

**AGENDA**  
**SPECIAL ADMINISTRATIVE PERMITS HEARING**  
**OCTOBER 25, 2023**  
**12:00 P.M., ATLANTA CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**AGENDA**

- 1. SAP-23-144** Special Administrative Permit application for installation of temporary structure at **1652 North Decatur Road NE**. Property is zoned O-I (Office-Institutional District).  
**Applicant: Becky Shilling**  
**Council District 6 NPU-F**
- 2. SAP-23-145** Special Administrative Permit application for vertical development of Block B1, Phase 1 of master development at **510 Sawtell Avenue SE**. Property is zoned MRC-3-C (Mixed Residential Commercial District Conditional).  
**Applicant: Anamaria Hazard**  
**Council District 1 NPU-Y**
- 3. SAP-23-146** Special Administrative Permit application for removal of existing roof and addition of second story to existing residence at **74 Joseph E. Lowery Boulevard SW**. Property is zoned SPI-4 SA7/WIZ (Ashview Heights and Atlanta University Center Special Public Interest District Subarea 7/Westside Affordable Workforce Housing Overlay District).  
**Applicant: Cecilia Makundi**  
**Council District 4 NPU-T**
- 4. SAP-23-148** Special Administrative Permit application for new residential duplex at **1063 Ashby Grove 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 District).  
**Applicant: Pilar Pedreira**  
**Council District 4 NPU-T**
- 5. SAP-23-149** Special Administrative Permit application for removal and reinstallation of façade at **218 Peachtree Street NW**. Property is zoned SPI-1 SA1 (Downtown Special Public Interest District Subarea 1).  
**Applicant: Patti Wallis**  
**Council District 2 NPU-M**
- 6. SAP-23-150** Special Administrative Permit application for an outdoor event at **2841 Greenbriar Parkway SW**. Property is zoned SPI-20 SA1 (Greenbriar Special Public Interest District Subarea 1).  
**Applicant: Jorge Del Manzano**  
**Council District 11 NPU-R**

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- 7. SAP-23-151** Special Administrative Permit application for interior and exterior alterations at **1058 Howell Mill Road NW**. Property is zoned I-2/MSAO/UWCID (Heavy Industrial District/Marietta Street Artery District Overlay/Upper Westside Overlay).  
**Applicant: Jessica Hill**  
**Council District 3 NPU-E**
- 8. SAP-23-152** Special Administrative Permit application for the construction of single family attached dwellings at **986 Fair Street SW**. Property is zoned SPI-4 SA4/WIZ (Ashview Heights and Atlanta University Center Special Public Interest District Subarea 4/Westside Affordable Workforce Housing Overlay District).  
**Applicant: Russell Moore**  
**Council District 4 NPU-T**
- 9. SAP-23-153** Special Administrative Permit application for a new mixed-use facility at **4100 Campbellton Road SW**. Property is zoned MRC-2/CRO (Mixed Residential Commerical District/Campbellton Road Overlay).  
**Applicant: James Eit**  
**Council District 11 NPU-P**
- 10. SAP-23-155** Special Administrative Permit application for capital improvements at **1100 Peachtree Street NE**. Property is zoned SPI-16 SA1 (Midtown Special Public Interest District Subarea 1).  
**Applicant: Charles Zakem**  
**Council District 2 NPU-E**
- 11. SAP-23-156** Special Administrative Permit application for reduction of required off-street parking spaces at **34 Irby Avenue NW**. Property is zoned SPI-9 SA2 (Buckhead Village Special Public Interest District Subarea 2).  
**Applicant: DeWayne Martin**  
**Council District 8 NPU-B**
- 12. SAP-23-157** Special Administrative Permit application for an outdoor event at **241 20<sup>th</sup> Street NW**. Property is zoned C-4-C (Central Area Commerical District Conditional).  
**Applicant: Sammy Mumphery**  
**Council District 3 NPU-E**
- 13. SAP-23-158** Special Administrative Permit application for an outdoor event at **17 Meldon Avenue SE**. Property is zoned R-4 (Single-Family Residential District).  
**Applicant: Kimberly Baskin**  
**Council District 1 NPU-Y**

