

**MARKED AGENDA
ZONING REVIEW BOARD
DECEMBER 11, 2008
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES:

1. **Z-08-70**-An Ordinance by Zoning Committee to rezone from the R-5/HD20K Subarea #1 (Two Family Residential/Grant Park Historic District - Residential Subarea #1) District to the NC-7/HD20K Subarea #2 (Neighborhood Commercial/Grant Park Historic District Commercial Subarea #2), property located at **428 Boulevard Street, SE. (also known as 360 Boulevard, 614, 620 and 624 Glenwood Street, SE)**, fronting approximately 231.70 feet on the north side of Glenwood Avenue and approximately 70 feet west of the intersection of Glenwood Avenue and Berean Avenue. Depth: varies. Area: approximately .279 acres. Land Lot: 21, 14th District, Fulton County, Georgia.
OWNER: JOEL SADLER
APPLICANT: JOEL SADLER
NPU-W COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: 30-DAY DEFERRAL-JANUARY 2009

2. **Z-08-72** -An Ordinance by Councilmember Ivory L. Young, Jr., to amend the 1982 Zoning Ordinance of the City of Atlanta, as amended, so as to create a new Section 16-29.001(67) to be entitled secured Storage Facility; to provide for a definition of secured storage facility; and for other purposes.
STAFF RECOMMENDATION: 60-DAY DEFERRAL-FEBRUARY 2009
ZRB RECOMMENDATION: 60-DAY DEFERRAL-FEBRUARY 2009

3. **Z-08 74**-An Ordinance by Councilmember Ivory L. Young, Jr., to create a new Section 16-34.005(30) to identify secured storage facilities as a permitted use in the MRC District; to amend Section 16-34.006 to expressly allow as part of and within a secured storage facility limited retail premises; and for other purposes.
STAFF RECOMMENDATION: 60-DAY DEFERRAL-FEBRUARY 2009
ZRB RECOMMENDATION: 60-DAY DEFERRAL-FEBRUARY 2009

4. **Z-08-73**-An Ordinance by Zoning Committee to rezone from the R-4 (Single Family Residential) and NC-2 (Neighborhood Commercial) Districts to the NC-2 (Neighborhood Commercial) District, property located at **1146 Portland Street, SE, 1152 Portland Street, SE, 1131 Glenwood Avenue, SE, 1137 Glenwood Avenue, SE 525/527 Moreland Avenue, SE, 529 Moreland Avenue, SE, 535 Moreland Avenue, SE and 537 Moreland Avenue, SE**, fronting approximately 250 feet on the north side of Portland Avenue, approximately 300 feet on the west side of Moreland Avenue and approximately 250 feet on the south side of Glenwood Avenue. Depth: varies. Area: approximately 1.75 acres. Land Lot: 12, 14th District, Fulton County, Georgia.
OWNER: GEORGE ROHRIG
APPLICANT: JOSEPH ALCOCK
NPU-W COUNCIL DISTRICT 1
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-FEBRUARY 2009
ZRB RECOMMENDATION: 60-DAY DEFERRAL-FEBRUARY 2009
5. **Z-08-75**-An Ordinance by Zoning Committee to rezone from the R-4 (Single Family Residential) to the PD-H (Planned Development-Housing) District, property located at **1185 Sheridan Road, NE**, fronting approximately 108.6 feet on the south side of Sheridan Road and approximately 718 feet east of the intersection of Cheshire Bridge Road and Sheridan Road. Depth: approximately 429 Feet. Area: approximately 1.1 acres. Land Lot: 5, 17th District, Fulton County, Georgia.
OWNER: JOHN E. DELOACH
APPLICANT: ROBERT A. POLLOCK
NPU-F COUNCIL DISTRICT 6
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-FEBRUARY 2009
ZRB RECOMMENDATION: 60-DAY DEFERRAL-FEBRUARY 2009

DEFERRED CASES:

6. **Z-08-58**- An Ordinance to rezone property from the I-2 (Heavy Industrial) District to the MR-5A (Multifamily Residential) District, property located at **1299 Northside Drive, N.W.**, fronting approximately 520.66 feet on the east side of Northside Drive, beginning approximately 314.66 feet from the southeast corner of 17th Street. Depth: varies. Area: approximately 4.44 acres. Land Lot 148, 17th District, Fulton County, Georgia.
OWNER: LUI2 ATLANTA, 17TH STREET, LP
APPLICANT: INLAND AMERICAN COMMUNITIES DEVELOPMENT, LLC
NPU E COUNCIL DISTRICT 8
NPU RECOMMENDATION: NO ACTION TAKEN
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

7. **Z-08-27-** An Ordinance to rezone from the PD-H (Planned Development-Housing) district to the C-1 (Community Business) district, property located at **883 McDonough Boulevard, S.E.** and known as Tract One and Tract Two of the larger parcel. Tract One fronts approximately 273 feet on the west side of McDonough Boulevard and approximately 296 feet on the southwesterly side of Highland Point Drive (private street). Tract Two fronts approximately 355 feet on the west side of McDonough Boulevard and approximately 307 feet on the east side of Highland Point Drive (private street). Depth: varies. Area: Tract One-1.25 acres. Tract Two-2.18 acres. Land Lot 8, 14th District, Fulton County, Georgia.
OWNER: ROSWELL HOLDINGS, LLC.
APPLICANT: BRENDA BASS
NPU Z COUNCIL DISTRICT 1
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-FEBRUARY 2009
ZRB RECOMMENDATION: 60-DAY DEFERRAL-FEBRUARY 2009

8. **Z-07-106-**An ordinance to rezone from the R-5 (Two-Family Residential) District to the MR-3 (Multifamily Residential) District, property located at **1463 LaFrance Street, N.E.**, fronting approximately 126 feet on the southwesterly side of LaFrance Street beginning approximately 145 feet from the western intersection of Mayson Avenue. Depth: approximately 145 feet. Area: approximately 1.23 acres. Land Lots 209 and 210, 15th District, DeKalb County, Georgia.
OWNER: CONVERGE REAL ESTATE, LLC.
APPLICANT: BRENDA BASS.
NPU-O COUNCIL DISTRICT 5
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-FEBRUARY 2009
ZRB RECOMMENDATION: FILE

9. **Z-08-63-** An Ordinance to rezone from the I-2 (Heavy Industrial) District to the PD-MU (Planned Development-Mixed Use) District, property located at **1260 Foster Street, N.W.** fronting approximately 558.58 feet on the northwesterly side of Foster Street at the northwest right-of-way of the Norfolk Southern Railroad. Depth: varies. Area: approximately 11.74 acres. Land Lot 150 and 189, 14th District, Fulton County, Georgia.
OWNER: ROBERT S. HAYWOOD
APPLICANT JOHN A. BELL
NPU – D COUNCIL DISTRICT 9
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-JANUARY 2009
ZRB RECOMMENDATION: 30-DAY DEFERRAL-JANUARY 2009

END OF AGENDA