

**MARKED AGENDA
ZONING REVIEW BOARD
JANUARY 9, 2020
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-19-101** An Ordinance by Zoning Committee to rezone from RG-2 (Residential General Sector 2) to MR-4A (Multifamily Residential) for property located at **1080 Estes Drive, S.W.** fronting 580 feet on the south side of Estes Drive beginning at a ½” rebar found at the intersection of the northerly right-of-way of Estes Drive and the easterly right-of-way of Astor-Lakewood Connector Depth: varies Area: 1.815 Acres, Land Lot 122, 14th District, Fulton County, Georgia
OWNER: ATLANTA NEIGHBORHOOD
DEVLOPMENT PARTNERSHIP
APPLICANT: PRESWICK LAND HOLDINGS, LLC
JOSH MARX
NPU X COUNCIL DISTRICT 12
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

2. **Z-19-105** An Ordinance by Councilmember Joyce M. Sheperd to rezone from R-4B (Single Family Residential) to C-1 (Community Business District) for property located at **842 McDaniel Street, S.W.** fronting 30 feet on the east side of McDaniel Street, S.W. and beginning at the northeast corner of Rockwell and McDaniel Streets Depth: 100 feet Area: 0.068 Acres. Land Lot 86, 14th District, Fulton County, Georgia
NPU V COUNCIL DISTRICT 12
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

3. **Z-19-106** An Ordinance by Councilmember Natalyn Mosby Archibong to zone property located at **412 Morgan Place** to the R-4 (Single Family Residential) zoning district upon annexation into the corporate limits of the City of Atlanta
NPU O COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

4. **Z-19-107** An Ordinance by Councilmember Jennifer N. Ide to zone property located at **1104 Rosedale Road** to the R-4 (Single Family Residential) zoning district upon annexation into the corporate limits of the City of Atlanta
NPU F COUNCIL DISTRICT 6
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

5. **Z-19-110** An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/BeltLine Overlay) to MRC-1/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at **1316 Boulevard, S.E.** fronting 200 feet on the east side of Boulevard, S.E. beginning at a point on the east right-of-way line of Boulevard, S.E., 498.8 feet south of the intersection of the east right-of-way line of Boulevard, S.E. with the south right-of-way line of Benteen Way Depth: 200 feet Area: .688 Acres, Land Lot 24, 14th District, Fulton County, Georgia
OWNER: 1316 BOULEVARD, LLC
APPLICANT: NINA E. GENTRY, AICP
NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

DEFERRED CASES

6. **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: NO RECOMMENDATION
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 90 DAY DEFERRAL
7. **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: DENIAL
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-19-76** An Ordinance by Councilmember J.P. Matzigkeit to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending the R-LC (Residential Limited Commercial District), C-1 (Community Business), C-2 (Commercial Service), C-3 (Commercial Residential), C-4 (Central Area Commercial Residential), C-5 (Central Business Support), I-MIX (Industrial Mixed Use District), NC (Neighborhood Commercial), and MRC (Mixed Residential Commercial) zoning districts so as to allow a “**Party House**” as a use in some commercial zoning districts and expressly prohibit it as a use in certain districts including solely residential districts; and for other purposes

ALL NPU’s

NPU RECOMMENDATION: DEFERRAL

STAFF RECOMMENDATION: DEFERRAL

ZRB RECOMMENDATION: 90 DAY DEFERRAL

9. **Z-19-80** An Ordinance by Zoning Committee to rezone from MR-4A-C/BL (Multifamily Residential Conditional/BeltLine Overlay) to MR-4A-C/BL (Multifamily Residential Conditional/BeltLine Overlay) for a site plan amendment for property located at **1155 Hill Street, S.E.** fronting 350.77 feet on the west side of Hill Street, S.E., beginning at an axle found at the intersection of the northerly right-of-way line of Englewood Avenue and the westerly right-of-way line of Hill Street Depth: varies Area: 8.750 Acres, Land Lot 55, 14th District, Fulton County, Georgia

OWNER: STANLEY MARTIN COMPANIES, LLC

APPLICANT: ELLEN PROCTOR, POLLACK SHORES

NPU Y COUNCIL DISTRICT 1

NPU RECOMMENDATION: NO RECOMMENDATION

STAFF RECOMMENDATION: FILE

ZRB RECOMMENDATION: FILE

10. **Z-19-93** An Ordinance by Zoning Committee to rezone from RG-2/BL (Residential General Sector 2/BeltLine Overlay) to MR-MU/BL (Multifamily Multiunit/BeltLine Overlay) for property located at **1076 Hardee Street, S.E.** fronting 40 feet on the northeast side of Hardee Street, S.E., beginning at a ½” iron pin set on the northeasterly right-of-way of Hardee Street; said iron pin being located 56.90 feet northwest of the intersection of Hardee Street and Walthall Street Depth: varies Area: .14 Acres, Land Lot 14, 14th District, Fulton County, Georgia

