



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

June 12, 2024

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

V-23-148 Application of **Dianne Barfield** for a variance to reduce the south side yard setback from 7 feet to 1 foot for the construction of a two-story garage/office for property located at **1687 North Pelham Road, N.E.**, fronting 60 feet on the north side of North Pelham Road beginning 240 feet from the northwest intersection of Pine Ridge Drive and North Pelham Road. Zoned R-4 (Single Family Residential). Land Lot 51 of the 17th District, Fulton County, Georgia.
Owner: Richard Heimburger
Council District 6, NPU F

Ms. Barfield:

As a result of the public hearing held on **June 6, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **August 2024**, public hearing. However, the case will be scheduled for the **June 13, 2024**, 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



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

June 12, 2024

Giacoma Roberts and Daughdrill, LLC
950 East Paces Ferry Road, Suite 2450
Atlanta, GA 30326

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

Giacoma Roberts and Daughdrill, LLC:

As a result of the public hearing held on **June 6, 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.

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.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, Director



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

June 12, 2024

Garret Coley
PO 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 6 feet for the construction of an addition to an existing single-family dwelling for property located at **2223 Collins Ridge Drive, N.W.**, fronting 50 feet on the west side of Collins Drive and beginning at the southwest intersection of Collins Drive and Collins Ridge Drive. Zoned R-4 (Single Family Residential). Land Lot 244 of the 17th District, Fulton County, Georgia.
Owner: Jordan Rosenbaum
Council District 9, NPU D

Mr. Coley:

As a result of the public hearing held on **June 6, 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

June 12, 2024

The Cathedral of St. Philip in the Diocese of Atlanta, Inc.
c/o Troutman Pepper Hamilton Sanders, LLP
600 Peachtree Street, Suite 3000
Atlanta, GA 30308

V-24-034 Application of **The Cathedral of St. Philip in the Diocese of Atlanta, Inc., c/o Troutman Pepper Hamilton Sanders, LLP** for a variance to increase the height of a building from 35 feet to 50 feet, reduce the front yard setback from 50 feet to 40 feet and a special exception to allow active recreation adjacent to a street for the construction of a chapel expansion and a playground for property location at **2744 Peachtree Road, N.W.**, fronting 1078.92 feet on the west side of Peachtree Road and beginning at the northeast intersection of Andrews Drive and Peachtree Road. Zoned RG-5/B (Residential General/Buckhead Parking Overlay). Land Lot 100 of the 17th District, Fulton County, Georgia.
Owner: The Cathedral of St. Philip in the Diocese of Atlanta, Inc.
Council District 8, NPU B

The Cathedral of St. Philip in the Diocese of Atlanta, Inc., c/o Troutman Pepper Hamilton Sanders, LLP:

As a result of the public hearing held on **June 6, 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

June 12, 2024

Shona Griffin
2617 Carol Circle
Douglasville, GA 30135

V-24-037 Application of **Shona Griffin** for a variance to reduce the east side yard setback from 7 feet to 3 feet for the construction of a new single-family dwelling for property located at **1178 Greenwich Street, S.W.**, fronting 39.99 feet on the south side of Greenwich Street and 190.1 feet from the southeast intersection of Holderness Street and Greenwich Street. Zoned R-4A/HC20G/BL/HD20G (Single Family Residential/West End Overlay/BeltLine Overlay/West End Historic District). Land Lot 117 of the 14th District, Fulton County, Georgia.
Owner: 735 Martin Street, LLC
Council District: 4, NPU T

Ms. Griffin:

As a result of the public hearing held on **June 6, 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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Director
Office of Zoning and Development

June 12, 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 **June 6, 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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Director
Office of Zoning and Development

June 12, 2024

David Indacochea
532 Parker Avenue, S.E.
Decatur, GA 30032

V-24-041 Application of **David Indacochea** for a variance to reduce the front yard setback from 40 feet to 27.5 feet and reduce the north and south side yard setbacks from 20 feet to 7 feet for the construction of a porch for property located at **532 Parker Avenue, S.E.**, fronting 50 feet on the east side of Parker Avenue and beginning approximately 94 feet from the southeast intersection of Dekalb Drive and Parker Avenue. Zoned RG-1 (Residential General). Land Lot 172 of the 15th District, Dekalb County, Georgia.
Owner: David Indacochea
Council District: 5, NPU O

Mr. Indacochea :

As a result of the public hearing held on **June 6, 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
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

June 12, 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 17th District, Fulton County, Georgia.

