



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 22, 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 17th 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 **June 13, 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
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

June 22, 2024

Matt Sussman
1123 Zonolite Road NE Suite 20A
Atlanta, GA 30306

V-23-185 Application of **Matt Sussman** for a variance to exceed the allowable amount for paved areas in driveways from 1/3 to 56.2% of the total lot area in the rear yard and a special exception to allow a parking bay in the required rear yard adjacent to the street and to allow for an expansion (construction of a rear addition and an attached garage) to an existing legal nonconforming duplex for property located at **37 28th Street N.W.**, fronting 72 feet on the north side of 28th Street and beginning at the northwest intersection of 28th Street and Wycliff Road. Zoned R-4/BL (Single Family Residential/BeltLine Overlay). Land Lot 110 of the 17th District, Fulton County, Georgia.
Owner: Sadie Talmadge and Jeff Harper
Council District 8, NPU E

Mr. Sussman:

As a result of the public hearing held on **June 13, 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 8, 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 24, 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 24, 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
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

June 22, 2024

Andrienne Francis
947 Crew Street, S.W
Atlanta, GA 30315

V-24-030 Application of **Andrienne Francis** for a variance to increase the height of a dwelling from 35 feet to 37 feet, reduce the front porch size from 12 feet wide, 8 feet depth to 7 feet 9 inches wide, 4 feet 3 inches depth and remove the six-inch wide porch roof supports requirement, allow a parking bay in the required front yard setback, and a special exception to increase the paved area in the front yard adjacent to the street from the required one-third of the total area to 40% of the total area for construction of a new two-family dwelling for property located at **947 Crew Street, S.W.**, fronting 49.99 feet on the west side of Crew Street and beginning approximately 150 feet from the northwest intersection of Hatcher Avenue and Crew Street. Zoned R-5-C/BL (Two-Family Residential Conditional/BeltLine Overlay). Land Lot 74 of the 14th District, Fulton County, Georgia.
Owner: Andesign, LLC
Council District 1, NPU V

Ms. Francis:

As a result of the public hearing held on **June 13, 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

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PERSON(S) OF THE ABOVE NAME(S), WHO
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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
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

June 24, 2024

Chanel Tanner
1184 McDaniel Street, S.W
Atlanta, GA 30315

V-24-032 Application of **Chanel Tanner** for a special exception for a nonconforming structure for conversion of an existing deck into heated floor area for property located at **1184 McDaniel Street, S.W.**, fronting 59.152 on the east side of McDaniel Street and beginning approximately 118.2 feet from the northeast intersection of University Avenue and McDaniel Street. Zoned R-4B/BL (Single Family Residential/BeltLine Overlay). Land Lot 87 of the 14th District, Fulton County, Georgia.
Owner: Jasean Richardson
Council District 12, NPU V

Ms. Tanner:

As a result of the public hearing held on **June 13, 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 8, 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 24, 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 24, 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

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AND CORRECT TO THEIR BEST
KNOWLEDGE AND BELIEF.

Notary

Date

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

June 24, 2024

Kaci Palo
10449 Old Atl. Hwy
Convington, 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 **June 13, 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 24, 2024

Don Conklin
2771 Peachtree Road, N.E
Atlanta, GA 30305

V-24-075 Application of **Don Conklin and Misty Cole** for a variance to reduce the setback of a monument sign from the street property line from 30 feet to 4 feet for property located at **2771 Peachtree Road, N.E.**, fronting 185 feet on the east side of Peachtree Road and beginning approximately 350.7 feet from the southeast intersection of Rumson Road and Peachtree Road. Zoned RG-5/SPI-24/B (Residential General/Garden Hills Zoning Overlay/Buckhead Parking Overlay). Land Lot 100 of the 17th District, Fulton County, Georgia.
Owner: Caryle Condominium Association, Inc.
Council District 7, NPU B

Mr. Conklin:

As a result of the public hearing held on **June 13, 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 24, 2024

Bill Caldwell
3296 Mathieson Drive, N.E
Atlanta, GA 30307

V-24-078 Application of **Bill Caldwell** for a variance to reduce the north side yard setback from 14 feet to 10 feet for the construction of a new single-family dwelling for property located at **3296 Mathieson Drive, N.E.**, fronting 99.46 feet on the west side of Mathieson Drive and beginning approximately 318.4 feet from the southwest intersection of Alberta Drive and Mathieson Drive. Zoned R-4 (Single Family Residential). Land Lot 99 of the 17th District, Fulton County, Georgia.
Owner: Randall & Brook Levin
Council District 7, NPU B

Mr. Caldwell:

