

**AGENDA**  
**BOARD OF ZONING ADJUSTMENT**  
**THURSDAY, SEPTEMBER 5, 2024, AT 12:00 PM**  
**COUNCIL CHAMBERS, SECOND FLOOR**

**BRIEFING: THURSDAY, SEPTEMBER 5, 2024, AT 11:00 AM**  
**CITY HALL, SUITE 3350, THIRD FLOOR**

**NEW CASES**

- V-24-091**      Application of **Pulte Home Company c/o Troutman Pepper Hamilton Sanders, LLP** for a variance to reduce the front yard setback from 50 feet to 35 feet for the construction of a new single-family dwelling for property located at **575 Bethany Forest Drive, S.W.**, fronting 70.57 feet on the south side of Bethany Forest Drive and beginning at the southeast intersection of Willowood Lane and Bethany Forest Drive. Zoned FCR-3 (Fulton County R-3 Single Family Residential). Land Lot 61 of the 14F District, Fulton County, Georgia.  
**Owner: Pulte Home Company, LLC**  
**Council District 11, NPU Q**
- V-24-093**      Application of **Pulte Home Company c/o Troutman Pepper Hamilton Sanders, LLP** for a variance to reduce the front yard setback from 50 feet to 35 feet for the construction of a new single-family dwelling for property located at **445 Claridge Trace, S.W.**, fronting 110.20 feet on the north side of Claridge Trace and beginning approximately 364.2 feet from the northwest intersection of New Britain Drive and Claridge Trace. Zoned FCR-3 (Fulton County R-3 Single Family Residential). Land Lot 61 of the 14F District, Fulton County, Georgia.  
**Owner: Pulte Home Company, LLC**  
**Council District 11, NPU Q**
- V-24-095**      Application of **Pulte Home Company c/o Troutman Pepper Hamilton Sanders, LLP** for a variance to reduce the front yard setback from 50 feet to 35 feet for the construction of a new single-family dwelling for property located at **800 Forest Crossing Drive, S.W.**, fronting 118.44 feet on the north side of Forest Crossing Drive and beginning approximately 101.7 feet from the northwest intersection of New Britain Drive and Forest Crossing Drive. Zoned FCR-3 (Fulton County R-3 Single Family Residential). Land Lot 61 of the 14F District, Fulton County, Georgia.  
**Owner: Pulte Home Company, LLC**  
**Council District 11, NPU Q**
- V-24-096**      Application of **Pulte Home Company c/o Troutman Pepper Hamilton Sanders, LLP** for a variance to reduce the front yard setback from 50 feet to 35 feet for the construction of a new single-family dwelling for property located at **1155 New Britain Drive, S.W.**, fronting 128.47 feet on the south side of New Britain Drive and beginning approximately 255.2 feet from the northwest intersection of Forest Crossing Drive and New Britain Drive. Zoned FCR-3 (Fulton County R-3 Single Family Residential). Land Lot 61 of the 14F District, Fulton County, Georgia.  
**Owner: Pulte Home Company, LLC**  
**Council District 11, NPU Q**

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- V-24-097** Application of **Pulte Home Company c/o Troutman Pepper Hamilton Sanders, LLP** for a variance to reduce the front yard setback from 50 feet to 35 feet for the construction of a new single-family dwelling for property located at **1165 New Britain Drive, S.W.**, fronting 145.98 feet on the west side of New Britain Drive and beginning approximately 109.2 feet from the northwest intersection of Forest Crossing Drive and New Britain Drive. Zoned FCR-3 (Fulton County R-3 Single Family Residential). Land Lot 61 of the 14F District, Fulton County, Georgia.  
**Owner: Pulte Home Company, LLC**  
**Council District 11, NPU Q**
- V-24-098** Application of **Pulte Home Company c/o Troutman Pepper Hamilton Sanders, LLP** for a variance to reduce the front yard setback from 50 feet to 35 feet for the construction of a new single-family dwelling for property located at **440 Claridge Trace, S.W.**, fronting 159.63 feet on the south side of Claridge Trace and beginning approximately 287.6 feet from the southwest intersection of New Britain Drive and Claridge Trace. Zoned FCR-3 (Fulton County R-3 Single Family Residential). Land Lot 61 of the 14F District, Fulton County, Georgia.  
**Owner: Pulte Home Company, LLC**  
**Council District 11, NPU Q**
- V-24-106** Application of **Sidney Weinstein** for a special exception to reduce the off-street parking requirement from 23 spaces to 9 spaces for a new restaurant for property located at **131 Whitefoord Avenue, S.E.**, fronting 59 feet on the west side of Whitefoord Avenue and beginning at the southwest intersection of Leslie Street and Whitefoord Avenue. Zoned C-1 (Commercial Business). Land Lot 205 of the 15<sup>th</sup> District, Dekalb County, Georgia.  
**Owner: Rudy's Eats, LLC**  
**Council District 5, NPU O**
- V-24-108** Application of **Pulte Home Company c/o Troutman Pepper Hamilton Sanders, LLP** for a variance to reduce the front yard setback from 50 feet to 35 feet for the construction of a new single-family dwelling for property located at **1245 New Britain Drive, S.W.**, fronting 126.62 feet on the south side of New Britain Drive and beginning approximately 75.6 feet from the southwest intersection of Bethany Forest Drive and New Britain Drive. Zoned FCR-3 (Fulton County R-3 Single Family Residential). Land Lot 61 of the 14F District, Fulton County, Georgia.  
**Owner: Pulte Home Company, LLC**  
**Council District 11, NPU Q**
- V-24-109** Application of **Pulte Home Company c/o Troutman Pepper Hamilton Sanders, LLP** for a variance to reduce the front yard setback from 50 feet to 35 feet for the construction of a new single-family dwelling for property located at **1160 New Britain Drive, S.W.**, fronting 116.13 feet on the north side of New Britain Drive and beginning approximately 929.1 feet from the northwest intersection of Bethany Forest Drive and New Britain Drive. Zoned FCR-3 (Fulton County R-3 Single Family Residential). Land Lot 61 of the 14F District, Fulton County, Georgia.  
**Owner: Pulte Home Company, LLC**  
**Council District 11, NPU Q**

