



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

October 31, 2024

Beacon Media, LLC
1183 Howell Mill Road, N.W
Atlanta, GA 30318

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

Beacon Media, LLC:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment denied the above referenced application without prejudice. Because your application was denied without prejudice, you may resubmit the same request, or any substantially similar request, at any time in a new application.

Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, can be found online using the City's new online permitting system, Accela by using: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Please feel free to contact me with any questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

October 31, 2024

Chanel Tanner
1184 McDaniel Street, S.W
Atlanta, GA 30310

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 14th District, Fulton County, Georgia.
Owner: Jasean Richardson
Council District 12, NPU V

Ms. Tanner:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment denied the above referenced application without prejudice. Because your application was denied without prejudice, you may resubmit the same request, or any substantially similar request, at any time in a new application.

Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, can be found online using the City's new online permitting system, Accela by using: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Please feel free to contact me with any questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

October 31, 2024

Joseph Mullican
246 Bolling Road, N.E.
Atlanta, GA 30305

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 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

Mr. Mullican:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

October 31, 2024

Gina McGinnis
918 Pulliam Street, S.W
Atlanta, GA 30315

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

Ms. McGinnis:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

October 31, 2024

Dawn Landau and Terry Kitts
545 Seal Place, N.E
Atlanta, GA 30388

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 14th District, Fulton County, Georgia.
Owner: 545 Seal, LLC
Council District 6, NPU E

Ms. Landau and Mr. Kitts:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

November 1, 2024

Mark Newsome
743 North Avenue, N.W.
Atlanta, GA 30318

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 14th District, Fulton County, Georgia.
Owner: A-List Properties
Council District 3, NPU L

Mr. Newsome:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment deferred the above referenced case to a **January 2025**, public hearing. Your case has been scheduled for the **January 9, 2025**, hearing. The public notice sign, which should be updated to reflect the new hearing date, must be re-posted at the subject property no later than **December 24, 2024**. Enclosed is a sign posting affidavit, which should be notarized after the sign is reposted, and returned to the Office of Zoning and Development at least 5 days before your hearing date.

Information related to applications heard by the Board of Zoning Adjustment (BZA) may be searched online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director

SIGN POSTING AFFIDAVIT

Sign Must Be Posted By: December 25, 2024

Application Number: _____

Property Address: _____

Describe the location on the property where the sign(s) were posted:

_____ Date Posted: _____

“I SWEAR THAT ON THE ABOVE POSTING DATE, I PERSONALLY POSTED IN THE MOST CONSPICUOUS PLACE ON THE PREMISES AFFECTED BY THIS APPLICATION”

Signature of Person Posting Sign

PERSONALLY APPEARED BEFORE ME
PERSON(S) OF THE ABOVE NAME(S), WHO
SWEAR THAT THE INFORMATION
CONTAINED IN THIS AFFIDAVIT IS TRUE
AND CORRECT TO THEIR BEST
KNOWLEDGE AND BELIEF.

Notary

Date

*The property owner will be notified of the exact hearing date by telephone or email and must post the sign(s) in a conspicuous place on the property at least 15 days before the hearing date. One sign shall be placed every 600 feet along each street the property abuts. Signs may be posted before the posting date, but not after.

Please email this completed affidavit to the bza-hearings@atlantaga.gov. The affidavit must be received by the Office of Zoning and Development at least five days before your hearing date.

Keyetta M. Holmes, AICP
City of Atlanta
Office of Zoning and Development
55 Trinity Avenue, S.W., Suite 3350
Atlanta, GA 30303-0310
Fax (404) 546-8231



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

November 1, 2024

E. Steve Smith
2213 Ridgedale Road, N.E.
Atlanta, GA 30317

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 15th District, Dekalb County, Georgia.
Owner: Momo Realty Advisors, LLC
Council District 5, NPU O

Mr. Smith:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment deferred the above referenced case to a **February 2025**, public hearing. Your case will be scheduled for the **February 6, 2025**, hearing. The public notice sign, which should be updated to reflect the new hearing date, must be re-posted at the subject property no later than **January 22, 2025**. Enclosed is a sign posting affidavit, which should be notarized after the sign is reposted, and returned to the Office of Zoning and Development at least 5 days before your hearing date.

