

**AGENDA**  
**ZONING REVIEW BOARD**  
**OCTOBER 17, 2019**  
**6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**NEW CASES**

1. **U-19-20** 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 **428 Edgewood Avenue, N.E.** fronting 86 feet on the north side of Edgewood Avenue, N.E. beginning at a nail found on the northerly right-of-way of Edgewood Avenue, said point being 165.84 feet in a easterly direction from the intersection of said right-of-way and the easterly right-of-way of Jackson Street Depth: 100 feet Area: .198 Acres, Land Lot 46, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: RICHARD MCCOY  
APPLICANT: TIMOTHY O'TOOLE  
NPU M COUNCIL DISTRICT 2
  
2. **U-19-21** 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 **438 Edgewood Avenue, N.E.** fronting 109 feet on the north side of Edgewood Avenue, N.E. beginning at a nail found on the northerly right-of-way of Edgewood Avenue, said point being 251.93 feet in a easterly direction from the intersection of said right-of-way and the easterly right-of-way of Jackson Street Depth: 100 feet Area: .25 Acres, Land Lot 46, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: DOUG AMMAR  
APPLICANT: TIMOTHY O'TOOLE  
NPU M COUNCIL DISTRICT 2
  
3. **U-19-22** An Ordinance by Zoning Committee for a special use permit for a community center pursuant to 16-11.005(1)(n) for property located at **931 McDaniel Street, S.W.** fronting 50.07 feet on the west side of McDaniel Street, S.W. beginning at a masonry nail set at the intersection of the northerly right-of-way line of Mary Street and the easterly right-of-way line of Hubbard Street Depth: 199.88 feet Area: .345 Acres, Land Lot 87, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: MARGARET HOFLAND  
APPLICANT: JACKSON M. KANE  
NPU V COUNCIL DISTRICT 12
  
4. **U-19-23** An Ordinance by Zoning Committee for a special use permit for a private school pursuant to 16-06.005(1)(l) for property located at **1700 Piedmont Road, N.E.** fronting 1115 feet on the west side of Piedmont Road, N.E. beginning at the intersection of Piedmont Road and Montgomery Ferry Road Depth: 199.88 feet Area: .345 Acres, Land Lot 56, 17<sup>th</sup> District, Fulton County, Georgia  
OWNER: MORNINGSIDE BAPTIST CHURCH  
APPLICANT: CHARLES PALMER ATTORNEY  
FOR HERITAGE PREPARATORY SCHOOL  
NPU F COUNCIL DISTRICT 6

5. **U-19-24** An Ordinance by Zoning Committee for a special use permit for an outdoor sales area pursuant to 16-16.005(1)(c) for property located at **831 3<sup>rd</sup> Street, N.W.** fronting approximately 167 feet on the west side of Northside Drive, N.E. beginning at a point at the intersection of the northwesterly right-of-way of Hampton Street and the northeasterly right-of-way of 3rd Street Depth: 100 feet Area: .324 Acres, Land Lot 112, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: JOHN FORD  
APPLICANT: ARTHUR WRIGHT GARDNER  
NPU E COUNCIL DISTRICT 3
  
6. **U-19-25** An Ordinance by Zoning Committee for a special use permit for a hotel pursuant to 16-34.007(1)(j) for property located at **1034 Howell Mill Road, N.W.** fronting approximately 119.5 feet on the west side of Howell Mill Road, N.W. beginning at a ½” iron pin and plastic cap placed at the right-of-way intersection of the northern right-of-way line of Eleventh Street with the eastern right-of-way line of Brady Avenue Depth: varies Area: 2.979 Acres, Land Lot 150, 17<sup>th</sup> District, Fulton County, Georgia  
OWNER: 1050 HOWELL MILL ROAD, LLC  
APPLICANT: 1050 HOWELL MILL ROAD, LLC  
NPU E COUNCIL DISTRICT 3
  
7. **U-19-26** An Ordinance by Zoning Committee for a special use permit for a place of worship pursuant to 16-35.007(1)(e) for property located at **2860 Campbellton Road, S.W.** fronting 248.97 feet on the south side of Campbellton Road, N.W. beginning at a point 160 feet northeasterly from the intersection of the centerline of Maxwell Drive with the southeast right-of-way of Campbellton Road Depth: 248.97 Area: 1.78 Acres, Land Lot 218 and 219, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: MAJA SIDIBEH  
APPLICANT: GAIL MOONEY  
NPU R COUNCIL DISTRICT 11
  
8. **U-19-27** 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 **1148 Cahaba Drive, S.W.** fronting 60 feet on the south side of Cahaba Drive, S.W. beginning at a point on the southeasterly line of Cahaba Drive, 636.4 feet northeasterly of the north right-of-way line of Avon Avenue Depth: 296.2 feet Area: .40 Acres, Land Lot 17, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: CEP PROPERTY, LLC  
APPLICANT: EDDIE B. PULLIAM, II  
NPU S COUNCIL DISTRICT 4
  
9. **U-19-28** An Ordinance by Zoning Committee for a special use permit for a personal care home pursuant to 16-18K.004 for property located at **1039 Harwell Street, N.W.** fronting 40 feet on the north side of Harwell Street, N.W. beginning at a point on the north side of Harwell Street 120 feet west of the northwest corner of Harwell and Ollie Streets Depth: 147.5 feet Area: .13 Acres, Land Lot 115, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: REBECCA SIMS  
APPLICANT: EDDIE B. PULLIAM, II  
NPU K COUNCIL DISTRICT 3

**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, 17<sup>th</sup> District, Fulton County, Georgia  
OWNER: ZP GROUP, LLLP  
APPLICANT: JULIE L. SELLERS  
NPU B COUNCIL DISTRICT 7
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, 17<sup>th</sup> 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
12. **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, 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
13. **Z-19-61** An Ordinance by Zoning Committee to rezone from R-5/HC20K SA 1/BL (Two Family Residential/Grant Park Historic District Subarea 1/BeltLine Overlay) to R-4B/HC20K SA1/BeltLine (Single Family Residential /Grant Park Historic District Subarea 1/BeltLine Overlay) for property located at **778 Lynwood Street, S.E.** fronting 50 feet on the north side of Lynwood Street, S.E. beginning at a rebar located 849.76 feet east from the right-of-way of United Avenue Depth: 189 feet Area: .215 Acres, Land Lot 22, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: HUGH AND DANIELA MALKIN  
APPLICANT: HUGH MALKIN  
NPU W COUNCIL DISTRICT 1

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14. **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, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: YALE INVESTMENTS, LLC  
APPLICANT: FELIPE NIETO  
NPU T COUNCIL DISTRICT 10

**END OF AGENDA**