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- V-24-110** Application of **Pulte Home Company c/o Troutman Pepper Hamilton Sanders, LLP** for variances to reduce the front yard setback from 50 feet to 35 feet and reduce the side yard setback adjacent to a street from 20 feet to 13 feet for the construction of a new single-family dwelling for property located at **585 Bethany Forest Drive, S.W.**, fronting 132.25 feet on the south side of Bethany Forest Drive and beginning at the southwest intersection of New Hope Road and Bethany Forest Drive. Zoned FCR-3 (Fulton County R-3 Single Family Residential). Land Lot 61 of the 14F District, Fulton County, Georgia.  
**Owner: Pulte Home Company, LLC**  
**Council District 11, NPU Q**
- V-24-111** Application of **Marcus Dunlap** of a variance to reduce the front yard setback from 35 feet to 11 feet for the construction of a new bathroom and closet for property located at **491 Sterling Street, N.E.**, fronting 49.99 feet on the east side of Sterling Street and beginning approximately 193 feet from the southeast intersection of Euclid Avenue and Sterling Street. Zoned R-4 (Single Family Residential). Land Lot 240 of the 15<sup>th</sup> District, Dekalb County, Georgia.  
**Owner: Myron Monsky**  
**Council District 2, NPU N**
- V-24-112** Application of **Zacorion Collins** of a variance to reduce the front yard setback from 30 feet to 8 feet for the construction of a 3-story townhome for property located at **70 & 72 Boulevard, S.E.**, fronting 64.75 feet on the east side of Boulevard and beginning approximately 312.5 feet from the northeast intersection of Decatur Street and Boulevard. Zoned R-5/B-L (Two-Family Residential/BeltLine Overlay). Land Lot 45 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Marvil Rodney**  
**Council District 2, NPU M**
- V-24-120** Application of **Dianne Barfield** for a special exception to increase the height of a privacy fence (more than 50% opacity) in the front yard from 4 feet to 12 feet 3 inches for property located at **520 West Paces Ferry Road, N.W.**, fronting 199.88 feet on the south side of West Paces Ferry Road and beginning approximately 754 feet from the southeast intersection of Glen Arden Drive and West Paces Ferry Road. Zoned R-2 (Single Family Residential). Land Lot 142 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: John R. McDonald**  
**Council District 8, NPU C**
- V-24-121** Application of **Harold Singer** for a special exception to increase the height of a retaining wall within the north side yard from 6 feet to 10 feet 5 inches and increase the height of a retaining wall within the front yard from 3 feet to 8 feet for property located at **714 Fraser Street, S.E.**, fronting 40.08 feet on the east side of Fraser Street and beginning approximately 117.3 feet from the southeast intersection of Bass Street and Fraser Street. Zoned R-4B-C (Single Family Residential Conditional). Land Lot 54 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Derrick Harris**  
**Council District 1, NPU V**

