

**AGENDA**  
**SPECIAL ADMINISTRATIVE PERMITS**  
**AUGUST 23, 2023**  
**12:00 P.M., CITY HALL, COMMITTEE ROOM 1, SECOND FLOOR**

- 1. SAP-23-71** Special Administrative Permit application for demolition of structure located at **135 Sunset Avenue NW**. Property is zoned SPI-19 SA8/WIZ (Vine City Special Public Interest District Subarea 8/Westside Affordable Workforce Housing Overlay).  
**Applicant: James Marshall**  
**Council District 3 NPU-L**
- 2. SAP-23-79** Special Administrative Permit application for a new single-family residence construction located at **415 Sunset Avenue NW**. Property is zoned SPI-3 SA1/WIZ (English Avenue Special Public Interest District Subarea 1/Westside Affordable Workforce Housing Overlay).  
**Applicant: Jeremy McNeil**  
**Council District 3 NPU-L**
- 3. SAP-23-80** Special Administrative Permit application for new support facility located at **754 Cameron M. Alexander Boulevard NW**. Property is zoned SPI-3 SA2/WIZ (English Avenue Special Public Interest District Subarea 2/Westside Affordable Workforce Housing Overlay).  
**Applicant: Raymont Walker**  
**Council District 3 NPU-L**
- 4. SAP-23-81** Special Administrative Permit application for new Multifamily Residence located at **712 Fox Street NW**. Property is zoned SPI-3 SA3/WIZ (English Avenue Special Public Interest District Subarea 3/Westside Affordable Workforce Housing Overlay).  
**Applicant: Eric Harrow**  
**Council District 3 NPU-L**
- 5. SAP-23-82** Special Administrative Permit application for new 3-story school building located at **881 North Avenue NW**. Property is zoned SPI-3 SA1/BL/WIZ (English Avenue Special Public Interest District Subarea 1/BeltLine Overlay/ Westside Affordable Workforce Housing Overlay).  
**Applicant: Matthew Maxwell**  
**Council District 3 NPU-L**
- 6. SAP-23-83** Special Administrative Permit application for new trailer on existing concrete located at **152 Raymond Street SW**. Property is zoned SPI-4 SA2/WIZ (Ashview Heights and Atlanta University Center Special Public Interest District Subarea 2/Westside Affordable Workforce Housing Overlay).  
**Applicant: Stacey Rainwater**  
**Council District 4 NPU-T**

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7. **SAP-23-84** Special Administrative Permit application for new development located at **898 Beckwith Street SW**. Property is zoned SPI-4 SA9/WIZ (Ashview Heights and Atlanta University Center Special Public Interest District Subarea 9/Westside Affordable Workforce Housing Overlay).  
**Applicant: Antonio Sample**  
**Council District 4 NPU-T**
8. **SAP-23-85** Special Administrative Permit application for new development located at **129 Bonair Street SW**. Property is zoned SPI-4 SA9/WIZ (Ashview Heights and Atlanta University Center Special Public Interest District Subarea 9/Westside Affordable Workforce Housing Overlay).  
**Applicant: Antonio Sample**  
**Council District 4 NPU-T**
9. **SAP-23-86** Special Administrative Permit application for interior and exterior renovations to existing coffee shop located at **3330 Piedmont Road NE**. Property is zoned SPI-9 SA4 (Buckhead Village Special Public Interest District Subarea 4).  
**Applicant: Michael Martin**  
**Council District 7 NPU-B**
10. **SAP-23-88** Special Administrative Permit application for outdoor event located at **1057 Ralph D. Abernathy Boulevard SW**. Property is zoned SPI-21 SA3/BL/INS (Historic West End/Adair Park Special Public Interest District Subarea 3/BeltLine Overlay/ Intown South Commercial Corridor Overlay). **Applicant: Tassili Maat**  
**Council District 4 NPU-T**
11. **SAP-23-89** Special Administrative Permit application for new construction located at **537 James P. Brawley Drive NW**. Property is zoned SPI-3 SA2/WIZ (English Avenue Special Public Interest District Subarea 2/Westside Affordable Workforce Housing Overlay).  
**Applicant: Roderick Murray**  
**Council District 3 NPU-L**
12. **SAP-23-90** Special Administrative Permit application for new single-family residence located at **990 Ashby Grove SW**. Property is zoned SPI-4 SA1/BL/WIZ (Ashview Heights and Atlanta University Center Special Public Interest District Subarea 9/BeltLine Overlay/Westside Affordable Workforce Housing Overlay).  
**Applicant: Russell Moore**  
**Council District 4 NPU-T**

