

**MARKED AGENDA**  
**ZONING REVIEW BOARD**  
**JUNE 13, 2019**  
**6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**NEW CASES**

1. **Z-19-34** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) District to R-4A (Single Family Residential) for property located at **940 Bruce Circle, S.E.** fronting 120 feet on the north side of Bruce Circle, S.E. beginning 240 feet from the intersection of Fisher Road, S.E. and Bruce Circle, S.E. Depth: 200 feet Area: .448 Acres, Land Lot 9, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: SUSAN EVERETS  
APPLICANT: BEN DARMER  
NPU W COUNCIL DISTRICT 1  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**
  
2. **Z-19-39** An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) to MR-MU (Multifamily Multi Unit) for property located at **1449 Macklone Street, N.E., 1453 Macklone Street, N.E. and 1457 Macklone Street, N.E.** fronting 105 feet on the south side of Macklone Street, N.E. beginning at a point on the southerly right-of-way of Macklone Street, N.E. 140 feet east of the intersection of Macklone Street, N.E. and Hutchinson Street, N.E. Depth: 78 feet Area: .21 Acres, Land Lot 209, 15<sup>th</sup> District, DeKalb County, Georgia  
OWNER: ORION DEVELOPMENT, LLC  
APPLICANT: ORION DEVELOPMENT, LLC  
C/O J. ALEXANDER BROCK  
NPU O COUNCIL DISTRICT 5  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: 30 DAY DEFERRAL**
  
3. **Z-19-40** An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) to MR-MU (Multifamily Multi Unit) for property located at **1456 Macklone Street, N.E.** fronting 25.72 feet on the north side of Macklone Street, N.E. beginning at a point on the northerly right-of-way of Macklone Street, N.E. 220 feet east of the intersection of Macklone Street, N.E. and Hutchinson Street, N.E. Depth: 79 feet Area: .07 Acres, Land Lot 209, 15<sup>th</sup> District, DeKalb County, Georgia  
OWNER: ORION DEVELOPMENT, LLC  
APPLICANT: ORION DEVELOPMENT, LLC  
C/O J. ALEXANDER BROCK  
NPU O COUNCIL DISTRICT 5  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: 30 DAY DEFERRAL**

4. **Z-19-41** An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) to MR-MU (Multifamily Multi Unit) for property located at **114 Wesley Avenue, N.E.** fronting 149 feet on the west side of Wesley Avenue, N.E. beginning at a point on the westerly right-of-way of Wesley Avenue, N.E. 300 feet south of the intersection of said westerly right-of-way of Wesley Avenue, N.E. and the southerly right-of-way of Second Street, N.E. Depth: 152 Feet Area: .506 Acres, Land Lot 210, 15<sup>th</sup> District, DeKalb County, Georgia

OWNER: ORION DEVELOPMENT, LLC

APPLICANT: ORION DEVELOPMENT, LLC

C/O J. ALEXANDER BROCK

NPU O COUNCIL DISTRICT 5

**NPU RECOMMENDATION: DEFERRAL**

**STAFF RECOMMENDATION: DEFERRAL**

**ZRB RECOMMENDATION: 30 DAY DEFERRAL**

5. **Z-19-42** An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/BeltLine Overlay) to R-4B/BL (Single Family Residential/BeltLine Overlay) for property located at **1108 Edie Avenue, S.E.** fronting 100 feet on the east side of Edie Avenue, S.E. beginning at an iron pin at the northeast corner of Edie Avenue and Hobart Avenue, S.E. Depth: 112.40 feet Area: .274 Acres, Land Lot 23, 14<sup>th</sup> District, Fulton County, Georgia

