



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

Campbellton Holdings LLC
3175 Cypress Pond Pass
Duluth, GA 30097

V-24-088 Appeal of **Zain Gillani** of a decision of an administrative officer in the Office of Buildings for property located at **2775 Cambellton Road, S.W.**, fronting 223.97 feet on the north side of Cambellton Road and beginning at the northwest intersection of Harbin Road and Campbellton Road. Zoned MRC-1-C/Cambellton Road Overlay SA4 (Mixed Residential Commercial Conditional/Cambellton Road Overlay Subarea 4). Land Lot 218 of the 14th District, Fulton County, Georgia.
Owner: Zain Gillani and Campbellton Holdings, LLC
Council District 11, NPU R

Campbellton Holdings LLC:

As a result of the public hearing held on **November 7, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **January 2025**, public hearing. Your case has been scheduled for the **January 16, 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 1, 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 1, 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



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

November 19, 2024

Kaci Palo
10439 Old Atlanta Hwy.
Covington, GA 30014

V-24-126 Application of **Kaci Palo** for a variance to reduce the east side yard setback from 7 feet to 3 feet 6 inches from the construction of a carport, addition, and deck for property located at **445 Brentwood Drive, N.E.**, fronting 69.94 feet on the south side of Brentwood Drive and beginning approximately 274.5 feet from the southwest intersection of North Hilles Drive and Brentwood Drive. Zoned R-4/SPI-24 (Single Family Residential/Gardens Hills Neighborhood Special Public Interest). Land Lot 60 of the 17th District, Fulton County, Georgia.
Owner: Matthew Berman
Council District 7, NPU B

Ms. Palo:

As a result of the public hearing held on **November 7, 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

Flor de Maria Cabeza
2010 Highview Road, S.W
Atlanta, GA 30311

V-24-130 Application of **Flor de Maria Cabeza** 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 8.2 feet for the construction of a wall and gate for property located at **2010 Highview Road, S.W.**, fronting approximately 223 feet on the east side of Highview Road and beginning at the southeast intersection of Beecher Road and Highview Road. Zoned R-3 (Single Family Residential). Land Lot 182 of the 14th District, Fulton County, Georgia.
Owner: Flor de Maria Cabeza
Council District 11, NPU I

Ms. Cabeza:

As a result of the public hearing held on **November 7, 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
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Office of Zoning and Development

November 19, 2024

Core Atlanta 7th Street, LLC
c/o Troutman Pepper Hamilton Sanders, LLP
1643 N. Milwaukee Avenue, 5th Floor
Chicago, IL 60647

V-24-131 Application of **Core Atlanta 7th Street, LLC c/o Troutman Pepper Hamilton Sanders, LLP** for a variance to increase the allowable height of a parking structure from 35 feet to 64 feet for property located at **155 7th Street, N.W.**, fronting 181.56 feet on the south side of 7th Street and beginning at the southwest intersection of Cypress Street and 7th Street. Zoned SPI-16 SA1 (Midtown Special Public Interest Subarea 1). Land Lot 49 of the 14th District, Fulton County, Georgia.
Owner: Cypress Academy, LLC
Council District 2, NPU E

Troutman Pepper Hamilton Sanders, LLP:

As a result of the public hearing held on **November 7, 2024**, the Board of Zoning Adjustment approved the above referenced application with the following condition: **The parking deck face shall incorporate architectural articulation and architectural design elements such as a variety in façade treatment, materials, textures, colors and patterns to provide visual interest along the southern façade which abuts a residential use.**

Because the Board attached conditions to your approval, the Office of Buildings will require the Office of Zoning and Development to sign-off on your construction plans and drawings prior to processing an application for a building permit. 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

Hugh Tully
1190 Hightower Tail
Atlanta, GA 30350

V-24-132 Application of **Hugh Tully** for a variance to reduce the rear yard setback from 20 feet to 4 feet for the construction of a new swimming pool for property located at **4081 Club Drive, N.E.**, fronting 209.85 on the east side of Club Drive and beginning approximately 484 feet from the northeast intersection of West Brookhaven Drive and Club Drive. Zoned R-3 (Single Family Residential). Land Lot 11 of the 17th District, Fulton County, Georgia.
Owner: Mary Stearns-Montgomery
Council District 7, NPU B

Mr. Tully:

As a result of the public hearing held on **November 7, 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

Thomas and Laura Pearce c/o Dillard Sellers
1776 Peachtree Street NE, Suite 415 South
Atlanta, GA 30306

V-24-141 Application of **Thomas and Laura Pearce c/o Dillard Sellers** for variances to reduce the rear yard setback from 30 feet to 5 feet 8 inches and increase the lot coverage from 35% to 59.5% for the construction of an accessory structure for property located at **2897 Habersham Way, N.W.**, fronting 100 feet on the south side of Habersham Way and beginning 261.4 feet from the southeast intersection of Habersham Road and Habersham Way. Zoned R-2A (Single-Family Residential). Land Lot 113 of the 17th District, Fulton County, Georgia.
Owners: Thomas & Laura Pearce
Council District 8, NPU

