

**MARKED AGENDA
ZONING REVIEW BOARD
NOVEMBER 9, 2017
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-17-54** An Ordinance by Zoning Committee to rezone property located at **87, 91 and 99 West Paces Ferry Road, N.W., and 3188, 3198 and 3202 Paces Ferry Place, N.W.** from SPI-9 SA 2 and SPI-9 SA 3 to SPI-9 SA 2 fronting approximately 326.45 feet on the north side of West Paces Ferry Road, N.W. and fronting 50 feet on the west side of Paces Ferry Place, N.W. Depth: varies; Area: 3.22 Acres. Land Lot 99, 17TH District, Fulton County, Georgia.
OWNER: JLB 99 WEST PACES FERRY LLC AND JLB 99 WEST PACES FERRY II LLC
APPLICANT: JLB 99 WEST PACES FERRY LLC
NPU B COUNCIL DISTRICT 8
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30 DAY DEFERRAL
ZRB RECOMMEDATION: 30 DAY DEFERRAL

2. **Z-17-71** An Ordinance by Zoning Committee to rezone property located at **3459 Roxboro Road, N.E. and 3463 Roxboro Road, N.E.**, from R-3 (Single Family Residential) to RG-3 (Residential General Sector 3) fronting approximately 160 feet on the north side of Roxboro Road, N.E. beginning 421.2 feet from the intersection of Roxboro Road, N. E. and East Paces Circle, N.E. Depth: varies; Area: .9196 acres. Land Lot 9, 17th District, Fulton County, Georgia.
OWNER: ALEXEI MIKHAILOV
APPLICANT: NINA GENTRY, AICP
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMEDATION: APPROVAL OF SUBSTITUTE

3. **Z-17-72** An Ordinance by Councilmember Ivory Lee Young Jr., to amend the 1982 Atlanta Zoning Ordinance, as amended, City of Atlanta Code of Ordinances Part 16, so as to add a new Chapter 37 entitled "Westside Affordable Workforce Housing District"; to define certain terms; to provide for related requirements, procedures and incentives; to amend the official zoning map; and for other purposes.
NPU L COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE
ZRB RECOMMEDATION: APPROVAL OF SUBSTITUTE

4. **Z-17-73** An Ordinance by Councilmembers Andre Dickens and Kwanza Hall an ordinance to amend the 1982 Atlanta Zoning Ordinance, as amended, City of Atlanta Code of Ordinances Part 16, so as to add a new Chapter 36A entitled "Affordable Workforce Housing (Beltline Overlay District)"; to define certain terms; to provide for related requirements, procedures and incentives; to amend the 1982 Atlanta Zoning Ordinance, as amended, City of Atlanta Code of Ordinances Part 16, Chapter 28, Section 16-28.023, so as to allow transfer of development rights for unused density bonus; and for other purposes.

NPU M COUNCIL DISTRICT 2

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE

ZRB RECOMMEDATION: APPROVAL OF SUBSTITUTE

5. **Z-17-78** An Ordinance by Councilmember Carla Smith to amend Chapter 20K of the 1982 Zoning Ordinance of the City of Atlanta, as amended, to change the allowable floor area ratio for multi-family residential uses in the Commercial Subarea II; and for other purposes.

NPU W COUNCIL DISTRICT 1

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APRPOVAL

ZRB RECOMMEDATION: APPROVAL

6. **Z-17-87** An Ordinance to amend the 1982 Zoning Ordinance of the City of Atlanta, as amended, so as to create a new chapter to be entitled 20T, Pratt Pullman Landmark District; to establish regulations for said district; to enact, by reference and incorporation, a map establishing the boundaries of said district; and to designate and zone all properties lying within the boundaries of said district to the zoning category of Landmark District (LD) pursuant to Chapter 20 of the Zoning Ordinance of the City of Atlanta, rezoning from I-1 and I-2 to Landmark District (LD), to repeal conflicting laws; and for other purposes.

NPU O COUNCIL DISTRICT 5

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE

ZRB RECOMMEDATION: APPROVAL OF SUBSTITUTE

7. **U-17-25** An Ordinance granting a Special Use Permit for a personal care home pursuant to 16-06A.005(1)(g) for property located at **586 English Avenue, N.W.**, fronting 40 feet on the west side of English Avenue beginning 200 feet from the intersection of Pelham Street, N.W. and English Avenue, N.W., Depth: 127 feet; Area: 5,080 square feet. Land Lot 111, 14th District, Fulton County, Georgia.

OWNER: KEEPING IT REALTY, LLC

APPLICANT: JUSTIN MENIFEE

NPU L COUNCIL DISTRICT 3

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: DENIAL

ZRB RECOMMEDATION: 30 DAY DEFERRAL

DEFERRED CASES

8. **Z-17-64** An Ordinance by Zoning Committee to rezone property located at **55 Milton Avenue, S.E.** from I-1-C/BeltLine Overlay (Light Industrial Conditional/BeltLine Overlay) to MR-4 (Multifamily Residential/BeltLine Overlay) fronting approximately 523 feet on the west side of Milton Avenue, S.E. beginning 425 feet from the intersection of Milton Avenue, S.E. and Hank Aaron Drive, S.E. Depth: Varies; Area 3.43 Acres. Land Lot 55, 14th District, Fulton County, Georgia.
OWNER: VFH CAPTIVE INSURANCE COMPANY
APPLICANT: PRESTWICK LAND HOLDINGS, LLC
NPU V COUNCIL DISTRICT 1
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMEDATION: APPROVAL

9. **Z-17-70** An Ordinance by Councilmembers Kwanza Hall and Natalyn Mosby Archibong amending the Martin Luther King, Jr. Landmark District park-for-hire surface parking lot requirements; and for other purposes.
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMEDATION: 30 DAY DEFERRAL

END OF AGENDA