



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

July 18, 2024

Wim De Sutter
223 Randolph Street, N.E.
Atlanta, GA 30312

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

Mr. De Sutter:

As a result of the public hearing held on **July 11, 2024**, the Board of Zoning Adjustment deferred the above referenced case to a **September 2024**, public hearing. The case will be scheduled for the **September 12, 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 **August 28, 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: August 28, 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

July 18, 2024

Joseph Mullican
246 Bolling Road, N.E.
Atlanta, GA 30305

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

Mr. Mullican:

As a result of the public hearing held on **July 11, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **September 5, 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 **August 21, 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: August 21, 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
SWEAR THAT THE INFORMATION
CONTAINED IN THIS AFFIDAVIT IS TRUE
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KNOWLEDGE AND BELIEF.

Notary

Date

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

July 18, 2024

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

V-24-045 Application of **Dianne Barfield** for a variance to reduce the half-depth front yard setback from 17.5 feet to 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**

Ms. Barfield:

As a result of the public hearing held on **July 11, 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
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July 18, 2024

The Lovett School, Inc. c/o Troutman Pepper Sanders, LLP
4075 Paces Ferry Road, N.W.
Atlanta, GA 30327

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

The Lovett School, Inc. c/o Troutman Pepper Sanders, LLP:

As a result of the public hearing held on **July 11, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **August 8, 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 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
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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

July 18, 2024

Sushmita Arjyal
3265 Argonne Drive, N.W.
Atlanta, GA 30305

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 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

Ms. Arjyal:

As a result of the public hearing held on **July 11, 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
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July 18, 2024

Bill Caldwell
3296 Mathieson Drive, N.E
Atlanta, GA 30305

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

Mr. Caldwell:

As a result of the public hearing held on **July 11, 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

July 18, 2024

Falcon Murty
1511 McLendon Avenue, N.E
Atlanta, GA 30307

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

Mr. Murty:

As a result of the public hearing held on **July 11, 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

July 18, 2024

Nina E. Gentry
740 Moreland Avenue, S.E.
Atlanta, GA 30331

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

Ms. Gentry

As a result of the public hearing held on **July 11, 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

July 18, 2024

Brad Hughes
4581 Ajo Walk, S.W
Atlanta, GA 30331

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

Mr. Hughes:

As a result of the public hearing held on **July 11, 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.

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Secretary, Board of Zoning Adjustment

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

July 18, 2024

Alicia Encalade
2213 Ridgedale Road, N.E.
Atlanta, GA 30316

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

Ms. Encalade:

As a result of the public hearing held on **July 11, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **September 2024**, public hearing. The case will be scheduled for the **September 12, 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 **August 28, 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: August 28, 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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KNOWLEDGE AND BELIEF.

Notary

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

July 18, 2024

Roscoe Jackson
2727 Paces Ferry Road
Atlanta, GA 30339

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

Mr. Jackson:

As a result of the public hearing held on **July 11, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **September 2024**, public hearing. The case will be scheduled for the **September 12, 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 **August 28, 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: August 28, 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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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

July 18, 2024

Brad Hughes
4580 Ajo Walk, S.W.
Atlanta, GA 30331

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 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

Mr. Hughes:

As a result of the public hearing held on **July 11, 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

July 18, 2024

Russell Moore
2394 Main Street, N.W.
Atlanta, GA 30318

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

Mr. Moore:

As a result of the public hearing held on **July 11, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **September 2024**, public hearing. The case will be scheduled for the **September 12, 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 **August 28, 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: August 28, 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
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

July 18, 2024

Laurie Edwards
540 John Wesley Dobbs Avenue, N.E.
Atlanta, GA 30312

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

Ms. Edwards:

As a result of the public hearing held on **July 11, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **August 8, 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 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
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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

July 18, 2024

Campbellton Holdings, LLC.
2775 Cambellton Road, S.W
Atlanta, GA 30311

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

Campbellton Holdings, LLC.:

As a result of the public hearing held on **July 11, 2024**, the Board of Zoning Adjustment deferred the above referenced case to a **November 2024**, public hearing. The case will be scheduled for the **November 7, 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 **June 6, 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: October 23, 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

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

July 18, 2024

Larianne Bernard
1939 Felker Ward Street, N.W.
Atlanta, GA 30311

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 **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

Ms. Bernard:

As a result of the public hearing held on **July 11, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **August 8, 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 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

July 18, 2024

Antwonne McCleskey
1631 Ezra Church Drive, N.W
Atlanta, GA 30314

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

Mr. McCleskey:

As a result of the public hearing held on **July 11, 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

July 18, 2024

Ralph Manns
3758 Adamsville Drive, S.W
Atlanta, GA 30331

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 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

Mr. Manns:

As a result of the public hearing held on **July 11, 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

July 18, 2024

Eugene Casciaro
1537 Alder Court, S.E
Atlanta, GA 30317

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

Mr. Casciaro:

As a result of the public hearing held on **July 11, 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

July 18, 2024

Asa Candler, VII
4425 Northside Drive, N.W.
Atlanta, GA 30327

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

Mr. Candler:

As a result of the public hearing held on **July 11, 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

July 18, 2024

Jonathan Lewis
2289 Maxwell Drive, S.W
Atlanta, GA 30331

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

Mr. Lewis:

As a result of the public hearing held on **July 11, 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