As a result of the public hearing held on **June 13, 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. 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
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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 22, 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 Heimbürger
Council District 6, NPU F

Ms. Barfield:

As a result of the public hearing held on **June 13, 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 22, 2024

Ben Darmer
1877 Ardmore Road NE
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 **June 13, 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 22, 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 and reduce the rear yard setback from 15 feet to 4 feet for construction of an accessory dwelling unit for property located at **1416 Donnelly Avenue, S.W.**, fronting 101.27 feet on the west side of Donnelly Avenue and beginning approximately 145 feet from the northwest intersection of Oglethorpe Avenue and 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 **June 13, 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 22, 2024

Ben Darmer
1877 Ardmore Road NW
Atlanta, GA 30308

V-24-006 Application of **Ben R. Darmer** for a variance to reduce the required front yard setback from 30 feet to 15 feet for the construction of new single-family dwelling for property located at **846 Fraser Street, S.E.**, fronting 75.29 feet on the east side of Fraser Street and beginning approximately 209.8 feet from the southeast intersection of Ormond Street and Fraser Street. Zoned R-4A (Single Family Residential). Land Lot 54 of the 14th District, Fulton County, Georgia.
Owner: Parkwood Living, LLC
Council District 1, NPU V

Mr. Darmer:

As a result of the public hearing held on **June 13, 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 22, 2024

Orlando Sablon
1686 Woodland Avenue, S.E
Atlanta, GA 30315

V-24-026 Application of **Orlando Sablon** for a variance to reduce the minimum distance of a front facing garage from the front facing façade from 10 linear feet to 0 feet for a garage enclosure for property located at **1686 Woodland Avenue, S.E.**, fronting 66.69 feet on the east side of Woodland Avenue and beginning approximately 133.2 feet from the southeast intersection of Moreland Drive and Woodland Avenue. Zoned R-4 (Single Family Residential). Land Lot 8 of the 14th District, Fulton County, Georgia.
Owner: Krystal Harris & Orlando Sablon III
Council District 1, NPU W

Mr. Sablon:

As a result of the public hearing held on **June 13, 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

June 24, 2024

Kristi Castlin
1378 Metropolitan Avenue, S.E
Atlanta, GA 30316

V-24-067 Application of **Kristi Castlin** for a variance to reduce the front yard setback from 35 feet to 32 feet for the construction of a new two-story single-family dwelling for property located at **1378 Metropolitan Avenue, S.E.**, fronting 45 feet on the north side of Metropolitan Avenue and beginning 120 feet from the northeast intersection of Patterson Avenue and Metropolitan Avenue. Zoned R-4 (Single Family Residential). Land Lot 177 of the 15th District, Dekalb County, Georgia.
Owner: Castlin Homes, LLC
Council District 5, NPU W

Ms. Castlin:

As a result of the public hearing held on **June 13, 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

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

June 24, 2024

D. Jelani Miller
388 Monument Avenue, S.E.
Atlanta, GA 30316

V-24-071 Application of **D. Jelani Miller** for a variance to reduce the north side yard setback from 7 feet to 5.1 feet and reduce the front porch dimensions from 12 feet wide and 8 feet deep to 11 feet 4.5 inches wide to 5 feet 8 inches deep for the construction of an addition to an existing single family dwelling for property located at **388 Monument Avenue, S.E.**, fronting 45.01 feet on the east side of Monument Avenue and beginning approximately 240 feet from the northeast intersection of Metropolitan Avenue and Monument Avenue. Zoned R-4 (Single Family Residential). Land Lot 177 of the 15th District, Dekalb County, Georgia.
Owner: D. Jelani Miller
Council District 5, NPU W

Mr. Miller:

As a result of the public hearing held on **June 13, 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

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

June 24, 2024

Thad Denton King, Jr.
1807 Meadowdale Avenue, N.E
Atlanta, GA 30306

V-24-073 Application of **Thad Denton King, Jr.** for a variance to reduce the half-depth front west side yard setback from 17.5 feet to 8.75 feet for the construction of a new porch for property located at **1807 Meadowdale Avenue, N.E.**, fronting 69.95 feet on the north side of Meadowdale Avenue and beginning at the northeast intersection of Charline Avenue and Meadowdale Avenue. Zoned R-4 (Single Family Residential). Land Lot 56 of the 18th District, Dekalb County, Georgia.
Owner: Thad Denton King, Jr.
Council District 6, NPU

Mr. King:

As a result of the public hearing held on **June 13, 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

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

June 24, 2024

Randall Zaic
1072 Shelby Place SE
Atlanta, GA 30316

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

Mr. Zaic:

