

**AGENDA  
ZONING REVIEW BOARD  
JANUARY 3, 2008  
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**NEW CASES**

1. **Z-07-112**-An Ordinance by Councilmember Felicia A. Moore amending the Zoning Ordinance of the City of Atlanta and the Maps established in connection therewith be changed so that the properties fronting **Sumter Street, NW bounded by Maid Lane, NW to the east and Ladawn Lane to the north; and properties fronting Ladawn Lane bounded by Sumter Street, NW on the west and Maid Lane, NW to the east** be changed from the R-5 (Two Family Residential) Zoning Classification to R-4 (Single-Family Residential) Zoning Classification (Council District 9, NPU-D); and for other purposes. (amended)  
NPU-D            COUNCIL DISTRICT 9  
**NPU RECOMMENDATION:        DEFERRAL**  
**STAFF RECOMMENDATION:    30-DAY DEFERRAL-FEBRUARY 2008 (amended)**  
**ZRB RECOMMENDATION:       30-DAY DEFERRAL-FEBRUARY 2008**
2. **Z-07-113**-An ordinance to rezone from the I-1-C (Light Industrial-Conditional) District to the MRC-3 (Mixed Residential Commercial) District, property located at **430 and 460 Englewood Avenue, S. E.**, fronting approximately 678 feet on the north side of Englewood Avenue beginning approximately 132 feet from the northeast corner of Mailing Avenue. Depth: approximately 1, 010 feet. Area: approximately 10.32 acres. Land Lot 42, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER:        JWGST LLC/JOSEPH WILES  
APPLICANT: JASON FRITZ  
NPU-Y            COUNCIL DISTRICT 1  
**NPU RECOMMENDATION:        DEFERRAL**  
**STAFF RECOMMENDATION:    60-DAY DEFERRAL MARCH 2008**  
**ZRB RECOMMENDATION:       60-DAY DEFERRAL MARCH 2008**
3. **Z-07-114**-An ordinance to rezone from the I-1 (Light Industrial) District to the PD-MU (Planned Development-Mixed Use) District, property located at **1022 Northside Drive, N.W.**, fronting approximately 147.21 feet on the west side of Northside Drive at the southwest corner of Eleventh Street. Depth: varies. Area: approximate 0.353 acres. Land Lots 149 and 150, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER:        TEN SIDE HOLDINGS, LLC  
APPLICANT: TEN SIDE HOLDINGS, LLC  
NPU-E            COUNCIL DISTRICT 3  
**NPU RECOMMENDATION:        DEFERRAL**  
**STAFF RECOMMENDATION:    APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION:       APPROVAL CONDITIONAL**

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4. **U-07-34**-An ordinance to amend ORDINANCE 01-O-1268 (U-01-37) which granted a Special Use Permit for a Private School pursuant to Section 16-06.005 (1) (l) for purposes of a change of conditions. Property located at **1700 Piedmont Avenue, N.E.**, fronting approximately 1, 150 feet on the west side of Piedmont Avenue beginning at the southwest corner of Montgomery Ferry Road. Depth: varies. Area: approximately 10.718 acres. Land Lots 51 and 56, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: MORNINGSIDE BAPTIST CHURCH  
APPLICANT: HERITAGE PREPARATORY SCHOOL OF GEORGIA  
NPU-F COUNCIL DISTRICT 6  
**NPU RECOMMENDATION: APPROVAL CONDITIONAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
  
5. **U-07-35/U-03-13**-An ordinance to amend ORDINANCE 03-O-0692 (U-03-13) which granted a Special Use Permit for a Church pursuant to Section 16-05.005 (1) (c) for purposes of a Site Plan Amendment. Property located at 306-312 Peyton Road, S.W., fronting approximately 482.8 feet on the southeasterly side of Peyton Road beginning approximately 1540 feet northerly from the northeast corner of Peyton Woods Trail. Depth: varies. Area: approximately 7.330 acres. Land Lots 213 and 204. 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: ST. PAUL'S EPISCOPAL CHURCH  
APPLICANT: METRO PLANNING SERVICE, INC. BY JAMES R. BAILEY  
NPU-R COUNCIL DISTRICT 10  
**NPU RECOMMENDATION: DENIAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
  
