

**AGENDA**  
**BOARD OF ZONING ADJUSTMENT**  
**THURSDAY, OCTOBER 24, 2024, AT 12:00 PM**  
**COUNCIL CHAMBERS, SECOND FLOOR**

**BRIEFING: THURSDAY, OCTOBER 24, 2024, AT 11:00 AM**  
**CITY HALL, SUITE 3350, THIRD FLOOR**

**APPEALS**

- 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 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Norfolk Southern/Robert F. Orlando, Agent**  
**Council District 3, NPU E**

**NEW CASES**

- V-24-104** Application of **NR Deed, LLC c/o Dillard Sellers** for a variance to reduce the front yard setback from 30 feet to 22.5 feet and reduce the minimum required front porch depth from 8 feet to 5 feet for the construction of a second-story addition for the property located **373 5th Street, N.E.**, fronting 48.63 feet on the south side of 5th Street and beginning approximately 250 feet from the southeast intersection of Durant Place and 5th Street. Zoned R-5 (Two-Family Residential). Land Lot 48 of the 14th District, Fulton County, Georgia.  
**Owner: NR Deed, LLC**  
**Council District 2, NPU E**
- V-24-107** Application of **Ron Heller** for a special exception to allow active recreation (pool) in yards adjacent to a street for property located at **2820 Shady Valley Drive, N.E.**, fronting 237 feet on the west side of Shady Valley Drive and beginning at the northwest intersection of West Roxboro Road and Shady Valley Drive. Zoned R-3 (Single Family Residential). Land Lot 7 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Christopher Williams**  
**Council District 7, NPU B**
- V-24-123** Application of **Dianne Barfield** for a variance to reduce the south side yard setback from 15 feet to 9 feet 3 inches and a special exception to allow for active recreation (pool) in yards adjacent to a street for property located at **64 Muscogee Avenue, N.W.**, fronting 253.76 feet on the west side of Muscogee Avenue and beginning at the northwest intersection of West Muscogee Avenue and North Muscogee Avenue. Zoned R-2A (Single Family Residential). Land Lot 112 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Anne Knutson**  
**Council District 8, NPU B**
- V-24-133** Application of **Stiliani K. Osborn** for variance to reduce the north side yard setback from 7 feet to 5 feet 5 inches the expansion of an existing rear patio for property located at **2533 Birchwood Drive, N.E.**, fronting 85.02 feet on the east side of Birchwood Drive and beginning approximately 310 feet from the northeast intersection of Sharondale Drive and Birchwood Drive. Zoned R-4/BL/SPI-24 (Single Family Residential/BeltLine Overlay/Garden Hills Overlay). Land Lot 59 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Christopher & Wendy Sanders**  
**Council District 7, NPU B**

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- V-24-134** Application of **Justin Thomas** for a variance to allow an accessory building to exceed the 30% total floor area of the main structure to 56% percent for the construction of a new detached garage for property located at **2656 Forrest Avenue, N.W.**, fronting 50 feet on the south side of Forrest Avenue and beginning approximately 481.4 feet from the southwest intersection of Main Street and Forrest Avenue. Zoned R-4A (Single Family Residential). Land Lot 252 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Justin Thomas**  
**Council District 9, NPU D**
- V-24-136** Application of **Novella Tascoe** for a variance to reduce the east side yard setback from 7 feet to 4 inches for the construction of a porch and carport for property located at **1062 Shelby Place, S.E.**, fronting 49.96 feet on the north side of Shelby Place and beginning approximately 230.5 feet from the northeast intersection of Woodland Avenue and Shelby Place. Zoned R-4 (Single Family Residential). Land Lot 10 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Novella Tascoe**  
**Council District 1, NPU W**
- V-24-137** Application of **Kaci Palo** for a variance to reduce the side yard setback from 7 feet to 3 feet 10 inches for the construction of a new single-family dwelling for property located at **2103 McKinley Road, N.W.**, fronting approximately 51.1 feet on the south side of McKinley Road and beginning approximately 661 feet from the southwest intersection of Norfleet Road and McKinley Road. Zoned R-4 (Single Family Residential). Land Lot 153 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Jeff & Shelley Sweeney**  
**Council District 8, NPU C**
- V-24-139** Application of **Clay Cameron** for a variance to reduce the half-depth setback from 17 feet to 10.7 feet and reduce the front yard setback from 35 feet to 28.9 feet for a second-story addition to an existing single-family dwelling for property located at **1479 Hartford Avenue, S.W.**, fronting 50 feet on the west side of Hartford Avenue and beginning at the northwest intersection of Deckner Avenue and Hartford Avenue. Zoned R-4/BL (Single Family Residential/BeltLine Overlay). Land Lot 105 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Julia Rittenhouse**  
**Council District 12, NPU X**
- V-24-140** Application of **Meghan Ann Gruber** a variance to reduce the front yard setback from 35 feet to 24.6 feet and reduce the south side yard setback from 7 feet to 0.8 feet for the construction of a 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 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Lisa Hoggs**  
**Council District 12, NPU X**

