

**MARKED AGENDA
ZONING REVIEW BOARD
SEPTEMBER 3, 2020
6:00 P.M., ZOOM MEETING
5:00 P.M., ZOOM MEETING**

MUST HAVE A ZOOM ACCOUNT OR USE DIAL IN NUMBER BELOW

<https://atlantaga-gov.zoom.us/j/96787734799?pwd=ZGllM3BHRTUrTFRMcZFDc052dmRsQT09>

Meeting ID: 967 8773 4799 Password: 757803

Dial-In Number: +1-929-205-6099 96787734799#

NEW CASES

1. **Z-20-27** An Ordinance by Zoning Committee to rezone from R-4B-C (Single Family Residential Conditional) to MRC-1 (Mixed Residential Commercial) for property located at **762 Fraser Street, S.E.** fronting 90 feet on the east side of Fraser Street, S.E. being all that tract of land in land lot 54 of the 14th District of Fulton County, Georgia with an address known as 762 Fraser Street, S.E. Atlanta, Georgia 30315 with a tax ID number of 14-0054-0004-109-1, an 18 unit apartment complex Depth: 201.24 feet Area: 0.413 Acres, Land Lot 54, 14th District Fulton County, Georgia
OWNER: SUMMERHILL 762, LLC
APPLICANT: 762 THE VALRY, LLC
NPU V COUNCIL DISTRICT 1
NPU RECOMMENDATION: NO RECOMMENDATION
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

2. **Z-20-45** An Ordinance by Zoning Committee to rezone from MRC-1-C/BL (Mixed Residential Commercial Conditional/BeltLine Overlay), to MRC-2/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at **183 Moreland Avenue, S.E** fronting approximately 153 feet on the west side of Moreland Avenue, S.E. beginning at an iron pin on the west side of Moreland Avenue which iron pin is 550 feet south as measured along the west side of Moreland Avenue from the intersection formed by the west side of Moreland Avenue and the south side of Kirkwood Avenue Depth: 145 feet Area: 0.50 Acres, Land Lot 13, 14th District Fulton County, Georgia
OWNER: ABEBE GENET
APPLICANT: JOE ALCOCK
NPU N COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

3. **Z-20-46** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) and I-2 (Heavy Industrial) to I-MIX/BL (Industrial Mixed Use/BeltLine Overlay) for property located at **380 North Avenue, N.W. (395 Northyards Boulevard), 480 North Avenue, N.W., 545 Northside Drive, N.W. and 87 Technology Circle (395 Northyards Boulevard)** fronting approximately 625 feet on the east side of Northside Drive, N.W. and 1,259 feet on the east side of North Avenue, N.W. beginning at a point at the intersection of the easterly right-of-way line of Northside Drive and the southerly right-of-way line of North Avenue thence, leaving said point and running with the said line of North Avenue Depth: varies Area: 18.57 Acres, Land Lot 82, 14th District Fulton County, Georgia
OWNER: VLP 3, LLC, VLP 4, LLC
AND TUFF TEPB, LLC C/O VIC CLEMENTS
APPLICANT: VLP 4, LLC
NPU L&M COUNCIL DISTRICT 3
NPU RECOMMENDATION: NO RECOMMENDATION
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

4. **Z-20-47** An Ordinance by Zoning Committee to rezone from R-LC-C (Residential Limited Commercial Conditional) to R-LC (Residential Limited Commercial) for a change of conditions for property located at **1074 Ponce de Leon Avenue, N.E.** fronting approximately 92.58 feet on the north side of Ponce de Leon Avenue, N.E. beginning at a one half inch rebar set at the intersection of the easterly right-of-way of North Highland Avenue and the northerly right-of-way of Ponce de Leon Avenue Depth: 70.59 feet Area: .1521 Acres, Land Lot 16, 14th District Fulton County, Georgia
OWNER: PUPPY GUARD, INC.
APPLICANT: PUPPY GUARD, INC,
C/O MORRIS, MANNING, AND MARTIN, LLP
NPU F COUNCIL DISTRICT 6
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

5. **U-20-08** An Ordinance by Zoning Committee for a special use permit pursuant to 16-32B.002(4) for a microbrewery for property located at **530 Flat Shoals Avenue, S.E.,** fronting 77.6 feet on the southeast side of Flat Shoals Avenue beginning on the south side of Glenwood Avenue and Flat Shoals Avenue, said beginning point being at the northeast corner of the property belonging to East Atlanta Bank Depth: varies Area: 0.14 Acres, Land Lot: 176, 15th District, DeKalb County, Georgia
OWNER: LYNDON WILLIAMS
APPLICANT: SABBATH BREWING, LLC
C/O SARD & LEFF, LLC
NPU W COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

*Please note the ZRB Rules of Procedure have been amended. Please click the following link to review a copy of the rules adopted on July 23, 2020 - <http://www.atlantaga.gov/index.aspx?page=397>.

DEFERRED CASES

6. **Z-19-98** A Substitute Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/BeltLine Overlay) to R-4B/BL (Single Family Residential/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: APPROVAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: APPROVAL

END OF AGENDA