

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, AUGUST 8, 2024 AT 12:00 PM
COUNCIL CHAMBERS, SECOND FLOOR

BRIEFING: THURSDAY, AUGUST 8, 2024, AT 11:00 AM
CITY HALL, SUITE 3350, THIRD FLOOR

NEW CASES

- V-23-207** Application of **Tuan Dong** for a variance to reduce the front yard setback from 35 feet to 16 feet 11 inches (pending lot consolidation) for the expansion of the Atlanta Botanical Garden for property located at **1425 Piedmont Avenue, N.E., 1433 Piedmont Avenue, N.E., 1439 Piedmont Avenue, N.E., 1447 Piedmont Avenue, N.E., 1451 Piedmont Avenue, N.E., 1461 Piedmont Avenue, N.E., 1475 Piedmont Avenue, N.E., 240 Westminster Drive, N.E., 244 Westminster Drive, N.E., 250 Westminster Drive, N.E., and 268 Westminster Drive, N.E.** fronting 806 feet on the south side of Piedmont Ave and beginning at the southeast intersection of Piedmont Avenue and Westminster Drive. Zoned RG-3/BL (Residential General Sector 3/BeltLine Overlay), C-1/BL (Community Business District/BeltLine Overlay), and I-1/BL (Light Industrial/BeltLine Overlay). Land Lot 55 of the 7th District, Fulton County, Georgia.
Owner: Atlanta Botanical Gardens
Council District 6, NPU E
- V-24-065** Application of **Cooper Pierce** for a variance to increase the height of a fence in the half-depth front yard from 4 feet to 6 feet (pending lot consolidation) for property located at **3750 Peachtree Road, N.E.**, fronting approximately 1,379.55 feet on the north side of Peachtree Road and beginning at the northeast intersection of Vermont Road and Peachtree Road. Zoned RG-3-C/B (Residential General Conditional/Buckhead Parking Overlay). Land Lot 10 of the 17th District, Fulton County, Georgia.
Owner: Canterbury Court
Council District 7, NPU B
- V-24-113** Application of **Rob & Molly Long** for a variance to reduce the east side yard setback from 7 feet to 5 feet for the construction of a two-story addition for property located at **1030 Los Angeles Avenue, N.E.**, fronting 55.20 feet on the north side of Los Angeles Avenue and beginning approximately 250 feet from the northeast intersection of North Highland Avenue and Los Angeles Avenue. Zoned R-4 (Single Family Residential). Land Lot 1 of the 17th District, Fulton County, Georgia.
Owner: Rob & Molly Long
Council District 6, NPU F
- V-24-114** Application of **Mike Parmelee** for a special exception to allow active recreation (pool) adjacent to a street (pending replat) for property located at **3651 Randall Mill Road, N.W.**, fronting 230.81 feet on the east side of Randall Mill Road and beginning approximately 311.6 feet from the southeast intersection of Randall Hall and Randall Mill Road. Zoned R-2 (Single Family Residential). Land Lot 180 of the 17th District, Fulton County, Georgia.
Owner: Robert Dixon
Council District 8, NPU A

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- V-24-115** Application of **Brent Merriell** for a variance to reduce the north side yard setback from 7 feet to 0 feet for the construction of new single-family dwelling for property located at **268 Chappell Road, N.W.**, fronting 50 feet on the west side of Chappell Road and beginning approximately 100 feet from the northwest intersection of Hawkins Street and Chappell Road. Zoned R-4 (Single Family Residential). Land Lot 142 of the 14th District, Fulton County, Georgia.
Owner: Taronne Long
Council District 3, NPU K
- V-24-116** Application of **Matthew Dacey-Koo** for a variance to reduce the front yard setback from 50 feet to 16 feet for the construction of a covered front patio for property located at **800 Fowler Street, N.W.**, fronting 124.01 feet on the west side of Fowler Street and beginning at the southwest intersection of Ferst Drive and Fowler Street. Zoned O-I (Office-Institutional). Land Lot 80 of the 14th District, Fulton County, Georgia.
Owner: Sandra Lynn Neuse
Council District 3, NPU E
- V-24-117** Application of **Garrett Coley** for a special exception to allow active recreation (pool) in a yard adjacent to a street for property located at **4425 Harris Trail, N.W.**, fronting 203.50 feet on the east side of Harris Trail and beginning at the southeast intersection of Harris Valley Road and Harris Trail. Zoned R-1 (Single Family Residential). Land Lot 201 of the 17th District, Fulton County, Georgia.
Owner: Siddhartha Thanawala & Eric Wandler
Council District 8, NPU A
- V-24-118** Application of **Anamaria Means on behalf of Amanda and Michael Basille** for a special exception to increase the height of a retaining wall in the front yard from 3 feet to 6 feet, increase the height of a fence in the front yard half-depth from 4 feet to 5 feet, and a variance to reduce the front yard setback from 60 feet 30 feet for the construction of an accessory structure (pool house) and pool for property located at **3491 Pinestream Road, N.W.**, fronting 175.90 feet on the south side of West Paces Ferry Road and beginning at the southeast intersection of West Paces Ferry Road and Pinestream Road. Zoned R-2 (Single Family Residential). Land Lot 181 of the 17th District, Fulton County, Georgia.
Owner: Amanda and Michael Basille
Council District 8, NPU A
- V-24-119** Application of **Justin Pattyson** for a special exception to reduce the required off-street parking from 189 to 184 for the installation of a backup generator for property located at **1001 Ponce De Leon Avenue, N.E.**, fronting approximately 320.4 feet on the south side of Ponce De Leon Avenue and beginning approximately 75.57 feet from the southwest intersection of Cleburne Terrace and Ponce De Leon Avenue. Zoned Poncey-Highland SA-4/HC20VSA4 (Poncey-Highland Historic District/ Poncey-Highland Overlay). Land Lot 16 of the 14th District, Fulton County, Georgia.
Owner: Publix Supermarket
Council District 2, NPU N

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>

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DEFERRED CASES

- 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
- 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
- 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., 4095 Paces Ferry Road, N.W. Rear, 4400 Northside Parkway, N.W. Rear, and 4496 Northside Parkway, N.E. Rear**, 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-24-076** 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 7 feet 6 inches, 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

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- 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 (pending lot consolidation) for property located at **540 John Wesley Dobbs Avenue, N.E. and 540 John Wesley Dobbs Avenue, N.E. Rear**, 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 **Larianne 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 **1937 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

END OF AGENDA