 feet to 8 feet 10.5 inches in the half-depth front yard, and increase the height of a retaining wall from 6 feet to 8 feet 10.5 inches in the rear yard for property located at **2397 Hurst Drive, N.E.**, fronting 59.93 feet on the east side of Hurst Drive and beginning at the southeast intersection of Eureka Drive and Hurst Drive. Zoned R-4/BL (Single Family Residential/BeltLine Overlay). Land Lot 102 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Margaret H. & Mary Margaret Murphy**  
**Council District 7, NPU B**

Ms. Barfield:

As a result of the public hearing held on **May 9, 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.

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](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

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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**  
**Fax (404) 546-8231**



ANDRE DICKENS  
MAYOR

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

May 20, 2024

Meredith McMorrow  
663 Park Drive N.E  
Atlanta, GA 30306

**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 17<sup>th</sup> District, Fulton County, Georgia.

**Owner: Meredith McMorrow**  
**Council District 6, NPU F**

Ms. McMorrow:

As a result of the public hearing held on **May 9, 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](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  
MAYOR

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

May 20, 2024

Christopher Tzegargbe  
2360 Park Estate Drive  
Snellville, GA 30078

**V-24-047** Application of **Christopher Tzegaegbe** for a special exception to increase the height of a fence in the half-depth front yard from 4 feet to 6 feet for property located at **1179 Avon Avenue, S.W.**, fronting 92.5 feet on the north side of Avon Avenue and beginning at the northeast intersection of Oakland Drive and Avon Avenue. Zoned R-4A/HC20M (Single Family Residential/Oakland City Historic District). Land Lot 119 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Stefaniyemiya, LLC**  
**Council District 4, NPU S**

Mr. Tzegargbe:

As a result of the public hearing held on **May 9, 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](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 20, 2024

Allison Suazo  
1372 Dekalb Avenue NE  
Atlanta, GA 30306

**V-24-048** Application of **Allison Suazo** for a variance to increase the lot coverage from 50% to 64%, reduce the rear yard setback from 15 feet to 3 feet, reduce the south side yard setback from 7 feet to 4 feet and north side yard setback from 7 to 3 feet, increase the height of an accessory dwelling unit from 20 feet to 24 feet, and increase the total floor area of the accessory structure from 30% of the main structure to 41% for construction of an accessory structure (carriage house) for property located at **1620 North Pelham Road, N.E.**, fronting 74.78 feet on the west side of North Pelham Road and beginning approximately 250 feet from the northwest intersection of North Morningside Drive and North Pelham Road. Zoned R-4 (Single Family Residential). Land Lot 51 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Dennis Dean**  
**Council District 6, NPU F**

Ms. Suazo:

As a result of the public hearing held on **May 9, 2024**, the Board of Zoning Adjustment rendered the following decision regarding the above referenced application:

1. APPROVAL CONDITIONAL of PART I: variance to increase the lot coverage from 50% to 64%, reduce the rear yard setback from 15 feet to 3 feet, reduce the south side yard setback from 7 feet to 4 feet and north side yard setback from 7 to 3 feet, and increase the total floor area of the accessory structure from 30% of the main structure to 41% conditioned to the following: **The site shall be developed in accordance with the site plan dated 3/28/2024, stamped received by the Office of Zoning and Development on May 6, 2024.**
2. DENIAL WITHOUT PREJUDICE of PART II: variance to increase the height of an accessory dwelling unit from 20 feet to 24 feet.

Because the Board attached conditions to your approval, the Office of Buildings will require the Office of Zoning and Development to sign-off on your construction plans and drawings prior to processing an application for a building permit. The submittal requirements are as follows: three (3) plans to submit with the building permit application and one (1) additional copy for submission to the Office of Zoning and Development. Once all materials have been prepared, please schedule an appointment by calling (404) 546-1984 or emailing me at [ablatch@atlantaga.gov](mailto:ablatch@atlantaga.gov). The purpose of the appointment is to ensure all conditions related to the approval have been met.

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](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.

Ms. Allison Suazo

May 20, 2024

Page 2

Sincerely,

A handwritten signature in cursive script, appearing to read "Angela M. Blatch". The signature is written in black ink and is positioned above the printed name.

