

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

**NEW CASES**

1. **Z-19-116** An Ordinance by Zoning Committee to rezone from I-2 (Heavy Industrial) to I-MIX (Industrial Mixed Use) for property located at **1235 and 1301 Chattahoochee Avenue, N.W. and 500 Permalume Place, N.W.** fronting 1312 feet on the northern side of Chattahoochee Avenue, N.W. commencing at an iron pin found located at the intersection formed by the westerly right-of-way line of Ellsworth Industrial Boulevard and northerly right-of-way line of Chattahoochee Avenue and proceed in a westerly direction along the northerly and northeasterly right-of-way line of Chattahoochee Avenue to the true point of beginning Depth: varies Area: 27.47 Acres, Land Lot 192, 17<sup>th</sup> District, Fulton County, Georgia  
OWNER: CHATTAHOOCHEE WORKS, LLC  
APPLICANT: CHATTAHOOCHEE WORKS, LLC  
NPU D COUNCIL DISTRICT 9  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
  
2. **Z-19-117** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to MRC-3 (Mixed Residential Commercial) for property located at **981 Howell Mill Road, N.W. and 1000 Watkins Street, N.W.** fronting 125.78 feet on the east side of Howell Mill Road, N.W. beginning at a point at the intersection formed by the northeasterly right-of-way of Howell Mill Road and the southeasterly right-of-way of Edgehill Avenue Depth: varies Area: 2.293 Acres, Land Lot 150, 17<sup>th</sup> District, Fulton County, Georgia  
OWNER: ATLANTA HUMANE SOCIETY AND SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS  
APPLICANT: 981 HOWELL MILL, LLC  
NPU E COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
  
3. **Z-19-119** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to MRC-3 (Mixed Residential Commercial) for property located at **654 Ethel Street, N.W. and 1042, 1058 and 1090 Northside Drive, N.W.** fronting 336.47 feet on the north side of Eleventh Street, N.W. beginning at a nail found at the intersection of the westerly right-of-way of Northside Drive with the northerly right-of-way of 11<sup>th</sup> Street Depth: varies Area: 4.364 Acres, Land Lot 149 & 150, 17<sup>th</sup> District, Fulton County, Georgia  
OWNER: ETHEL STREET, LLC, ANCO PROPERTIES, LLC, CARNETT S PROPERTIES & LBS HOLDINGS, LLC  
APPLICANT: THE INTERLOCK II, LLC  
NPU E COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: 30 DAY DEFERRAL**

4. **U-19-38** An Ordinance by Zoning Committee for a special use permit for a hotel pursuant to 16-34.007(1)(j) for property located at **654 Ethel Street, N.W. and 1042, 1058 and 1090 Northside Drive, N.W.** fronting 336.47 feet on the north side of Eleventh Street, N.W. beginning at a nail found at the intersection of the westerly right-of-way of Northside Drive with the northerly right-of-way of 11<sup>th</sup> Street Depth: varies Area: 4.364 Acres, Land Lot 149 & 150, 17<sup>th</sup> District, Fulton County, Georgia  
OWNER: ETHEL STREET, LLC, ANCO PROPERTIES, LLC, CARNETT S PROPERTIES & LBS HOLDINGS, LLC  
APPLICANT: THE INTERLOCK II, LLC  
NPU E COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: 30 DAY DEFERRAL**
5. **Z-19-120** An Ordinance by Zoning Committee to rezone from PD-MU (Planned Development Mixed Use) to PD-MU (Planned Development Mixed Use) for a site plan amendment for property located **1115 Howell Mill Road, N.W. and 673 Ethel Street, N.W.** fronting 350.89 feet on the east side of Howell Mill Road, N.W. beginning at a “X” scribe mark at the intersection of the southerly right-of-way line of 14<sup>th</sup> Street and the easterly right-of-way line of Howell Mill Road Depth: varies Area: 8.81 Acres, Land Lot 150, 17<sup>th</sup> District, Fulton County, Georgia  
OWNER: VLP 2, LLC, INTERLOCK RESIDENTIAL HOLDINGS & INTERLOCK APARTMENTS, LLC  
APPLICANT: THE INTERLOCK, LLC  
NPU E COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
6. **Z-19-122** An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) to MR-MU (Multifamily Multiunit) for property located at **500 and 508 Boulevard Place, N.E.** fronting 100 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: .436 Acres, Land Lot 47, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: SPENCER LOVE HOMES, LLC  
APPLICANT: KYLE WILLIAMS  
NPU M COUNCIL DISTRICT 2  
**NPU RECOMMENDATION: NO RECOMMENDATION**  
**STAFF RECOMMENDATION: FILE**  
**ZRB RECOMMENDATION: FILE**