Information related to applications heard by the Board of Zoning Adjustment (BZA) may be searched online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director

SIGN POSTING AFFIDAVIT

Sign Must Be Posted By: January 22, 2025

Application Number: _____

Property Address: _____

Describe the location on the property where the sign(s) were posted:

_____ Date Posted: _____

“I SWEAR THAT ON THE ABOVE POSTING DATE, I PERSONALLY POSTED IN THE MOST CONSPICUOUS PLACE ON THE PREMISES AFFECTED BY THIS APPLICATION”

Signature of Person Posting Sign

PERSONALLY APPEARED BEFORE ME
PERSON(S) OF THE ABOVE NAME(S), WHO
SWEAR THAT THE INFORMATION
CONTAINED IN THIS AFFIDAVIT IS TRUE
AND CORRECT TO THEIR BEST
KNOWLEDGE AND BELIEF.

Notary

Date

*The property owner will be notified of the exact hearing date by telephone or email and must post the sign(s) in a conspicuous place on the property at least 15 days before the hearing date. One sign shall be placed every 600 feet along each street the property abuts. Signs may be posted before the posting date, but not after.

Please email this completed affidavit to the bza-hearings@atlantaga.gov. The affidavit must be received by the Office of Zoning and Development at least five days before your hearing date.

Keyetta M. Holmes, AICP
City of Atlanta
Office of Zoning and Development
55 Trinity Avenue, S.W., Suite 3350
Atlanta, GA 30303-0310
Fax (404) 546-8231



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

October 31, 2024

Roscoe Jackson
2727 Paces Ferry Road
Atlanta, GA 30339

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 17th District, Fulton County, Georgia.
Owner: Thomas Brown
Council District 6, NPU F

Mr. Jackson:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

October 31, 2024

Russell Moore
2394 Main Street, N.W.
Atlanta, GA 30318

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 17th District, Fulton County, Georgia.

Owner: Barrel, LLC
Council District 9, NPU G

Mr. Moore:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

October 31, 2024

NR Deed, LLC c/o Dillard Sellers
1776 Peachtree Street NW, Suite 415S
Atlanta, GA 30309

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

NR Deed, LLC c/o Dillard Sellers:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

October 31, 2024

Ron Heller
2820 Shady Valley Drive, N.E
Atlanta, GA 30324

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 17th District, Fulton County, Georgia.
Owner: Christopher Williams
Council District 7, NPU B

Mr. Heller:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment denied the above referenced application without prejudice. Because your application was denied without prejudice, you may resubmit the same request, or any substantially similar request, at any time in a new application.

Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, can be found online using the City's new online permitting system, Accela by using: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Please feel free to contact me with any questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

November 1, 2024

Rob & Molly Long
1030 Los Angeles Avenue, N.E
Atlanta, GA 30306

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 17th District, Fulton County, Georgia.
Owner: Rob & Molly Long
Council District 6, NPU F

Mr. & Mrs. Long:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **December 12, 2024**, public hearing. The public notice sign, which should be updated to reflect the new hearing date, must be re-posted at the subject property no later than **November 27, 2024**. Enclosed is a sign posting affidavit, which should be notarized after the sign is reposted, and returned to the Office of Zoning and Development at least 5 days before your hearing date.

Information related to applications heard by the Board of Zoning Adjustment (BZA) may be searched online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director

SIGN POSTING AFFIDAVIT

Sign Must Be Posted By: November 27, 2024

Application Number: _____

Property Address: _____

Describe the location on the property where the sign(s) were posted:

_____ Date Posted: _____

“I SWEAR THAT ON THE ABOVE POSTING DATE, I PERSONALLY POSTED IN THE MOST CONSPICUOUS PLACE ON THE PREMISES AFFECTED BY THIS APPLICATION”

Signature of Person Posting Sign

PERSONALLY APPEARED BEFORE ME
PERSON(S) OF THE ABOVE NAME(S), WHO
SWEAR THAT THE INFORMATION
CONTAINED IN THIS AFFIDAVIT IS TRUE
AND CORRECT TO THEIR BEST
KNOWLEDGE AND BELIEF.

