

**MARKED AGENDA
ZONING REVIEW BOARD
JANUARY 16, 2020
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-19-108** An Ordinance by Councilmember Carla Smith to rezone property located at **891 Cherokee Avenue, S.E.** from R-5/HC20K SA1/BL (Two Family Residential/Grant Park Historic District Subarea 1/Beltline Overlay) to NC-7/ HC20K SA1/BL (Existing Traditional Neighborhood Commercial District/Grant Park Historic District Subarea 1/Beltline Overlay)
NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

2. **Z-19-112** An Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to R-4B (Single Family Residential) for property located at **2588 Abner Place, N.W.** fronting 135.27 feet on the west side of Abner Place, N.W. beginning 589.1 feet from the intersection of Abner Place, N.W. and Arno Court, N.W. Depth: 156.77 feet Area: .275 Acres, Land Lot 246, 17th District, Fulton County, Georgia
OWNER: FRANK SHIRVANI
APPLICANT: STACEY FILIPAK
NPU G COUNCIL DISTRICT 9
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

3. **Z-19-113** An Ordinance to rezone from RG-2/BL (Residential General Sector 2/BeltLine Overlay) to MRC-1/BL (Mixed Residential Commercial/Beltline Overlay) for property located on a portion of **1044 Hank Aaron Drive, S.E.** fronting 355.92 feet on the east side of Hank Aaron Drive, S.E. beginning at the southwest corner of the intersection Hank Aaron Drive and Boynton Avenue Depth: varies Area: 1.1 Acres, Land Lot 55, 14th District, Fulton County, Georgia
OWNER: BOYNTON VILLAGE LIMITED PARTNERSHIP
APPLICANT: STANTON PARK APARTMENTS LIMITED PARTNERSHIP
NPU V COUNCIL DISTRICT 1
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

4. **Z-19-114** An Ordinance by Councilmember Jennifer N. Ide to amend the Zoning Ordinance of the City of Atlanta (Part 16), as amended, by amending the text of the Zoning Ordinance, including the following individual zoning district regulations: Chapter 32J. NC-10 Amsterdam Neighborhood Commercial District (Section 1); Chapter 32K. NC-11 Virginia-Highland Neighborhood Commercial District (Section 2); And Chapter 32L. NC-12 Atkins Park Neighborhood Commercial District (Section 3)
NPU F COUNCIL DISTRICT 6
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

5. **Z-19-115** An Ordinance Councilmember Carla Smith to rezone certain properties from the MRC-3-C (Mixed Residential Commercial Sector 3 Conditional) zoning district to the MRC-3-C (Mixed Residential Commercial Sector 3 Conditional) for a change of conditions)
NPU V COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

6. **U-19-36** An Ordinance by Zoning Committee for a special use permit to sever excess development density (154,000 square feet of residential floor area) pursuant to 16-18P.005(2)(B) from property located at 979 Crescent Avenue, N.E. (sending parcel) fronting approximately 139.30 feet on the eastern side of Crescent Avenue, N.E. to **1122 Crescent Avenue, N.E.** (receiving property) fronting 162.75 feet on the west side of Crescent Avenue, N.E. beginning at a rebar found at the intersection of the south right-of-way line of Thirteenth Street and the west right-of-way line Crescent Avenue Depth: varies Area: .84 Acres, Land Lot 106, 17th District, Fulton County, Georgia
OWNER: 1122 CRESCENT LAND HOLDINGS, LLC
APPLICANT: TRILLIST DEVELOPMENT, LLC
NPU E COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

DEFERRED CASES

7. **Z-19-83** An Ordinance by Councilmember Antonio Brown to amend the 1982 Atlanta Zoning Ordinance, as amended, by creating a new chapter, **Chapter 16-18C to be entitled SPI-3 (English Avenue Special Public Interest District)**, to codify regulations governing said district; to delineate the boundaries of said district; and for other purposes
NPU L COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

8. **Z-19-85** An Ordinance by Councilmember Joyce Sheperd to amend Part 16, Chapter 28A of the 1982 Zoning Ordinance of the City of Atlanta, as amended, so as to create a new **Section 16-28A.010(60)** to provide for comprehensive signage regulations for **MET Atlanta**; to amend the official zoning map to add the MET Atlanta Sign District; and for other purposes
NPU V COUNCIL DISTRICT 12
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 120 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>.