\*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. **U-19-37** An Ordinance by Zoning Committee for a special use permit for a day care center pursuant to 16-06.005(1)(b) for property located at **470 Candler Park Drive, N.E.** fronting 130 feet on the west side of Candler Park Drive, N.E. beginning at an iron pin located on the western right-of-way line of Candler Park Drive said iron pin being located a distance of 322.6 feet northerly from the intersection of said western right-of-way line of Candler Park Drive with the northern right-of-way line of Miller Street  
Depth: varies Area: .761 Acres, Land Lot 240, 15<sup>th</sup> District, DeKalb County, Georgia  
OWNER: FIRST EXISTENTIALIST CHURCH OF ATLANTA  
SUSAN RAWLSTON, CO CHAIR  
APPLICANT: RANDY E. PIMSLER  
NPU N COUNCIL DISTRICT 2  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
8. **Z-20-06** An Ordinance to amend **Section 16-18A.019** of the Zoning Ordinance of the City Of Atlanta regulating bridges and tunnels in **SPI-1 (Downtown Special Public Interest District)** so as to provide an exemption for a bridge and a tunnel crossing Linden Avenue Between Peachtree Street and West Peachtree Street connecting buildings making up Emory University Midtown Hospital; and for other purposes  
NPU M COUNCIL DISTRICT 2  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**

## DEFERRED CASES

9. **Z-19-41** An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) to MR-MU (Multifamily Multiunit) for property located at **114 Wesley Avenue, N.E.** fronting 149 feet on the west side of Wesley Avenue, N.E beginning at a point on the westerly right-of-way of Wesley Avenue, N.E. 300 feet south of the intersection of said westerly right-of-way of Wesley Avenue, N.E. and the southerly right-of-way of Second Street, N.E. Depth: 152 feet Area: .506 Acres, Land Lot 210, 15<sup>th</sup> District, DeKalb County, Georgia  
Owner: ORION DEVELOPMENT, LLC  
Applicant: ORION DEVELOPMENT, LLC C/O J. ALEXANDER BROCK  
NPU O COUNCIL DISTRICT 5  
**NPU RECOMMENDATION: DEFERRAL**  
**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>.

10. **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)**; to codify such provision as 16-28A.012(M); and for other purposes

NPU M COUNCIL DISTRICT 4

**NPU RECOMMENDATION: APPROVAL**

**STAFF RECOMMENDATION: APPROVAL**

**ZRB RECOMMENDATION: APPROVAL**

11. **Z-19-91** An Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to R-5 (Two Family Residential) for property located at **60 Whitefoord Avenue, S.E.** fronting 50 feet on the east side of Whitefoord Avenue, S.E., beginning at a point on the east side of Whitefoord Avenue five hundred fifty and one-tenth (550.1) feet from the southeast corner of the intersection of Boulevard Drive and Whitefoord Avenue, S.E. Depth: varies Area: .25 Acres, Land Lot 208, 15<sup>th</sup> District, DeKalb County, Georgia

OWNER: 60 WHITEFOORD LLC

APPLICANT: KRONBERG WALL

NPU O COUNCIL DISTRICT 5

**NPU RECOMMENDATION: DENIAL**

**STAFF RECOMMENDATION: DENIAL**

**ZRB RECOMMENDATION: DENIAL**

12. **Z-19-111** An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) to MR-MU (Multifamily Residential Multiunit) for property located at **724 Charles Allen Drive, N.E.** fronting 46.6 feet on the west side of Charles Allen Drive, N.E. beginning at a point on the westerly side of Charles Allen Drive 376.8 feet northerly from the intersection of the westerly side of Charles Allen Drive with Ponce de Leon Avenue Depth: 149 feet Area: .1539 Acres, Land Lot 48, 14<sup>th</sup> District, Fulton County, Georgia

OWNER: 806 VEDADO, LLC

APPLICANT: STRYKE SPARK, LLC

C/O JEFFREY S. HAYMORE

NPU E COUNCIL DISTRICT 2

**NPU RECOMMENDATION: NO RECOMMENDATION**

**STAFF RECOMMENDATION: FILE**

**ZRB RECOMMENDATION: FILE**

**END OF AGENDA**