

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, NOVEMBER 14, 2024, AT 12:00 PM
COUNCIL CHAMBERS, SECOND FLOOR

BRIEFING: THURSDAY, NOVEMBER 14, 2024, AT 11:00 AM
CITY HALL, SUITE 3350, THIRD FLOOR

APPEALS

- V-24-135** Appeal of **Linda I. Dunlavy** of a decision of an administrative officer in the Office of Zoning and Development for property located at **200 Arizona Avenue, N.E.**, fronting approximately 225 feet on the west side of Arizona Avenue and beginning approximately 505.5 feet from the southwest corner of La France Street and Arizona Avenue. Zoned I-2 (Heavy Industrial). Land Lot 210 of the 15th District, Dekalb County, Georgia.
Owner: Skipper Social ATL, LLC
Council District 5, NPU O

NEW CASES

- V-24-172** Application of **Bill Caldwell** for a special exception to increase the number of retaining walls in the rear yard from two to four and a variance to reduce the rear yard setback from 30 feet to 22 feet for property located at **1020 Foxcroft Road, N.W.**, fronting 252.86 feet on the east side of Foxcroft Road and beginning 657.4 feet from the southeast intersection of Dumbarton Court and Foxcroft Road. Zoned R-2 (Single Family Residential). Land Lot 180 of the 17th District, Fulton County, Georgia.
Owner: Tray Rescigno
Council District 8, NPU A
- V-24-176** Application of **Christian McClure** 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 6 feet for property located at **4 East Drive, N.E.**, fronting 79.83 feet on the north side of East Drive and beginning at the northeast intersection of Terrace Drive and East Drive. Zoned R-4 (Single Family Residential). Land Lot 101 of the 17th District, Fulton County, Georgia.
Owner: Buckhead Residential Holdings, LLC
Council District 7, NPU B
- V-24-177** Application of **Lewis Jones** for a variance to reduce the front yard setback from 35 feet to 29 feet for the construction of a new front porch and pergola for property located at **1424 Newton Avenue, S.E.**, fronting 50 feet on the north side of Newton Avenue and beginning approximately 100 feet from the northeast intersection of Dorr Avenue and Newton Avenue. Zoned R-4 (Single Family Residential). Land Lot 176 of the 15th District, Dekalb County, Georgia.
Owner: Lewis Jones
Council District 5, NPU W
- V-24-178** Application of **Nina Gentry** for a variance to reduce the front yard setback from 35 feet to 32.6 feet for porch enclosure and second floor reconstruction for property located at **876 Arlington Place, N.E.**, fronting 50 feet on the west side of Arlington Place and beginning approximately 409.7 feet from the northwest intersection of Briarcliff Place and Arlington Place. Zoned R-4 (Single Family Residential). Land Lot 16 of the 14th District, Fulton County, Georgia.
Owner: Andrew Irwin
Council District 6, NPU F

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- V-24-179** Application of **Cherokee Town and Country Club, Inc. c/o Troutman Pepper Hamilton Sanders, LLP** for a special exception to reduce the number of off-street parking spaces from 438 spaces to 296 spaces for the construction of private club amenities and parking for property located at **155 West Paces Ferry Road, N.W.**, fronting 870.71 feet on the north side of West Paces Ferry Road and beginning approximately 349.4 feet from the northeast intersection of Chatham Road and West Paces Ferry Road. Zoned R-3 (Single Family Residential). Land Lots 98, 99, 114 and 115 of the 17th District, Fulton County, Georgia.
Owner: Cherokee Town and Country Club, Inc.
Council District 8, NPU B
- V-24-180** Application of **Antwonne McCleskey** for a variance to reduce the east side yard setback from 7 feet to 1.3 feet for the construction of an addition for property located at **1682 North Avenue, N.W.**, fronting 61.8 feet on the south side of North Avenue and beginning at the southeast intersection of Arvilla Street and North Avenue. Zoned R-4A/WP (Single Family Residential/Westside Park Affordable Workforce Housing Overlay). Land Lot 146 of the 14th District, Fulton County, Georgia.
Owner: Ali Supariwala & Imran Mohamad
Council District 3, NPU J
- V-24-181** Application of **Dianne Barfield** for variances to reduce the rear yard setback from 15 feet to .6 feet, reduce the south side yard setback from 7 feet to 2.5 feet, and increase the maximum lot coverage from 50% to 50.4% for construction of a fireplace with a chimney for property located at **607 Clifton Road, N.E.**, fronting 66.35 feet on the east side of Clifton Road and beginning approximately 66.6 feet from the northeast intersection of Muriel Avenue and Clifton Road. Zoned R-4 (Single Family Residential). Land Lot 239 of the 15th District, Dekalb County, Georgia.
Owner: Spencer Brent
Council District 5, NPU N
- V-24-182** Application of **Phil White** for a variance to reduce the east and west side yard setbacks from 7 feet to 4 feet and a special exception to allow a parking bay in the required front yard for construction of a new single-family dwelling for property located at **1288 Plaza Avenue, S.W.**, fronting 32.59 on the south side of Plaza Avenue and beginning approximately 209.5 feet from the southeast intersection of Dovers Alley and Plaza Avenue. Zoned R-5 (Two Family Residential). Land Lot 138 of the 14th District, Fulton County, Georgia.
Owner: Shawanda D. Bowdery & Betty J. Harper
Council District 4, NPU S
- V-24-183** Application of **Garrett Coley** for a variance to reduce the south side yard setback from 7 feet to 2.4 feet for a screened porch addition for property located at **23 Spence Avenue, N.E.**, fronting 59 feet on the east side of Spence Avenue and beginning 209 feet from the southeast intersection of Hosea L. Williams Drive and Spence Avenue. Zoned R-4 (Single Family Residential). Land Lot 203 of the 15th District, Dekalb County, Georgia.
Owner: Laurel Tripp
Council District 5, NPU O

