

**AGENDA**  
**SPECIAL ADMINISTRATIVE PERMITS HEARING**  
**DECEMBER 20, 2023**  
**12:00 P.M., ATLANTA CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**AGENDA**

1. **SAP-23-178** Special Administrative Permit application for interior and exterior renovations to existing house at **349 North Highland Avenue NE**. Property is zoned SPI-5 SA3/BL/HC20LSA1 (Inman Park Special Public Interest District Subarea 3/BeltLine Overlay/Inman Park Historic District Overlay).  
**Applicant: Adam Stillman**  
**Council District 2 NPU-N**
  
2. **SAP-23-180** Special Administrative Permit application for new single-family residence at **762 Joseph E Boone Boulevard NW**. Property is zoned SPI-19 SA8/WIZ (Vine City Special Public Interest District Subarea 8/Westside Affordable Workforce Housing Overlay).  
**Applicant: Grace Roth**  
**Council District 3 NPU-L**
  
3. **SAP-23-181** Special Administrative Permit application for renovation (Phase 1 of 3) at **504 Fair Street SW**. Property is zoned MRC-3-C (Mixed Residential Commercial District Conditional).  
**Applicant: Stephanie Loew**  
**Council District 4 NPU-M**
  
4. **SAP-23-182** Special Administrative Permit application for new Commercial development at **25 Newcastle Street 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: Jared McKinnon**  
**Council District: 4 NPU-T**
  
5. **SAP-23-183** Special Administrative Permit application for commercial conversion at **1769 Cheshire Bridge Road NE**. Property is zoned NC-5 (Cheshire Bridge Road South Neighborhood Commercial District).  
**Applicant: Akinwole Awujo**  
**Council District 6 NPU-F**
  
6. **SAP-23-185** Special Administrative Permit application for an event at **1544 Piedmont Avenue NE**. Property is zoned C-1/BL (Community Business District/BeltLine Overlay).  
**Applicant: Leigh Ann Livaditis**  
**Council District 6 NPU-F**
  
7. **SAP-23-186** Special Administrative Permit application for an event at **103 West Paces Ferry Road NW**. Property is zoned SPI-9 SA2-C (Buckhead Village District Subarea 2 Conditional).  
**Applicant: Leigh Ann Livaditis**  
**Council District 8 NPU-B**

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- 8. SAP-23-187** Special Administrative Permit application for renovation and second-story addition at **60 Newcastle Street SW**. Property is zoned SPI-4 SA1/BL/WIZ (Ashview Heughs and Atlanta University Center Special Public Interest District Subarea 1/BeltLine and Westside Affordable Workforce Housing Overlay).  
**Applicant: Karley Johnson**  
**Council District 4 NPU-T**
- 9. SAP-23-189** Special Administrative Permit application for demolition at **95 Hardwick Street SE**. Property is zoned MR-3-C (Multi-Family Residential District Conditional).  
**Applicant: Diana Broman**  
**Council District 1 NPU-Y**
- 10. SAP-23-190** Special Administrative Permit application for exterior renovations at **303 Peachtree Street NE**. Property is zoned SPI-1 SA1 (Downtown Special Public Interest District Subarea 1).  
**Applicant: Jim Bates**  
**Council District 2 NPU-M**
- 11. SAP-23-191** Special Administrative Permit application for new single-family residence construction at **568 Foundry Street NW**. Property is zoned SPI-19 SA6/WIZ (Vine City Special Public Interest District Subarea 6/Westside Affordable Workforce Housing Overlay).  
**Applicant: Grace Roth**  
**Council District 3 NPU-L**
- 12. SAP-23-192** Special Administrative Permit application for new single-family residence construction at **664 Johns Street NW**. Property is zoned SPI-3 SA1/WIZ (English Avenue Special Public Interest District Subarea 1/Westside Affordable Workforce Housing Overlay).  
**Applicant: Grace Roth**  
**Council District 3 NPU-L**
- 13. SAP-23-195** Special Administrative Permit application for addition and renovations at **151 Renaissance Parkway NE**. Property is zoned SPI-1 SA3 (Downtown Special Public Interest District).  
**Applicant: Garrett Coley**  
**Council District 2 NPU-M**
- 14. SAP-23-196** Special Administrative Permit application for new single-family constructions at **235 Sciple Terrace NW**. Property is zoned SPI-19 SA6/WIZ (Vine City Special Public Interest District Subarea 6/Westside Affordable Workforce Housing Overlay).  
**Applicant: Hani Mahmoud**  
**Council District 3 NPU-L**

