

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, OCTOBER 10, 2024, AT 12:00 PM
COUNCIL CHAMBERS, SECOND FLOOR

BRIEFING: THURSDAY, OCTOBER 10, 2024, AT 11:00 AM
CITY HALL, SUITE 3350, THIRD FLOOR

APPEALS

- V-24-153** Appeal of **Anamaria Meanes on behalf of Jamestown Properties L.P.** of a decision of an administrative officer in the Office of Buildings for property located at **1181 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: Jamestown Properties, L.P.
Council District 9, NPU D

NEW CASES

- V-24-146** Application of **Earl Jackson** for a variance to increase lot coverage from 55% to 57.6% and reduce the half-depth front yard setback from 15 feet to 14 feet, a special exception to increase the height of a retaining wall from 3 feet to 6 feet, increase the height of a privacy fence (more than 50% opacity) on top of a retaining wall from 4 feet to 6 feet, and allow active recreation (pool) in a yard adjacent to a street for a pool, jacuzzi and outdoor kitchen addition for property located at **395 10th Street, N.W.**, fronting 50 feet on the south side of 10th Street and beginning at the southwest intersection of Taft Avenue and 10th Street. Zoned R-5/BL (Single Family Residential/BeltLine Overlay). Land Lot 54 of the 17th District, Fulton County, Georgia.
Owner: Steven J. Wingfield
Council District 2, NPU E
- V-24-147** Application of **Todd Shoemaker** for a special exception to increase the height of a retaining wall in the rear yard from 6 feet to 9 feet for property located at **312 Blackland Road, N.W.**, fronting 171.8 feet on the south side of Blackland Road and beginning approximately 1,150.1 from the southwest intersection of Tuxedo Road and Blackland Road. Zoned R-2/SPI-25 (Single Family Residential/Tuxedo Park Neighborhood Overlay). Land Lot 140 of the 17th District, Fulton County, Georgia.
Owner: Yieldi, LLC
Council District 8, NPU A
- V-24-154** Application of **Kaci Palo** for a variance to reduce the south side yard setback from 10 feet to 6 feet 6 inches for the construction of an addition for property located at **1051 Northcliffe Drive, N.W.**, fronting 78.03 feet on the east side of Northcliffe Drive and beginning 2,016.9 feet from the southwest intersection of Howell Mill Road and Northcliffe Drive. Zoned R-3A (Single Family Residential). Land Lots 184 and 185 of the 17th District, Fulton County, Georgia.
Owner: Haverty & Brittany Smith
Council District 8, NPU C

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- V-24-155** Application of **Dianne Barfield** for a variance to reduce the south side yard setback from 15 feet to 5 feet and reduce the north side yard setback from 15 feet to 9 feet for the construction of a garage and pool compliance for property located at **3110 Habersham Road, N.W.**, fronting 118.05 feet on the west side of Habersham Road and beginning approximately 115 feet from the northwest intersection of Pine Valley Road and Habersham Road. Zoned R-2A (Single Family Residential). Land Lot 114 of the 17th District, Fulton County, Georgia.
Owner: Alexanda Dillard Lucie
Council District 8, NPU C
- V-24-156** Application of **Danny Campbell** for a variance to reduce the front yard setback from the required 30 feet to 23.2 feet, reduce the front yard half-depth setback from 15 feet to 13.2 feet, reduce the front porch dimensions from the required 12 feet wide by 8 feet deep to 4ft deep by 9.33 feet wide, eliminate the requirement that the front facing garage door be recessed and located a minimum of 10 feet behind the front façade of the principal structure, and exceed the maximum driveway width of 20 feet to allow a 35-foot wide driveway for the construction of a single-family dwelling for property located at **1595 Woodbine Avenue, S.E.**, fronting 106.8 feet on the east side of Woodbine Avenue and beginning at the northeast intersection of Stanwood Avenue and Woodbine Avenue. Zoned R-4A (Single Family Residential). Land Lot 207 of the 15th District, Dekalb County, Georgia.
Owner: Melanie Paul Campbell
Council District 5, NPU O
- V-24-157** Application of **Dante Murphy** for a special exception to increase the height of a fence in the half-depth front yard from 4 feet to 6 feet for property located at **1065 Hubbard Street, S.W.**, fronting 50 feet on the west side of Hubbard Street and beginning at the northwest intersection of Fletcher Street and Hubbard Street. Zoned R-4B (Single Family Residential). Land Lot 87 of the 14th District, Fulton County, Georgia.
Owner: Dante Murphy
Council District 12, NPU V
- V-24-158** Application of **Garrett Coley** for a special exception to allow active recreation (pool) in a yard adjacent to a street for property located at **3880 Beechwood Drive, N.W.**, fronting 199.89 feet on the west side of Beechwood Drive and beginning 475 feet from the northwest intersection of Cave Road and Beechwood Drive. Zoned R-2 (Single Family Residential). Land Lot 199 of the 17th District, Fulton County, Georgia.
Owner: Rob Barger & Sue Kolloru Barger
Council District 8, NPU A

