

**MARKED AGENDA
ZONING REVIEW BOARD
SEPTEMBER 5, 2019
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-19-52** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-MU/BeltLine (Multifamily Multiunit/BeltLine Overlay) for property located at **496 Boulevard Place, N.E.** fronting 50 feet on the north side of Boulevard Place, N.E. 199.8 feet east of the northeast corner of Boulevard Place and boulevard, N.E. Depth: 190 feet Area: .218 Acres, Land Lot 47, 14th District, Fulton County, Georgia
OWNER: S. WESLEY KNAPP
APPLICANT: KRONBERG WALL
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: NO RECOMMENDATION
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

2. **Z-19-59** An Ordinance by Zoning Committee to rezone from R-5/HC20K SA1/ BL (Two Family Residential/Grant Park Historic District Subarea 1/BeltLine Overlay) to R-4B/HC20K SA 1/BeltLine (Single Family Residential/Grant Park Historic District Subarea 1/BeltLine Overlay) for property located at **649 Woodward Avenue, S.E.** fronting 50 feet on the south side of Woodward Avenue S.E. beginning 250 feet east of the intersection of Cameron Street, S.E. and Woodward Avenue, S.E. Depth: 184 feet Area: .21 Acres, Land Lot 21, 14th District, Fulton County, Georgia
OWNER: SACHIN MAHOLTRA
APPLICANT: INNOCENT NWACHUKWU
NPU W COUNCIL DISTRICT 5
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

3. **Z-19-62** An Ordinance by Zoning Committee to rezone from R-5-C/BL (Two Family Residential Conditional/BeltLine Overlay) to R-5-C/BL (Two Family Residential Conditional/BeltLine Overlay) for a change of conditions for property located at **1006 Hank Aaron Drive, S.E.** fronting 50 feet on the east side of Hank Aaron Drive, S.E. beginning at a point on the east side of Hank Aaron Drive 150 feet north of the northeast corner of Hank Aaron Drive and Haygood Avenue Depth: 238 feet Area: .272 Acres, Land Lot 55, 14th District, Fulton County, Georgia
OWNER: BETHANE NIKOUE
APPLICANT: BETHANE NIKOUE
NPU V COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

4. **Z-19-63** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4B (Single Family Residential) for property located at **448 Metropolitan Place, S.E.** fronting 256.50 feet on the northeast side of Metropolitan Place, S.E. beginning at the intersection of the northern right-of-way of Hass Avenue with the eastern right-of-way of Metropolitan Place Depth: 91 feet Area: .106 Acres, Land Lot 177, 15th District, DeKalb County, Georgia
OWNER: LAURA VIETH & MARIUS VIETH
APPLICANT: LAURA VIETH & MARIUS VIETH
NPU W COUNCIL DISTRICT 5
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

5. **Z-19-64** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **1775 Alvarado Terrace, S.W.** fronting 110 feet on the north side of Alvarado Terrace, S.W. beginning at a point on the north side of Alvarado Terrace, 575 feet west of the northwest corner of Alvarado Terrace and Waters Road Depth: 260 feet Area: .656 Acres, Land Lot 150, 14th District, Fulton County, Georgia
OWNER: YALE INVESTMENTS, LLC
APPLICANT: FELIPE NIETO
NPU T COUNCIL DISTRICT 10
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