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- 13. SAP-23-91** Special Administrative Permit application for outdoor event located at **50 Upper Alabama Street SW**. Property is zoned SPI-1 SA1 (Downtown Special Public Interest District Subarea 1).  
**Applicant: Mark Barnes**  
**Council District 4 NPU-M**
- 14. SAP-23-092** / Special Administrative Permit application for interior and exterior work to existing building located at **882 Martin Luther King, Jr Dr, SW**. Property is zoned SPI-4 SA4/WIZ/INS (Ashview Heights and Atlanta University Center Special Public Interest District Subarea 4/Westside Affordable Workforce Housing Overlay/Intown South Commercial Corridor Overlay).  
**Applicant: Eric Harrow**  
**Council District 4 NPU-T**
- 15. SAP-23-93** Special Administrative Permit application for restaurant patio extension located at **3199 Paces Ferry Place NW**. Property is zoned SPI-9 SA3 (Buckhead Village Special Public Interest District Subarea 3).  
**Applicant: Harold Singer**  
**Council District 8 NPU B**
- 16. SAP-23-94** Special Administrative Permit application for renovations located at **347 Demont Drive NE**. Property is zoned R-4 (Single-Family Residential District).  
**Applicant: Annah Tanner**  
**Council District 7 NPU-B**
- 17. SAP-23-95** Special Administrative Permit application for residential additions located at **1102 Harwell Street NW**. Property is zoned SPI-11 SA6/BL (Vine City and Ashby Station Special Public Interest District/BeltLine Overlay).  
**Applicant: Adonay Mehretab**  
**Council District 3 NPU-3**
- 18. SAP-23-96** Special Administrative Permit application for food trailer located at **3179 Peachtree Road NE**. Property is zoned SPI-9 SA1 (Buckhead Village Special Public Interest District Subarea 1).  
**Applicant: Nathaniel Pinckney**  
**Council District 7 NPU-B**

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**12:00 P.M., CITY HALL, COMMITTEE ROOM 1, SECOND FLOOR**

- 19. SAP-23-97** Special Administrative Permit application for renovations and second story addition to an existing single-family residence located at **971 Washington Place SW**. Property is zoned SPI-4 SA1/BL/WIZ (Ashview Heights and Atlanta University Center Special Public Interest District Subarea 1/BeltLine Overlay/Westside Affordable Workforce Housing Overlay).  
**Applicant: Karley Johnson**  
**Council District 4 NPU-T**
- 20. SAP-23-98** Special Administrative Permit application for interior and exterior renovations for building located at **660 Peachtree Street NE**. Property is zoned SPI-16 SA1 (Midtown Special Public Interest District Subarea 1).  
**Applicant: Rex Bray**  
**Council District 2 NPU-E**
- 21. SAP-23-99** Special Administrative Permit application for temporary event lease for location at **50 Upper Alabama Street SW**. Property is zoned SPI-1 SA1 (Downtown Special Public Interest District Subarea 1) with Arts and Entertainment overlay.  
**Applicant: Roodgery Roseberg**  
**Council District 4 NPU-M**
- 22. SAP-23-100** Special Administrative Permit application for multiple outdoor events located at **3870 Redwine Road SW**. Property is zoned PD-MU (Planned Development – Mixed Use District).  
**Applicant: Ais Almahdi**  
**Council District 11 NPU-P**
- 23. SAP-23-101** Special Administrative Permit application for new single-family residence located at **281 Griffin Street NW**. Property is zoned SPI-19 SA6/WIZ (Vine City Special Public Interest District Subarea 6/Westside Affordable Workforce Housing Overlay).  
**Applicant: Jim Cheeks**  
**Council District 3 NPU-L**
- 24. SAP-23-102** / Special Administrative Permit application for new single-family residence located at **633 Ira Street SW**. Property is zoned SPI-18 SA6 (Mechanicsville Neighborhood Special Public Interest District Subarea 6).  
**Applicant: Angelina Banks**  
**Council District 4 NPU-V**

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**25. SAP-23-103** Special Administrative Permit application for construction of mixed-use high-rise tower located at **1138 Peachtree Street NE**. Property is zoned SPI-16 SA1 (Midtown Special Public Interest District).