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- 14. SAP-23-159** Special Administrative Permit application for a new deck, awning, fence, an outdoor seating at **327 Memorial Drive SE**. Property is zoned SPI-22 SA4 (Memorial Drive/Oakland Cemetery Special Public Interest District Subarea 4).  
**Applicant: Harold Singer**  
**Council District 1 NPU-W**
- 15. SAP-23-160** Special Administrative Permit application for an addition and alterations at **515 Flat Shoals Avenue SE**. Property is zoned NC-2 (East Atlanta Village Neighborhood Commerical District).  
**Applicant: Jordache Avery**  
**Council District 5 NPU-W**
- 16. SAP-23-161** Special Administrative Permit application for an outdoor event at **50 Upper Alabama Street SW**. Property is zoned SPI-1 SA1 (Downtown Special Public Interest District Subarea 1).  
**Applicant: Lyle Baldes**  
**Council District 4 NPU-M**
- 17. SAP-23-162** Special Administrative Permit application for temporary modular classrooms at **1025 McDonough Boulevard SE**. Property is zoned MRC-1-C (Mixed Residential Commerical District Conditional).  
**Applicant: Cindy Silver**  
**Council District 1 NPU-Z**
- 18. BL-23-33** Special Administrative Permit application for a new multifamily affordable residential and nonresidential development at **1211 McDonald Drive SE**. Property is zoned MR-4A-C/BL (Multifamily Residential District Conditional/BeltLine Overlay).  
**Applicant: Mike Wright**  
**Council District 1 NPU-Y**
- 19. BL-23-34** Special Administrative Permit application for demolition at **1125 Johnson Road NW**. Property is zoned PD-MU/BL (Planned Development –Mixed Use District/BeltLine Overlay).  
**Applicant: Rebecca Donnelly**  
**Council District 9 NPU-G**
- 20. BL-23-35** Special Administrative Permit application for demolition at **1175 Johnson Road NW**. Property is zoned RG-3/BL (Residential General District Sector 3/BeltLine Overlay).  
**Applicant: Rebecca Donnelly**  
**Council District 9 NPU-G**

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- 21. BL-23-36** Special Administrative Permit application for new multifamily residential development at **11 Peachtree Hills Avenue NE**. Property is zoned RG-3/BL (Residential General District Sector 3/BeltLine Overlay).  
**Applicant: Alex Fite-Wassilak**  
**Council District 7 NPU-B**
- 22. BL-23-37** Special Administrative Permit application for interior and exterior alterations at **1331 Metropolitan Parkway SW**. Property is zoned NC-9/BL (Dill Avenue-Metropolitan Parkway Neighborhood Commercial District/BeltLine Overlay).  
**Applicant: Jordache Avery**  
**Council District 12 NPU-X**
- 23. BL-23-38** Special Administrative Permit application for demolition of four existing multi-family buildings at **640 Boulevard NE**. Property is zoned RG-4/BL (Residential General District Sector 4/BeltLine Overlay).  
**Applicant: Marco Taveras**  
**Council District 2 NPU-M**
- 24. BL-23-39** Special Administrative Permit application for service station demolition at **1570 Monroe Drive NE**. Property is zoned C-1/BL (Community Business District/BeltLine Overlay).  
**Applicant: Jackie Mashburn**  
**Council District 6 NPU-F**
- 25. ZLL-23-54** Special Administrative Permit application for Phase 5 of a multiphase single family attached dwelling development at **1615 Johnson Road NW**. Property is zoned PD-MU/WPIZ (Planned Development Mixed Use District/Westside Park Affordable Workforce Housing Overlay District).  
**Applicant: Nina Gentry**  
**Council District 9 NPU-G**
- 26. ZLL-23-55** Special Administrative Permit application for a single family attached development at **219 Howell Drive SE**. Property is zoned R-5/BL (Two-Family Residential District/BeltLine Overlay).  
**Applicant: Nina Gentry**  
**Council District 5 NPU-N**
- 27. ZLL-23-56** Special Administrative Permit application for a single family attached development at **10 The Prado NE**. Property is zoned RG-3/BL (Residential General District Sector 3/BeltLine Overlay).  
**Applicant: Meka Redd**  
**Council District 6 NPU-E**

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- 28. ZLL-23-57** Special Administrative Permit application for Phase 6 of a single family attached development 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**
- 29. ZLL-23-58** Special Administrative Permit application for a single family attached development at **55 Weatherby Street SE**. Property is zoned R-5/BL (Two-Family Residential District/BeltLine Overlay).  
**Applicant: Ben Darmer**  
**Council District 5 NPU-N**
- 30. ZLL-23-59** Special Administrative Permit application for a single family attached development for Building #12 at **1329 Ellsworth Industrial Drive NW**. Property is zoned MR-4A-C/BL/MSAO (Multifamily Residential District Conditional/BeltLine Overlay/Marietta Street Artery Overlay).  
**Applicant: Rex Bray**  
**Council District 9 NPU-D**
- 31. ZLL-23-60** Special Administrative Permit application for a single family attached development at **297 Gordon Avenue NE**. Property is zoned R-5 (Two-Family Residential District).  
**Applicant: Ben Darmer**  
**Council District 5 NPU-N**
- 32. ZLL-23-61** Special Administrative Permit application for a single family attached development at **1007 Manigault Street SE**. Property is zoned R-5/BL (Two-Family Residential District/Beltline Overlay).  
**Applicant: Ben Darmer**  
**Council District 5 NPU-N**
- 33. ZLL-23-62** Special Administrative Permit application for a single family attached development at **293 Gordon Avenue NE**. Property is zoned R-5 (Two-Family Residential District).  
**Applicant: Ben Darmer**  
**Council District 5 NPU-N**

**END OF AGENDA**

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