9. **Z-19-87** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to I-1 (Light Industrial) for property located at **0 Poole Creek Road, S.E. (14 0064002012)** fronting 111.50 feet on the north side of Southside Industrial Parkway, S.E., beginning at a point in the center of the Forest Park public road, 447 feet west of the intersection of the center of Forest Park public road with the center of Hapeville public road Depth: 139.61 feet Area: .35 Acres, Land Lot 64, 14th District, Fulton County, Georgia

OWNER: ELATED ENTERPRISE, LLC

APPLICANT: ELATED ENTERPRISE

NPU Z COUNCIL DISTRICT 12

NPU RECOMMENDATION: DENIAL

STAFF RECOMMENDATION: FILE

ZRB RECOMMENDATION: FILE

10. **Z-19-88** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to I-1 (Light Industrial) for property located at **0 Poole Creek Road, S.E. (14 00640002038)** fronting 111.50 feet on the north side of Southside Industrial Parkway, S.E., beginning at a point 335 ½ feet west of the center of the intersection of the Forest Park Road and Hapeville Road, S.E. Depth: 139.61 feet Area: .35 Acres, Land Lot 64, 14th District, Fulton County, Georgia

OWNER: ELATED ENTERPRISE, LLC

APPLICANT: ELATED ENTERPRISE

NPU Z COUNCIL DISTRICT 12

NPU RECOMMENDATION: DENIAL

STAFF RECOMMENDATION: FILE

ZRB RECOMMENDATION: FILE

11. **Z-19-89** An Ordinance by Councilmember Cleta Winslow to amend Chapter 28A (Atlanta Sign Ordinance) of Part 16 (Atlanta Zoning Ordinance) of Part III of the Code Of Ordinances (Land Development Code) to allow **Large Screen Video Display (LSVD) signs as a type of wall sign in Subarea 5 of the SPI-1 (Downtown Special Public Interest District)** zoning district; to codify such provision as 16- 28A.012(M); and for other purposes

NPU M COUNCIL DISTRICT 4

NPU RECOMMENDATION: DEFERRAL

STAFF RECOMMENDATION: DEFERRAL

ZRB RECOMMENDATION: 30 DAY DEFERRAL

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12. **Z-19-94** An Ordinance by Zoning Committee to rezone from PD-H (Planned Development Housing) to PD-H (Planned Development Housing) for a site plan amendment for property located at **1095 Vaughn Street, 1420 Vaughn Street, 1428 Vaughn Street, 1432 Vaughn Street, 1438 Vaughn Street, 1449 Vaughn Street, 1450 Vaughn Street, 1451 Vaughn Street, 1454 Vaughn Street, 2109 Vaughn Street, 1454 Memorial Drive, 1458 Memorial Drive, 1425 Woodbine Avenue, 0 Woodbine Avenue (15 208 02 134) and 0 Woodbine Avenue (15 208 02 132)** fronting approximately 573 feet on the south side of Woodbine Avenue commencing at the intersection of the eastern right-of-way of Whitefoord Avenue and the southern 100 foot right of way of Woodbine Avenue; thence, along the southern 100 foot right of way of Woodbine Avenue a distance of 350 feet, more or less, to a ½” iron pin set and the point of beginning Depth: varies Area: 6.04 Acres, Land Lot 207 & 208, 15th District, DeKalb County, Georgia
OWNER: VERDUN HOLDINGS, LLC
APPLICANT: VERDUN HOLDINGS, LLC
NPU O COUNCIL DISTRICT 5
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL
13. **Z-19-95** An Ordinance by Zoning Committee to rezone from C-1-C/BL (Community Business District Conditional/BeltLine Overlay) to C-1-C/BL (Community Business District/BeltLine Overlay) for a change of conditions for property located at **1247 Ralph David Abernathy Boulevard, S.W.** fronting 114.82 feet on the northeast side of Atwood Street beginning at a 1” open top pipe found at the intersection of the northerly right-of-way of Ralph David Abernathy Boulevard and the easterly right-of-way of Atwood Street Depth: 173.96 feet Area: .476 Acres, Land Lot 140, 14th District, Fulton County, Georgia
OWNER: RPL MANAGEMENT, LLC
APPLICANT: KEVIN MAHER
NPU T COUNCIL DISTRICT 4
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
14. **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, 14th District, Fulton County, Georgia
OWNER: MARGARET HOF LAND
APPLICANT: JACKSON M. KANE
NPU V COUNCIL DISTRICT 12
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

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15. **U-19-35** 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 **728 Cascade Avenue, S.W.** fronting 57.5 feet on the east side of Cascade Avenue, S.W. beginning at an iron pin on the southeasterly side of Cascade Avenue 100 feet northeasterly from the corner formed by the intersection of the southeasterly side of Cascade Avenue with the northerly side of Allegheny Street Depth: 197 feet Area: .26 Acres, Land Lot 139, 14th District, Fulton County, Georgia

OWNER: MARTIAL FOTSE
APPLICANT: MARTIAL FOTSE
NPU T COUNCIL DISTRICT 4

NPU RECOMMENDATION: DENIAL

STAFF RECOMMENDATION: FILE

ZRB RECOMMENDATION: FILE

END OF AGENDA