

**MARKED AGENDA
ZONING REVIEW BOARD
JULY 9, 2009
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES:

1. **U-09-10**-An Ordinance by Zoning Committee granting a Special Use Permit under the provisions of Section 16-06.005 (1)(b) for a Day Care Center, property located at **2708 Altaview Drive, SE**, fronting approximately 85 feet on the east side of Altaview Drive and at the southeast corner of the intersection of Altaview Drive and Cleveland Avenue. Depth: 180 feet. Area: approximately 0.351 acre. Land Lot: 61, 14th District, Fulton County, Georgia.
OWNER: STEPHANIE COLLINS
APPLICANT: STEPHANIE COLLINS
NPU-Z COUNCIL DISTRICT 12
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: 60-DAY DEFERRAL-SEPTEMBER 2009

2. **Z-09-21**- An Ordinance by Zoning Committee to rezone from the I-2 (Heavy Industrial) District to the RG-3 (Residential General-Sector 3) District, property located at **1551 Perry Boulevard, N.W.**, fronting approximately 1270 feet on the north side of Perry Boulevard beginning 425 feet from the northwestern corner of Marietta Road. Depth: approximately 7.78 Acres. Land Lot: 224, 17th District, Fulton County, Georgia.
OWNER: J.P. HUDGINS
APPLICANT: MARTY ORR
NPU-G COUNCIL DISTRICT 9
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-SEPTEMBER 2009
ZRB RECOMMENDATION: 60-DAY DEFERRAL-SEPTEMBER 2009

3. **Z-09-22**- An Ordinance by Zoning Committee to rezone from the PD-H (Planned Development-Housing) District to the C-3 (Commercial Residential) District, property located at a **portion of 3415 North Stratford Road, N.E.**, fronting approximately 63.91 feet on the east side of North Stratford Road, beginning 595.11 feet from the northeast corner of Peachtree Road. Depth: Varies. Area: approximately 0.545 acre. Land Lot: 45, 17th District, Fulton County, Georgia.
OWNER: MARGESON PROPERTIES, INC.
APPLICANT: HD REALTY, LLC
NPU-B COUNCIL DISTRICT 7
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

4. **Z-09-23**-An Ordinance by Zoning Committee to rezone from the R-4 (Single Family Residential) District to the R4-B (Single Family-Residential) District, property located at **2219 Dunseath Avenue, N.W.**, fronting approximately 100 feet on the east side of Dunseath and approximately 100 feet north of the intersection of Dunseath Avenue and LaDawn Lane. Depth: 100 feet. Area: approximately 0.230 acre. Land Lot:230, 17th District, Fulton County, Georgia.
- OWNER: WALTER HIRSCHBERG
APPLICANT: ERNEST N. MEALOR
NPU-D COUNCIL DISTRICT 9
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: DENIAL

DEFERRED CASES:

5. **Z-07-106**-An ordinance to rezone from the R-5 (Two-Family Residential) District to the MR-3 (Multifamily Residential) District, property located at **1463 LaFrance Street, N.E.**, fronting approximately 126 feet on the southwesterly side of LaFrance Street beginning approximately 145 feet from the western intersection of Mayson Avenue. Depth: approximately 145 feet. Area: approximately 1.23 acres. Land Lots 209 and 210, 15th District, DeKalb County, Georgia.
- OWNER: CONVERGE REAL ESTATE, LLC.
APPLICANT: BRENDA BASS.
NPU-O COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
6. **Z-08-38**-An Ordinance to rezone from the I-1 (Light Industrial)/Beltline Overlay District to the MR-3 (Multi-Family Residential)/Beltline Overlay District, property located at **674 AND 680 DREWRY STREET, N.E.**, fronting approximately 100 feet on the north side of Drewry Street, beginning 190 feet from the northwest corner of Ponce Place. Depth: approximately varies. Area: 0.36 acres. Land Lot 17, 14th District, Fulton County, Georgia.
- OWNER: SEVEN HOMES, LLC.
APPLICANT: WILLIAM L. STEPHENSON
NPU-F COUNCIL DISTRICT 6
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: 60-DAY DEFERRAL-SEPTEMBER 2009

7. **Z-08-72** -An Ordinance by Councilmember Ivory L. Young, Jr., to amend the 1982 Zoning Ordinance of the City of Atlanta, as amended, so as to create a new Section 16-29.001(67) to be entitled secured Storage Facility; to provide for a definition of secured storage facility; and for other purposes.