Owner: Meredith McMorrow
Council District 6, NPU F

Ms. McMorrow:

As a result of the public hearing held on **June 6, 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

June 12, 2024

Andrienne Francis
3344 Peachtree Rd. NE Suite 800
Atlanta, GA 30326

V-24-052 Application of **Gina McGinnis** for a variance to allow a parking bay outside of the driveway for the construction of a new duplex and parking pad for property located at **918 Pulliam Street, S.W.**, fronting 50.18 feet on the east side of Pulliam Street and beginning approximately 181 feet from the southeast intersection of Atlanta Avenue and Pulliam Street. Zoned NC-14-C/BL (Two Family Residential Conditional/BeltLine Overlay). Land Lot 74 of the 14th District, Fulton County, Georgia.
Owner: Dream Chaser Reality, LLC
Council District 1, NPU V

Ms. McGinnis:

As a result of the public hearing held on **June 6, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **July 18, 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 **July 3, 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: July 3, 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
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

June 12, 2024

Steve Rothman
2849 Paces Ferry Road SE
Atlanta, GA 30339

V-24-055 Application of **Stephen Rothman** for a variance to reduce the transitional side and rear yard from 20 feet to 0 feet and reduce the rear, north, and south side yard setbacks from 20 feet to 0 feet for the construction of 6 new townhomes for property located at **773 Cascade Avenue, S.W.**, fronting 48.88 feet on the west side of Cascade Avenue and beginning approximately 179 feet from the southwest intersection of Avenida Street and Cascade Avenue. Zoned NC-14/IS/BL (Cascade Avenue-Beecher Street Neighborhood Commercial District/Intown South Commercial Corridor Overlay/BeltLine Overlay). Land Lot 150 of the 14th District, Fulton County, Georgia.
Owner: Emory RE, LLC
Council District 10, NPU T

Mr. Rothman:

As a result of the public hearing held on **June 6, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **August 2024**, public hearing. The case will be scheduled for the **August 1, 2024**, 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 **July 17, 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: July 17, 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
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

June 12, 2024

Dawn Landau and Terry Kitts
807 Argonne Ave. NE
Atlanta, GA 30308

V-24-058 Application of **Dawn Landau and Terry Kitts** for a variance to reduce the front yard setback from 30 feet to 15.2 feet, reduce the east side yard setback from 7 feet to 2 feet, and reduce the west side yard setback from 7 feet to 4.4 feet for the construction of a second story addition for property located at **545 Seal Place, N.E.**, fronting 46.47 feet on the south side of Seal Place and beginning approximately 197 feet from the southeast intersection of Monroe Drive and Seal Place. Zoned R-5/BL (Two Family Residential/BeltLine Overlay). Land Lot 48 of the 14th District, Fulton County, Georgia.
Owner: 545 Seal, LLC
Council District 6, NPU E

Ms. Landau and Mr. Kitts:

As a result of the public hearing held on **June 6, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **July 18, 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 **July 3, 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: July 3, 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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Keyetta M. Holmes, AICP
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

June 12, 2024

Mark Newsom
9795 Lake Forest Way
Roswell, GA 30076

V-24-059 Application of **Mark Newsom** for a variance to increase the height of a building from 40 feet to 49 feet for the construction of a multifamily dwelling for property located at **743 North Avenue, N.W.**, fronting 57 feet on the north side of North Avenue and beginning approximately 110 feet from the northwest intersection of Griffin Street and North Avenue. Zoned SPI-3 SA2/Westside IZ Overlay (English Avenue Special Public Interest/Westside Affordable Workforce Housing Overlay). Land Lot 111 of the 14th District, Fulton County, Georgia.
Owner: A-List Properties
Council District 3, NPU L

Mr. Newsom:

As a result of the public hearing held on **June 6, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **July 18, 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 **July 3, 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: July 3, 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
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

June 12, 2024

Michelle Krahe
416 E. Pharr Road
Decatur, GA 30030

V-24-060 Application of **Michelle Krahe** for a variance to reduce the rear yard setback from 15 feet to 3 feet and reduce the west side yard setback from 7 feet to 3 feet for the construction of a detached garage for property located at **819 Sherwood Road, N.E.**, fronting 64.74 feet on the west side of Sherwood Road and beginning approximately 335 feet from the southwest intersection of Cumberland Road and Sherwood Road. Zoned R-4 (Single Family Residential). Land Lot 51 of the 17th District, Fulton County, Georgia.
Owner: Jessica Musick
Council District 6, NPU F