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- V-24-142** Application of **Blue Ridge Atlantic Development, LLC c/o Dillard Sellers** for a variance to increase the maximum building height from 40 feet to 46 feet 1 inch for construction of a new multifamily housing development for properties (pending lot consolidation) located at **581 Oliver Street, N.W.**, fronting approximately 125 feet on the east side of Oliver Street and beginning approximately 110 feet from the northeast intersection of North Avenue and Oliver Street, **605 Oliver Street, N.W.**, fronting 50 feet on the east side of Oliver Street and beginning 245 feet from the northeast intersection of North Avenue and Oliver Street, **611 Oliver Street, N.W.**, fronting approximately 125 feet on the east side of Oliver Street and beginning approximately 285 feet from the northeast intersection of North Avenue and Oliver Street, **616 Oliver Street, N.W.**, fronting 136 feet on the west side of Oliver Street and beginning at the northwest intersection of Pelham Street and Oliver Street, **580 Paines Avenue, N.W.**, fronting approximately 50 feet on the west side of Paines Avenue and beginning approximately 110 feet from the northwest intersection of North Avenue and Paines Avenue, **596 Paines Avenue, N.W.**, fronting 50 feet on the west side of Paines Avenue and beginning 270 feet from the northwest intersection of North Avenue and Paines Avenue, **851 North Avenue, N.W.**, fronting 86 feet on the north side of North Avenue and beginning at the northeast intersection of Oliver Street and North Avenue, **and 865 North Avenue, N.W.**, fronting approximately 169 feet on the north side of North Avenue and beginning at the northwest intersection of Oliver Street and North Avenue. Zoned SPI-3-SA1/BL/Westside IZ (English Avenue Special Public Interest Subarea 1/BeltLine Overlay/Westside Affordable Workforce Housing Overlay) and SPI-3-SA3/BL/Westside IZ (English Avenue Special Public Interest Subarea 3/BeltLine Overlay/Westside Affordable Workforce Housing Overlay). Land Lot 111 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Oaksatl Community Development, Inc. & Westside Acquisitions 1, LLC**  
**Council District 3, NPU L**
- V-24-143** Application of **Barbara Cuson** for a variance to reduce the rear yard setback from 15 feet to 2 feet, reduce the south side yard setback from 7 feet to 5.5 feet, increase the lot coverage from 50% to 56%, and a special exception to allow for parking bays within required yards for construction of an addition, porch, carport and retaining walls for property located at **960 North Highland Avenue, N.E.**, fronting 50 feet on the west side of North Highland Avenue and beginning approximately 150 feet from the northwest intersection of Adair Avenue and North Highland Avenue. Zoned R-4 (Single Family Residential). Land Lot 1 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Sandra Spoon**  
**Council District 6, NPU F**
- V-24-144** Application of **Shiwanda Dean** for a variance to increase lot coverage from 40% to 50% for construction of a new deck for property located at **3187 Andrews Court, N.W.**, fronting 58.43 feet on the south side of Andrews Court and beginning approximately 618.06 feet from the southeast intersection of West Paces Ferry Road and Andrews Court. Zoned R-3 (Single Family Residential). Land Lot 114 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Amanda Farahany**  
**Council District 8, NPU B**