**Applicant: Charles Zakem**

**Council District 2 NPU-E**

**26. SAP-23-104** Special Administrative Permit application for interior and exterior renovations for location at **575 James P Brawley Drive NW**. Property is zoned SPI-3 SA2/WIZ (English Avenue Special Public Interest District Subarea 2/Westside Affordable Workforce Housing Overlay).

**Applicant: Carolyn Ayinla**

**Council District 3 / NPU-L**

**27. SAP-23-105** Special Administrative Permit application for demolition and construction of new mixed-use development located at **685 11<sup>th</sup> Street NW**. Property is zoned MRC-3/UPWO (Mixed Residential Commercial District/Upper Westside Overlay).

**Applicant: CRG Acquisition, LLC**

**Council District 3 NPU-E**

**28. SAP-23-106** Special Administrative Permit application for medium-density affordable housing redevelopment located at **646 Echo Street NW**. Property is zoned SPI-3 SA3-C (English Avenue Special Public Interest District Subarea 3 Conditional/Westside Affordable Workforce Housing Overlay).

**Applicant: Hannah Bannister**

**Council District 3 NPU-L**

**29. SAP-23-107** Special Administrative Permit application for interior and exterior renovations to residence located at **812 North Avenue NW**. Property is zoned SPI-3 SA2/WIZ (English Avenue Special Public Interest District Subarea 3/Westside Affordable Workforce Housing Overlay).

**Applicant: Julian Quinn**

**Council District 3 NPU-L**

**30. SAP-23-108** Special Administrative Permit application for new restaurant building located at **3234 Peachtree Road NE**. Property is zoned SPI-9 SA4 (Buckhead Village Special Public Interest District Subarea 4).

**Applicant: Laurel David**

**Council District 7 NPU-B**

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- 31. SAP-23-109** / Special Administrative Permit application for affordable housing development located at **795 Proctor Street NW**. Property is zoned SPI-3 SA1/WIZ (English Avenue Special Public Interest District Subarea 1/Westside Affordable Workforce Housing Overlay).  
**Applicant: Matthew Maxwell**  
**Council District 3 NPU-L**
  
- 32. SAP-23-110** Special Administrative Permit application for interior and exterior renovations to a structure located at **595 English Avenue NW**. Property is zoned SPI-3 SA1/WIZ (English Avenue Special Public Interest District Subarea 1/Westside Affordable Workforce Housing Overlay).  
**Applicant: Carolyn Ayinla**  
**Council District 3 NPU-L**
  
- 33. SAP-23-111** Special Administrative Permit application for new single-family residence located at **642 Dorothy Bolden Way NW**. Property is zoned SPI-19 SA1/WIZ (Vine City Special Public Interest District Subarea 1/Westside Affordable Workforce Housing Overlay).  
**Applicant: Eric Harrow**  
**Council District 3 NPU-L**
  
- 34. SAP-23-112** Special Administrative Permit application for new affordable housing project located at **2841 Donald Lee Hollowell Parkway NW**. Property is zoned MR-4A/WIZ (Multifamily Residential District/Westside Park Affordable Housing overlay).  
**Applicant: Chad Riddle**  
**Council District 9 NPU-J**
  
- 35. SAP-12-113** Special Administrative Permit application for demolition and construction of new single-family residence located at **130 Terrace Drive NE**. Property is zoned PD-H (Planned Development Housing District).  
**Applicant: Adrienne Senter**  
**Council District 7 NPU-B**
  
- 36. SAP-23-114** Special Administrative Permit application for exterior work at existing location at **871 Wheeler Street NW**. Property is zoned SPI-3 SA8/BL/WIZ (English Avenue Special Public Interest District/ BeltLine Overlay/Westside Affordable Workforce Housing Overlay).  
**Applicant: Harold Buckley**  
**Council District 3 NPU-L**

