

**MARKED AGENDA
ZONING REVIEW BOARD
SEPTEMBER 12, 2019
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-19-56** An Ordinance to amend Chapter 13 of the Atlanta Zoning Ordinance entitled “C-3 Commercial Residential District Regulations” to correct a scrivener’s error from Ordinance No. 06-O-0038 and to allow for special use permits for “Hotels And Motels” in Sec. 16-13.005(1)(G); and to amend Chapter 14 of the Atlanta Zoning Ordinance entitled “C-4 Central Area Commercial Residential District Regulations” to correct a scrivener’s error from Ordinance No. 06-O-0038 and allow for special use permits for “Roominghouses” in Sec. 16-14.005(1)(K); and for other purposes

ALL NPU’s

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL

2. **Z-19-69** An Ordinance by Zoning Committee to rezone from RG-4 (Residential General Sector 4) and I-1 (Light Industrial) to MRC-3 (Mixed Residential Commercial) for property located at **375 Gartrell Street, S.E. and 424 Decatur Street, S.E.** fronting 310.35 feet on the south side of Gartrell Street, S.E. beginning at an ½ inch rebar set at the intersection of the northerly right-of-way line of Decatur Street and the easterly right-of-way line of William Holmes Borders Sr. Drive, S.E. Depth: varies Area: 4.6764 Acres, Land Lot 45, 14th District, Fulton County, Georgia

OWNER: SAINT JOSEPH’S HEALTH SYSTEM, INC.

APPLICANT: SAINT JOSEPH’S HEALTH SYSTEM, INC.

NPU M COUNCIL DISTRICT 5

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

3. **Z-19-70** An Ordinance by Zoning Committee to rezone from RG-4 (Residential General Sector 4) to MR-4A (Multifamily Residential) for property located at **38 William H. Borders Sr. Drive, S.E. (a.k.a 300 Chamberlain Street, S.E.)** fronting 150 feet on the south side of Chamberlain Street, S.E. beginning at the intersection of the northerly right-of-way line of Gartrell Street and the easterly right-of-way of William Holmes Borders Sr. Drive, S.E. Depth: varies Area: 1.1625 Acres, Land Lot 45, 14th District, Fulton County, Georgia

OWNER: SAINT JOSEPH’S HEALTH SYSTEM, INC.

APPLICANT: SAINT JOSEPH’S HEALTH SYSTEM, INC.

NPU M COUNCIL DISTRICT 5

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

4. **Z-19-71** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to MRC-1 (Mixed Residential Commercial) for property located at **1669 DeFoor Avenue, N.W.** fronting 151 feet on the north side of DeFoor Avenue, N.W. beginning at an iron pin on the northerly side of DeFoor Avenue 150 feet from the intersection of the northern right-of-way of DeFoor Avenue with the western right-of-way Springer Street, N.W. Depth: varies Area: .533 Acres, Land Lot 187, 17th District, Fulton County, Georgia

OWNER: FRANK HOUSER
APPLICANT: FRANK HOUSER
NPU D COUNCIL DISTRICT 9

NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: DENIAL

5. **Z-19-72** An Ordinance by Zoning Committee to rezone from R-LC-C (Residential Limited Commercial Conditional) to C-1 (Community Business District) for property located at **2959 Piedmont Road, N.E.** fronting 70 feet on the east side of Piedmont Road, N.W. beginning at a point on the easterly side of Piedmont Road, 174.7 feet southerly from the intersection of the southerly side of Pharr Road with the easterly side of Piedmont Road, Depth: varies Area: .533 Acres, Land Lot 187, 17th District, Fulton County, Georgia

OWNER: TJIN H. TEOH
APPLICANT: SWP BUCKHEAD
NPU B COUNCIL DISTRICT 7

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

6. **Z-19-74** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/Beltline Overlay) to MR-4A/BL (Multifamily Residential/BeltLine Overlay) for property located at **111 Moreland Avenue, S.E.** fronting 108 feet on the west side of Moreland Avenue, S.E. beginning at the intersection of the northerly right-of way of Kirkwood Avenue, S.E. and westerly right-of-way of Moreland Avenue Depth: 155 feet Area: .38 Acres, Land Lot 13, 14th District, Fulton County, Georgia

