

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, NOVEMBER 7, 2024, AT 12:00 PM
COUNCIL CHAMBERS, SECOND FLOOR

BRIEFING: THURSDAY, NOVEMBER 7, 2024, AT 11:00 AM
CITY HALL, SUITE 3350, THIRD FLOOR

APPEALS

- 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/ Campbellton 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

NEW CASES

- V-24-131** Application of **Core Atlanta 7th Street, LLC c/o Troutman Pepper Hamilton Sanders, LLP** for a variance to increase the allowable height of a parking structure from 35 feet to 64 feet for property located at **155 7th Street, N.W.**, fronting 181.56 feet on the south side of 7th Street and beginning at the southwest intersection of Cypress Street and 7th Street. Zoned SPI-16 SA1 (Midtown Special Public Interest Subarea 1). Land Lot 49 of the 14th District, Fulton County, Georgia.
Owner: Cypress Academy, LLC
Council District 2, NPU E
- V-24-132** Application of **Hugh Tully** for a variance to reduce the rear yard setback from 20 feet to 4 feet for the construction of a new swimming pool for property located at **4081 Club Drive, N.E.**, fronting 209.85 on the east side of Club Drive and beginning approximately 484 feet from the northeast intersection of West Brookhaven Drive and Club Drive. Zoned R-3 (Single Family Residential). Land Lot 11 of the 17th District, Fulton County, Georgia.
Owner: Mary Stearns-Montgomery
Council District 7, NPU B
- V-24-141** Application of **Thomas and Laura Pearce c/o Dillard Sellers** for variances to reduce the rear yard setback from 30 feet to 5 feet 8 inches and increase the lot coverage from 35% to 59.5% for the construction of an accessory structure for property located at **2897 Habersham Way, N.W.**, fronting 100 feet on the south side of Habersham Way and beginning 261.4 feet from the southeast intersection of Habersham Road and Habersham Way. Zoned R-2A (Single-Family Residential). Land Lot 113 of the 17th District, Fulton County, Georgia.
Owners: Thomas & Laura Pearce
Council District 8, NPU B
- V-24-159** Application of **Johnathan Hager** for variances to allow an accessory structure to exceed the 30% total floor area of the main structure to 62% and increase the height of an accessory structure from 20 feet to 20.39 feet for the construction of two-story garage for property located at **98 Atlanta Avenue, S.E.**, fronting 54.60 feet on the north side of Atlanta Avenue and beginning approximately 56 feet from the northwest intersection of

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Martin Street and Atlanta Avenue. Zoned R-4A (Single Family Residential). Land Lot 54 of the 14th District, Fulton County, Georgia.

Owner: Johnathan Hager
Council District 1, NPU V

- V-24-160** Application of **Garrett Coley** for a variance to reduce the west side yard setback from 15 feet to 7 feet for the construction of an addition and patio for property located at **214 Peachtree Battle Avenue, N.W.**, fronting 100 feet on the south side of Peachtree Battle Avenue and beginning approximately 284.5 feet from the southeast intersection of Woodward Way and Peachtree Battle Avenue. Zoned R-2A (Single Family Residential). Land Lot 112 of the 17th District, Fulton County, Georgia.

Owner: Elizabeth Wickland
Council District 8, NPU C

- V-24-161** Application of **Steven Kubon** for a special exception to allow accessory outdoor amplified music at a coffee shop for property located at **1230 West Peachtree Street, N.W. (Suite 120)**, fronting 57.08 feet on the west side of West Peachtree Street and beginning approximately 519.5 feet from the corner of 16th Street and West Peachtree Street. Zoned SPI-16 SA1 (Midtown Special Public Interest Subarea 1). Land Lot 108 of the 17th District, Fulton County, Georgia.

Owner: THC 1230 West Peachtree, LLC
Council District 2, NPU E

- V-24-162** Application of **Ian Porter** for a variance to reduce the front yard half-depth setback from 17.5 feet to 13.8 feet for the construction of a covered deck for property located at **2109 Ridgedale Road, N.E.**, fronting 48 feet on the south side of Ridgedale Road and beginning at the southeast intersection of Branham Street and Ridgedale Road. Zoned R-4 (Single Family Residential). Land Lot 205 of the 15th District, Dekalb County, Georgia.

Owners: Chris & Tiffany Potter
Council District 5, NPU O

- V-24-163** Application of **Adam Faust** for a variance to increase the total floor area of an accessory structure from 30% of the main structure to 58.6% for the construction of a second-story addition on an existing garage for property located at **762 Saint Charles Avenue, N.E.**, fronting 50.08 on the north side of Saint Charles Avenue and beginning approximately 359 feet from the northeast intersection of Ponce De Leon Place and Saint Charles Avenue. Zoned RG-2/BL (Residential General/BeltLine Overlay). Land Lot 17 of the 14th District, Fulton County, Georgia.