Notary

Date

*The property owner will be notified of the exact hearing date by telephone or email and must post the sign(s) in a conspicuous place on the property at least 15 days before the hearing date. One sign shall be placed every 600 feet along each street the property abuts. Signs may be posted before the posting date, but not after.

Please email this completed affidavit to the bza-hearings@atlantaga.gov. The affidavit must be received by the Office of Zoning and Development at least five days before your hearing date.

Keyetta M. Holmes, AICP
City of Atlanta
Office of Zoning and Development
55 Trinity Avenue, S.W., Suite 3350
Atlanta, GA 30303-0310
Fax (404) 546-8231



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

November 1, 2024

Anamaria Meanes
3491 Pinestream Road N.W
Atlanta, GA 30327

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 17th District, Fulton County, Georgia.
Owner: Amanda and Michael Basille
Council District 8, NPU A

Mr. & Mrs. Basille:

As a result of the public hearing held on **October 24, 2023**, the Board of Zoning Adjustment denied the above referenced application.

Decisions by the Board of Zoning Adjustment may be appealed to Superior Court. Per Section 6-4028(5) – Any person appealing from the decision of the board to the Superior Court shall pay the actual costs incurred by the city in causing the board's hearing(s) on the appeal to be transcribed as contemplated in the Zoning Ordinance. The board, through its secretary, shall communicate to the appellant the actual costs and the requirement and manner in which to pay same. The board shall not be required to file the transcript of the hearing(s) before it until such time as the appellant pays such costs.

Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, can be found online using the City's new online permitting system, Accela by using: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

October 31, 2024

Dianne Barfield
P.O. Box 475
Morrow, GA 30260

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 17th District, Fulton County, Georgia.
Owner: Anne Knutson
Council District 8, NPU B

Ms. Barfield:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

November 1, 2024

Star Metals District Owner, LLC
c/o Troutman Pepper Sanders LLP
1005 Howell Mill Road, N.W
Atlanta, GA 30318

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 Edgemoor 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 11th Street and Howell Mill Road, **1025 Howell Mill Road, N.W.**, fronting approximately 70 feet on the east side of Howell Mill Road and beginning at the southeast intersection of 11th Street and Howell Mill Road, **701 Edgemoor Avenue, N.W.**, fronting approximately 50 feet on the north side of Edgemoor Avenue and beginning approximately 173.7 feet from the northwest intersection of Bellingrath Avenue and Edgemoor Avenue, **707 Edgemoor Avenue, N.W.**, fronting approximately 66 feet on the north side of Edgemoor Avenue and beginning approximately 223.7 feet from the northwest intersection of Bellingrath Avenue and Edgemoor Avenue, **711 Edgemoor Avenue, N.W.**, fronting approximately 41.5 feet on the north side of Edgemoor Avenue and beginning approximately 289.7 feet from the northwest intersection of Bellingrath Avenue and Edgemoor Avenue, **717 Edgemoor Avenue, N.W.**, fronting approximately 83.2 feet on the north side of Edgemoor Avenue and beginning approximately 123.1 feet from the northeast intersection of Howell Mill Road and Edgemoor Avenue, **690 11th Street, N.W.**, fronting approximately 200 feet on the south side of 11th Street and beginning at the southwest intersection of Bellingrath Avenue and 11th Street, **712 11th Street, N.W.**, fronting approximately 159.7 feet on the south side of 11th Street and beginning approximately 200 feet from the southwest intersection of Bellingrath Avenue and 11th Street, **and 724 11th Street, N.W.**, fronting approximately 85 feet on the south side 11th Street and beginning approximately 144.8 feet from the southeast intersection of Howell Mill Road and 11th Street. Zoned MRC-3/Upper Westside (Mixed Residential Commercial/Upper Westside Overlay/Marietta Street Artery Overlay). Land Lot 150 of the 17th District, Fulton County, Georgia.

Owner: Star Metals District Owner, LLC
Council District 3, NPU E

Star Metals District Owner, LLC:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **December 12, 2024**, public hearing. The public notice sign, which should be updated to reflect the new hearing date, must be re-posted at the subject property no later than **November 27, 2024**. Enclosed is a sign posting affidavit, which should be notarized after the sign is reposted, and returned to the Office of Zoning and Development at least 5 days before your hearing date.

