

**MARKED AGENDA  
ZONING REVIEW BOARD  
AUGUST 1, 2019  
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**NEW CASES**

1. **Z-19-50** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4B (Single Family Residential) for property located at **217 3<sup>rd</sup> Avenue, N.W.** fronting 105 feet on the west side of 3<sup>rd</sup> Avenue, S.E. beginning at the intersection formed by the southerly right-of-way of Memorial Drive, S.E. (fka E. Fare Street) and the westerly right-of-way of 3<sup>rd</sup> Avenue, S.E. (fka Hampton Street) Depth: 210 feet Area: 0.496 Acres, Land Lot 181, 15<sup>th</sup> District, DeKalb County, Georgia  
OWNER: CORY BROWN  
APPLICANT: CORY BROWN  
NPU O COUNCIL DISTRICT 5  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: DEFERRAL**
  
2. **Z-19-51** An Ordinance By Zoning Committee to rezone from R-4A/BL (Single Family Residential/Beltline Overlay) to RG-3/BL (Residential General Sector 3/Beltline Overlay) for property located at **584 Lindsay Street, N.W.** fronting 117 feet on the west side of Lindsay Street, N.W. beginning at a point on the west side of Lindsay Street, N.W. 117.12 feet south from the southwest corner of the intersection on Lindsay Street, N.W. and Pelham Street, N.W. Depth: 126 feet Area: 0.314 Acres, Land Lot 111, 14<sup>th</sup> District Fulton County, Georgia  
OWNER: MATTHEW MAXWELL  
APPLICANT: MATTHEW MAXWELL  
NPU L COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**
  
3. **Z-19-55** An Ordinance by Zoning Committee to rezone from C-2 (Commercial Service) District to MRC-3 (Mixed Residential Commercial) for property located at **264 Ponce de Leon Avenue, N.E., 268 Ponce de Leon Avenue, N.E., 282 Ponce de Leon Avenue, N.E., 294 Ponce de Leon Avenue, N.E. and 675 Penn Avenue, N.E.** fronting approximately 352.46 feet on the north side of Ponce de Leon Avenue, N.E. beginning at a hole punch in concrete found at the intersection of the northern right-of-way of Ponce de Leon Avenue, N.E. and the eastern right-of-way line of Penn Avenue, N.E. Depth: varies Area: approximately 1.25 Acres, Land Lot 49, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: RIO LAND & INVESTMENT REAL ESTATE, LLC  
APPLICANT: CAPITAL CITY REAL ESTATE, LLC  
NPU E COUNCIL DISTRICT 2  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: 30 DAY DEFERRAL**

4. **Z-19-57** An Ordinance by Zoning Committee to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending the SPI-21 SA 1 (Historic West End/Adair Park Special Public Interest District Subarea 1) **Section 16-18U.012 Historic West End/Adair Park—Development Controls and Site Limitations Table** by Increasing the Allowable Height; and for other purposes  
NPU T COUNCIL DISTRICT 4  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: 30 DAY DEFERRAL**
  
5. **Z-19-58** 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 39 Entitled “Emory Campus Parking Overlay District”**; to define certain terms; and for other purposes  
NPU F COUNCIL DISTRICT 6  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**
  
6. **Z-19-60** An Ordinance by Councilmember Howard Shook to amend Chapter 18I of the Atlanta Zoning Ordinance entitled "SPI-9 Buckhead Village District Regulations" for corrective purposes by attaching and incorporating previously approved conditions to certain parcels; and to amend the official zoning map by denoting zoning districts with previously approved conditions; and for other purposes.  
NPU B COUNCIL DISTRICT 7  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: DEFERRAL**

**DEFERRED CASES**

7. **Z-19-11** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MRC-1/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at **1369 Ralph David Abernathy Boulevard, S.W.** fronting 218.8 feet on the west side of Muse Street, S.W. beginning at a point located at the intersection of the northerly right-of-way line of Ralph David Abernathy, S.W. with the westerly right-of-way line of Langhorn Street, S.W. and the northeasterly right-of-way line of Muse Street, S.W. Depth: 158.6 feet Area: .39 Acres, Land Lot 140, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: AAA PROPERTY SOLUTIONS, LLC  
APPLICANT: EVERETT GAY  
NPU T COUNCIL DISTRICT 4  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: 30 DAY DEFERRAL**

\*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>.

8. **Z-19-35** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) District to PD-H (Planned Development Housing) for property located at **2161 Oakview Road, S.E.** fronting 332.93 feet on the south side of Oakview Road, S.E. beginning at an iron pin on the southwesterly right-of-way of Oakview Road, S.E. 209.05 feet northeasterly from its intersection with the easterly right-of-way of Douglas Street, S.E. Depth: 448 feet Area: 2.982 Acres, Land Lot 205, 15<sup>th</sup> District, DeKalb County, Georgia

OWNER: BETTY DAVIS GWINN  
APPLICANT: G. DOUGLAS DILLARD  
NPU O COUNCIL DISTRICT 5

**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: 30 DAY DEFERRAL**

9. **Z-19-41** An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) to MR-MU (Multifamily Multiunit) 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: DENIAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: 60 DAY DEFERRAL**

10. **Z-19-45** A Substitute Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to RG-3 (Residential General Sector 3) for property located at **420 Griffin Street, N.W.** fronting 50 feet on the west side of Griffin Street, N.W. beginning at an iron pin on the western line of Griffin Street, N.W., 55 feet south of the intersection of Neal Street, N.W. and Griffin Street, N.W. Depth: 110 feet Area: 0.121 Acres, Land Lot 111, 14<sup>th</sup> District, Fulton County, Georgia

OWNER: IVAN GASKIN  
APPLICANT: IVAN GASKIN (GOOD DIRTY REALTY)  
NPU L COUNCIL DISTRICT 3

**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: 30 DAY DEFERRAL**

**END OF AGENDA**

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