

**MARKED AGENDA
ZONING REVIEW BOARD
DECEMBER 7, 2017
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-17-80** An Ordinance by Zoning Committee to rezone property located at **70 Branham Street, N.E.** from R-4 (Single Family Residential) to PD-H (Planned Development Housing) fronting approximately 200 feet on the west side of Branham Street, N.E. beginning approximately 180 feet from the intersection of Ridgedale Road, N.E. and Branham Street, N.E. Depth: 228 feet; Area: 1.03 acres. Land Lot: 205, 15th District, DeKalb County, Georgia.
OWNER: MUNITUS CAPITAL, LLC (CHRISTIAN MARTINELLO)
APPLICANT: NINA E. GENTRY, AICP
NPU O COUNCIL DISTRICT 5
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60-DAY DEFERRAL

2. **Z-17-82** An Ordinance by Zoning Committee to rezone property located at **1312 George W. Brumley Way, S.E.** from R-4A (Single Family Residential) to R-4B (Single Family Residential) fronting approximately 90 feet on the north side of George W. Brumley Way, S.E. beginning approximately 297 feet from the intersection of Leslie Street, N.E. and George W. Brumley Way, S.E. Depth: 149 feet; Area: 0.3 acres. Land Lot 208, 15th District, DeKalb County, Georgia.
OWNER: DIANE WALL
APPLICANT: CHRIS WALL
NPU O COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

3. **Z-17-83** An Ordinance by Zoning Committee to rezone property located at **864 Huff Road, N.W.** from I-2/BL (Heavy Industrial/Beltline Overlay) to MR-4A/BL (Multi-Family Residential/BeltLine Overlay) fronting approximately 267 feet on the south side of Huff Road beginning approximately 384 feet from the intersection of Booth Street, N.W. and Huff Road, N.W. Depth: varies; Area: .795 acres. Land Lot 151, 17th District, Fulton County, Georgia.
OWNER: EASTOVER WATERWORKS, LLC
APPLICANT: MILLER LOWRY DEVELOPMENT, LLC
NPU D COUNCIL DISTRICT 9
NPU RECOMMENDATION: APPROVAL-CONDITIONAL
STAFF RECOMMENDATION: APPROVAL-CONDITIONAL
ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

4. **Z-17-84** An Ordinance by Zoning Committee to rezone property located at **1475 West Paces Ferry Road, N.W.** from R-1 (Single Family Residential) to PD-H (Planned Development Housing) fronting approximately 476 feet on the north side of West Paces Ferry Road, N.W. beginning approximately 796 feet from the intersection of Old Plantation Road, N.W. and West Paces Ferry Road, N.W. Depth: 425 feet; Area: 3.05 acres. Land Lots: 197 and 217, 17th District, Fulton County, Georgia.
OWNER: MUNEED SYED
APPLICANT: AARON MCCULLOUGH
NPU A COUNCIL DISTRICT 8
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: DENIAL

5. **Z-17-86** An Ordinance by Zoning Committee to rezone property located at **499 Irwin Street, N.E.** from HC-20C SA2/BL (Martin Luther King, Jr. Landmark District Sub Area 2/BeltLine Overlay) to HC-20C SA 3/BL (Martin Luther King, Jr. Landmark District Sub Area 3/BeltLine Overlay) fronting approximately 133.5 feet on the south side of Irwin Street, N.E. beginning at the intersection of Irwin Street, N.E. and Hogue Street, N.E. Depth: 196.94 feet; Area: .50 acres. Land Lot 46, 16th District, Fulton County, Georgia.
OWNER: UNIVERSAL INVESTMENT GROUP, INC.
APPLICANT: UNIVERSAL INVESTMENT GROUP, INC. C/O BATTLE LAW, PC
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30-DAY DEFERRAL

6. **Z-17-91** An Ordinance to zone property located at **1280 and 1296 Moreland Avenue** and **1263 Custer Avenue** to the C-1 (Community Business) Zoning District; and for other purposes.
NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60-DAY DEFERRAL

DEFERRED CASES

7. **Z-17-38** An Ordinance by Zoning Committee to rezone property located at **770 Shadowridge Drive, S.E.** from R-4 (Single Family Residential) to PD-H (Planned Development) fronting approximately 87 feet on the east side of Shadowridge Drive, S.E. and beginning 321 feet from the intersection of Shadowridge Drive, S.E., and Ormewood Avenue, S.E. Depth: Varies; Area: 6.1 Acres. Land Lot 176, 15TH District, DeKalb County, Georgia.
OWNER: HERITAGE CAPITOL PARTNERS, LLC
APPLICANT: HERITAGE CAPITOL PARTNERS, LLC
NPU W COUNCIL DISTRICT 5
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60-DAY DEFERRAL
8. **Z-17-59** An Ordinance by Zoning Committee to rezone property located at **320 North Highland Avenue, N.E.** from RG-2/HC20L SA1/BL (Residential General Sector 2/Inman Park Historic District Subarea 1/BeltLine Overlay) to C-1/HC20L SA1/BL (Neighborhood Commercial/Inman Park Historic District/BeltLine Overlay) fronting approximately 123 feet on the north side of North Highland Avenue, N.E. and beginning 111 feet from the intersection of North Highland Avenue, N.E. and Elizabeth Street, N.E. Depth: 172.44 feet; Area: .665 acres. Land Lot: 15, 14th District, Fulton County, Georgia.
OWNER: 320 NORTH HIGHLAND/RICCARDO VLLIO
APPLICANT: COOPER PIERCE
NPU N COUNCIL DISTRICT 2
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60-DAY DEFERRAL
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: APPROVAL OF SUBSTITUTE
ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE

END OF AGENDA