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- V-24-122** Application of **Nichelle Bell** for a special exception to allow active recreation (pool) in a yard adjacent to a street for property located at **630 West Valley Court, N.W.**, fronting 166.79 feet on the south side of West Valley Court and beginning at the southwest intersection of Northside Drive and West Valley Court. Zoned R-2 (Single Family Residential). Land Lot 161 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: West Valley, LLC**  
**Council District 8, NPU A**
- V-24-124** Application of **Jamila Brown** for a special exception to increase the height of a retaining wall from 6 feet to 7 feet 3 inches in the side yard and from 6 feet to 10 feet in the rear yard for property located at **3100 Marne Drive, N.W.**, fronting 149.9 feet on the west side of Marne Drive and beginning 425 feet from the northwest intersection of Verdun Drive and Marne Drive. Zoned R-3 (Single Family Residential). Land Lot 142 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Robby Miller**  
**Council District 8, NPU C**
- V-24-125** Application of **Jennifer Salazar** for a variance to reduce the front yard setback from 35 feet to 22.1 feet and a special exception to allow a parking bay within the west side yard and remove the requirement that the front door shall face and be visible from the adjacent street for construction of an addition and porch for property located at **1062 Bellevue Drive, N.E.** fronting 5 feet on the north side of Bellevue Drive and beginning 52.15 feet from the northeast intersection of Humphries Drive and Bellevue Drive. Zoned R-4 (Single Family Residential). Land Lot 1 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Laura Strong**  
**Council District 6, NPU F**
- V-24-126** Application of **Kaci Palo** for a variance to reduce the east side yard setback from 7 feet to 3 feet 6 inches from the construction of a carport, addition, and deck for property located at **445 Brentwood Drive, N.E.**, fronting 69.94 feet on the south side of Brentwood Drive and beginning approximately 274.5 feet from the southwest intersection of North Hilles Drive and Brentwood Drive. Zoned R-4/SPI-24 (Single Family Residential/Gardens Hills Neighborhood Special Public Interest). Land Lot 60 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Matthew Berman**  
**Council District 7, NPU B**
- V-24-127** Application of **Austin Starnes** for a variance to reduce the front yard setback from 35 feet to 16.75 feet and reduce the rear yard setback from 15 feet to 5 feet for the construction of a new single family dwelling for property located at **1473 Lansing Street, S.E.**, fronting 49.99 feet on the west side of Lansing Street and beginning approximately 100 feet from the northwest intersection of Brown Avenue and Lansing Street. Zoned R-4 (Single Family Residential). Land Lot 56 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Austin Starnes**  
**Council District 1, NPU Y**

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**V-24-128** Application of **Star Metals District Owner, LLC c/o Troutman Pepper Sanders LLP** for a special exception to increase the maximum height of a building from 225 feet to 435 feet for the construction of a new mixed-use development for property located at **1005 Howell Mill Road, N.W., 1021 Howell Mill Road, N.W., 1025 Howell Mill Road, N.W., 701 Edgehill Avenue, N.W., 707 Edgehill Avenue, N.W., 711 Edgehill Avenue, N.W., 717 Edgehill Avenue, N.W., 690 11<sup>th</sup> Street, N.W., 712 11<sup>th</sup> Street, N.W., and 724 11<sup>th</sup> Street, N.W.**, fronting 326.57 feet on the east side of Howell Mill Road and beginning at the southeast intersection of 11<sup>th</sup> Street and Howell Mill Road. Zoned MRC-3/Upper Westside (Mixed Residential Commercial/Upper Westside Overlay/Marietta Street Artery Overlay). Land Lot 150 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Star Metals District Owner, LLC**  
**Council District 3, NPU E**

**V-24-130** Application of **Flor de Maria Cabeza** for a special exception to increase the height of a privacy fence (more than 50% opacity) in the half-depth front yard from 4 feet to 8.2 feet for the construction of a wall and gate for property located at **2010 Highview Road, S.W.**, fronting approximately 223 feet on the east side of Highview Road and beginning at the southeast intersection of Beecher Road and Highview Road. Zoned R-3 (Single Family Residential). Land Lot 182 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Flor de Maria Cabeza**  
**Council District 11, NPU I**

**DEFERRED CASES**

**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 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Andesign, LLC**  
**Council District 1, NPU V**

**V-24-058** Application of **Dawn Landau and Terry Kitts** for a variance to reduce the front yard setback from 30 feet to 21.7 feet, reduce the east side yard setback from 7 feet to 3 feet, and reduce the west side yard setback from 7 feet to 4.3 feet for the construction of a second story addition for property located at **545 Seal Place, N.E.**, fronting 46.47 feet on the south side of Seal Place and beginning approximately 197 feet from the southeast intersection of Monroe Drive and Seal Place. Zoned R-5/BL (Two Family Residential/BeltLine Overlay). Land Lot 48 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: 545 Seal, LLC**  
**Council District 6, NPU E**

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**END OF AGENDA**

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