

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, DECEMBER 5, 2024, AT 12:00 PM
COUNCIL CHAMBERS, SECOND FLOOR

BRIEFING: THURSDAY, DECEMBER 5, 2024, AT 11:00 AM
CITY HALL, SUITE 3350, THIRD FLOOR

APPEALS

- V-24-153** Appeal of **Anamaria Meanes on behalf of Jamestown Properties L.P.** of a decision of an administrative officer in the Office of Buildings for property located at **1181 Howell Mill Road, N.W.**, having no true street frontage but beginning at intersection of Howell Mill Road and the Norfolk Southern Railroad right of way. Zoned MRC-3/UPWO (Mixed Residential Commercial/Upper Westside Overlay). Land Lot 150 of the 17th District, Fulton County, Georgia.
Owner: Jamestown Properties, L.P.
Council District 9, NPU D

NEW CASES

- V-24-172** Application of **Bill Caldwell** for special exceptions to increase the number of retaining walls in the rear yard from two to four and allow for active recreation (pool) in a yard adjacent to a street 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-24-173** Application of **William Humphries** for a variance to increase the height of an accessory structure from the 20 feet to 22 feet 11 1/2 inches, special exceptions to increase the total floor area of an accessory structure from 30% of the main structure to 47% of the main structure, and remove the requirement of an accessory structure to not project beyond the front of the main structure for the construction of a two-story detached garage for property located at **2552 Memorial Drive, S.E.**, fronting 100.11 feet on the north side of Memorial Drive and beginning approximately 184 feet from the northwest intersection of East Lake Drive and Memorial Drive. Zoned R-4 (Single Family Residential). Land Lot 204 of the 15th District, Dekalb County, Georgia.
Owner: William & Elizabeth Humphries
Council District 5, NPU O
- V-24-189** Application of **Philippe Jenney** for a special exception to increase the height of a fence from 9 feet to 11 feet for property located at **3781 Southside Industrial Court, S.E.**, fronting 589.97 feet on the west side of Southside Industrial Court and beginning approximately 594 feet from the southwest intersection of Southside Industrial Parkway and Southside Industrial Court. Zoned I-1 (Light Industrial). Land Lot 33 of the 14th District, Fulton County, Georgia.
Owner: Duke Realty Limited Partnership
Council District 12, NPU Z

- V-24-190** Application of **Nicole Hopkins** for a special exception to reduce the minimum off-street parking from 43 spaces to 29 spaces for construction of an eating and drinking

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<http://www.atlantaga.gov/index.aspx?page=399>

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establishment for property located at **1105 Northside Drive, N.W.**, fronting 149.99 feet on the east side of Northside Drive and beginning approximately 263.9 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

- V-24-191** Application of **Ateer Sheth** for a variance to reduce the front yard setback from 30 feet to 19 feet for an addition and renovation to an existing dwelling for property located at **1073 Hemphill Avenue, N.W.**, fronting 40.2 feet on the east side of Hemphill Avenue and beginning approximately 128 feet from the southeast intersection of Ethel Street and Hemphill Avenue. Zoned R-5/SPI-8 (Two-Family Residential/Home Park Overlay). Land Lot 149 of the 17th District, Fulton County, Georgia.

Owner: Ateer Sheth
Council District 3, NPU E

- V-24-193** Application of **James Ryan Hersh** for variances to reduce the rear yard setback from 15 feet to 6 feet and increase the total floor area of an accessory structure from 30% of the main structure to 39% for an accessory structure addition for property located at **44 Kirkwood Road, N.E.**, fronting 75 feet on the west side of Kirkwood Road and beginning approximately 125 feet from the southwest intersection of Dunwoody Street and Kirkwood Road. Zoned R-4A (Single Family Residential). Land Lot 206 of the 15th District, Dekalb County, Georgia.

Owner: James Ryan Hersh
Council District 5, NPU O

- V-24-194** Application of **Scott Rose** for a variance to reduce the East and West side yard setbacks from 5 feet to 3 feet for the construction of a new single-family dwelling for property located at **174 Richardson Street, S.E.**, fronting 26 feet on the north side of Richardson Street and beginning approximately 103 feet from the northwest intersection of Connally Street and Richardson Street. Zoned R-4B-C (Single Family Residential Conditional). Land Lot 53 of the 14th District, Fulton County, Georgia.

Owner: Scott & Megan Rose
Council District 1, NPU V

- V-24-196** Application of **Major McIntyre** for variances to reduce the front yard setback from 35 feet to 7 feet and reduce the side yard setback from 7 feet to 0 feet for the construction of a gazebo for property located at **2017 Ben Hill Court, S.W.**, fronting 98.9 feet on the west side of Ben Hill Court and beginning approximately 150.9 feet from the northwest intersection of Barge Road and Ben Hill Court. Zoned R-4 (Single Family Residential). Land Lot 7 of the 14F District, Fulton County, Georgia.

Owner: Major McIntyre
Council District 11, NPU P

- V-24-197** Application of **Randy E. Pimsler** for a special exception to reduce the minimum off-street parking from 35 spaces to 8 spaces for a new eating and drinking establishment for property located at **1634 Northside Drive, N.W.**, fronting 73.9 feet on the west side of

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Northside Drive and beginning approximately 67 feet from the northwest intersection of Holmes Street and Northside Drive. Zoned C-2/BL/UW (Commercial Service/BeltLine Overlay/Upper Westside Overly). Land Lot 152 of the 17th District, Fulton County, Georgia.

Owner: 1634 Northside, LLC
Council District 9, NPU D

DEFERRED CASES

V-23-058 Application of **Dewayne Crowder** for a variance to reduce the rear yard setback from 15 feet to 6.4 feet and increase the total floor area of an accessory structure from 30% of the floor area of the primary structure to 32% floor area of the primary structure for construction of an accessory dwelling unit and guest house for property located at **1425 Westview Drive, S.W.**, fronting 50 feet on the north side of Westview Drive and beginning approximately 100 feet from the northwest intersection of Westview Place and Westview Drive. Zoned R-4/BL (Single Family Residential/BeltLine Overlay). Land Lot 141 of the 14th District, Fulton County, Georgia.

Owner: Dewayne Crowder
Council District 4, NPU K

V-24-157 Application of **Dante Murphy** for a special exception to increase the height of a fence in the half-depth front yard from 4 feet to 6 feet for property located at **1065 Hubbard Street, S.W.**, fronting 50 feet on the west side of Hubbard Street and beginning at the northwest intersection of Fletcher Street and Hubbard Street. Zoned R-4B (Single Family Residential). Land Lot 87 of the 14th District, Fulton County, Georgia.

Owner: Dante Murphy
Council District 12, NPU V

END OF AGENDA