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- 37. SAP-23-115** Special Administrative Permit application for high-density development located at **1084 Piedmont Avenue NE**. Property is zoned SPI-17 SA2 (Piedmont Avenue Special Public Interest District Subarea 2 ).  
**Applicant: Stephanie Loew**  
**Council District 2 NPU-E**
- 38. SAP-23-116** Special Administrative Permit application for new Multifamily building located at **390 Sunset Avenue NW**. Property is zoned SPI-3 SA3/WIZ (English Avenue Special Public Interest District Subarea 3/Westside Affordable Workforce Housing Overlay).  
**Applicant: Pavan Iyer**  
**Council District 3 NPU-L**
- 39. SAP-23-117** Special Administrative Permit application for interior and exterior renovations to existing building located at **1341 Moreland Avenue SE**. Property is zoned MRC-1-C (Mixed Residential Commercial District Conditional).  
**Applicant: Marcus Morelli**  
**Council District 1 NPU-W**
- 40. SAP-23-118** Special Administrative Permit application for two (2) new townhome buildings located at **2903 Metropolitan Parkway SW**. Property is zoned MRC-1-C (Mixed Residential Commercial District). **Applicant: Guy Cherwonuk**  
**Council District 12 NPU-X**
- 41. BL-23-22** Special Administrative Permit application for new townhomes located at **54 Waverly Way, NE**. Property is zoned MR-4B-C/BL (Multifamily Residential Conditional/BeltLine Overlay).  
**Applicant: Aleksander Hays**  
**Council District 2 NPU-N**
- 42. BL-23-23** Special Administrative Permit application for mixed-use development located at **715 Ponce de Leon Avenue NE**. Property is zoned Poncey Highland SA5/BL (Poncey Highlands Historic District BeltLine Mixed-Use/BeltLine Overlay).  
**Applicant: Shannon Skinner**  
**Council District 2 NPU-N**

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- 43. BL-23-25** Special Administrative Permit application for new apartments and site work located at **514 McDonough Boulevard SE**. Property is zoned C-2-C/BL (Commercial Service District Conditional/BeltLine Overlay).  
**Applicant: Michael Costa**  
**Council District 1 NPU-Y**
- 44. BL-23-26** Special Administrative Permit application for masonry wall restoration located at **320 North Highland Avenue NE**. Property is zoned MRC-1-C/HC20LSA1/BL (Mixed Residential Commercial Conditional/Inman Park Historic District Subarea 1/BeltLine Overlay).  
**Applicant: Michelle Everett**  
**Council District 2 NPU-N**
- 45. BL-23-27** Special Administrative Permit application for addition to existing residential building located at **1102 Metropolitan Parkway SW**. Property is zoned RG-3/BL (Residential General Sector 3/BeltLine Overlay).  
**Applicant: Lawrence Chen**  
**Council District 12 NPU-V**
- 46. BL-23-28** Special Administrative Permit application for new 3-story development located at **1343 Joseph E Boone Boulevard NW**. Property is zoned MRC-2/BL (Mixed Residential Commercial/BeltLine Overlay).  
**Applicant: Alex D'Antoni**  
**Council District 3 NPU-K**
- 47. BL-23-29** Special Administrative Permit application for new Multifamily townhome development located at **1160 Boulevard SE**. Property is zoned C-1/BL (Community Business District/BeltLine Overlay).  
**Applicant: Alex D'Antoni**  
**Council District 1 NPU-W**
- 48. ZLL-23-29** Special Administrative Permit for single family attached dwellings located at **1010 Violet Street NW**. Property is zoned R-5 (Two-Family Residential District).  
**Applicant: Christopher Miller**  
**Council District 4 NPU-S**

