

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

BRIEFING: THURSDAY, DECEMBER 12, 2024, AT 11:00 AM
CITY HALL, SUITE 3350, THIRD FLOOR

NEW CASES

- V-24-174** Application of **Thomas Brame** for variances to reduce the south side yard setback from 7 feet to 3 feet and allow an accessory structure to be sited outside of the buildable area for the construction of a new accessory structure for property located at **798 Vedado Way, N.E.**, fronting 49.95 feet on the west side of Vedado Way and beginning approximately 300 feet from the southwest intersection of Greenwood Avenue and Vedado Way. Zoned R-5/BL (Two-Family Residential/BeltLine Overlay). Land Lot 48 of the 14th District, Fulton County, Georgia.
Owners: Michael & Laura Hubbell
Council District 2, NPU E
- V-24-192** Application of **Chris Hellmann** for variances to reduce the front yard setback from 30 feet to 20 feet, reduce the west side yard setback from 7 feet to 5 feet, reduce the rear yard from 15 feet to 7.5 feet, and increase the maximum lot coverage from 55% to 64.4% for the renovation of a single-family dwelling for property located at **1003 Sparks Street, S.W.**, fronting 36.63 feet on the north side of Sparks Street and beginning approximately 601 feet from the northeast corner of Peoples Street and Sparks Street. Zoned R-4A/BL/HC20M (Single Family Residential/BeltLine Overlay/Oakland City Overlay). Land Lot 119 of the 14th District, Fulton County, Georgia.
Owners: Villar Real Estate Holdings, LLC
Council District 4, NPU S
- V-24-198** Application of **Robert Fuoto** for a special exception to increase the maximum width of a driveway from 20 feet to 30 feet and increase lot coverage from 50% to 56.7% for the relocation of a driveway for property located at **3388 Mathieson Drive, N.E.**, fronting 90.68 feet on the north side of Mathieson Drive and beginning approximately 753.3 feet from the corner of Alberta Drive and Mathieson Drive. Zoned R-4 (Single Family Residential). Land Lot 62 of the 17th District, Fulton County, Georgia.
Owners: Robert Fuoto
Council District 7, NPU B
- V-24-199** Application of **Chris Hellmann** for variances to reduce the front yard setback from 30 feet to 17.5 feet, reduce the east side yard setback from 7 feet to 2.9 feet and reduce the rear yard from 15 feet to 7.5 feet for the renovation of a single-family dwelling for property located at **1005 Sparks Street, S.W.**, fronting 38.57 feet on the north side of Sparks Street and beginning approximately 563 feet from the northeast corner of Peoples Street and Sparks Street. Zoned R-4A/BL/HC20M (Single Family Residential/BeltLine Overlay/Oakland City Overlay). Land Lot 119 of the 14th District, Fulton County, Georgia.
Owners: Villar Real Estate Holdings, LLC
Council District 4, NPU S
- V-24-200** Application of **John E. Swiney** for a variance to reduce the south side yard setback from 10 feet to 3 feet to bring existing garage into compliance for property located at **852 Laurelmont Drive, S.W.**, fronting 85 feet on the east side of Laurelmont Drive and

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beginning approximately 450 feet from the northeast intersection of Spreading Oak Drive and Laurelmont Drive. Zoned R-3 (Single Family Residential). Land Lot 235 of the 14th District, Fulton County, Georgia.

Owners: Emily Good
Council District 10, NPU I

V-24-201 Application of **John Poelker** for a variance to reduce the east and west side yards from 7 feet to 3 feet for the construction of a new single-family dwelling for property located at **103 Haygood Avenue, S.E.**, fronting 25 feet on the south side of Haygood Avenue and beginning 125 feet from the southeast intersection of Haygood Avenue and Fern Avenue. Zoned R-5-C/BL (Two-Family Residential Conditional/BeltLine Overlay). Land Lot 55 of the 14th District, Fulton County, Georgia.