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](http://www.atlantaga.gov)

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

May 20, 2024

Kathleen Curry  
3217 Lynnray Drive  
Atlanta, GA 30340

**V-24-049** Application of **Kathleen Curry** for a variance to reduce the north front yard setback from 35 feet to 16 feet 4 inches for construction of an addition to an existing single-family dwelling for property located at **1479 McLendon Avenue, N.E.**, fronting 48.69 feet on the south side of McLendon Avenue and beginning approximately 204 feet from the southeast intersection of Candler Park Drive and McLendon Avenue. Zoned R-4 (Single Family Residential). Land Lot 210 of the 15<sup>th</sup> District, DeKalb County, Georgia  
**Owner: Paul Bemowski**  
**Council District 2, NPU N**

Ms. Curry:

As a result of the public hearing held on **May 9, 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](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

May 20, 2024

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

**V-24-050** Application of **Nina E. Gentry, AICP** for a special exception to construct an active recreation (pool) adjacent to a street for property located at **3695 Randall Mill Road, N.W.**, fronting 207.98 feet on the east side of Randall Mill Road and beginning at the northeast intersection of Buckingham Circle and Randall Mill Road. Zoned R-2 (Single Family Residential). Land Lot 180 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Chris Davis**  
**Council District 8, NPU A**

Ms. Gentry:

As a result of the public hearing held on **May 9, 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](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

May 20, 2024

Lorelyn Akins  
669 Grady Place, S.W  
Atlanta, GA 30310

**V-24-051** Application of **Lorelyn Akins** for a variance to reduce the west side yard setback from 7 feet to 5 feet and the rear yard setback from 15 feet to 5 feet for the construction of an accessory dwelling unit for property located at **669 Grady Place, S.W.**, fronting 50.53 feet on the west side of Grady Place and beginning 295.3 feet from the northwest intersection of Oglethorpe Avenue and Grady Place. Zoned R-4A/HC20G/BL (Single Family Residential/West End Historic District/BeltLine Overlay). Land Lot 118 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Lorelyn & Steven Akins**  
**Council District 4, NPU T**

Mrs. Akins:

As a result of the public hearing held on **May 9, 2024**, the Board of Zoning Adjustment approved Part 1 of the above referenced application with the following condition: **Should the subject tree(s) die as a consequence, direct or indirect, of construction despite the granting of the variance, they shall be replaced, at the property owner's or applicant's expense, in accordance with a tree replacement plan prepared by the city arborist. The property owner or applicant shall be required to notify the city arborist of the death of the tree(s) within 30 days.**

Because the Board attached conditions to your approval, the Office of Buildings will require the Office of Zoning and Development to sign-off on your construction plans and drawings prior to processing an application for a building permit. The submittal requirements are as follows: three (3) plans to submit with the building permit application and one (1) additional copy for submission to the Office of Zoning and Development. Once all materials have been prepared, please schedule an appointment by calling (404) 546-1984 or emailing me at [ablatch@atlantaga.gov](mailto:ablatch@atlantaga.gov). The purpose of the appointment is to ensure all conditions related to the approval have been met.

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](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

May 20, 2024

Ben Darmer  
1877 Ardmore Road NW  
Atlanta, GA 30309

**V-24-053** Application of **Ben R. Darmer** for a variance to reduce the east side yard setback from 7 feet to 4 feet for the construction of a new accessory dwelling structure for property located at **546 Boulevard Place, N.E.**, fronting 50 feet on the north side of Boulevard and beginning approximately 60 feet from the northwest intersection of Arnold Street and Boulevard Place. Zoned R-5/BL (Two-Family Residential/BeltLine Overlay). Land Lot 47 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Pop Rentals, LLC**  
**Council District 2, NPU M**

Mr. Darmer:

As a result of the public hearing held on **May 9, 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](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  
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KEYETTA M. HOLMES, AICP  
Director  
Office of Zoning and Development

May 20, 2024

Brad Hughes  
4062 Peachtree Road NE Suite A#277  
Atlanta, GA 30319

**V-24-054** 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 **3980 Riverchess Drive, S.W.**, fronting 83.63 feet on the south side of Riverchess Drive and beginning approximately 926.7 feet from the southwest intersection of Fairburn Road and Riverchess Drive. Zoned R-4 (Single Family Residential). Land Lot 34 of the 14F District, Fulton County, Georgia.  
**Owner: Cornerstone Fairburn Holdings, LLC**  
**Council District 11, NPU P**

Mr. Hughes:

As a result of the public hearing held on **May 9, 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](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