

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, JULY 11, 2024 AT 12:00 PM
COUNCIL CHAMBERS, SECOND FLOOR

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

APPEALS

- V-24-081** Appeal of **Nina E. Gentry, AICP on behalf of Ken Kondritzer and Kathy Colbenson** of a decision of an administrative officer in the Office of Buildings for property located at **740 Moreland Avenue, S.E.**, fronting approximately 53 feet on the east side of Moreland Avenue and beginning at the northeast intersection of Ormewood Avenue and Moreland Avenue. Zoned MRC-1-C (Mixed Residential Commercial Conditional). Land Lot 176 of the 15th District, DeKalb County, Georgia.
Owner: H & H Auto Sales, Inc.
Council District 5, NPU W
- V-24-088** Appeal of **Zain Gillani** of a decision of an administrative officer in the Office of Buildings for property located at **2775 Cambellton Road, S.W.**, fronting 223.97 feet on the north side of Cambellton Road and beginning at the northwest intersection of Harbin Road and Campbellton Road. Zoned MRC-1-C/ Cambellton Road Overlay SA4 (Mixed Residential Commercial Conditional/Cambellton Road Overlay Subarea 4). Land Lot 218 of the 14th District, Fulton County, Georgia.
Owner: Zain Gillani and Campbellton Holdings, LLC
Council District 11, NPU R

NEW CASES

- V-24-036** Application of **Joseph Mullican** for a variance to allow the floor area of an accessory unit to exceed the maximum 30 percent to 45 percent of the floor area of the primary structure located at **246 Bolling Road, N.E.**, fronting 70 feet on the north side of Bolling Road and beginning approximately 160.5 feet from the northwest intersection of Rumson Road and Bolling Road. Zoned R-4/SPI-24 (Single Family Residential/Garden Hills Overlay). Land Lot 100 of the 17th District, Fulton County, Georgia.
Owner: Joseph Mullican
Council District 7, NPU B
- V-24-057** Application of **The Lovett School, Inc. c/o Troutman Pepper Sanders, LLP** for a variance to increase the lot coverage from 25% to 27.6% and increase the building height from 35 feet to 60 feet for the construction of new buildings for property located at **4075 Paces Ferry Road, N.W.**, fronting approximately 2,400 feet on the north side of Paces Ferry Road and beginning at the northeast corner of Paces Ferry Road and the Chattahoochee River. Zoned R-1 (Single Family Residential). Land Lot 235 of the 17th District, Fulton County, Georgia.
Owner: The Lovett School, Inc.
Council District 8, NPU A
- V-24-066** Application of **Sushmita Arjyal** for a variance to reduce the north side yard setback from 10 feet to 1.6 feet for the construction of a 2nd story addition and swimming pool for property located at **3265 Argonne Drive, N.W.**, fronting 100 feet on the east side of Argonne Drive and beginning 173 feet from the southeast intersection of Moores Mill

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>

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, JULY 11, 2024 AT 12:00 PM
COUNCIL CHAMBERS, SECOND FLOOR

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

Road and Argonne Drive. Zoned R-2 (Single Family Residential). Land Lot 142 of the 17th District, Fulton County, Georgia.

Owner: Marisa Kozachenok
Council District 8, NPU C

- V-24-080** Application of **Falcon Murty** for a variance to reduce the front yard setback from 35 feet to 30.5 feet for the construction of a second-story addition for property located at **1511 McLendon Avenue, N.E.**, fronting 48.44 feet on the south side of McLendon Avenue and beginning approximately 248 feet from the southwest intersection of Mell Avenue and McLendon Avenue. Zoned R-4 (Single Family Residential). Land Lot 210 of the 15th District, DeKalb County, Georgia.
Owner: Olivia and Eric Manders
Council District 2, NPU N

- V-24-082** Application of **Brad Hughes** for a variance to reduce the minimum window fenestration along the façade of the principal structure from 10% to 7% and to allow a garage to exceed 35% to 37.27% of the ground floor area of the principal building for 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

- V-24-083** Application of **Alicia Encalade** for a variance to reduce the east side yard setback from 7 feet to .3 feet to bring an existing 2-story single family dwelling into conformity for property located at **2213 Ridgedale Road, N.E.**, fronting 52 feet on the south side of Ridgedale Road and beginning approximately 323.6 feet from the southeast intersection of Rocky Ford Road and Ridgedale Road. Zoned R-4 (Single Family Residential). Land Lot 205 of the 15th District, DeKalb County, Georgia.
Owner: Momo Realty Advisors, LLC
Council District 5, NPU O

- V-24-084** Application of **Roscoe Jackson** for a variance to reduce the south side yard setback from 7 feet to 3 feet for a carport installation for property located at **2236 Melante Drive, N.E.**, fronting approximately 100 feet on the west side of Melante Drive and beginning at the southwest intersection of Cardova Drive and Melante Drive. Zoned R-4 (Single Family Residential). Land Lot 5 of the 17th District, Fulton County, Georgia.
Owner: Thomas Brown
Council District 6, NPU F

- V-24-085** Application of **Brad Hughes** for a variance to reduce the minimum window fenestration along the façade of the principal structure from 10% to 7% and to allow a garage to exceed 35% to 37.27% of the ground floor area of the principal building for 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

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>

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, JULY 11, 2024 AT 12:00 PM
COUNCIL CHAMBERS, SECOND FLOOR

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

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

V-24-086 Application of **Russell Moore** for a variance to reduce the front yard setback from 30 feet to 10 feet and reduce the west side yard setback from 7 feet to 5 feet for the construction of a new 2-story single dwelling for property located at **2394 Main Street, N.W.**, fronting 66 feet on the south side of Main Street and beginning approximately 134 feet from the southwest intersection of Lookout Avenue and Main Street. Zoned R-4A/Westside Park AWH (Single Family Residential/Westside Park Affordable Workforce Housing Overlay). Land Lot 248 of the 17th District, Fulton County, Georgia.

