

**MARKED AGENDA
ZONING REVIEW BOARD
FEBRUARY 13, 2020
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-19-84** A substitute Ordinance by Councilmember Antonio Brown to amend the 1982 Atlanta Zoning Ordinance, as amended, by creating **Chapter 18S SPI-19 (Vine City 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 OF SUBSTITUTE
ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE

2. **Z-19-109** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-MU/BL (Multifamily Residential Multiunit/BeltLine Overlay) for property located at **639 John Wesley Dobbs Avenue, N.E. and 643 John Wesley Dobbs Avenue, N.E.** fronting 73 feet on the south side of John Wesley Dobbs Avenue, N.E. beginning at an iron pin located on the southerly side of John Wesley Dobbs Avenue from its intersection with the westerly side of Samson Street Depth: 150 feet Area: .251 Acres, Land Lot 19, 14th District, Fulton County, Georgia
OWNER: TODD H. STOKES & BENJAMIN FIERMAN
APPLICANT: BENJAMIN FIERMAN
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

3. **U-19-34** An Ordinance by Zoning Committee for a special use permit for a concrete recycling facility pursuant to 16-16.005(1)(q) for property located at **3835 Ruby H. Harper Boulevard, S.E.** fronting approximately 250.3 feet on the west side of Ruby H. Harper Boulevard, S.E. beginning at the easterly right-of-way of Ruby H. Harper Boulevard, S.E. and the common line of Land Lot 33 of the 14th District, City of Atlanta, Fulton County and Land Lot 13 of the 13th District, Clayton County Depth: varies Area: 12.353 Acres, Land Lot 33 and 64, 14th District, Fulton County, Georgia
OWNER: 3855 RUBY HARPER, LLC
APPLICANT: HANNA CASSWELL
NPU Z COUNCIL DISTRICT 12
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

DEFERRED CASES

4. **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: FILE
ZRB RECOMMENDATION: FILE

5. **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 Whiteford 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: DENIAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

6. **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: 90 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>.

7. **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: 60 DAY DEFERRAL
8. **Z-19-100** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MRC-1 (Mixed Residential Commercial) for property located at **671 Florence Place, N.W.** fronting 49.8 feet on the east side of Florence Place beginning at an iron pin set at the northeasterly right-of-way of Donald Lee Hollowell Parkway and the easterly right-of-way of Florence Place Depth: 112.85 feet Area: .131 Acres, Land Lot 145, 14th District, Fulton County, Georgia
OWNER: NOEL KHALIL
APPLICANT: JOSE E. TAVIL
NPU J COUNCIL DISTRICT 9
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
9. **U-19-32** An Ordinance by Zoning Committee for a special use permit for a park-for-hire surface parking lot pursuant to 16-34.007(1)(l) for property located at **671 Florence Place, N.W.** fronting 49.8 feet on the east side of Florence Place beginning at an iron pin set at the northeasterly right-of-way of Donald Lee Hollowell Parkway and the easterly right-of-way of Florence Place Depth: 112.85 feet Area: .131 Acres, Land Lot 145, 14th District, Fulton County, Georgia
OWNER: NOEL KHALIL
APPLICANT: JOSE E. TAVIL
NPU J COUNCIL DISTRICT 9
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

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10. **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: 30 DAY DEFERRAL

11. **Z-19-113** A substitute Ordinance to rezone from RG-2/BL (Residential General Sector 2/BeltLine Overlay) to MR-4A/BL (Multifamily 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: 1.084 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: APPROVAL
STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE
ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE

END OF AGENDA