Owners: Adam & Lisa Faust
Council District 6, NPU F

- V-24-164** Application of **DeVonte Johnson** for a variance to reduce the required off-street parking from 12 spaces to 4 spaces for a restaurant for property located at **810 Huff Road, N.W.**, fronting 50 feet on the south side of Huff Road and beginning approximately 40 feet from the southeast corner of West Lane and Huff Road. Zoned I-2/BL/UP (Heavy Industrial/BeltLine Overlay/Upper Westside Overlay). Land Lot 150 of the 17th District, Fulton County, Georgia.

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Owner: Nick Mees
Council District 9, NPU D

V-24-165 Application of **Collin Morrow** for variances to reduce the south side yard setback from 15 feet to 4 feet and reduce the front yard setback from 30 feet to 12 feet to bring an existing single-family dwelling into compliance for property located at **882 Hall Street, N.W.**, fronting 57.22 feet on the west side of Hall Street and beginning at the northwest intersection of Dupree Street and Hall Street. Zoned R-4A/W IZ (Single Family Residential/Westside Park Affordable Workforce Housing Overlay). Land Lot 208 of the 14th District, Fulton County, Georgia.

Owner: Robert Morrow
Council District 9, NPU J

V-24-166 Application of **Jennifer Dolde** for variances to reduce the rear yard setback from 15 feet to 5 feet 4 inches and increase the lot coverage from 50% to 62% for the construction of a rear deck for property located at **2185 Adams Drive, N.W.**, fronting 100.7 feet on the east side of Adams Drive and beginning 99.96 feet from the southeast intersection of La Dawn Lane and Adams Drive. Zoned R-4 (Single Family Residential). Land Lot 230 of the 17th District, Fulton County, Georgia.

Owners: Jennifer Dolde & Daniel Farnsworth
Council District 9, NPU D

V-24-167 Application of **Mekayle Reynolds** for variances to reduce the west side yard setback from 20 feet for residential uses for portions of buildings above 52 feet in height to 2.5 feet and reduce the south transitional yard from 20 feet to 3 feet for the construction of townhomes for property located at **362 Ralph David Abernathy Boulevard, S.W.**, fronting 113.42 feet on the south side of Ralph David Abernathy Boulevard and beginning at the southwest intersection of Ira Street and Ralph David Abernathy Boulevard. Zoned SPI-18 SA3 (Mechanicsville Neighborhood Special Public Interest Subarea 3). Land Lot 86 of the 14th District, Fulton County, Georgia.

Owner: KTIP 4 LLC
Council District 4, NPU V

V-24-168 Application of **Charles Sears** for a special exception to allow active recreation (pool) in a yard adjacent to a street for property located at **4460 Garmon Road, N.W.**, fronting 219.94 feet on the west side of Garmon Road and beginning at the southwest intersection of Swims Valley Drive and Garmon Road. Zoned R-1 (Single Family Residential). Land Lot 178 of the 17th District, Fulton County, Georgia.

Owner: Jennifer Livingston
Council District 8, NPU A

V-24-169 Application of **Libby Hankal** for special exceptions to increase the height of a retaining wall in the east side yard from 6 feet to 11 feet and allow active recreation in a yard adjacent to a street for the construction of a pool and accessory structure for property located at **3968 Paces Ferry Road, N.W.**, fronting 219.78 feet on the south side of Paces Ferry Road and beginning approximately 721.68 feet from the southeast intersection of

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River Forest Road and Paces Ferry Road. Zoned R-1 (Single Family Residential). Land Lot 235 of the 17th District, Fulton County, Georgia.

Owner: HCG ATL Properties 3, LLC
Council District 8, NPU A

- V-24-170** Application of **Kaci Palo** for variances to reduce the north side yard setback from the 10 feet to 7 feet 6 inches, reduce the front yard half-depth setback from 25 feet to 23 feet, and increase the height of an accessory structure from 20 feet to 23 feet 9 inches for the construction of a porch addition and two-story garage for property located at **2135 Brookview Drive, N.W.**, fronting approximately 111.2 feet east of Brookview Drive and beginning at the northeast intersection of Wadsworth Drive and Brookview Drive. Zoned R-3A (Single Family Residential). Land Lot 185 of the 17th District, Fulton County, Georgia.

Owners: Stuart Sitterson & Maureen Sitterson
Council District 8, NPU C

- V-24-171** Application of **Nina Gentry** for a variance to reduce the front yard setback from 35 feet to 16.375 feet for main floor expansion and second-story addition for property located at **1521 McLendon Avenue, N.E.**, fronting 50 feet on the south side of McLendon Avenue and beginning approximately 150 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: Carol Gellerstedt
Council District 2, NPU N

DEFERRED CASES

- 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 17th District, Fulton County, Georgia.

Owner: Matthew Berman
Council District 7, NPU B

- 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 14th District, Fulton County, Georgia.

Owner: Flor de Maria Cabeza
Council District 11, NPU I

END OF AGENDA

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