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- V-24-145** Application of **Holly Read** for a variance to reduce the front yard setback from 35 feet to 23.4 feet, 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, reduce the front porch dimensions from 12 feet wide 8 feet deep to 30 feet 3 inches wide 5 feet deep, and a special exception to remove the minimum six-inch wide front porch roof supports requirement for construction of an addition for property located at **2163 Mauldin Street, N.W.**, fronting 75 feet on the east side of Mauldin Street and beginning approximately 325 feet from the southeast intersection of the La Dawn Lane and Mauldin Street. Zoned R-4 (Single Family Residential). Land Lot 230 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Harbor Hall**  
**Council District 9, NPU D**
- 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 fence 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 10<sup>th</sup> Street, N.W.**, fronting 50 feet on the south side of 10<sup>th</sup> Street and beginning at the southwest intersection of Taft Avenue and 10<sup>th</sup> Street. Zoned R-5/BL (Single Family Residential/BeltLine Overlay). Land Lot 54 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Steven J. Wingfield**  
**Council District 2, NPU E**
- V-24-148** Application of **Meghan Ann Gruber** for a variance to reduce the front yard setback for 30 feet to 8 feet for the construction of a new single-family dwelling for property located at **1401 Woodbine Avenue, S.E.**, fronting 51 feet on the south side of Woodbine Avenue and beginning approximately 150 feet from the southeast intersection of Whitefoord Avenue and Woodbine Avenue. Zoned R-4A (Single Family Residential). Land Lot 208 of the 15<sup>th</sup> District, Dekalb County, Georgia.  
**Owner: Eugene Casciaro**  
**Council District 5, NPU O**
- V-24-149** Application of **Michael Costa** for a special exception to reduce the required off-street parking spaces from 18 spaces to 14 spaces for the construction of a drive-thru restaurant for property located at **3330 Northside Parkway, N.W.**, fronting 135.65 feet on the east side of Northside Parkway and beginning approximately 457.57 feet from the southwest intersection of West Paces Ferry Road and Northside Parkway. Zoned C-1 (Community Business). Land Lot 198 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: DB Real Estate Assets I, LLC**  
**Council District 8, NPU A**

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- V-24-150** Application of **Gregory Sean Maddox** for a variance to increase the height of an accessory structure from 20 feet to 22.9 feet and a special exception to increase the height of a privacy fence on the west side yard from 6 feet to 8 feet for the construction of a guest house for property located at **2268 Marietta Road, N.W.**, fronting 217.80 on the west side of Marietta Road and beginning 429 feet from the southwest intersection of Moore Street and Marietta Road. Zoned R-4 (Single Family Residential). Land Lot 244 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Gregory Sean Maddox**  
**Council District 9, NPU D**
- V-24-151** Application of **Ben R. Darmer** for a variance to reduce the front yard setback from 30 feet to 20 feet, reduce the side yards setbacks from 7 feet to 4 feet, reduce the rear yard setback from 7 feet to 4 feet, reduce the front facing garage recess from 10 feet to 7 feet, reduce the front porch dimensions from 12 feet wide 8 feet deep to 12 feet wide 5 feet deep, increase lot coverage from 55% to 72.8%, and allow steps from landing to porch to be more than 30 inches high for the construction of a new single family dwelling for property located at **567 Highland Avenue, N.E.**, fronting 41 feet on the south side of Highland Avenue and beginning approximately 335.67 feet from the southeast intersection of Howell Street and Highland Avenue. Zoned R-5/BL (Two-Family Residential/BeltLine Overlay). Land Lot 46 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Kamisha Lindsay & Marlon Baker**  
**Council District 2, NPU M**
- V-24-152** Application of **Nathan Brown** for a special exception to increase the height of a privacy fence (more than 50% opacity) in the front yard from 4 feet to 6 feet for property located at **175 Douglas Street, S.E.**, fronting 50 feet on the west side of Douglas Street and beginning approximately 235 feet from the northwest intersection of Memorial Drive and Douglas Street. Zoned R-4 (Single Family Residential). Land Lot 205 of the 15<sup>th</sup> District, Dekalb County, Georgia.  
**Owner: Dax Miller**  
**Council District 5, NPU O**

**DEFERRED CASES**

- 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 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Jasean Richardson**  
**Council District 12, NPU V**
- 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 36 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

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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**

- 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 14<sup>th</sup> District, Fulton County, Georgia.