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DEFERRED CASES

V-23-207 Application of **Tuan Dong** for a variance to reduce the front yard setback from 35 feet to 16 feet 10 inches (pending lot consolidation) and a special exception to increase the height of a fence in the front yard from 4 feet to 7 feet with 50% opacity for the expansion of the Atlanta Botanical Garden for property located at **1425 Piedmont Avenue, N.E.** fronting approximately 120 feet on the east side of Piedmont Avenue and beginning at the northeast intersection of Westminster Drive and Piedmont Avenue, **1433 Piedmont Avenue, N.E.** fronting approximately 42.5 feet on the east side of Piedmont Avenue and beginning approximately 120 feet from the northeast intersection of Westminster Drive and Piedmont Avenue, **1439 Piedmont Avenue, N.E.** fronting approximately 40.5 feet on the east side of Piedmont Avenue and beginning approximately 162.5 feet from the northeast intersection of Westminster Drive and Piedmont Avenue, **1447 Piedmont Avenue, N.E.** fronting approximately 106.7 feet on the east side of Piedmont Avenue and beginning at the northeast intersection of Piedmont Way and Piedmont Avenue, **1451 Piedmont Avenue, N.E.**, fronting approximately 64.63 feet on the east side of Piedmont Avenue and beginning approximately 106.7 feet from the northeast intersection of Piedmont Way and Piedmont Avenue, **1461 Piedmont Avenue, N.E.**, fronting approximately 60 feet on the east side of Piedmont Avenue and beginning approximately 170.8 feet from the northeast intersection of Piedmont Way and Piedmont Avenue, **1475 Piedmont Avenue, N.E.**, fronting approximately 287 feet on the east side of Piedmont Avenue and beginning approximately 230.8 feet from the northeast intersection of Piedmont Way and Piedmont Avenue, **240 Westminster Drive, N.E.**, fronting approximately 50 feet on the north side of Westminster Drive and beginning approximately 113.1 feet from the northeast intersection of Piedmont Avenue and Westminster Drive, **244 Westminster Drive, N.E.**, fronting approximately 51.8 feet on the north side of Westminster Drive and beginning approximately 163.1 feet from the northeast intersection of Piedmont Avenue and Westminster Drive, **250 Westminster Drive, N.E.**, fronting approximately 51.6 feet on the north side of Westminster Drive and beginning 214.9 from the northeast intersection of Piedmont Avenue and Westminster Drive, and **268 Westminster Drive, N.E.**, fronting 383.7 feet on the north side of Westminster Drive and beginning approximately 266.5 feet from the northeast intersection of Piedmont Avenue and Westminster Drive. Zoned R-4/BL (Single Family Residential/BeltLine Overlay). Land Lot 55 of the 7th District, Fulton County, Georgia.
Owner: Atlanta Botanical Gardens
Council District 6, NPU E

V-24-052 Application of **Gina McGinnis** for a variance to allow a parking bay outside of the driveway for the construction of a new duplex and parking pad for property located at **918 Pulliam Street, S.W.**, fronting 50.18 feet on the east side of Pulliam Street and beginning approximately 181 feet from the southeast intersection of Atlanta Avenue and Pulliam Street. Zoned R-5-C/BL (Two Family Residential Conditional/BeltLine Overlay). Land Lot 74 of the 14th District, Fulton County, Georgia.
Owner: Dream Chaser Reality, LLC
Council District 1, NPU V

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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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-24-121 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 14th District, Fulton County, Georgia.
Owner: Derrick Harris
Council District 1, NPU V

END OF AGENDA