STAFF RECOMMENDATION: FILE

ZRB RECOMMENDATION: FILE

8. **Z-08-74**-An Ordinance by Councilmember Ivory L. Young, Jr., to create a new Section 16-34.005(30) to identify secured storage facilities as a permitted use in the MRC District; to amend Section 16-34.006 to expressly allow as part of and within a secured storage facility limited retail premises; and for other purposes.

STAFF RECOMMENDATION: FILE

ZRB RECOMMENDATION: FILE

9. **Z-09-01**- An Ordinance by Zoning Committee to rezone from the RG-2 (Multifamily Residential-Sector 2) District to the MR-3 (Multifamily Residential) District, property located at **3765 and 3755 Forrest Park Drive and 950 and O Conley Road, S.W.**, fronting approximately 351 feet on the east side of Forrest Park Road, 400 feet on the west side of Forrest Park Road, 364.85 feet on the north side of Conley Road and 48.05 feet on the north side of Conley Road. Depth: varies. Area: approximately 21.09 acres. Land Lot 1, 14th District, Fulton County, Georgia.

OWNER: JAMES ZOHOURY

APPLICANT KEVIN R. HANNA

NPU-Z COUNCIL DISTRICT 12

NPU RECOMMENDATION: APPROVAL CONDITIONAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

10. **Z-09-04/Z-03-82**-An Ordinance to amend Ordinance 03-O-2244 (z-03-82), adopted by the council on March 1, 2004 and approved by the Mayor on March 9, 2004 which rezoned property from RG-3(Residential General Sector 3), C-1 (Community Business) and RG4 (Residential General Sector 4) Districts to the PD-MU (Planned Development-Mixed Use) Districts, for the purpose of a Site Plan Amendment. Land Lots 224, 227, 228, 17th District, Fulton County, Georgia.

OWNER: THE HOUSING AUTHORITIES OF THE CITY OF ATLANTA, GEORGIA

APPLICANT: PERRY HOMES REDEVELOPMENT, LLC

NPU-G COUNCIL DISTRICT 9

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

11. **Z-09-14**-An Ordinance by Zoning Committee designating the Crum &Forster Building, located at **771 Spring Street, N.W.**, Land Lot 80, of the 14th District of Fulton County, Georgia and certain real property on which it is located, to the Overlay Zoning Designation of Landmark Building or Site pursuant to Chapter 20 of the Zoning Ordinance of the City of Atlanta and rezoning from SPI-16 (Special Public Interest District-16) to SPI 16/LBS (Special Public Interest District-16/Landmark Building or Site); to repeal conflicting laws; and for other purposes.

NPU-E COUNCIL DISTRICT 2

NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: TWO WEEK DEFERRAL-JULY 23, 2009
ZRB RECOMMENDATION: TWO WEEK DEFERRAL-JULY 23, 2009

12. **Z-09-20**- An Ordinance to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending the use chart for SPI-21 Historic West End/Adair Park Special Public Interest District so as to provide that churches and synagogues are additional permitted uses within Sub-areas 1, 2, 3, 4, 8 & 9; so as to remove churches and synagogues as a permitted use in Sub-area 7; so as to eliminate the distinction between lot size for churches and synagogues within all Sub-areas; so as to require museums, art galleries, libraries, childcare centers and kindergartens to obtain a special use permit in Sub-areas 5 & 6; and for other purposes.

NPU-T COUNCIL DISTRICT 4

NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: TWO WEEK DEFERRAL-JULY 23, 2009

13. **U-09-07**-An Ordinance granting a Special Use Permit pursuant to Section 16-32.007 (1) (f) for an Assisted Living Facility, property located at **1318, 1322, 1326 SYLVAN ROAD AND 1309 HARTFORD AVENUE AND 883, 893, 895, 897-901, 905, 907 AND 909 DILL AVENUE, S.W** fronting approximately 294 feet on the east side of Sylvan Road, approximately 290 feet on the south side of Erin Avenue, approximately 310 feet on the west side of Hartford Avenue and approximately 145 feet on the west side of Hartford Avenue. Depth: varies. Area: approximately 2.20 acres. Land Lot 105, 14th District, Fulton County, Georgia.

OWNER: EMMANUEL COMMUNITY DEVELOPMENT CORPORATION
APPLICANT: EMMANUEL COMMUNITY DEVELOPMENT CORPORATION

NPU-X COUNCIL DISTRICT 12

NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

END OF AGENDA