



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 19, 2024

CRE Impact BCM Tech Atlanta GA, LLC
c/o Troutman Pepper Hamilton Sanders, LLP
3000 Old Alabama Road
Alpharetta, GA 30022

V-23-178 Application of **CRE Impact BCM Tech Atlanta GA, LLC c/o Troutman Pepper Hamilton Sanders, LLP** for variances to reduce the front yard setback from 50 feet to 10 feet, reduce minimum half-depth front yard setback from 25 feet to 15 feet, reduce the side yard setback from 15 feet to 10 feet, reduce the total open space requirement from 15,029 square feet to 11,000 square feet, and a special exception to reduce required minimum parking from 230 spaces to 0 spaces for a mixed-use development for property located at **734 Techwood Drive, N.W.**, fronting 173.1 feet on the west side of Techwood Drive and beginning at the southwest intersection of 4th Street and Techwood Drive. Zoned O-I (Office Institutional). Land Lot 80 of the 14th District, Fulton County, Georgia.
Owner: BCM Properties of GT, LLC
Council District 3, NPU E

Troutman Pepper Hamilton Sanders, LLP:

As a result of the public hearing held on **November 14, 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



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KEYETTA M. HOLMES, AICP
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Office of Zoning and Development

November 19, 2024

Linda I. Dunlavy
245 North Highland Avenue, N.E.
Atlanta, GA 30307

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

Ms. Dunlavy:

As a result of the public hearing held on **November 14, 2024**, 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, AICP, Director



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

November 19, 2024

Terayia Farley
242 Wilbur Avenue, S.E.
Atlanta, GA 30316

V-24-138 Application of **Terayia Farley** for a variance to reduce the north side yard setback from 7 feet to 4.5 feet and reduce the south side yard setback from 7 feet to 5 feet for the construction of a new duplex for property located at **242 Wilbur Avenue, S.E.**, fronting 44.45 feet on the east side of Wilbur Avenue and beginning approximately 195 feet from the northeast intersection of Memorial Drive and Wilbur Avenue. Zoned R-5/BL (Two Family Residential/BeltLine Overlay). Land Lot 13 of the 14th District, Fulton County, Georgia.
Owner: Larry Griffin
Council District 5, NPU N

Ms. Farley:

As a result of the public hearing held on **November 14, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **January 9, 2025**, 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 **December 25, 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



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

November 19, 2024

Earl Jackson
650 Ponce de Leon Avenue, #300
Atlanta, GA 30309

V-24-146 Application of **Earl Jackson** for a variance to increase lot coverage from 55% to 57.6% and reduce the half-depth front yard setback from 15 feet to 14 feet, a special exception to increase the height of a privacy fence on top of a retaining wall from 4 feet to 6 feet, and allow active recreation (pool) in a yard adjacent to a street for a pool and outdoor kitchen addition for property located at **395 10th Street, N.W.**, fronting 50 feet on the south side of 10th Street and beginning at the southwest intersection of Taft Avenue and 10th Street. Zoned R-5/BL (Single Family Residential/BeltLine Overlay). Land Lot 54 of the 17th District, Fulton County, Georgia.
Owner: Steven J. Wingfield
Council District 2, NPU E

Mr. Jackson:

As a result of the public hearing held on **November 14, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **January 9, 2025**, 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 **December 25, 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



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

November 19, 2024

Meghan Ann Gruber
230 Beech Have Lane
Eatonton, GA 31024

V-24-148 Application of **Meghan Ann Gruber** for a variance to reduce the front yard setback from 30 feet to 8 feet for the construction of a new single-family dwelling for property located at **1401 Woodbine Avenue, S.E.**, fronting 51 feet on the south side of Woodbine Avenue and beginning approximately 150 feet from the southeast intersection of Whitefoord 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 **November 14, 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



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

November 19, 2024

Bill Caldwell
85 Wing Mill Road
Sandy Springs, GA 30350

V-24-172 Application of **Bill Caldwell** for a special exception to increase the number of retaining walls in the rear yard from two to four and a variance to reduce the rear yard setback from 30 feet to 22 feet for property located at **1020 Foxcroft Road, N.W.**, fronting 252.86 feet on the east side of Foxcroft Road and beginning 657.4 feet from the southeast intersection of Dumbarton Court and Foxcroft Road. Zoned R-2 (Single Family Residential). Land Lot 180 of the 17th District, Fulton County, Georgia.