Owners: Freestone Ventures, LLC
Council District 1, NPU V

V-24-202 Application of **Dianne Barfield** for variances to reduce the front yard setback from 35 feet to 28 feet, reduce 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 to 5 feet, reduce the depth of the front porch from 8 feet to 6 feet for the construction of a new two-story single-family dwelling for property located at **1754 Warren Court, N.W.**, fronting 60 feet on the south side of Warren Court and beginning approximately 130 feet from southeast corner of Defoors Ferry Road and Warren Court. Zoned R-4 (Single Family Residential). Land Lot 220 of the 17th District, Fulton County, Georgia.

Owners: Michelle Green
Council District 9, NPU C

V-24-203 Application of **Nina Gentry** for a variance to increase the maximum lot coverage from 50% to 56.42 % for the installation of a pool and spa for property located at **551 Page Avenue, N.E.**, fronting 49.85 feet on the east side of Page Avenue and beginning approximately 50 feet from the northeast corner of Harriet Avenue and Page Avenue. Zoned R-4 (Single Family Residential). Land Lot 239 of the 15th District, Fulton County, Georgia.

Owners: Erin Aynes
Council District 2, NPU N

V-24-204 Application of **Nina Gentry** for variances to reduce the north side yard setback from 10 feet to 5 feet and reduce the south side yard setback from 10 feet to 6 feet for the construction of an addition and detached garage for property located at **3654 Kingsboro Road, N.E.**, fronting 69.97 feet on the west side of Kingsboro Road and beginning 413.4 feet from the northwest corner of Peachtree Road and Kingsboro Road. Zoned R-3 (Single Family Residential). Land Lot 10 of the 17th District, Fulton County, Georgia.

Owners: John Coleman/OEEPI, LLC
Council District 7, NPU B

V-24-205 Application of **Innocen Nwachukwu** for a variance to eliminate the requirement for front-facing garage doors to be recessed and located a minimum distance of 10 linear feet behind the front façade of the principal structure for the renovation and addition to an

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existing single family dwelling for property located at **2018 Presley Way, N.E.**, fronting 50 feet on the north side of Presley Way and beginning approximately 56.8 feet from the northeast corner of Kirkwood Road and Pressley Way. Zoned R-4 A (Single Family Residential). Land Lot 211 of the 15th District, Dekalb County, Georgia.

Owners: Eddi Emmanuel
Council District 5, NPU O

V-24-206 Application of **Ron Horner** for a special exception to increase the height of a fence in the rear yard from 6 feet to 8 feet for property located at **158 Rumson Road, N.E.**, fronting 69.94 feet on the north side of Rumson Road and beginning approximately 520 feet from the northeast corner of Vivian Lane and Rumson Road. Zoned R-4/SPI-24 (Single Family Residential/Garden Hills Overlay). Land Lott 100 of the 17th District, Fulton County, Georgia.

Owners: Ron Horner
Council District 7, NPU B

V-24-207 Application of **Kathryn King** for a variance to reduce the west side yard setback from 7 feet to 3 feet for a renovation and addition to an existing single-family dwelling for property located at **911 Adair Avenue, N.E.**, fronting 49.92 feet on the south side of Adair Avenue and beginning approximately 230 feet from the southwest corner of Todd Road and Adair Avenue. Zoned R-4 (Single Family Residential). Land Lot 1 of the 17th District, Fulton County, Georgia.

Owners: Kathryn King
Council District 6, NPU F

V-24-208 Application of **Leonardo Fagundo** for a variance to eliminate the requirement for front-facing garage doors to be recessed and located a minimum distance of 10 linear feet behind the front façade of the principal structure and a special exception to allow a parking bay outside of driveways to be located in the front yard for the construction of an addition to an existing single-family dwelling for property located at **1846 Harper Road, N.W.**, fronting 69.8 feet on the west side of Harper Road and beginning approximately 415 feet from the northwest corner of Harper Way and Harper Road. Zoned R-4/UW (Single Family Residential/Upper Westside Overlay). Land Lot 186 of the 17th District, Fulton County, Georgia.

Owners: Leonardo Fagundo
Council District 9, NPU D

V-24-209 Application of **Mark F. Arnold** for a variance to reduce the east side yard setback from 7 feet to 4 feet for the renovation and addition to an existing single-family dwelling for property located at **1045 McLynn Avenue, N.E.**, fronting 50 feet on the north side of McLynn Avenue and beginning approximately 731.7 feet from the southeast corner of North Highland Avenue and McLynn Avenue. Zoned R-4 (Single Family Residential). Land Lot 2 of the 17th District, Fulton County, Georgia.