Ms. Krahe:

As a result of the public hearing held on **June 6, 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

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

June 12, 2024

Michael Parmelee
241 West Wicua Road NE
Atlanta, GA 30342

V-24-061 Application of **Michael Parmelee** for a variance to reduce the rear yard setback from 35 feet to 15 feet 8 inches and a special exception to allow for active recreation (pool) adjacent to a street for property located at **3770 Paces Ferry Road, N.W.**, 235.06 feet on the west side of Paces Ferry Road and beginning approximately 894 feet from the southwest intersection of Ridgewood Road and Paces Ferry Road. Zoned R-1 (Single Family Residential). Land Lot 216 of the 17th District, Fulton County, Georgia.
Owner: Sean and Jennifer McClenaghan
Council District 8, NPU A

Mr. Parmelee:

As a result of the public hearing held on **June 6, 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
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

June 12, 2024

Nina Gentry
992 Eden Ave. SE
Atlanta, GA 30316

V-24-062 Application of **Nina Gentry** for a variance to reduce the front yard half-depth setback from 30 feet to 22.4 feet and a special exception to allow a parking pad within the front yard half-depth setback and to allow active recreation (pool) adjacent to a street for the construction of a pool house and swimming pool for property located at **3064 Ridgewood Road, N.W.**, fronting 137.50 feet on the west side of Ridgewood Road and beginning at the northwest intersection of Nancy Creek Road and Ridgewood Road. Zoned R-2 (Single Family Residential). Land Lot 233 of the 17th District, Fulton County, Georgia.
Owner: James Masters, Jr.
Council District 8, NPU A

Ms. Gentry:

As a result of the public hearing held on **June 6, 2024**, the Board of Zoning Adjustment rendered the following decision regarding the above referenced application:

1. APPROVAL of PART I: variance to reduce the front yard half-depth setback from 30 feet to 22.4 feet and to allow active recreation (pool) adjacent to a street.
2. DENIAL WITHOUT PREJUDICE of PART II: special exception to allow a parking pad within the front yard half-depth setback.

A copy of this letter should be submitted to the Office of Buildings 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

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

June 12, 2024

Eduard Freydel
862 Brookridge Drive, N.E.
Atlanta, GA 30306

V-24-063 Application of **Eduard Freydel** for a variance to reduce the east side yard setback from 7 feet to 1 foot for the construction of a new shed for property located at **862 Brookridge Drive, N.E.**, fronting 60 feet on the north side of Brookridge Drive and beginning approximately 1,154.6 feet from the northwest intersection of North Highland Avenue and Glen Arden Way. Zoned R-4 (Single Family Residential). Land Lot 53 of the 17th District, Fulton County, Georgia.
Owner: Eduard Freydel
Council District 6, NPU F

Mr. Freydel:

As a result of the public hearing held on **June 6, 2024**, the Board of Zoning Adjustment approved the above referenced application with the following condition: **The site shall be developed in accordance with the revised site plan showing a 3-foot setback, as opposed to the requested 1-foot setback, stamped received by the Office of Zoning and Development on May 13, 2024.**

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

June 12, 2024

Peter Zyskowski
570 Glenwood Place, S.E.,
Atlanta, GA 30316

V-24-064 Application **Peter Zyskowski** for a variance to reduce the half-depth front yard setback from 17.5 feet to 7 feet and a special exception to allow for parking in required yards adjacent to a street for the construction of an accessory dwelling unit for property located at **570 Glenwood Place, S.E.**, fronting 50.28 feet on the east side of Glenwood Place and beginning at the southeast intersection of Portland Avenue and Glenwood Place. Zoned R-4/BL (Single Family Residential/BeltLine Overlay). Land Lot 12 of the 14th District, Fulton County, Georgia.
Owner: Peter Zyskowski
Council District 1, NPU W

Mr. Zyskowski:

As a result of the public hearing held on **June 6, 2024**, the Board of Zoning Adjustment rendered the following decision regarding the above referenced application:

1. APPROVAL of PART I: variance to reduce the half-depth front yard setback from 17.5 feet to 7 feet.
2. DENIAL WITHOUT PREJUDICE of PART II: special exception to allow for parking in required yards adjacent to a street.

A copy of this letter should be submitted to the Office of Buildings 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