Owner: Barrel, LLC

Council District 9, NPU G

V-24-087 Application of **Laurie Edwards** for a variance to reduce the west side yard setback from 7 feet to 3 feet and increase the lot coverage from 55% up to 73.1% for the construction of a gazebo for property located at **540 John Wesley Dobbs Avenue, N.E.**, fronting 48.54 feet on the south side of John Wesley Dobbs Avenue and beginning at the northeast intersection of Howell Street and John Wesley Dobbs Avenue. Zoned R-5/BL (Two-Family Residential/ BeltLine Overlay). Land Lot 46 of the 14th District, Fulton County, Georgia.

Owner: Khalida Shaikh

Council District 2, NPU M

V-24-090 Application of **Larriane Bernard** 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 4 feet for the installation of a swimming pool and gazebo for property located at **1939 Felker Ward Street, N.W.**, fronting 104.13 feet on the east side of Felker Ward Street and beginning approximately 471.7 feet from the southeast intersection of Hollywood Road and Felker Ward Street. Zoned R-4A (Single Family Residential). Land Lot 252 of the 17th District, Fulton County, Georgia.

Owner: Freddy Javier & Elizabeth Gaitan

Council District 9, NPU D

V-24-094 Application of **Antwonne McCleskey** for a variance to reduce the north side yard setback from 7 feet to 0 feet for construction of a deck for property located at **1631 Ezra Church Drive, N.W.**, fronting 49.07 feet on the east side of Ezra Church Drive and beginning approximately 400 feet from the southeast intersection of Lake Avenue and Ezra Church Drive. Zoned R-4 (Single Family Residential). Land Lot 147 of the 14th District, Fulton County, Georgia.

Owner: ALI Supariwala and Imran Mohamad

Council District 3, NPU J

V-24-099 Application of **Ralph Manns** for a variance to reduce the west side yard setback from 7 feet to 2 feet and to allow for active recreation (pool) in yards adjacent to a street for property located at **3758 Adamsville Drive, S.W.**, fronting 98.77 feet on the south side

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>

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, JULY 11, 2024 AT 12:00 PM
COUNCIL CHAMBERS, SECOND FLOOR

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

of Adamsville Drive and beginning approximately 1,027.35 feet from the southeast intersection of Woodstock Drive and Adamsville Drive. Zoned R-4 (Single Family Residential). Land Lot 14 of the 14F District, Fulton County, Georgia.

Owner: Ralph Manns
Council District 10, NPU H

- V-24-101** Application of **Eugene Casciaro** for a variance to exceed the 3 feet above the average finished grade level from 933 to 938 for construction of a new single-family dwelling for property located at **1537 Alder Court, S.E.**, fronting 51.301 feet on the east side of Alder Court and beginning approximately 1,200 feet from the southwest intersection of Wayman Street and Alder Court. Zoned R-4A (Single Family Residential). Land Lot 207 of the 15th District, Dekalb County, Georgia.

Owner: Eugene Casciaro
Council District 5, NPU O

- V-24-102** Application of **Asa Candler,VII** for a variance to reduce the front yard half-depth setback from 30 feet to 10 feet, increase the width of a driveway from 20 feet to 47.92 feet, and increase the maximum number of retaining walls in the front yard half-depth setback from two to three for construction of an addition, driveway and deck for property located at **4425 Northside Drive, N.W.**, fronting 146.23 feet on the east side of Northside Drive and beginning at the southeast intersection of Northside Chase and Northside Drive. Zoned R-2 (Single Family Residential). Land Lot 161 of the 17th District, Fulton County, Georgia.

Owner: Asa Candler,VII
Council District 8, NPU A

- V-24-103** Application of **Jonathan Lewis** for a variance to reduce the placement of the front-facing garage door recessed from 10 linear feet to 0 feet for the construction of a new garage, addition, and patio for property located at **2289 Maxwell Drive, S.W.**, fronting 89.98 feet on the west side of Maxwell Drive and beginning approximately 1,012.2 feet from the northwest intersection of Headland Drive and Maxell Drive. Zoned R-4 (Single Family Residential). Land Lot 219 of the 14th District, Fulton County, Georgia.

Owner: Delano and Robin Maxam
Council District 11, NPU R

DEFERRED CASES

- 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

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>

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, JULY 11, 2024 AT 12:00 PM
COUNCIL CHAMBERS, SECOND FLOOR

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

V-24-045 Application of **Dianne Barfield** for a variance to reduce the half-depth front yard setback from 17.5 feet to 2 feet 5 inches, special exceptions to increase the height of the retaining walls 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 17th District, Fulton County, Georgia.
Owner: Margaret H. & Mary Margaret Murphy
Council District 7, NPU B

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/RG-3 (Single Family Residential/Residential General). Land Lot 62 of the 17th District, Fulton County, Georgia.
Owner: Randall & Brook Levin
Council District 7, NPU B

END OF AGENDA