Star Metals District Owner, LLC

November 1, 2024

Page 2

Information related to applications heard by the Board of Zoning Adjustment (BZA) may be searched online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and do not hesitate to call with questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Angela M. Blatch". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Angela M. Blatch

Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director

SIGN POSTING AFFIDAVIT

Sign Must Be Posted By: November 27, 2024

Application Number: _____

Property Address: _____

Describe the location on the property where the sign(s) were posted:

_____ Date Posted: _____

“I SWEAR THAT ON THE ABOVE POSTING DATE, I PERSONALLY POSTED IN THE MOST CONSPICUOUS PLACE ON THE PREMISES AFFECTED BY THIS APPLICATION”

Signature of Person Posting Sign

PERSONALLY APPEARED BEFORE ME
PERSON(S) OF THE ABOVE NAME(S), WHO
SWEAR THAT THE INFORMATION
CONTAINED IN THIS AFFIDAVIT IS TRUE
AND CORRECT TO THEIR BEST
KNOWLEDGE AND BELIEF.

Notary

Date

*The property owner will be notified of the exact hearing date by telephone or email and must post the sign(s) in a conspicuous place on the property at least 15 days before the hearing date. One sign shall be placed every 600 feet along each street the property abuts. Signs may be posted before the posting date, but not after.

Please email this completed affidavit to the bza-hearings@atlantaga.gov. The affidavit must be received by the Office of Zoning and Development at least five days before your hearing date.

Keyetta M. Holmes, AICP
City of Atlanta
Office of Zoning and Development
55 Trinity Avenue, S.W., Suite 3350
Atlanta, GA 30303-0310
Fax (404) 546-8231



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

October 31, 2024

Stiliani K. Osborn
2533 Birchwood Drive, N.E.
Atlanta, GA 30305

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 17th District, Fulton County, Georgia.
Owners: Christopher & Wendy Sanders
Council District 7, NPU B

Ms. Osborn:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

October 31, 2024

Justin Thomas
2656 Forrest Avenue, N.W
Atlanta, GA 30318

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 17th District, Fulton County, Georgia.
Owner: Justin Thomas
Council District 9, NPU D

Mr. Thomas:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

October 31, 2024

Novella Tascoe
1062 Shelby Place, S.E
Atlanta, GA 30316

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 14th District, Fulton County, Georgia.
Owner: Novella Tascoe
Council District 1, NPU W

Ms. Tascoe:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

November 1, 2024

Kaci Palo
2820 Shady Valley Drive, N.E
Atlanta, GA 30318

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 17th District, Fulton County, Georgia.
Owners: Jeff & Shelley Sweeney
Council District 8, NPU C

Ms. Palo:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment denied the above referenced application without prejudice. Because your application was denied without prejudice, you may resubmit the same request, or any substantially similar request, at any time in a new application.

Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, can be found online using the City's new online permitting system, Accela by using: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Please feel free to contact me with any questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

October 31, 2024

Clay Cameron
1479 Hartford Avenue, S.W
Atlanta, GA 30310

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 14th District, Fulton County, Georgia.
Owner: Julia Rittenhouse
Council District 12, NPU X:

Mr. Cameron:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

October 31, 2024

Meghan Ann Gruber
1362 Athens Avenue, S.W
Atlanta, GA 30310

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 14th District, Fulton County, Georgia.
Owner: Lisa Hoggs
Council District 12, NPU X

Ms. Gruber:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment denied the above referenced application without prejudice. Because your application was denied without prejudice, you may resubmit the same request, or any substantially similar request, at any time in a new application.

Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, can be found online using the City's new online permitting system, Accela by using: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Please feel free to contact me with any questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

October 31, 2024

Blue Ridge Atlantic Development, LLC c/o Dillard Sellers
1176 Peachtree Street, NW Suite 415 S
Atlanta, GA 30309

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 14th District, Fulton County, Georgia.
Owner: Oaksatl Community Development, Inc. & Westside Acquisitions 1, LLC
Council District 3, NPU L

Blue Ridge Atlantic Development, LLC c/o Dillard Sellers:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Blue Ridge Atlantic Development, LLC c/o Dillard Sellers

October 31, 2024

Page 2

Sincerely,

A handwritten signature in black ink, appearing to read "Angela M. Blatch". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Angela M. Blatch

Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

October 31, 2024

Barbara Cuson
960 North Highland Avenue, N.E.
Atlanta, GA 30306

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 17th District, Fulton County, Georgia.
Owner: Sandra Spoon
Council District 6, NPU F

Ms. Cuson:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

November 1, 2024

Shiwanda Dean
3187 Andrews Court, N.W.
Atlanta, GA 30305

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 17th District, Fulton County, Georgia.
Owner: Amanda Farahany
Council District 8, NPU B

Ms. Dean:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **December 12, 2024**, public hearing. The public notice sign, which should be updated to reflect the new hearing date, must be re-posted at the subject property no later than **November 27, 2024**. Enclosed is a sign posting affidavit, which should be notarized after the sign is reposted, and returned to the Office of Zoning and Development at least 5 days before your hearing date.

Information related to applications heard by the Board of Zoning Adjustment (BZA) may be searched online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director

SIGN POSTING AFFIDAVIT

Sign Must Be Posted By: November 27, 2024

Application Number: _____

Property Address: _____

Describe the location on the property where the sign(s) were posted:

_____ Date Posted: _____

“I SWEAR THAT ON THE ABOVE POSTING DATE, I PERSONALLY POSTED IN THE MOST CONSPICUOUS PLACE ON THE PREMISES AFFECTED BY THIS APPLICATION”

Signature of Person Posting Sign

PERSONALLY APPEARED BEFORE ME
PERSON(S) OF THE ABOVE NAME(S), WHO
SWEAR THAT THE INFORMATION
CONTAINED IN THIS AFFIDAVIT IS TRUE
AND CORRECT TO THEIR BEST
KNOWLEDGE AND BELIEF.

Notary

Date

*The property owner will be notified of the exact hearing date by telephone or email and must post the sign(s) in a conspicuous place on the property at least 15 days before the hearing date. One sign shall be placed every 600 feet along each street the property abuts. Signs may be posted before the posting date, but not after.

Please email this completed affidavit to the bza-hearings@atlantaga.gov. The affidavit must be received by the Office of Zoning and Development at least five days before your hearing date.

Keyetta M. Holmes, AICP
City of Atlanta
Office of Zoning and Development
55 Trinity Avenue, S.W., Suite 3350
Atlanta, GA 30303-0310
Fax (404) 546-8231



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

November 1, 2024

Earl Jackson
395 10th Street, N.W.
Atlanta, GA 30318

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 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

Mr. Jackson:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **November 14, 2024**, public hearing. The public notice sign, which should be updated to reflect the new hearing date, must be re-posted at the subject property no later than **October 30, 2024**. Enclosed is a sign posting affidavit, which should be notarized after the sign is reposted, and returned to the Office of Zoning and Development at least 5 days before your hearing date.

Information related to applications heard by the Board of Zoning Adjustment (BZA) may be searched online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director

SIGN POSTING AFFIDAVIT

Sign Must Be Posted By: October 30, 2024

Application Number: _____

Property Address: _____

Describe the location on the property where the sign(s) were posted:

_____ Date Posted: _____

“I SWEAR THAT ON THE ABOVE POSTING DATE, I PERSONALLY POSTED IN THE MOST CONSPICUOUS PLACE ON THE PREMISES AFFECTED BY THIS APPLICATION”

Signature of Person Posting Sign

PERSONALLY APPEARED BEFORE ME
PERSON(S) OF THE ABOVE NAME(S), WHO
SWEAR THAT THE INFORMATION
CONTAINED IN THIS AFFIDAVIT IS TRUE
AND CORRECT TO THEIR BEST
KNOWLEDGE AND BELIEF.

Notary

Date

*The property owner will be notified of the exact hearing date by telephone or email and must post the sign(s) in a conspicuous place on the property at least 15 days before the hearing date. One sign shall be placed every 600 feet along each street the property abuts. Signs may be posted before the posting date, but not after.

