

**MARKED AGENDA
ZONING REVIEW BOARD
MAY 1, 2008**

6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

NEW CASES:

1. **U-08-11-** An Ordinance granting a Special Use Permit for a Personal Care Home (16.06.005 (1) (g), property located at 1447 Andrews Street, N.W., fronting approximately 70 feet on the north side of Andrews Street and approximately 286 feet east of the intersection of Childs Drive and Andrews Street. Depth: approximately 156 feet. Area: 0.25 acres. Land Lot 142, 14th District, Fulton County, Georgia.
OWNER: SONYA M. HUNTER
APPLICANT: SONYA M. HUNTER
NPU-K COUNCIL DISTRICT 3
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-JUNE 2008
ZRB RECOMMENDATION: 60-DAY DEFERRAL-JULY 2008

2. **U-08-12-** An Ordinance granting a Special Use Permit for a broadcasting towers and line-of-sight relay devices for telephonic, radio or television communications greater than 70 feet in height (new 150 foot cellular phone tower), property located at 1281 Fulton Industrial Boulevard, N.W., fronting approximately 299 feet on the south side of Fulton Industrial Boulevard and approximately 1249 feet west of the intersection Donald L. Hollowell (formerly Bankhead Highway) and Fulton Industrial Boulevard. Depth: approximately 767 feet. Area: approximately 5.3 acres. Land Lots 267 and 268, 17th District, Fulton County, Georgia.
OWNER: CLEVELAND ELECTRIC GROUP: JR CLEVELAND, JR.
APPLICANT: MITTRIX INC. FOR T-MOBILE/SARRAN MARSHALL
NPU-H COUNCIL DISTRICT 9
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: CONTINUE TO MAY 8, 2008
ZRB RECOMMENDATION: CONTINUE TO MAY 8, 2008

DEFERRED CASES:

3. **U-07-42-**An Ordinance granting a Special Use Permit for a Personal Care Home (Section 16-18K.004), property located at **143 Walnut Street, N.W.**, fronting approximately 36 feet on the east side of Walnut Street and approximately 130 feet north of the intersection of Walnut Street and Magnolia Street. Depth 145 feet. Area: approximately 0.112 acres. Land Lot 83, 14th District, Fulton County, Georgia.
OWNER: ANNIE YOUNG
APPLICANT: ANNIE YOUNG
NPU-L COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: 30-DAY DEFERRAL-JUNE 2008

4. **U-08-01**-An Ordinance granting a Special Use Permit for a Personal Care Home (Section 16.06A.005 (1)(g), property located at **562 Woodlawn Avenue, N.W.**, fronting approximately 60 on the west side of Woodlawn Avenue, approximately 120 feet from the intersection of Woodlawn Avenue and Blyss Avenue. Depth: approximately 228 feet. Area: approximately 0.294 acres. Land Lot 143, 14th District, Fulton County, Georgia.
OWNER: TERRANCE COLEMAN
APPLICANT: NICOLE HILL
NPU-J COUNCIL DISTRICT 3
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: 90-DAY DEFERRAL-AUGUST 2008

5. **U-08-04**-An Ordinance granting a Special Use Permit pursuant to Section 16-18U of the City of Atlanta Zoning Ordinance for a Church, property located at **535 Joseph E. Lowery Boulevard, S.W.**, fronting approximately 166 feet on the west side of Joseph E. Lowery Boulevard and approximately 285.80 feet on the south side of Lucile Avenue (aka Oak Street). Depth; varies. Area: approximately 2.139 acres. Land Lot 117, District 14, Fulton County, Georgia.
OWNER: MULTI-PROPERTY WEST CORPORATION
APPLICANT: BRENDA GIBBONS
NPU-T COUNCIL DISTRICT 4
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: DENIAL

6. **Z-08-07**- An Ordinance to rezone from the I-1-C (Light Industrial-Conditional)/Beltline Overlay Districts to the MR-4A (Multi-family Residential) District, property located at **1175, 1197 and 1195 McDonald Drive, S.E.**, fronting approximately 112 feet on the north side of Milton Avenue, beginning approximately 2 feet from the northwest corner of McDonald Drive. Depth: varies. Area: approximately 1.28 acres. Land Lot 55, 14th District, Fulton County, Georgia.
OWNER: LEROY D. AND DEVLYN W. BURNSIDE
APPLICANT: MITCH JAFFE AND SCOT DUNN
NPU – Y COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

