

**AGENDA**  
**ZONING REVIEW BOARD**  
**MARCH 1, 2018**  
**6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**NEW CASES**

1. **Z-17-101** An Ordinance by Zoning Committee to rezone from RG-3-C (Residential General Sector 3 Conditional) and R-3 (Single Family Residential) to RG-3-C (Residential General Sector 3 Conditional) and RG-4-C (Residential General Sector 4 Conditional) for property located at **3733 Peachtree Road, N.E., 3727 Peachtree Road, N.E., 3685 (aka 3677) Kingsboro Road, N.E., 3675 Kingsboro Road, N.E., 3663 Kingsboro Road, N.E., 3647 Kingsboro Road, N.E. (rear), and 3645 Kingsboro Road, N.E. (rear)** fronting approximately 250 feet on the south side of Peachtree Road, N.E. and beginning at the intersection of Peachtree Road N.E. and Kingsboro Road, N.E. Depth: varies. Area: 3.36 acres. Land Lot 10, 17th District, Fulton County, Georgia.  
OWNER(S):           LENBROOK SQUARE FOUNDATION, INC., PEACHTREE 3727, LLC, WOODRUFF RIDGEDALE PARK, LLC AND RIDGEDALE PARK HOLDINGS, LLC  
APPLICANT:         LENBROOK SQUARE FOUNDATION, INC.  
                          BY ROBERT L. ZOECKLER, ESQ.  
NPU B                COUNCIL DISTRICT 7
  
2. **Z-17-102** An Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to O-I (Office Institutional) for property located at **228 Margaret Street, S.E.** fronting 159.73 feet on the west side of Lakewood Avenue, S.E. and beginning at the intersection of Lakewood Avenue, S.E. and Margaret Street, S.E. Depth: 174.5 feet. Area: .6375 acres. Land Lot 57, 14th District, Fulton County, Georgia.  
OWNER:             THE RON CLARK ACADEMY, INC.  
APPLICANT:        THE RON CLARK ACADEMY, INC.  
NPU Y                COUNCIL DISTRICT 1
  
3. **Z-17-103** An Ordinance by Zoning Committee to rezone from R-3 (Single Family Residential) to RG-2 (Residential General Sector 2) for property located at **2621 Shady Valley Drive, N.E.** fronting 232 feet on the east side of Shady Valley Drive, N.E. and beginning at the intersection of Shady Valley Drive, N.E. and Buford Highway, N.E. Depth: varies. Acres: 1.593 acres. Land Lot 6, 17th District Fulton County, Georgia.  
OWNER:             NELSON FAERBER  
APPLICANT:        CHERYL FAERBER  
NPU B                COUNCIL DISTRICT 7
  
4. **Z-18-02** An Ordinance by Zoning Committee to rezone from R-LC/HC20LSA1/BL(Residential Limited Commercial/Inman Park Historic District Sub area 1/BeltLine Overlay) to C-2/HC20LSA1/BL (Commercial Service District/Inman Park Historic District Subarea 1/BeltLine Overlay) for property located at **716 and 724 Edgewood Avenue, N.E.** fronting approximately 157 feet on the north side of Edgewood Avenue, N.E. and beginning at the intersection of Edgewood Avenue, N.E. and Edgewood Avenue, N.E. Depth: approximately 107 feet. Acres: approximately .37 acres. Land Lot 19, District 14, Fulton County, Georgia.  
OWNER:             JENKINS PROPERTIES, LLC  
APPLICANT:        THE THRIVE GROUP, LLC C/O LAUREL DAVID  
NPU N                COUNCIL DISTRICT 2

5. **Z-18-03** An Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to MRC-1 (Mixed Residential Commercial) for property located at **557 West Lake Avenue, N.W., 1615 Hasty Place, N.W., 1599 Hasty Place, N.W., 0 Hasty Place, N.W. (14 01460003017), 0 West Lake Avenue, N.W. (14 01460003035) and 0 West Lake Avenue, N.W. (14 01460003028)** fronting approximately 137 feet on the north side of Hasty Place, N.W. and beginning approximately 188.7 feet from Elmwood Road, N.W. Depth: varies. Area: 10.54 acres. Land Lot 146, 14th District, Fulton County, Georgia.  
OWNER: DEBRA EDELSON, MANAGER-KFDLH, LLC, JUSTIN BLEEKER FOR GROVE PARK RENEWAL, JUSTIN BLEEKER FOR WATKINS & CEDARS, LLC, AND JUSTIN BLEEKER FOR FRANCOBLIER, LLC  
APPLICANT: GROVE PARK FOUNDATION  
NPU J COUNCIL DISTRICT 9
6. **Z-18-13** An Ordinance by Councilmember Natalyn Archibong to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending the NC-2 East Atlanta Village Neighborhood Commercial District, so as to remove the distance requirement for barber shops, beauty supply, beauty school, hair salons, and manicure and nail salons; and for other purposes.  
NPU W COUNCIL DISTRICT 5

**DEFERRED CASES**

7. **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)
8. **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

9. **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
10. **Z-17-63** A Substitute Ordinance by Councilmember Joyce Shepherd to rezone certain properties along a portion of the Metropolitan Parkway Corridor (Capitol View and Capitol View Manor Neighborhoods - between Genessee Street, S.W. and the CSX Railroad/Atlanta Beltline from NC-9 (Dill Avenue-Metropolitan Parkway Neighborhood Commercial District) to NC-9 (Dill Avenue-Metropolitan Parkway Neighborhood Commercial District) from C-2 (Commercial Service District) to MRC-2-C (Mixed Residential Commercial Conditional) and from R-4 (Single Family Residential) to NC-9 (Dill Avenue-Metropolitan Parkway Neighborhood Commercial) in which to implement certain recommendations of the Atlanta Beltline Master Plan Subarea 2: Heritage Communities of South Atlanta; and for other purposes.  
NPU X COUNCIL DISTRICT 12
11. **Z-18-01** An Ordinance to amend the 1982 Zoning Ordinance of the City of Atlanta, as amended (Part 16 of the Land Development Code), so as to create the **Gulch Sign Overlay District**; to codify comprehensive signage regulations for said district; to amend the Official Zoning Map to delineate the boundaries of said district; and for other purposes.  
NPU M COUNCIL DISTRICT 2

**END OF AGENDA**