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- 49. ZLL-23-30** Special Administrative Permit application for single family attached dwellings located at **1335 Boulevard SE**. Property is zoned MR-3-C (Mixed Residential Commercial Conditional).  
**Applicant: Peter Ewing**  
**Council District 1 NPU-Y**
- 50. ZLL-23-31** Special Administrative Permit application single family attached dwellings located at **2108 Bolton Drive NW**. Property is zoned RG-3 (Residential General Sector 3).  
**Applicant: Jim Warren**  
**Council District 9 NPU-D**
- 51. ZLL-23-32** Special Administrative Permit application for single family attached dwellings located at **1991 Hollywood Road NW**. Property is zoned MRC-2-C (Mixed Residential Commercial Conditional).  
**Applicant: Zhongming Jin**  
**Council District 9 NPU-D**
- 52. ZLL-23-33** Special Administrative Permit application for single family attached dwellings located at **2108 Bolton Drive NW**. Property is zoned RG-3 (Residential General Sector 3).  
**Applicant: Jim Warren**  
**Council District 9 NPU-D**
- 53. ZLL-23-34** Special Administrative Permit application for single family attached dwellings located at **1160 Ormewood Avenue SE**. Property is zoned MRC-1-C (Mixed Residential Commercial Conditional). **Applicant: Nina Gentry**  
**Council District 1 NPU-W**
- 54. ZLL-23-035** Special Administrative Permit application for single family attached dwellings located at **1300 Memorial Drive SE**. Property is zoned MRC-3-C (Mixed Residential Commercial Conditional).  
**Applicant: Shawn Collins**  
**Council District 5 NPU-O**
- 55. ZLL-23-036** Special Administrative Permit application for single family attached dwellings located at **2400 Barge Road SW**. Property is zoned SPI-20 SA5 (Greenbriar Special Public Interest District Subarea 5). **Applicant: Nina Gentry / Council District 11 / NPU-P**

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**56. ZLL-23-37** Special Administrative Permit application single family attached dwellings for property located at **20 28<sup>th</sup> Street NW**. Property is zoned RG-3 (Residential General Sector 3).

**Applicant: April Ingraham**

**Council District 8 NPU-E**

**57. ZLL-23-38** Special Administrative Permit application for single family attached dwellings located at **776 Metropolitan Parkway SW**. Property is zoned C-3-C (Commercial Residential District Conditional).

**Applicant: Peter Ewing**

**Council District 12 NPU-V**

**58. ZLL-23-39** Special Administrative Permit application for single family attached dwellings located at **660 Timm Valley Road NE**. Property is zoned R-5 (Two-Family Residential District).

**Applicant: Nina Gentry**

**Council District 7 NPU-B**

**59. ZLL-23-40** Special Administrative Permit application for for single family attached dwellings located at **575 Eloise Street SE**. Property is zoned MR-3/HC20KSA1/BL (Multifamily Residential District/Grant Park Historic District/BeltLine Overlay).

**Applicant: Brandon Spraggins**

**Council District 1 NPU-W**

**60. ZLL-23-41** Special Administrative Permit application for single family attached dwellings located at **2050 Bolton Road NW**. Property is zoned MRC-1-C (Mixed Residential Commercial Conditional).

**Applicant: Guy Cherwonuk**

**Council District 9 NPU-D**

**61. ZLL-23-42** Special Administrative Permit application for single family attached dwellings located at **2108 Bolton Drive NW**. Property is zoned RG-3 (Residential General Sector 3).

**Applicant: Jim Warren**

**Council District 9 NPU-D**

**62. ZLL-23-43** Special Administrative Permit application for single family attached dwellings located at **1365 Finley Street NE**. Property is zoned Property is zoned R-5-C (Two-Family Residential District Conditional).

**Applicant: Ben Darmer**

**Council District 5 NPU-O**

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**63. ZLL-23-44** Special Administrative Permit application for single family attached dwellings located at **1365 Finley Street NE**. Property is zoned R-5-C (Two-Family Residential District Conditional).

**Applicant: Ben Darmer**  
**Council District 5 NPU-O**

**64. ZLL-23-45** Special Administrative Permit application for single family attached dwellings located at **2108 Bolton Drive NW**. Property is zoned RG-3 (Residential General Sector 3).

**Applicant: Jim Warren**  
**Council District 9 NPU-D**

**65. ZLL-23-46** Special Administrative Permit application for single family attached dwellings located at **68 Waltham Street NE**. Property is zoned R-5/BL (Two-Family Residential District/BeltLine Overlay)

**Applicant: Ben Darmer**  
**Council District 5 NPU-N**

**END OF AGENDA**