As a result of the public hearing held on **June 13, 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 24, 2024

Kelly Givens
3027 Saint Annes Lane, N.W
Atlanta, GA 30327

V-24-077 Application of **Kelly Givens** for a variance to reduce the west side yard setback from 10 feet to 6 feet for the construction of a second-floor addition and garage addition for property located at **3027 Saint Annes Lane, N.W.**, fronting 68.19 feet on the south side of Saint Annes Lane and beginning approximately 520.5 feet from the southeast intersection of Howell Mill Road and Saint Annes Lane. Zoned R-3 (Single Family Residential). Land Lot 182 of the 17th District, Fulton County, Georgia.
Owner: Kelly Givens
Council District 8, NPU C

Ms. Givens:

As a result of the public hearing held on **June 13, 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

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

June 24, 2024

Garrett Daniel
1031 Wadsworth Drive NW
Atlanta, GA 30318

V-24-079 Application of **Garrett Daniel** for a variance to increase the lot coverage from 45% to 47.3% and increase the paved area in driveways within the west side yard from 33% (or one-third of total area) to 64% for the construction of driveway extension, detached garage, porch and addition for property located at **1031 Wadsworth Drive, N.W.**, fronting 69.91 feet on the north side of Wadsworth Drive and beginning 158.5 feet from the northeast intersection of Brookview Drive and Wadsworth Drive. Zoned R-3A (Single Family Residential). Land Lot 185 of the 17th District, Fulton County, Georgia.
Owner: Michael & Elizabeth Layne
Council District 8, NPU C

Mr. Daniel:

As a result of the public hearing held on **June 13, 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 24, 2024

Charles Button
1753 Pine Ridge Drive, N.E
Atlanta, GA 30324

V-24-069 Application of **Charles Button** for a special exception to allow active recreation (pool) adjacent to a street for property located at **1753 Pine Ridge Drive, N.E.**, fronting approximately 195.94 feet on the east side of Pine Ridge Drive and beginning approximately 165 feet from the southeast intersection of Wildwood Road and Pine Ridge Drive. Zoned R-3 (Single Family Residential). Land Lot 51 of the 17th District, Fulton County, Georgia.
Owner: Lisa & Stephen Bauer
Council District 6, NPU F

Mr. Button:

As a result of the public hearing held on **June 13, 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 24, 2024

Meghan Ann Gruber
1362 Athens Avenue, S.W
Atlanta, GA 30315

V-24-072 Application of **Meghan Ann Gruber** for a variance to reduce the front yard setback from 35 feet to 25 feet and reduce the south side yard setback from 7 feet to 0 feet for the renovation of an existing two-story single family dwelling for property located at **1362 Athens Avenue, S.W.**, fronting 50.24 feet on the east side of Athens Avenue and beginning approximately 162 feet from the southeast intersection of Dill Avenue and Athens Avenue. Zoned R-4/BL (Single Family Residential/BeltLine Overlay). Land Lot 105 of the 14th District, Fulton County, Georgia.
Owner: Lisa Hoggs
Council District 12, NPU X

Ms. Gruber:

As a result of the public hearing held on **June 13, 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 setback from 35 feet to 25 feet.
2. DENIAL WITHOUT PREJUDICE of PART II: variance to reduce the south side yard setback from 7 feet to 0 feet.

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



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 24, 2024

Garrett Daniel
71 Huntington Road, N.E.
Atlanta, GA 30309

V-24-076 Application of **Garrett Daniel** for a variance to reduce the east side yard setback from 7 feet to 3 feet, reduce the rear yard setback from 15 feet to 3 feet, and increase the lot coverage from 50% to 55% for the construction of a new detached two-car garage for property located at **71 Huntington Road, N.E.**, fronting 55 feet on the south side of Huntington Road and beginning approximately 855.8 feet from the southeast intersection of Peachtree Street and Huntington Road. Zoned R-4/HC20CD1/LD20CD1 (Single Family Residential/Brookwood Hills Conservation Overlay). Land Lot 109 of the 17th District, Fulton County, Georgia.
Owner: JJ and Elizabeth Waller
Council District 6, NPU E

Mr. Daniel:

As a result of the public hearing held on **June 13, 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 8, 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 24, 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 24, 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
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

June 22, 2024

Serge Charles
P.O. Box 11155
Atlanta, GA 30310

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

Mr. Charles:

As a result of the public hearing held on **June 13, 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

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

June 22, 2024

Serge Charles
P.O. Box 11155
Atlanta, GA 30310

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

Mr. Charles:

As a result of the public hearing held on **June 13, 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