**Owner: Dream Chaser Reality, 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**

- V-24-059** Application of **Mark Newson** for a variance to increase the height of a building from 40 feet to 49 feet for the construction of a multifamily dwelling for property located at **743 North Avenue, N.W.**, fronting 57 feet on the north side of North Avenue and beginning approximately 110 feet from the northwest intersection of Griffin Street and North Avenue. Zoned SPI-3 SA2/Westside IZ Overlay (English Avenue Special Public Interest/Westside Affordable Workforce Housing Overlay). Land Lot 111 of the 14<sup>th</sup> District, Fulton County, Georgia.

**Owner: A-List Properties**  
**Council District 3, NPU L**

- V-24-083** Application of **E. Steve Smith** 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 15<sup>th</sup> District, Dekalb County, Georgia.

**Owner: Momo Realty Advisors, LLC**  
**Council District 5, NPU O**

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- V-24-084** Application of **Roscoe Jackson** for a variance to reduce the south side yard setback from 7 feet to 0 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 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Thomas Brown**  
**Council District 6, NPU F**
- 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 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Barrel, LLC**  
**Council District 9, NPU G**
- 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 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Rob & Molly Long**  
**Council District 6, NPU F**
- V-24-118** Application of **Anamaria Meanes 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, a variance to reduce the front yard setback from 60 feet to 30 feet, and allow an accessory structure other than a fence to project beyond the front of the main structure for the construction of a pool house and pool for a 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 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Amanda and Michael Basille**  
**Council District 8, NPU A**
- V-24-128** Application of **Star Metals District Owner, LLC c/o Troutman Pepper Sanders LLP** for a variance to increase the maximum height of a building from 225 feet to 435 feet (pending lot consolidation) for the construction of a new mixed-use development for property located at **1005 Howell Mill Road, N.W.**, fronting approximately 206.8 feet on the east side of Howell Mill Road and beginning at the northeast intersection of Edgehill Avenue and Howell Mill Road, **1021 Howell Mill Road, N.W.** fronting approximately 50 feet on the east side of Howell Mill Road and beginning approximately 70 feet from the southeast intersection of 11<sup>th</sup> Street and Howell Mill Road, **1025 Howell Mill Road,**

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**N.W.**, fronting approximately 70 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, **701 Edgehill Avenue, N.W.**, fronting approximately 50 feet on the north side of Edgehill Avenue and beginning approximately 173.7 feet from the northwest intersection of Bellingrath Avenue and Edgehill Avenue, **707 Edgehill Avenue, N.W.**, fronting approximately 66 feet on the north side of Edgehill Avenue and beginning approximately 223.7 feet from the northwest intersection of Bellingrath Avenue and Edgehill Avenue, **711 Edgehill Avenue, N.W.**, fronting approximately 41.5 feet on the north side of Edgehill Avenue and beginning approximately 289.7 feet from the northwest intersection of Bellingrath Avenue and Edgehill Avenue, **717 Edgehill Avenue, N.W.**, fronting approximately 83.2 feet on the north side of Edgehill Avenue and beginning approximately 123.1 feet from the northeast intersection of Howell Mill Road and Edgehill Avenue, **690 11<sup>th</sup> Street, N.W.**, fronting approximately 200 feet on the south side of 11<sup>th</sup> Street and beginning at the southwest intersection of Bellingrath Avenue and 11<sup>th</sup> Street, **712 11<sup>th</sup> Street, N.W.**, fronting approximately 159.7 feet on the south side of 11<sup>th</sup> Street and beginning approximately 200 feet from the southwest intersection of Bellingrath Avenue and 11<sup>th</sup> Street, **and 724 11<sup>th</sup> Street, N.W.**, fronting approximately 85 feet on the south side 11<sup>th</sup> Street and beginning approximately 144.8 feet from the southeast intersection of Howell Mill Road and 11<sup>th</sup> Street. 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**

**END OF AGENDA**