

**MARKED AGENDA
ZONING REVIEW BOARD
JANUARY 10, 2008
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

CONTINUED CASES:

- A. 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, 17th District, Fulton County, Georgia.
OWNER: PIEDMONT DRIVING CLUB
APPLICANT: PIEDMONT DRIVING CLUB
NPU-E COUNCIL DISTRICT 6
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
- B. 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, 14th District, Fulton County, Georgia.
OWNER: TERRY PORTER
APPLICANT TERRY PORTER
NPU-T COUNCIL DISTRICT 10
NPU RECOMMENDATION: DENIAL (21-0)
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: DENIAL

NEW CASES

1. **Z-07-108**-An Ordinance by Zoning Committee to rezone from the R-G-3 (Residential General-Sector 3) District to the R-LC (Residential-Limited Commercial) District, property located at **2999 and 3005 Lookout Place, NE**, fronting approximately 100 feet on the east side of Lookout Place beginning 300 feet from the intersection of Lookout Place and Pharr Road. Depth: varies. Area :approximately 0.17 Acre. Land Lot: 60, 17th District, Fulton County, Georgia
OWNERS: STEPHANIE M. WRIGHT, PHILLIP C. HENRY
AND CHARLOTTE B. PERRELL
APPLICANT: STEPHANIE M. WRIGHT
NPU-B COUNCIL DISTRICT 7
NPU RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2008
STAFF RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2008
ZRB RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2008

2. **Z-07-109**-An ordinance to rezone from the C-1-C (Community Business-Conditional) District to the PD-OC (Planned Development-Office Commercial) District., property located at **3312-3316 Piedmont Road, N.E. and 3232-3242 Peachtree Road, N.E.**, fronting approximately 300 feet on the west side of Piedmont Road and approximately 480 feet on the north side of Peachtree Road. Depth: varies. Area: approximately 13.1139 acres. Land Lots 61 and 62, 17th District, Fulton County, Georgia.
OWNER: J.H. HOLDINGS, INC.
APPLICANT: J.H. HOLDINGS, INC
NPU-B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-MARCH 2008
ZRB RECOMMENDATION: 60-DAY DEFERRAL-MARCH 2008

3. **Z-07-111**-An Ordinance by Councilmember Natalyn Mosby Archibong to amend General Condition 1 to Z-02-83, 02O2176 to remove the date by which the escrow funds for Traffic Calming must be expended; to amend General Condition 41 to provide for the use of escrow funds for traffic calming purposes; and for other purposes.
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

4. **Z-07-115**-An ordinance to rezone from the R-4 (Single family Residential), RG-3 (Residential General-Sector 3) and C-2 (Commercial Services) Districts to the MR-5A (Multifamily Residential) District, property located at **345 and 355 Moreland Avenue, S.E. and 1144 Faith Avenue, S.E.**, fronting approximately 375 feet on the west side of Moreland Avenue at the southwest corner of I-20 and Moreland Avenue. Depth: approximately 250 feet. Area: 1.297 acres. Land Lot 12, 14th District, Fulton County, Georgia.
OWNER: TAYLOR INTEREST, LLC
APPLICANT: CORTLAND PARTNERS
NPU-W COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2008
ZRB RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2008

5. **U-07-39**-An ordinance granting a Special Use Permit pursuant to Section 16-05.005 (1) (b) for a daycare center, property located at **600 Peachtree Battle Avenue, N.W.**, fronting approximately 587 feet on the south side of Peachtree Battle Avenue and approximately 693 feet on the west side of Northside Drive. Depth: varies. Area: approximately 11.16 acres. Land Lot 155, 17th District, Fulton County, Georgia.
OWNER: AHAVATH ACHIM CONGREGATION, INC. BY SUSAN J. GOLDSTEIN
APPLICANT AHAVATH ACHIM CONGREGATION, INC. BY SUSAN J. GOLDSTEIN
NPU-C COUNCIL DISTRICT 8
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

DEFERRED CASES

6. **Z-07-59-** An Ordinance by Zoning Committee to rezone from the SPI-16-Subarea 3 (Midtown Special Public Interest) District to the SPI-16-Subarea 1 (Midtown Special Public Interest) District, property located at **131-151 Ponce de Leon Avenue, N.E.**, fronting approximately 304 feet on the south side of Ponce de Leon Avenue at the southeast corner of the intersection of Ponce de Leon and Juniper Street. Depth: Approximately 332 Feet. Area: 2.53 Acres. Land Lot: 49. 14th District, Fulton County, Georgia
OWNER: THIRTY-THIRD LATITUDE PROPERTIES
APPLICANT: THIRTY-THIRD LATITUDE PROPERTIES
BY G. DOUGLAS DILLARD, ESQ.
NPU-E COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

7. **Z-07-49-**An Ordinance to rezone from the MR-4B (Multifamily Residential) District to the MR5-A (Multifamily Residential) District, property located at **930 Mauldin Street, S.E.** (aka addressed as 922 Mauldin Street, S.E.). Property fronts approximately 198.65 feet on the north side of Mauldin Street beginning at the northwest corner of Holtzclaw Street. Depth: approximately 339 feet. Area: approximately 1.309 acres. Land Lot 13. 14th District, Fulton County, Georgia.
OWNER: 930 MAULDIN ASSOCIATES, LLC/NATHAN METZGER, MANAGER
APPLICANT: DAVID GREEN
NPU-N COUNCIL DISTRICT 5
NPU RECOMMENDATION: DENIAL OF REZONE FROM MR-4B TO MR-5A; APPROVAL OF REZONE FROM MR-4B TO MR-4A
STAFF RECOMMENDATION: APPROVAL CONDITIONAL OF MR 5A
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