7. **Z-08-08-** An Ordinance to rezone from the R-4 (Single-family Residential) District to the R-4 B (Single-family Residential) District, property located at **113 Brown Avenue, S.E.**, fronting approximately 99.59 feet on the south side of Brown Avenue, beginning approximately 150 feet from the southwest corner of Lansing Street. Depth: approximately 143 feet. Area: approximately 0.30 acres. Land Lot 57, 14th District, Fulton County, Georgia.
OWNER: HABITAT FOR HUMANITY IN ATLANTA. INC.
APPLICANT: HABITAT FOR HUMANITY IN ATLANTA. INC.
/ROSEMARY KERNAHAN
NPU – Y COUNCIL DISTRICT 1
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: DENIAL

8. **Z-08-15-**An Ordinance to rezone from the R5 (Two Family Residential) District to the C-1 (Community Business) District, property located at **175 Moreland Avenue, S.E.**, fronting approximately 50 feet on the west side of Moreland Avenue and approximately 183 feet north of Arkwright Place. Depth: 145 feet. Area: approximately 0.166 acres. Land Lot 13, 14th District, Fulton County, Georgia.
OWNER: BINIK GOSSAYNE
APPLICANT: SHONA L. GRIFFIN
NPU-N COUNCIL DISTRICT 5
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: FILE

9. **Z-08-01-**An Ordinance to rezone from the R-5-C (Two-Family Residential Conditional) District to the R-LC (Residential Limited Commercial) District, property located at **852 Washington Street, S.W.**, fronting approximately 50 feet on the east side of Washington Street and located at the southeastern intersection of Ormond and Washington Streets. Depth: 150 feet. Area: approximately 0.17 acres. Land Lot 75, 14th District, Fulton County, Georgia.
OWNER: IPHIGENIA A. MCGRUE
APPLICANT: IPHIGENIA A. MCGRUE
NPU-V COUNCIL DISTRICT 1
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: DENIAL

10. **Z-08-05-** An Ordinance to rezone from the R-3 (Single-family Residential) District and the C-3 (Commercial Residential) District to the MR4A (Multi-family Residential) District, property located at **40, 50, 54, 60 and 66 Moreland Avenue, S.E.**, fronting approximately 314 feet on the west side of Moreland Avenue, beginning approximately 314 feet from the southwest corner of Moreland Avenue and Hardee Street. Depth: 198.5 feet Area: approximately 1.01 acres. Land Lot 14, 14th District, Fulton County, Georgia.
OWNER: REYNOLDSTOWN REVITALIZATION CORPORATION
APPLICANT: JOHN W. COLEMAN
NPU-N COUNCIL DISTRICT 5
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-JUNE 2008
ZRB RECOMMENDATION: 60-DAY DEFERRAL-JULY 2008
11. **Z-07-101-**An Ordinance to rezone from the SPI-15-subarea 8 (Special Public Interest-Lindbergh Transit Station Area- Subarea 8-- Lindbergh Residential) to the SPI-15-subarea 3 (Special Public Interest-Lindbergh Transit Station Area- Subarea 3- Piedmont Commercial), for property located at **690 Lindbergh Drive, N.E.**, fronting approximately 1500 feet on the north side of Lindbergh Drive, approximately 700 feet on the south side of Morosgo Drive and approximately 488 feet on the west side of East Morosgo Way. Depth: varies. Area: approximately 13.69 acres. Land Lot 48. 17th District, Fulton County, Georgia.
OWNER: NORTHMOOR, LLC/LION GABLES REALTY LIMITED PARTNERSHIP
APPLICANT: GABLES RESIDENTIAL TRUST
NPU-B COUNCIL DISTRICT 7
NPU RECOMMENDATION: NO ACTION TAKEN
STAFF RECOMMENDATION: 120-DAY DEFERRAL-SEPTEMBER 2008
ZRB RECOMMENDATION: 120-DAY DEFERRAL-SEPTEMBER 2008
12. **Z-07-113-**A substitute ordinance to rezone from the I-1-C (Light Industrial-Conditional) District to the MR4-A (Multifamily Residential) 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, 14th District, Fulton County, Georgia.
OWNER: JWGST LLC/JOSEPH WILEN
APPLICANT: JASON FRITZ
NPU-Y COUNCIL DISTRICT 1
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: 30-DAY DEFERRAL-JUNE 2008

END OF AGENDA