OWNER: PAUL KAIZMAN
APPLICANT: JOE ALCOCK
NPU N COUNCIL DISTRICT 5

NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
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-19-75** An Ordinance by Zoning Committee to rezone from SPI-9 SA2 (Buckhead Village Special Public Interest District Subarea 2) and SPI-9 SA 3 (Buckhead Village Special Public Interest District Subarea 3) to SPI-9 SA2 (Buckhead Village Special Public Interest District Subarea 2) for property located at **103, 107, and 111 West Paces Ferry Road, N.W. and 134, 140 and 144 East Andrews Drive, N.W.** fronting 314 feet on the northeast side of West Paces Ferry Road, N.W. beginning at the intersection of the northeasterly right-of-way line of West Paces Ferry Road and the southeasterly right-of-way line of East Andrews Drive Depth: varies Area: 3.57 Acres, Land Lot 99, 17th District, Fulton County, Georgia

OWNER: JAME REALTY, LLC AND ANP, L.P.

APPLICANT: 111 WPFR, LLC

NPU B COUNCIL DISTRICT 8

NPU RECOMMENDATION: APPROVAL CONDITIONAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

8. **U-19-19** An Ordinance by Zoning Committee for a special use permit for a private club pursuant to 16-18I.007 for property located at **103, 107 and 111 West Paces Ferry Road, N.W. and 134, 140 and 144 East Andrews Drive, N.W.** fronting 314 feet on the northeast side of West Paces Ferry Road, N.W. beginning at the intersection of the northeasterly right-of-way of West Paces Ferry Road and the southeasterly right-of-way of East Andrews Drive, N.W. Depth: varies Area: 3.57 Acres, Land Lot 99, 17th District, Fulton County, Georgia

OWNER: JAME REALTY, LLC & ANP, L.P.

APPLICANT: 111 WPFR, LLC

NPU B COUNCIL DISTRICT 8

NPU RECOMMENDATION: APPROVAL CONDITIONAL

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL

9. **U-19-17** An Ordinance by Zoning Committee for a special use permit for a park-for-hire surface parking lot pursuant to 16-20C.005 for property located at **15 Hilliard Street, N.E.** fronting 75 feet on the east side of Hilliard Street, N.E. beginning at a point on the easterly right-of-way of Hilliard Street 50 feet south of the intersection of the easterly right-of-way of Hilliard Street with the southerly right-of-way of Porter's Alley Depth: 145 feet Area: 0.249 Acres, Land Lot 46, 14th District, Fulton County, Georgia

OWNER: WESTSIDE REVITALIZATION ACQUISITIONS, LLC

APPLICANT: RYAN BUCHANAN

NPU M COUNCIL DISTRICT 5

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

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10. **U-19-18** An Ordinance by Zoning Committee for a special use permit for a personal care home pursuant to 16-06.005(1)(g) for property located at **3499 Fairburn Place, S.W.** fronting 70 feet on the north side of Fairburn Place, S.W. beginning 251.9 feet from the intersection of Fairburn Road, S.W. and Fairburn Place, S.W. Depth: 159.7 feet Area: .256 Acres, Land Lot 241, 14th District, Fulton County, Georgia
OWNER: SAMUEL FLORENTINE
APPLICANT: SAMUEL FLORENTINE
NPU H COUNCIL DISTRICT 10
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

DEFERRED CASES

11. **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, 14th District, Fulton County, Georgia
OWNER: AAA PROPERTY SOLUTIONS, LLC
APPLICANT: EVERETT GAY
NPU T COUNCIL DISTRICT 4
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL
12. **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, 15th 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

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13. **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, 14th District, Fulton County, Georgia
OWNER: IVAN GASKIN
APPLICANT: IVAN GASKIN (GOOD DIRTY REALTY)
NPU L COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE
ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE
14. **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 1.191 Acres, Land Lot 49, 14th 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
15. **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: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

END OF AGENDA

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