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- V-24-184** Application of **Jeff Morgan** for a special exception to allow active recreation (pool) in a yard adjacent to a street for property located at **1 Leslie Street, N.E.**, fronting 100 feet on the east side of Leslie Street and beginning at the northeast intersection of Hosea L. Williams Drive and Leslie Street. Zoned R-4 (Single Family Residential). Land Lot 208 of the 15th District, DeKalb County, Georgia.
Owner: Brann Dailor
Council District 5, NPU O
- V-24-185** Application of **Van Hardimon** for variances to reduce the north side transitional yard from 20 feet to 7.5 feet and reduce the south side yard setback from 15 feet to 7.5 feet for the construction of a multi-family residential development for property located at **885 North Eugenia Place, N.W.**, fronting 115 feet on the east side of North Eugenia Place and beginning 277.3 feet from the southeast intersection of Hollywood Road and North Eugenia Place. Zoned MR-3/WP (Multifamily Residential/Westside Park Affordable Workforce Housing Overlay). Land Lot 176 of the 14th District, Fulton County, Georgia.
Owner: The Atlanta Land Trust
Council District 9, NPU J
- V-24-186** Application of **Gail Mooney** for variances to reduce the front yard setback from 30 feet to 20 feet and reduce the south side yard setback from 15 feet to 10 feet for the construction of a new two-story single family dwelling for property located at **286 Sisson Avenue, N.E.**, fronting 49.80 feet on the west side of Sisson Avenue and beginning 209 feet from the northwest intersection of Wisteria Way and Sisson Avenue. Zoned R-4A (Single Family Residential). Land Lot 212 of the 15th District, DeKalb County, Georgia.
Owner: SP DK Ventures, LLC
Council District 5, NPU O
- V-24-187** Application of **Darolyn McConnell** for a variance to reduce the south side yard setback from 7 feet to 3 feet for the construction of an accessory dwelling unit for property located at **786 Woodland Avenue, S.E.**, fronting 39.25 feet on the east side of Woodland Avenue and beginning 340 feet from the southeast intersection of Ormewood Avenue and Woodland Avenue. Zoned R-4 (Single Family Residential). Land Lot 11 of the 14th District, Fulton County, Georgia.
Owner: Darolyn McConnell
Council District 1, NPU W
- V-24-188** Application of **Kashka Scott** for variances to reduce the south side yard setback from 7 feet to 3 feet, reduce the north side yard setback from 7 feet to 0 feet, and reduce the rear yard setback from 15 feet to 0 feet for the construction of a new single family dwelling and detached garage for property located at **1355 Boulevard Lorraine, S.W.**, fronting 49.8 feet on the west side of Boulevard Lorraine and beginning approximately 100 feet from the southwest intersection of Montrose Avenue and Boulevard Lorraine. Zoned R-4 (Single Family Residential). Land Lot 184 of the 14th District, Fulton County, Georgia.
Owner: Harris Property Group
Council District 11, NPU R

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- V-24-190** Application of **Nicole Hopkins** for a special exception to reduce the minimum off-street parking from 43 parking spaces to 29 parking spaces for the construction of an eating and drinking establishment for property located at **1105 Northside Drive, N.W.**, fronting 149.99 feet on the east side of Northside Drive and beginning 363.97 feet from the southeast intersection of 14th Street and Northside Drive. Zoned C-2 (Commercial Service). Land Lot 149 of the 17th District, Fulton County, Georgia.
Owner: Gregory & Company, LLC
Council District 3, NPU E

DEFERRED CASES

- V-23-178** Application of **CRE Immpact BCM Tech Atlanta GA, LLC c/o Troutman Pepper Hamilton Sanders, LLP** for variances to reduce the front yard setback from 50 feet to 10 feet, reduce minimum half-depth front yard setback from 25 feet to 15 feet, reduce the side yard setback from 15 feet to 10 feet, reduce the total open space requirement from 15,029 square feet to 11,000 square feet, and a special exception to reduce required minimum parking from 230 spaces to 0 spaces for a mixed-use development for property located at **734 Techwood Drive, N.W.**, fronting 173.1 feet on the west side of Techwood Drive and beginning at the southwest intersection of 4th Street and Techwood Drive. Zoned O-I (Office Institutional). Land Lot 80 of the 14th District, Fulton County, Georgia.
Owner: BCM Properties of GT, LLC
Council District 3, NPU E
- V-24-138** Application of **Terayia Farley** for a variance to reduce the north side yard setback from 7 feet to 4.5 feet and reduce the south side yard setback from 7 feet to 5 feet for the construction of a new duplex for property located at **242 Wilbur Avenue, S.E.**, fronting 44.45 feet on the east side of Wilbur Avenue and beginning approximately 195 feet from the northeast intersection of Memorial Drive and Wilbur Avenue. Zoned R-5/BL (Two Family Residential/BeltLine Overlay). Land Lot 13 of the 14th District, Fulton County, Georgia.
Owner: Larry Griffin
Council District 5, NPU N
- 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 privacy 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 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

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V-24-148

Application of **Meghan Ann Gruber** for a variance to reduce the front yard setback from 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 Whiteford Avenue and Woodbine Avenue. Zoned R-4A (Single Family Residential). Land Lot 208 of the 15th District, Dekalb County, Georgia.

**Owner: Eugene Casciaro
Council District 5, NPU O**

END OF AGENDA