Mr. & Mrs. Pearce:

As a result of the public hearing held on **November 7, 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

Johnathan Hager
98 Atlanta Avenue, S.E.
Atlanta, GA 30315

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

Mr. Hager:

As a result of the public hearing held on **November 7, 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



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

November 19, 2024

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

V-24-160 Application of **Garrett Coley** for a variance to reduce the west side yard setback from 15 feet to 7 feet for the construction of an addition and patio for property located at **214 Peachtree Battle Avenue, N.W.**, fronting 100 feet on the south side of Peachtree Battle Avenue and beginning approximately 284.5 feet from the southeast intersection of Woodward Way and Peachtree Battle Avenue. Zoned R-2A (Single Family Residential). Land Lot 112 of the 17th District, Fulton County, Georgia.
Owner: Elizabeth Wickland
Council District 8, NPU C

Mr. Coley:

As a result of the public hearing held on **November 7, 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

Steven Kubon
1230 West Peachtree Street, N.W., Suite 120
Atlanta, GA 30306

V-24-161 Application of **Steven Kubon** for a special exception to allow accessory outdoor amplified music at a coffee shop for property located at **1230 West Peachtree Street, N.W., Suite 120**, fronting 57.08 feet on the west side of West Peachtree Street and beginning approximately 519.5 feet from the corner of 16th Street and West Peachtree Street. Zoned SPI-16 SA1 (Midtown Special Public Interest Subarea 1). Land Lot 108 of the 17th District, Fulton County, Georgia.
Owner: THC 1230 West Peachtree, LLC
Council District 2, NPU E

Mr. Kubon:

As a result of the public hearing held on **November 7, 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

Ian Porter
2109 Ridgedale Road, N.E.
Atlanta, GA 30317

V-24-162 Application of **Ian Porter** for a variance to reduce the front yard half-depth setback from 17.5 feet to 13.8 feet for the construction of a covered deck for property located at **2109 Ridgedale Road, N.E.**, fronting 48 feet on the south side of Ridgedale Road and beginning at the southeast intersection of Branham Street and Ridgedale Road. Zoned R- 4 (Single Family Residential). Land Lot 205 of the 15th District, Dekalb County, Georgia.
Owners: Chris & Tiffany Potter
Council District 5, NPU O

Mr. Portor:

As a result of the public hearing held on **November 7, 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

Adam Faust
762 Saint Charles Avenue, N.E.
Atlanta, GA 30306

V-24-163 Application of **Adam Faust** for a variance to increase the total floor area of an accessory structure from 30% of the main structure to 58.6% for the construction of a second-story addition on an existing garage for property located at **762 Saint Charles Avenue, N.E.**, fronting 50.08 on the north side of Saint Charles Avenue and beginning approximately 359 feet from the northeast intersection of Ponce De Leon Place and Saint Charles Avenue. Zoned RG-2/BL (Residential General/BeltLine Overlay). Land Lot 17 of the 14th District, Fulton County, Georgia.
Owners: Adam & Lisa Faust
Council District 6, NPU F

Mr. Faust:

As a result of the public hearing held on **November 7, 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.

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Angela M. Blatch
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cc: Keyetta M. Holmes, AICP, Director



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Office of Zoning and Development

November 19, 2024

DeVonte Johnson
810 Huff Road, N.W.
Atlanta, GA 30318

V-24-164 Application of **DeVonte Johnson** for a variance to reduce the required off-street parking from 12 spaces to 4 spaces for a restaurant for property located at **810 Huff Road, N.W.**, fronting 50 feet on the south side of Huff Road and beginning approximately 40 feet from the southeast corner of West Lane and Huff Road. Zoned I-2/BL/UP (Heavy Industrial/BeltLine Overlay/Upper Westside Overlay). Land Lot 150 of the 17th District, Fulton County, Georgia.
Owner: Nick Mees
Council District 9, NPU D

Mr. Johnson:

As a result of the public hearing held on **November 7, 2024**, the Board of Zoning Adjustment deferred the above referenced case to the **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 25, 2024**. Enclosed is a sign posting affidavit, which should be notarized after the sign is re-posted, 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
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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

November 19, 2024

Collin Morrow
882 Hall Street, N.W.
Atlanta, GA 30339

V-24-165 Application of **Collin Morrow** for variances to reduce the south side yard setback from 15 feet to 4 feet and reduce the front yard setback from 30 feet to 12 feet to bring an existing single-family dwelling into compliance for property located at **882 Hall Street, N.W.**, fronting 57.22 feet on the west side of Hall Street and beginning at the northwest intersection of Dupree Street and Hall Street. Zoned R-4A/W IZ (Single Family Residential/Westside Park Affordable Workforce Housing Overlay). Land Lot 208 of the 14th District, Fulton County, Georgia.