OWNER: CITY PORCH PROPERTIES

APPLICANT: STACEY FILIPAK

NPU W COUNCIL DISTRICT 1

**NPU RECOMMENDATION: DEFERRAL**

**STAFF RECOMMENDATION: DEFERRAL**

**ZRB RECOMMENDATION: 30 DAY DEFERRAL**

6. **U-19-09** An Ordinance by Zoning Committee for a special use permit for a transfer of development rights pursuant to 16-18P.005(2)(b) for property located at **1138 Peachtree Street, N.E.** fronting 127.14 feet on the west side of Peachtree Street, N.E. beginning at the intersection of the southerly right-of-way of Fourteenth Street, N.E. and the westerly right-of-way of Peachtree Street, N.E. Depth: varies Area: 0.91 Acres, Land Lot 106, 17<sup>th</sup> District, Fulton County, Georgia

OWNER: 1138 PEACHTREE LAND HOLDINGS, LLC

APPLICANT: TRILLIST DEVELOPMENT, LLC

NPU E COUNCIL DISTRICT 2

**NPU RECOMMENDATION: APPROVAL**

**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**

**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

\*Please note the ZRB Rules of Procedure have been amended. Please click the following link to review a copy of the rules adopted on September 15, 2015 - <http://www.atlantaga.gov/index.aspx?page=397>.

7. **U-19-10** An Ordinance by Zoning Committee for a special use permit for a place of worship pursuant to 16-06A.005 for property located at **2211 Perry Boulevard, N.W.** fronting 358.8 feet on the southwesterly side of Perry Boulevard, N.W. beginning at an iron pin located on the northeasterly side of Perry Boulevard, N.W. at the point of intersection of the northeasterly side of Perry Boulevard, N.W. and the south line of Land Lot 245 Depth: 218 feet Area: 1.0378 Acres, Land Lot 245, 17<sup>th</sup> District, Fulton County, Georgia

OWNER: AFRICAN AMERICAN EPISCOPAL CHURCH SIXTH EPISCOPAL DISTRICT

APPLICANT: EDDIE HENLEY  
NPU G COUNCIL DISTRICT 9

**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**

8. **U-19-11** An Ordinance by Zoning Committee for a special use permit for outdoor dining at eating and drinking establishments when any part of such use is located within 1,000 feet of property that is zoned as R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-4B, or R-5 district, or that is used as a residential property pursuant to 16-11.005(1)(l) for property located at **1492 Piedmont Avenue, N.E.** fronting 433.14 feet on the west side of Piedmont Avenue, N.E. beginning at a point being the intersection of the northwesterly right-of-way of Piedmont Avenue, N.E. and the former northeastern right-of-way of Norfolk Southern Railway Depth: varies Area: 4.274 Acres, Land Lot 55 and 56, 17<sup>th</sup> District, Fulton County, Georgia

OWNER: ROBERTS & SHEFRIN, LLC  
BY KEN ROBERTS, OPERATING MANAGER

APPLICANT: KISH B. DEVARAJ  
NPU F COUNCIL DISTRICT 6

**NPU RECOMMENDATION: NO RECOMMENDATION**  
**STAFF RECOMMENDATION: FILE**  
**ZRB RECOMMENDATION: FILE**

9. **U-19-12** An Ordinance by Zoning Committee for a special use permit for a law office pursuant to 16-20B.004(3)(a) for property located at **1189 South Ponce de Leon Avenue, N.E.** fronting 266 feet on the south side of South Ponce de Leon Avenue, N.E. beginning at a ½” rebar found on the eastern right-of-way of Moreland Avenue, N.E. 200.23 feet north of its intersection with the northern right-of-way of Fairview Road, N.E. Depth: varies Area: 1.83 Acres, Land Lot 241, 15<sup>th</sup> District, DeKalb County, Georgia

OWNER: DK ARMSTRONG PROPERTIES, LLC

APPLICANT: ANDY ROGERS  
NPU N COUNCIL DISTRICT 6

**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

\*Please note the ZRB Rules of Procedure have been amended. Please click the following link to review a copy of the rules adopted on September 15, 2015 - <http://www.atlantaga.gov/index.aspx?page=397>.