6. **U-07-36/U-02-33/U-86-39**-An ordinance to amend ORDINANCE 02-O-1994 (U-02-33/U-86-39) adopted by the City Council on December 1, 2003 and approved by the Mayor on December 9, 2003 which granted a Special Use Permit for a Private Club for purposes of a Site Plan Amendment. Property located at 1215 Piedmont Avenue, N.E. Land Lots 54 and 55, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: PIEDMONT DRIVING CLUB  
APPLICANT: PIEDMONT DRIVING CLUB  
NPU-E COUNCIL DISTRICT 6  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: CONTINUE TO JANUARY 10, 2008 (amended)**  
**ZRB RECOMMENDATION: CONTINUE TO JANUARY 10, 2008**

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7. **U-07-37**-An ordinance granting a Special Use Permit pursuant to Section 16-06.005 (1) (g) for a personal care home, property located at **1438 South Gordon Street, S.W.**, fronting approximately 115 feet on the south side of South Gordon Street. Depth: varies. Area: approximately 0.298 acres. Land Lot 140, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: TERRY PORTER  
APPLICANT TERRY PORTER  
NPU-T COUNCIL DISTRICT 10  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: CONTINUE TO JANUARY 10, 2008**
  
8. **U-07-38/ U-88-34**-An ordinance to amend ORDINANCE 88-O-1661 (U-88-34) which granted a Special Use Permit for a Church pursuant to Section 16-05.005 (1) (c) for purposes of a Site Plan Amendment. Property located at **1730 Hollywood Road, N.W.**, fronting approximately 673.46 feet on the west side of Hollywood Road, beginning 317 feet south from the southwest corner of Hollywood Road and Browntown Road. Land Lot 215, 17th District, Fulton County, Georgia.  
OWNER: SPRINGFIELD MISSIONARY BAPTIST CHURCH  
APPLICANT: JOSEPH COPLAND  
NPU-G COUNCIL DISTRICT 9  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2008 (amended)**  
**ZRB RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2008**

**DEFERRED CASES**

9. **Z-07-92**- An Ordinance by Zoning Committee to rezone certain properties within the BeltLine Overlay District from R4-A (Single Family Residential) and RG-3 (Residential General-Sector 3) Districts to MR-4A (Multifamily Residential) District; and for other purposes. Land Lot 114, 14<sup>th</sup> District, Fulton County, Georgia.  
NPU-K COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: DENIAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: DENIAL**
  
10. **Z-06-144**-An Ordinance by Councilmember Carla Smith to amend Chapter 28 of Part 16 of the Atlanta City Land Development Code to provide for density increases in exchange for affordable workforce housing; to define certain terms; to provide limitations and requirements; and for other purposes.  
**STAFF RECOMMENDATION: FILE**  
**ZRB RECOMMENDATION: FILE**

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11. **Z-07-103**-An Ordinance to rezone from the R-4 (Single family Residential) District and the C-2 (Commercial Service) District to the MRC-2 (Mixed Residential Commercial) District, property located at **1845-1895 Piedmont Road, N.E.**, fronting approximately 554.51 feet on the east side of Piedmont Road beginning 151.71 feet from the northerly corner of Rock Springs Road. Depth: varies. Area: 6.072 acres. Land Lot 50. 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: MORTON REALTY CO, SM&M REALTY CORP, STANLEYTON REALTY CO, AND ATLANTA PEACHTREE ASSOCIATES.  
APPLICANT: DAVID E. GREEN  
NPU-F COUNCIL DISTRICT 6  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: 30-DAY DEFERRAL FEBRUARY 2008 (amended)**  
**ZRB RECOMMENDATION: 30-DAY DEFERRAL FEBRUARY 2008**

**END OF AGENDA**