Owner: Tray Rescigno
Council District 8, NPU A

Mr. Caldwell:

As a result of the public hearing held on **November 14, 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



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

November 19, 2024

Christian McClure
4 East Drive
Atlanta, GA 30305

V-24-176 Application of **Christian McClure** for a special exception to increase the height of a privacy fence (more than 50% opacity) in the half-depth front yard from 4 feet to 6 feet for property located at **4 East Drive, N.E.**, fronting 79.83 feet on the north side of East Drive and beginning at the northeast intersection of Terrace Drive and East Drive. Zoned R-4 (Single Family Residential). Land Lot 101 of the 17th District, Fulton County, Georgia.
Owner: Buckhead Residential Holdings, LLC
Council District 7, NPU B

Mr. McClure:

As a result of the public hearing held on **November 14, 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



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

November 19, 2024

Lewis Jones
1424 Newton Avenue, S.E
Atlanta, GA 30316

V-24-177 Application of **Lewis Jones** for a variance to reduce the front yard setback from 35 feet to 29 feet for the construction of a new front porch and pergola for property located at **1424 Newton Avenue, S.E.**, fronting 50 feet on the north side of Newton Avenue and beginning approximately 100 feet from the northeast intersection of Dorr Avenue and Newton Avenue. Zoned R-4 (Single Family Residential). Land Lot 176 of the 15th District, Dekalb County, Georgia.
Owner: Lewis Jones
Council District 5, NPU W

Mr. Jones:

As a result of the public hearing held on **November 14, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **January 9, 2025**, 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 **December 25, 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



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

November 19, 2024

Nina Gentry
992 Eden Avenue, S.E.
Atlanta, GA 30316

V-24-178 Application of **Nina Gentry** for a variance to reduce the front yard setback from 35 feet to 32.6 feet for porch enclosure and second floor reconstruction for property located at **876 Arlington Place, N.E.**, fronting 50 feet on the west side of Arlington Place and beginning approximately 409.7 feet from the northwest intersection of Briarcliff Place and Arlington Place. Zoned R-4 (Single Family Residential). Land Lot 16 of the 14th District, Fulton County, Georgia.
Owner: Andrew Irwin
Council District 6, NPU F

Ms. Gentry:

As a result of the public hearing held on **November 14, 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
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CITY OF ATLANTA

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

November 19, 2024

Cherokee Town and Country Club, Inc.
c/o Troutman Pepper Hamilton Sanders, LLP
600 Peachtree Street, N.E., Suite 3000
Atlanta, GA 30308

V-24-179 Application of **Cherokee Town and Country Club, Inc. c/o Troutman Pepper Hamilton Sanders, LLP** for a special exception to reduce the number of off-street parking spaces from 438 spaces to 296 spaces for the construction of private club amenities and parking for property located at **155 West Paces Ferry Road, N.W.**, fronting 870.71 feet on the north side of West Paces Ferry Road and beginning approximately 349.4 feet from the northeast intersection of Chatham Road and West Paces Ferry Road. Zoned R-3 (Single Family Residential). Land Lots 98, 99, 114 and 115 of the 17th District, Fulton County, Georgia.
Owner: Cherokee Town and Country Club, Inc.
Council District 8, NPU B

Troutman Pepper Hamilton Sanders, LLP:

As a result of the public hearing held on **November 14, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **February 13, 2025**, 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 **January 29, 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 29, 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
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Office of Zoning and Development
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

November 19, 2024

Antwonne McCleskey
34 Griggs Street
Marietta, GA 30064

V-24-180 Application of **Antwonne McCleskey** for a variance to reduce the east side yard setback from 7 feet to 1.3 feet for the construction of an addition for property located at **1682 North Avenue, N.W.**, fronting 61.8 feet on the south side of North Avenue and beginning at the southeast intersection of Arvilla Street and North Avenue. Zoned R-4A/WP (Single Family Residential/Westside Park Affordable Workforce Housing Overlay). Land Lot 146 of the 14th District, Fulton County, Georgia.
Owner: Ali Supariwala & Imran Mohamad
Council District 3, NPU J

Mr. McCleskey:

As a result of the public hearing held on **November 14, 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
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

November 19, 2024

Dianne Barfield
607 Clifton Road
Atlanta, GA 30307

V-24-181 Application of **Dianne Barfield** for variances to reduce the rear yard setback from 15 feet to .6 feet, reduce the south side yard setback from 7 feet to 2.5 feet, and increase the maximum lot coverage from 50% to 50.4% for construction of a fireplace with a chimney for property located at **607 Clifton Road, N.E.**, fronting 66.35 feet on the east side of Clifton Road and beginning approximately 66.6 feet from the northeast intersection of Muriel Avenue and Clifton Road. Zoned R-4 (Single Family Residential). Land Lot 239 of the 15th District, Dekalb County, Georgia.
Owner: Spencer Brent
Council District 5, NPU N

Ms. Barfield:

As a result of the public hearing held on **November 14, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **January 9, 2025**, 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 **December 25, 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.