Owners: Christopher & Sonia Hildner
Council District 6, NPU F

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- V-24-210** Application of **Dunrico Williams** for variances to reduce the front yard setback from 35 feet to 23.4 feet, reduce the west side yard setback from 7 feet to 2.8 feet, and reduce the east side yard setback from 7 feet to 3.5 feet for an addition to an existing single family dwelling for property located at **1430 Ralph David Abernathy Boulevard, S.W.**, fronting 60 feet on the west side of Ralph David Abernathy Boulevard and beginning approximately 355 feet from the northwest corner of South Gordon Street and Ralph David Abernathy Boulevard. Zoned R-4/BL/IS (Single Family Residential/BeltLine Overlay/Intown South Commercial Corridor Overlay). Land Lot 140 of the 14th District, Fulton County, Georgia.
Owners: Jake Murray
Council District 10, NPU T

DEFERRED CASES

- V-24-091** Application of **Pulte Home Company c/o Troutman Pepper Hamilton Sanders, LLP** for a variance to reduce the front yard setback from 50 feet to 35 feet for the construction of a new single-family dwelling for property located at **575 Bethany Forest Drive, S.W.**, fronting 70.57 feet on the south side of Bethany Forest Drive and beginning at the southeast intersection of Willowood Lane and Bethany Forest Drive. Zoned FCR-3 (Fulton County R-3 Single Family Residential). Land Lot 61 of the 14F District, Fulton County, Georgia.
Owner: Pulte Home Company, LLC
Council District 11, NPU Q
- V-24-093** Application of **Pulte Home Company c/o Troutman Pepper Hamilton Sanders, LLP** for a variance to reduce the front yard setback from 50 feet to 35 feet for the construction of a new single-family dwelling for property located at **445 Claridge Trace, S.W.**, fronting 110.20 feet on the north side of Claridge Trace and beginning approximately 364.2 feet from the northwest intersection of New Britain Drive and Claridge Trace. Zoned FCR-3 (Fulton County R-3 Single Family Residential). Land Lot 61 of the 14F District, Fulton County, Georgia.
Owner: Pulte Home Company, LLC
Council District 11, NPU Q
- V-24-095** Application of **Pulte Home Company c/o Troutman Pepper Hamilton Sanders, LLP** for a variance to reduce the front yard setback from 50 feet to 35 feet for the construction of a new single-family dwelling for property located at **800 Forest Crossing Drive, S.W.**, fronting 118.44 feet on the north side of Forest Crossing Drive and beginning approximately 101.7 feet from the northwest intersection of New Britain Drive and Forest Crossing Drive. Zoned FCR-3 (Fulton County R-3 Single Family Residential). Land Lot 61 of the 14F District, Fulton County, Georgia.
Owner: Pulte Home Company, LLC
Council District 11, NPU Q
- V-24-096** Application of **Pulte Home Company c/o Troutman Pepper Hamilton Sanders, LLP** for a variance to reduce the front yard setback from 50 feet to 35 feet for the construction of a new single-family dwelling for property located at **1155 New Britain Drive, S.W.**,

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fronting 128.47 feet on the south side of New Britain Drive and beginning approximately 255.2 feet from the northwest intersection of Forest Crossing Drive and New Britain Drive. Zoned FCR-3 (Fulton County R-3 Single Family Residential). Land Lot 61 of the 14F District, Fulton County, Georgia.

Owner: Pulte Home Company, LLC
Council District 11, NPU Q

V-24-097 Application of **Pulte Home Company c/o Troutman Pepper Hamilton Sanders, LLP** for a variance to reduce the front yard setback from 50 feet to 35 feet for the construction of a new single-family dwelling for property located at **1165 New Britain Drive, S.W.**, fronting 145.98 feet on the west side of New Britain Drive and beginning approximately 109.2 feet from the northwest intersection of Forest Crossing Drive and New Britain Drive. Zoned FCR-3 (Fulton County R-3 Single Family Residential). Land Lot 61 of the 14F District, Fulton County, Georgia.