Please email this completed affidavit to the **bza-hearings@atlantaga.gov**. **The affidavit must be received by the Office of Zoning and Development at least five days before your hearing date.**

Keyetta M. Holmes, AICP
City of Atlanta
Office of Zoning and Development
55 Trinity Avenue, S.W., Suite 3350
Atlanta, GA 30303-0310
Fax (404) 546-8231



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

November 1, 2024

Meghan Ann Gruber
1401 Woodbine Avenue S.E
Atlanta, GA 30317

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 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

Ms. Gruber:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **November 14, 2024**, public hearing. The public notice sign, which should be updated to reflect the new hearing date, must be re-posted at the subject property no later than **October 30, 2024**. Enclosed is a sign posting affidavit, which should be notarized after the sign is reposted, and returned to the Office of Zoning and Development at least 5 days before your hearing date.

Information related to applications heard by the Board of Zoning Adjustment (BZA) may be searched online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director

SIGN POSTING AFFIDAVIT

Sign Must Be Posted By: October 30, 2024

Application Number: _____

Property Address: _____

Describe the location on the property where the sign(s) were posted:

_____ Date Posted: _____

“I SWEAR THAT ON THE ABOVE POSTING DATE, I PERSONALLY POSTED IN THE MOST CONSPICUOUS PLACE ON THE PREMISES AFFECTED BY THIS APPLICATION”

Signature of Person Posting Sign

PERSONALLY APPEARED BEFORE ME
PERSON(S) OF THE ABOVE NAME(S), WHO
SWEAR THAT THE INFORMATION
CONTAINED IN THIS AFFIDAVIT IS TRUE
AND CORRECT TO THEIR BEST
KNOWLEDGE AND BELIEF.

Notary

Date

*The property owner will be notified of the exact hearing date by telephone or email and must post the sign(s) in a conspicuous place on the property at least 15 days before the hearing date. One sign shall be placed every 600 feet along each street the property abuts. Signs may be posted before the posting date, but not after.

Please email this completed affidavit to the bza-hearings@atlantaga.gov. The affidavit must be received by the Office of Zoning and Development at least five days before your hearing date.

Keyetta M. Holmes, AICP
City of Atlanta
Office of Zoning and Development
55 Trinity Avenue, S.W., Suite 3350
Atlanta, GA 30303-0310
Fax (404) 546-8231



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

October 31, 2024

Michael Costa
2163 Mauldin Street, N.W
Atlanta, GA 30318

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 17th District, Fulton County, Georgia.
Owner: DB Real Estate Assets I, LLC
Council District 8, NPU A

Mr. Costa:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

October 31, 2024

Gregory Sean Maddox
2268 Marietta Road, N.W.
Atlanta, GA 30318

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 17th District, Fulton County, Georgia.
Owner: Gregory Sean Maddox
Council District 9, NPU D

Mr. Maddox:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

October 31, 2024

Ben Darmer
567 Highland Avenue, N.E
Atlanta, GA 30312

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 14th District, Fulton County, Georgia.
Owner: Kamisha Lindsay & Marlon Baker
Council District 2, NPU M

Mr. Darmer:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

October 31, 2024

Nathan Brown
175 Douglas Street, S.E.
Atlanta, GA 30317

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 15th District, DeKalb County, Georgia.
Owner: Dax Miller
Council District 5, NPU O

Mr. Brown:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director



ANDRE DICKENS
MAYOR

CITY OF ATLANTA

JAHNEE R. PRINCE, AICP
Commissioner

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

November 1, 2024

Holly Read
2163 Mauldin Street, N.W
Atlanta, GA 30318

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 17th District, Fulton County, Georgia.
Owner: Harbor Hall
Council District 9, NPU D

Ms. Read:

As a result of the public hearing held on **October 24, 2024**, the Board of Zoning Adjustment approved the above referenced application.

A copy of this letter should be submitted to the Office of Zoning and Development along with your application for a building permit. Information related to applications heard by the Board of Zoning Adjustment (BZA), including additional copies of this letter, may be found online using the City's online permitting system, Accela Citizen: https://aca.accela.com/Atlanta_Ga/Default.aspx. A search can be performed by entering any of the following information: case number, case type, date submitted. Thank you in advance for your cooperation and please do not hesitate to call with questions.

Sincerely,

Angela M. Blatch
Secretary, Board of Zoning Adjustment

cc: Keyetta M. Holmes, AICP, Director