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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 19, 2024

Phil White
879 Courtney Drive, N. E
Atlanta, GA 30306

V-24-182 Application of **Phil White** for a variance to reduce the east and west side yard setbacks from 7 feet to 4 feet and a special exception to allow a parking bay in the required front yard for construction of a new single-family dwelling for property located at **1288 Plaza Avenue, S.W.**, fronting 32.59 on the south side of Plaza Avenue and beginning approximately 209.5 feet from the southeast intersection of Dovers Alley and Plaza Avenue. Zoned R-5 (Two Family Residential). Land Lot 138 of the 14th District, Fulton County, Georgia.
Owner: Shawanda D. Bowdery & Betty J. Harper
Council District 4, NPU S

Mr. White:

As a result of the public hearing held on **November 14, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **January 9, 2025**, 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 **December 25, 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

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KNOWLEDGE AND BELIEF.

Notary

Date

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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.

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ANDRE DICKENS
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CITY OF ATLANTA

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

November 19, 2024

Garrett Coley
P.O. Box 957421
Duluth, GA 30095

V-24-183 Application of **Garrett Coley** for a variance to reduce the south side yard setback from 7 feet to 2.4 feet for a screened porch addition for property located at **23 Spence Avenue, N.E.**, fronting 59 feet on the east side of Spence Avenue and beginning 209 feet from the southeast intersection of Hosea L. Williams Drive and Spence Avenue. Zoned R-4 (Single Family Residential). Land Lot 203 of the 15th District, DeKalb County, Georgia.
Owner: Laurel Tripp
Council District 5, NPU O

Mr. Coley:

As a result of the public hearing held on **November 14, 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
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

November 19, 2024

Jeff Morgan
2112 McKinley Road
Atlanta, GA 30318

V-24-184 Application of **Jeff Morgan** for a special exception to allow active recreation (pool) in a yard adjacent to a street for property located at **1 Leslie Street, N.E.**, fronting 100 feet on the east side of Leslie Street and beginning at the northeast intersection of Hosea L. Williams Drive and Leslie Street. Zoned R-4 (Single Family Residential). Land Lot 208 of the 15th District, Dekalb County, Georgia.
Owner: Brann Dailor
Council District 5, NPU O

Mr. Morgan:

As a result of the public hearing held on **November 14, 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



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

November 19, 2024

Van Hardimon
2275 Marietta Boulevard, N.W., #270-315
Atlanta, GA 30318

V-24-185 Application of **Van Hardimon** for variances to reduce the north side transitional yard from 20 feet to 7.5 feet and reduce the south side yard setback from 15 feet to 7.5 feet for the construction of a multi-family residential development for property located at **885 North Eugenia Place, N.W.**, fronting 115 feet on the east side of North Eugenia Place and beginning 277.3 feet from the southeast intersection of Hollywood Road and North Eugenia Place. Zoned MR-3/WP (Multifamily Residential/Westside Park Affordable Workforce Housing Overlay). Land Lot 176 of the 14th District, Fulton County, Georgia.
Owner: The Atlanta Land Trust
Council District 9, NPU J

Mr. Hardimon:

As a result of the public hearing held on **November 14, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **January 9, 2025**, 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 **December 25, 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: _____

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Signature of Person Posting Sign

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KNOWLEDGE AND BELIEF.

Notary

Date

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

November 19, 2024

Darolyn McConnell
786 Woodland Avenue, S.E.
Atlanta, GA 30316

V-24-187 Application of **Darolyn McConnell** for a variance to reduce the south side yard setback from 7 feet to 3 feet for the construction of an accessory dwelling unit for property located at **786 Woodland Avenue, S.E.**, fronting 39.25 feet on the east side of Woodland Avenue and beginning 340 feet from the southeast intersection of Ormewood Avenue and Woodland Avenue. Zoned R-4 (Single Family Residential). Land Lot 11 of the 14th District, Fulton County, Georgia.
Owner: Darolyn McConnell
Council District 1, NPU W

Mr. McConnell:

As a result of the public hearing held on **November 14, 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
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CITY OF ATLANTA

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

November 19, 2024

Kashka Scott
231 Rope Mill Parkway
Woodstock, GA 30188

V-24-188 Application of **Kashka Scott** for variances to reduce the south side yard setback from 7 feet to 3 feet, reduce the north side yard setback from 7 feet to 0 feet, and reduce the rear yard setback from 15 feet to 0 feet for the construction of a new single family dwelling and detached garage for property located at **1355 Boulevard Lorraine, S.W.**, fronting 49.8 feet on the west side of Boulevard Lorraine and beginning approximately 100 feet from the southwest intersection of Montrose Avenue and Boulevard Lorraine. Zoned R-4 (Single Family Residential). Land Lot 184 of the 14th District, Fulton County, Georgia.
Owner: Harris Property Group
Council District 11, NPU R

Mr. Scott:

As a result of the public hearing held on **November 14, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **January 9, 2025**, 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 **December 25, 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.

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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:

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

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PERSON(S) OF THE ABOVE NAME(S), WHO
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KNOWLEDGE AND BELIEF.

Notary

Date

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

November 19, 2024

Nicole Hopkins
110 N. Carpenter Street
Chicago, IL 60602

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

Ms. Hopkins:

As a result of the public hearing held on **November 14, 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