Owner: Robert Morrow
Council District 9, NPU J

Mr. Morrow:

As a result of the public hearing held on **November 7, 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 19, 2024

Jennifer Dolde
2185 Adams Drive, N.W.
Atlanta, GA 30318

V-24-166 Application of **Jennifer Dolde** for variances to reduce the rear yard setback from 15 feet to 5 feet 4 inches and increase the lot coverage from 50% to 62% for the construction of a rear deck for property located at **2185 Adams Drive, N.W.**, fronting 100.7 feet on the east side of Adams Drive and beginning 99.96 feet from the southeast intersection of La Dawn Lane and Adams Drive. Zoned R-4 (Single Family Residential). Land Lot 230 of the 17th District, Fulton County, Georgia.
Owners: Jennifer Dolde & Daniel Farnsworth
Council District 9, NPU D

Ms. Dolde:

As a result of the public hearing held on **November 7, 2024**, the Board of Zoning Adjustment approved the above referenced application.

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

November 19, 2024

Mekayle Reynolds
2530 Nevels Road
Atlanta, GA 30349

V-24-167 Application of **Mekayle Reynolds** for variances to reduce the west side yard setback from 20 feet for residential uses for portions of buildings above 52 feet in height to 2.5 feet and reduce the south transitional yard from 20 feet to 3 feet for the construction of townhomes for property located at **362 Ralph David Abernathy Boulevard, S.W.**, fronting 113.42 feet on the south side of Ralph David Abernathy Boulevard and beginning at the southwest intersection of Ira Street and Ralph David Abernathy Boulevard. Zoned SPI-18 SA3 (Mechanicsville Neighborhood Special Public Interest Subarea 3). Land Lot 86 of the 14th District, Fulton County, Georgia.
Owner: KTIP 4 LLC
Council District 4, NPU V

Ms. Reynolds:

As a result of the public hearing held on **November 7, 2024**, the Board of Zoning Adjustment approved the above referenced application.

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

November 19, 2024

Charlie Sears
445 Pharr Road, N.E.
Atlanta, GA 30305

V-24-168 Application of **Charlie Sears** for a special exception to allow active recreation (pool) in a yard adjacent to a street for property located at **4460 Garmon Road, N.W.**, fronting 219.94 feet on the west side of Garmon Road and beginning at the southwest intersection of Swims Valley Drive and Garmon Road. Zoned R-1 (Single Family Residential). Land Lot 178 of the 17th District, Fulton County, Georgia.
Owner: Jennifer Livingston
Council District 8, NPU A

Mr. Sears:

As a result of the public hearing held on **November 7, 2024**, the Board of Zoning Adjustment approved the above referenced application.

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

November 19, 2024

Libby Hankal
3390 Peachtree Road, Suite 330
Atlanta, GA 30326

V-24-169 Application of **Libby Hankal** for special exceptions to increase the height of a retaining wall in the east side yard from 6 feet to 11 feet and allow active recreation in a yard adjacent to a street for the construction of a pool and accessory structure for property located at **3968 Paces Ferry Road, N.W.**, fronting 219.78 feet on the south side of Paces Ferry Road and beginning approximately 721.68 feet from the southeast intersection of River Forest Road and Paces Ferry Road. Zoned R-1 (Single Family Residential). Land Lot 235 of the 17th District, Fulton County, Georgia.
Owner: HCG ATL Properties 3, LLC
Council District 8, NPU A

Ms. Hankal:

As a result of the public hearing held on **November 7, 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.

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

November 19, 2024

Kaci Palo
10439 Old Atlanta Highway
Covington, GA 30014

V-24-170 Application of **Kaci Palo** for variances to reduce the north side yard setback from the 10 feet to 7 feet 6 inches, reduce the front yard half-depth setback from 25 feet to 23 feet, and increase the height of an accessory structure from 20 feet to 23 feet 9 inches for the construction of a porch addition and two-story garage for property located at **2135 Brookview Drive, N.W.**, fronting approximately 111.2 feet east of Brookview Drive and beginning at the northeast intersection of Wadsworth Drive and Brookview Drive. Zoned R-3A (Single Family Residential). Land Lot 185 of the 17th District, Fulton County, Georgia.
Owners: Stuart Sitterson & Maureen Sitterson
Council District 8, NPU C

Ms. Palo:

As a result of the public hearing held on **November 7, 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.

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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-24-171 Application of **Nina Gentry** for a variance to reduce the front yard setback from 35 feet to 16.375 feet for main floor expansion and second-story addition for property located at **1521 McLendon Avenue, N.E.**, fronting 50 feet on the south side of McLendon Avenue and beginning approximately 150 feet from the southwest intersection of Mell Avenue and McLendon Avenue. Zoned R-4 (Single Family Residential). Land Lot 210 of the 15th District, DeKalb County, Georgia.
Owner: Carol Gellerstedt
Council District 2, NPU N

Ms. Gentry:

As a result of the public hearing held on **November 7, 2024**, the Board of Zoning Adjustment approved the above referenced application.

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