6. **Z-19-65** An Ordinance by Zoning Committee to rezone from C-1-C (Community Business Conditional) to C-1-C (Community Business Conditional) for a site plan amendment for property located at **2343 Hosea L. Williams Drive, S.E.** fronting approximately 200 feet on the south side of Hosea Williams Drive, S.E. beginning at a point on the south side of Boulevard Drive (fka Boulevard-DeKalb) 200 feet east of the southeast corner of First Street and Boulevard Drive Depth: approximately 260 feet Area: .917 Acres, Land Lot 204, 15th District, DeKalb County, Georgia
OWNER: BLUE CHIP PIZZA PRODUCTS, LLC
APPLICANT: NINA E. GENTRY, AICP
NPU O COUNCIL DISTRICT 5
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. **Z-19-66** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-MU/BL (Multifamily Multiunit/BeltLine Overlay) for property located at **508 Boulevard Place, N.E.** fronting approximately 50 feet on the north side of Boulevard Place, N.E. beginning at a point on the north side of Boulevard Place 300 feet east of the northeast corner of the intersection of Boulevard Place and Boulevard Depth: 190 feet Area: .218 Acres, Land Lot 47, 14th District, Fulton County, Georgia
OWNER: CHESLEY GADDIS
APPLICANT: KRONBERG WALL
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: NO RECOMMENDATION
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE
8. **Z-19-67** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-MU/BL (Multifamily Multiunit/BeltLine Overlay) for property located at **502 Boulevard Place, N.E.** fronting approximately 50 feet on the north side of Boulevard Place, N.E. beginning at a point on the north side of Boulevard Place 250 feet east of the northeast corner of the intersection of Boulevard Place and Boulevard Depth: 190 feet Area: .218 Acres, Land Lot 47, 14th District, Fulton County, Georgia
OWNER: CHRIS ANDERSON
APPLICANT: KRONBERG WALL
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: NO RECOMMENDATION
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE
9. **Z-19-68** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-MU/BL (Multifamily Multiunit/BeltLine Overlay) for property located at **512 Boulevard Place, N.E.** fronting approximately 50 feet on the north side of Boulevard Place, N.E. beginning at a point on the north side of Boulevard Place 350 feet east of the northeast corner of the intersection of Boulevard Place and Boulevard Depth: 190 feet Area: .223 Acres, Land Lot 47, 14th District, Fulton County, Georgia
OWNER: CHESLEY GADDIS
APPLICANT: KRONBERG WALL
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: NO RECOMMENDATION
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

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DEFERRED CASES

10. **Z-19-38** An Ordinance by Zoning Committee to rezone from R-3 (Single Family Residential) to PD-H (Planned Development Housing) for property located at **3731 Wieuca Road, N.E., 3745 Wieuca Road, N.E. and 3755 Wieuca Road, N.E.** fronting 389.1 feet on the east side of Wieuca Road, N.E beginning 132.7 feet from the intersection of Lovette Lane, N.E. and Wieuca Road, N.E. Depth: varies Area: 3.282 Acres, Land Lot 44, 17th District, Fulton County, Georgia
OWNER: ZP GROUP, LLLP
APPLICANT: JULIE L. SELLERS
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL
11. **Z-19-43** An Ordinance by Zoning Committee to rezone from PD-MU (Planned Development Mixed Use) to PD-MU (Planned Development Mixed Use) for a change of conditions for property located at **1615 Johnson Road, N.W.** fronting 1367.56 feet on the north side of Johnson Road, N.W. beginning at an ½” rebar found along the northerly right-of-way of Johnson Road N.W. more or less 1325 from the easterly right-of-way line of Habershal Drive, N.W. Depth: varies Area: 25.52 Acres, Land Lot 224 and 225, 17th District, Fulton County, Georgia
OWNER: 1615 JOHNSON ROAD, LLC
APPLICANT: ASHTON ATLANTA RESIDENTIAL, LLC
D/B/A ASHTON WOODS HOMES
NPU G COUNCIL DISTRICT 9
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL
12. **Z-19-48** An Ordinance by Councilmember Joyce Sheperd to rezone from O-I (Office Institutional District) to C-1 (Community Business District) for property located at **967 Dewey Street, S.W.** fronting 100 feet on the west side of Dewey Street, S.W. beginning at the intersection of Dewey Street, S.W. and Mary Street, S.W. Land Lot 87, 14th District, Fulton County, Georgia
NPU V COUNCIL DISTRICT 12
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

END OF AGENDA

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