

**MARKED AGENDA
ZONING REVIEW BOARD
DECEMBER 14, 2017
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **U-17-27** An Ordinance granting a Special Use Permit for a day care center pursuant to 16-06A.005(1)(b) for property located at **1070 Rice Street, N.W.** fronting approximately 80 feet on the west side of Rice Street, N.W. beginning approximately 671 feet from the intersection of Rice Street, N.W. and West Marietta Street, N.W. Depth: 194 feet; Area: .36 acres. Land Lot: 190, 17th District, Fulton County, Georgia.
OWNER: DR. R. L. WHITE, JR./ MT. EPHRAM BAPTIST CHURCH
APPLICANT: AYSHA KHAN-DAVIS
NPU K COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL-CONDITIONAL
ZRB RECOMMENDATION: APPROVAL-CONDITIONAL
2. **U-17-29** An Ordinance grating a Special Use Permit for a private school pursuant to 16-05.005(1)(l) for property located at **1722 Harbin Road, S.W.** fronting approximately 396 feet on the east side of Harbin Road, S.W. beginning approximately 199 feet from the intersection of Laurens Way, S.W. and Harbin Road, S.W. Depth: 569 feet; Area: 4.53 acres. Land Lot 217, 14th District, Fulton County, Georgia.
OWNER: VIRGESTINE SANYANG
APPLICANT: VIRGESTINE SANYANG
NPU R COUNCIL DISTRICT 11
NPU RECOMMENDATION: APPROVAL-CONDITIONAL
STAFF RECOMMENDATION: APPROVAL-CONDITIONAL
ZRB RECOMMENDATION: APPROVAL-CONDITIONAL
3. **U-17-30** An Ordinance granting a Special Use Permit for an assisted living facility pursuant to 16-10.005(1)(e) for property located at **3200 Howell Mill Road, N.W** fronting approximately 623.65 feet on the west side of Howell Mill Road, N.W. beginning approximately 395 feet from the intersection of Downwood Circle, N.W. and Howell Mill Road, N.W. Depth: varies; Area: 8.905 acres. Land Lot 197, 17th District, Fulton County, Georgia.
OWNER: NORTHWEST HOSPITAL CORPORATION
APPLICANT: VILLAGE PARK PACES, LLC
NPU C COUNCIL DISTRICT 8
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

4. **U-17-31** An Ordinance granting a Special Use Permit for a special school pursuant to 16-04.005 (1)(b) for property located at **4358 Northside Drive, N.W.** fronting approximately 200 feet on the west side of Northside Drive, N.W. beginning approximately 838 feet from the intersection of Northside Chase, N.W. and Northside Drive, N.W. Depth: 500 feet; Area: 2.19 acres. Land Lot: 161, 17th District, Fulton County, Georgia.
- OWNER: H. FRED GOBER, JR. AND JAMES A. GOBER, AS CO-EXECUTORS OF THE ESTATE OF CAROLYN M. GOBER
- APPLICANT: JACOB'S LADDER NEURODEVELOPMENTAL LEARNING CENTER, INC.
NPU A COUNCIL DISTRICT 8
- NPU RECOMMENDATION: APPROVAL**
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

DEFERRED CASES

5. **Z-17-08** An Ordinance by Zoning Committee to rezone **550 North Highland Avenue, N.E.** from PD-MU to PD-MU for a change in conditions fronting approximately 262 feet on the west side of North Highland Avenue and beginning at the western intersection of Williams Mill Road, N.E., and North Highland Avenue, N.E. Depth: 176.17 feet; Area: .793 Acres. Land Lot 15, 14TH District, Fulton County, Georgia.
- OWNER: SELIG ENTERPRISES, INC.
- APPLICANT: ZACHARY MCDOWELL
NPU N COUNCIL DISTRICT 2
- NPU RECOMMENDATION: DEFERRAL**
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 90-DAY DEFERRAL
6. **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: DEFERRAL
ZRB RECOMMENDATION: 30-DAY DEFERRAL

7. **Z-17-67** An Ordinance by Zoning Committee to rezone property located at **156 Lakewood Way, S.W.** from MR-2 (Multifamily Residential) to MR-3 (Multifamily Residential) fronting approximately 265 on the south side of Lakewood Way, S.W. beginning at the intersection of Lakewood Way, S.W. and Hilltop Drive, S.W. Depth: Varies; Area 1.51 acres. Land Lot 71, 14th District, Fulton County, Georgia.
OWNER: ICC, LC, ANOSH ISHAK
APPLICANT: NINA GENTRY, AICP
NPU Y COUNCIL DISTRICT 12
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30-DAY DEFERRAL

8. **Z-16-79** An Ordinance to rezone from R-4 (Single Family Residential) District to the PD-H (Planned Development Housing)/LBS District, for property located at **1824 Piedmont Avenue, N.E.**, fronting approximately 224 feet on the west side of Piedmont Avenue at the northwest intersection of Piedmont Avenue and Montgomery Ferry Road. Depth: approximately 531 feet. Area: approximately 3.5 acres. Land Lots 50, 51, 56 and 57, 17th District, Fulton County, Georgia.
NPU F COUNCIL DISTRICT 6
OWNER: SALLY B. SWANGER
APPLICANT: TSW (FOR HEDGEWOOD HOMES)
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30-DAY DEFERRAL

END OF AGENDA