Owner: Pulte Home Company, LLC
Council District 11, NPU Q

V-24-098 Application of **Pulte Home Company c/o Troutman Pepper Hamilton Sanders, LLP** for a variance to reduce the front yard setback from 50 feet to 35 feet for the construction of a new single-family dwelling for property located at **440 Claridge Trace, S.W.**, fronting 159.63 feet on the south side of Claridge Trace and beginning approximately 287.6 feet from the southwest intersection of New Britain Drive and Claridge Trace. Zoned FCR-3 (Fulton County R-3 Single Family Residential). Land Lot 61 of the 14F District, Fulton County, Georgia.

Owner: Pulte Home Company, LLC
Council District 11, NPU Q

V-24-108 Application of **Pulte Home Company c/o Troutman Pepper Hamilton Sanders, LLP** for a variance to reduce the front yard setback from 50 feet to 35 feet for the construction of a new single-family dwelling for property located at **1245 New Britain Drive, S.W.**, fronting 126.62 feet on the south side of New Britain Drive and beginning approximately 75.6 feet from the southwest intersection of Bethany Forest Drive and New Britain Drive. Zoned FCR-3 (Fulton County R-3 Single Family Residential). Land Lot 61 of the 14F District, Fulton County, Georgia.

Owner: Pulte Home Company, LLC
Council District 11, NPU Q

V-24-109 Application of **Pulte Home Company c/o Troutman Pepper Hamilton Sanders, LLP** for a variance to reduce the front yard setback from 50 feet to 35 feet for the construction of a new single-family dwelling for property located at **1160 New Britain Drive, S.W.**, fronting 116.13 feet on the north side of New Britain Drive and beginning approximately 929.1 feet from the northwest intersection of Bethany Forest Drive and New Britain Drive. Zoned FCR-3 (Fulton County R-3 Single Family Residential). Land Lot 61 of the 14F District, Fulton County, Georgia.

Owner: Pulte Home Company, LLC
Council District 11, NPU Q

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- V-24-110** Application of **Pulte Home Company c/o Troutman Pepper Hamilton Sanders, LLP** for variances to reduce the front yard setback from 50 feet to 35 feet and reduce the side yard setback adjacent to a street from 20 feet to 13 feet for the construction of a new single-family dwelling for property located at **585 Bethany Forest Drive, S.W.**, fronting 132.25 feet on the south side of Bethany Forest Drive and beginning at the southwest intersection of New Hope Road and Bethany Forest Drive. Zoned FCR-3 (Fulton County R-3 Single Family Residential). Land Lot 61 of the 14F District, Fulton County, Georgia.
Owner: Pulte Home Company, LLC
Council District 11, NPU Q
- 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
- 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 340 feet (pending lot consolidation) for the construction of a new mixed-use development for property located at **1005 Howell Mill Road, N.W.**, fronting approximately 206.8 feet on the east side of Howell Mill Road and beginning at the northeast intersection of Edgehill Avenue and Howell Mill Road, **1021 Howell Mill Road, N.W.** fronting approximately 50 feet on the east side of Howell Mill Road and beginning approximately 70 feet from the southeast intersection of 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 Edgehill Avenue, N.W.**, fronting approximately 50 feet on the north side of Edgehill Avenue and beginning approximately 173.7 feet from the northwest intersection of Bellingrath Avenue and Edgehill Avenue, **707 Edgehill Avenue, N.W.**, fronting approximately 66 feet on the north side of Edgehill Avenue and beginning approximately 223.7 feet from the northwest intersection of Bellingrath Avenue and Edgehill Avenue, **711 Edgehill Avenue, N.W.**, fronting approximately 41.5 feet on the north side of Edgehill Avenue and beginning approximately 289.7 feet from the northwest intersection of Bellingrath Avenue and Edgehill Avenue, **717 Edgehill Avenue, N.W.**, fronting approximately 83.2 feet on the north side of Edgehill Avenue and beginning approximately 123.1 feet from the northeast intersection of Howell Mill Road and Edgehill Avenue, **690 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)

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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

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

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 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

END OF AGENDA

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