10. **U-19-13** An Ordinance by Zoning Committee for a special use permit for outdoor dining at eating and drinking establishments when any part of such use is located within 1,000 feet of property that is zoned as an R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-4B, or R-5 district, or that is used as a residential property pursuant to 16-11.005(1)(l) for property located at **3872 Roswell Road, N.E.** fronting 511.04 feet on the west side of Roswell Road, N.E. beginning at a ½” rebar found at the intersection of the southerly right-of-way of Le Brun Road, N.E. and the westerly right-of-way of Roswell Road Depth: varies Area: 6.120 Acres, Land Lot 97, 17<sup>th</sup> District, Fulton County, Georgia

OWNER: REGENCY CENTER, LP

APPLICANT: PATRICIA A. WALLIS

NPU B COUNCIL DISTRICT 8

**NPU RECOMMENDATION: APPROVAL**

**STAFF RECOMMENDATION: APPROVAL**

**ZRB RECOMMENDATION: APPROVAL**

#### DEFERRED CASES

11. **Z-18-33** A substitute Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to PD-H (Planned Development Housing) for property located at **1640 Flat Shoals Road, S.E.** fronting 50 feet on the north side of Flat Shoals Road, S.E. beginning at a point on the north line of Land Lot 146, 1066.2 feet west of the northeast corner of said Lot Line Depth: 344.5 feet Area 1.8 acres Land Lot 146, 15<sup>th</sup> District, DeKalb County, Georgia

OWNER: PARKWOOD LIVING, LLC

APPLICANT: JASON WARREN

NPU W COUNCIL DISTRICT 5

**NPU RECOMMENDATION: DEFERRAL**

**STAFF RECOMMENDATION: DEFERRAL**

**ZRB RECOMMENDATION: 30 DAY DEFERRAL**

12. **Z-18-124** An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/BeltLine Overlay) to R-4B/BL (Single Family Residential/BeltLine Overlay) for property located at **1224 Avondale Avenue, S.E.** fronting 76.59 feet on the east side of Avondale Avenue, S.E. beginning at a point located at the intersection of the northerly right-of-way of Turpin Avenue with the southerly right-of-way of Avondale Avenue, S.E. Depth: 130.75 feet Area: .26 Acres, Land Lot: 240, 14<sup>th</sup> District, Fulton County, Georgia

OWNER: KEITH GREEN FAMILY TRUST

APPLICANT: KEITH GREEN

NPU W COUNCIL DISTRICT 1

**NPU RECOMMENDATION: APPROVAL**

**STAFF RECOMMENDATION: DENIAL**

**ZRB RECOMMENDATION: DENIAL**

\*Please note the ZRB Rules of Procedure have been amended. Please click the following link to review a copy of the rules adopted on September 15, 2015 - <http://www.atlantaga.gov/index.aspx?page=397>.

13. **U-18-37** An Ordinance by Zoning Committee for a special use permit for an outdoor amusement enterprise pursuant to 16-18K.004 for property located at **485 Foundry Street, N.W., 491 Foundry Street, N.W., 489 Foundry Street, N.W., 501 Foundry Street, N.W. and 509 Foundry Street, N.W., 174 Northside Drive, N.W., 178 Northside Drive, N.W., 182 Northside Drive, N.W., 184 Northside Drive, N.W., 190 Northside Drive, N.W. and 192 Northside Drive, N.W., 480 Spencer Street, N.W., 486 Spencer Street, 490 Spencer Street, 496 Spencer Street, 502 Spencer Street, N.W., and 506 Spencer Street, N.W. and 193 Electric Avenue N.W. and 185 Electric Avenue, N.W.** fronting 298.1 feet on the north side of Foundry Street, N.W. beginning at the intersection of Foundry Street, N.W. and Electric Avenue, N.W. Depth: varies Area: 1.86 Acres, Land Lot: 83, 14th District, Fulton County, Georgia

OWNER: JAYCEE DEVELOPMENT, LLC

APPLICANT: SHONIA PITTMAN

NPU L COUNCIL DISTRICT 3

**NPU RECOMMENDATION: DEFERRAL**

**STAFF RECOMMENDATION: DEFERRAL**

**ZRB RECOMMENDATION: 30 DAY DEFERRAL**

**END OF AGENDA**