OWNER: RESOLUTIONS TEAM LLC

APPLICANT: NINA E. GENTRY, AICP

NPU N COUNCIL DISTRICT 5

NPU RECOMMENDATION:NO RECOMMENDATION

STAFF RECOMMENDATION: FILE

ZRB RECOMMENDATION: FILE

11. **Z-19-97** An Ordinance by Zoning Committee to rezone from I-1/BL (Light Industrial/BeltLine Overlay) to I-MIX/BL (Industrial Mixed Use/BeltLine Overlay) for property located at **350 University Avenue, S.W., and 352 University Avenue, S.W.** fronting 2,190 feet on the south side of University Avenue commencing at a point being the intersection of the westerly right-of-way of I-75/85 and the southerly right-of-way of University Avenue, thence running along said right-of-way of University Avenue 520 feet to a point; then east a distance of 32.02 feet to a ½” rebar; then west a distance of 184.61 feet to a ½” rebar; then west a distance of 236.02 feet to the true point of beginning Depth: varies Area: 13.246 Acres, Land Lot 88, 14th District, Fulton County, Georgia

OWNER: AECF ATLANTA REALTY
& UA ASSOCIATES I, LLC

APPLICANT: CHANTELL GLENN
NPU V COUNCIL DISTRICT 12

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

12. **Z-19-98** An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/BeltLine Overlay) to MR-MU/BL (Multifamily Residential Multiunit/BeltLine Overlay) for property located at **637 Willoughby Way, N.E.** fronting 75 feet on the south side of Willoughby Way, N.E. beginning at the southeast corner of Willoughby Way and Fortune Street, N.E. Depth: 110 feet Area: .205, Acres, Land Lot 18, 14th District, Fulton County, Georgia

OWNER: ARSENI ZAITSEV

APPLICANT: ARSENI ZAITSEV
NPU M COUNCIL DISTRICT 2

NPU RECOMMENDATION: DENIAL

STAFF RECOMMENDATION: DEFERRAL

ZRB RECOMMENDATION: 30 DAY DEFERRAL

13. **Z-19-99** An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) to MR-MU (Multifamily Multiunit) for property located at **125 Wesley Avenue, N.E.** fronting 69.4 feet on the east side of Wesley Avenue beginning at a point marked by a ½” rebar placed at the intersection of the southern right-of-way of Marona Street and the eastern right-of-way of Wesley Avenue Depth: 141 feet Area: .225 Acres, Land Lot 210, 15th District, DeKalb County, Georgia

OWNER: PARKWOOD LIVING

APPLICANT: KRONBERG WALL
NPU O COUNCIL DISTRICT 5

NPU RECOMMENDATION: DEFERRAL

STAFF RECOMMENDATION: DEFERRAL

ZRB RECOMMENDATION: 30 DAY DEFERRAL

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14. **Z-19-102** An Ordinance by Zoning Committee to rezone from SPI-9 SA 3-C (Buckhead Village Special Public Interest District Subarea 3 Conditional) to SPI-9 SA 3 (Buckhead Village Special Public Interest District Subarea 3) for a change of conditions for property located at **505 Pharr Road, N.E.** fronting 327.85 feet on the south side of Pharr Road beginning at a point at the intersection of the western right-of-way line for Hardman Court with the south right-of-way line of Pharr Road Depth: varies Area: 1.896 Acres, Land Lot 6, 17th District, Fulton County, Georgia

OWNER: WX HOTELS PHARR ROAD, LLC

APPLICANT: HATTERAS SKY, LLC

NPU B COUNCIL DISTRICT 7

NPU RECOMMENDATION: APPROVAL CONDITIONAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

15. **U-19-33** An Ordinance by Zoning Committee for a special use permit for a private school pursuant to 16-03.005(1)(l) for property located at **4075 Paces Ferry Road, N.W., 0 Paces Ferry Road, N.W. (rear) (17 0235 LL003) and 0 Robert L. MacDougal (17 0236 LL006)** fronting 2,355 feet on the north side of Paces Ferry Road beginning at the point of intersection of the north side of Paces Ferry Road with the east bank of the Chattahoochee River Depth: 2,372 feet Area: 102.12 Acres, Land Lot 235 and 236, 17th District, Fulton County, Georgia

OWNER: THE LOVETT SCHOOL, INC.

APPLICANT: THE LOVETT SCHOOL, INC.

BY DENTONS US LLP

NPU A COUNCIL DISTRICT 8

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

END OF AGENDA