8. **Z-07-98-**An Ordinance by Councilmember Carla Smith amending Section 16-20K.006 of the City of Atlanta's Code of Ordinances by **adding a new Sub-Paragraph (8) which would put in place Bike Lanes Regulations for the Grant Park Historic District;** and for other purposes.
NPU-W COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2008
ZRB RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2008

AGENDA
ZONING REVIEW BOARD
JANUARY 10, 2008
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

9. **Z-07-79**-An Ordinance to rezone from the RG-3-C (Residential General- Sector 3- Conditional) District and O-I-C (Office Institutional- Conditional) District to the RG-4 (Residential General Sector 4) district, property located at **3200 Downwood Circle, N.W.** fronting approximately 9, 188 feet along the northeasterly side of Downwood Circle. Depth: varies. Area: approximately 5.558 acres. Land Lots 182 and 197. 17th District, Fulton County, Georgia.
OWNER: T.S. PROPERTY ACQUISITION FUND AND T.S. PROPERTY ACQUISITION FUND II, LLC.
APPLICANT: GRAYCO PARTNERS, LLC
NPU-C COUNCIL DISTRICT 8
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-MARCH 2008
ZRB RECOMMENDATION: 60-DAY DEFERRAL-MARCH 6, 2008
10. **U-07-15**-An ordinance by Zoning Committee granting a Special Use Permit for a Hotel (Section 16-13.005 (l)(g)), property located at 3002 Peachtree Street, NE, fronting approximately 196.25 feet on the west side of Peachtree Road and the southwest corner of the intersection of Pharr Road and Peachtree Road.
Depth: varies. Area: 2.4108 acres. Land Lot: 100, 17th District, Fulton County, Georgia
OWNER: PHARR ROAD, LLC
APPLICANT: BUCKHEAD AVENUES DEVELOPMENT CO., LLC
NPU-B COUNCIL DISTRICT 7
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: FILE (request received from app 1-10-08)
ZRB RECOMMENDATION: FILE
11. **Z-07-46**-An Ordinance to rezone from the C-1 (Community Business) District to the C-3 (Commercial Residential) District, property located at **305, 311, 317 and 323 Buckhead Avenue, N.E. and 312 Pharr Road, N.E.**, fronting approximately 235 feet on the south side of Buckhead Avenue at the southeast corner of Buckhead Avenue and North Fulton Drive. Depth: varies. Area: approximately 2.13 acres. Land Lot 61. 17th District, Fulton County, Georgia.
OWNERS: CASH, KRUGLER AND FREDERICKS (ALWYN R. FREDERICKS, DAVID N. KRUGLER, ANDREW B. CASH) WALDA S. ABNER, JOHN L. BROOKS, TERESA S. FLEMING, DEBORAH S. PAYNE, CLAIRE S. PETERSON, MARY JANICE S. SAWYER, TONY W. SIMS AND WALTER S. STERNS, BUCKHEAD AVENUES DEVELOPMENT CO., LLC
APPLICANT: BUCKHEAD AVENUES DEVELOPMENT CO., LLC
NPU-B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-MARCH 2008
ZRB RECOMMENDATION: 60-DAY DEFERRAL-MARCH 2008

AGENDA
ZONING REVIEW BOARD
JANUARY 10, 2008
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

12. **U-07-09**-An Ordinance to grant a Special Use Permit for a Hotel pursuant to Sec. 16-13.005. (1) (g), property located at **3135 Peachtree Road and 288, 290, 292, 308, 310, 312 and 314 East Paces Ferry Road, N.E.**, fronting approximately 297 feet on the north side of East Paces Ferry Road and approximately 327.35 feet on the east side of Bolling Way and approximately 99 feet on the south side of Peachtree Road. Property is located at the northeastern intersection of Bolling Way and East Paces Ferry Road and the southeastern intersection of Bolling Way and Peachtree Road. Depth: varies. Area: approximately 1.561 acres. Land Lot 99. 17th District, Fulton County, Georgia.
OWNER: THE S. STEPHEN SELIG III LIFE TRUST AND PLACE ON PACES, LLC.
APPLICANT: BUCKHEAD AVENUES DEVELOPMENT CO. LLC.
NPU-B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-MARCH 2008
ZRB RECOMMENDATION: 90-DAY DEFERRAL-APRIL 2008
13. **Z-07-69**-An Ordinance to rezone from the R-4 (Single family Residential) District to the MRC-2 (Mixed Residential Commercial) District, property located at **3601 Campbellton Road, S.W.** (aka 2875 Campbellton Road), fronting approximately 515 feet on the north side of Campbellton Road at the intersection of Barge Road. Depth: varies. Area: approximately 15 acres. Land Lot 251. 14th District, Fulton County, Georgia.
OWNER: YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF GREATER ATLANTA
APPLICANT: ROB ADAMSON
NPU-P COUNCIL DISTRICT 11
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2008
ZRB RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2008
14. **Z-07-100**-An Ordinance to rezone from the I-1 (Light Industrial) District to the MRC-3 (Mixed Residential Commercial) District, for property located at **1035-1039 Grant Street, S.E.**, fronting approximately 540 feet on the west side of Grant Street beginning approximately 1060 feet north from the northwest corner of Englewood Avenue. Depth: approximately 310 feet. Area: approximately 3.8 acres. Land Lot 42. 14th District, Fulton County, Georgia.
OWNER: ARTHUR COHEN
APPLICANT: JOHN A. BELL
NPU-W COUNCIL DISTRICT 1
NPU RECOMMENDATION: 60-DAY DEFERRAL-MARCH 2008
STAFF RECOMMENDATION: 60-DAY DEFERRAL-MARCH 2008
ZRB RECOMMENDATION: 60-DAY DEFERRAL-MARCH 2008

END OF AGENDA