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- 15. SAP-23-197** Special Administrative Permit application for tree nursery at **800 Warner Street SW**. Property is zoned MRC-2-C/BL (Mixed Residential Commercial District Conditional/BeltLine Overlay).  
**Applicant: Brian Williams**  
**Council District 12 NPU-S**
- 16. SAP-23-198** Special Administrative Permit application for duplex at **242 Ormond Street SW**. Property is zoned SPI-18 SA6 (Mechanicsville Neighborhood Special Public Interest District Subarea 6).  
**Applicant: Kaci Palo**  
**Council District 1 NPU-V**
- 17. SAP-23-199** Special Administrative Permit application for exterior renovations at **1270 Van Allen Mews NW**. Property is zoned MRC-1/UWCID/BL (Mixed Residential Commercial District/Upper Westside CID Boundary District/BeltLine Overlay).  
**Applicant: Starsha Parton**  
**Council District 9 NPU-D**
- 18. SAP-23-200** Special Administrative Permit application for temporary structure at **1619 Chattahoochee Avenue NW**. Property is zoned MRC-2-C (Mixed Residential Commercial Conditional District).  
**Applicant: Mike Wright**  
**Council District 9 NPU-D**
- 19. SAP-23-201** Special Administrative Permit application for duplex at **995 Palmetto Avenue 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: Amber Reynolds**  
**Council District 4 NPU-T**
- 20. SAP-23-202** Special Administrative Permit application for demolition at **1120 Euclid Avenue NE**. Property is zoned NC-1 (Little Five Points Neighborhood Commercial District).  
**Applicant: Aleksander Hays**  
**Council District 2 NPU-N**
- 21. SAP-23-203** Special Administrative Permit application for exterior renovations at **3330 Piedmont Road NE**. Property is zoned SPI-9 SA4 (Buckhead Village District Subarea 4).  
**Applicant: Bryant Daniel**  
**Council District 7 NPU-B**

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- 22. SAP-23-204** Special Administrative Permit application for demolition at **145 James P. Brawley Drive NW**. Property is zoned SPI-19 SA5/WIZ (Vine City Special Public Interest District Subarea 5/ Westside Affordable Workforce Housing Overlay).  
**Applicant: Chadworth Homes, INC.**  
**Council District 3 NPU-L**
- 23. SAP-23-205** Special Administrative Permit application for interior and exterior renovations at **164 Vine Street NW**. Property is zoned SPI-19 SA6/WIZ (Vine City Special Public Interest District Subarea 6/ Westside Affordable Workforce Housing Overlay).  
**Applicant: Goree Njie**  
**Council District 3 NPU-L**
- 24. SAP-23-206** Special Administrative Permit application for renovations at **524 Paines Avenue NW**. Property is zoned SPI-3 SA1/WIZ (English Avenue Special Public Interest District Subarea 1/ Westside Affordable Workforce Housing Overlay).  
**Applicant: Lewis Hayberg**  
**Council District 3 NPU-L**
- 25. BL-23-046** Special Administrative Permit application for deck addition and exterior additions at **251 Armour Drive NE**. Property is zoned I-1/BL (Light Industrial District/BeltLine Overlay).  
**Applicant: Garrett Coley**  
**Council District 6 NPU-E**
- 26. ZLL-23-065** Special Administrative Permit application for zero lot line for units 16-20 and 35-38 of a multi-phased development at **1155 Hill Street SE**. Property is zoned MR-4A-C/BL (Multi-Family Residential District Conditional / BeltLine Overlay).  
**Applicant: Rex Bray**  
**Council District 1 NPU-Y**
- 27. ZLL-23-066** Special Administrative Permit application for zero lot line for units 39-44 and 45-51 of a multi-phased development at **1155 Hill Street SE**. Property is zoned MR-4A-C/BL (Multi-Family Residential District Conditional / BeltLine Overlay).  
**Applicant: Rex Bray**  
**Council District 1 NPU-Y**
- 28. ZLL-23-068** Special Administrative Permit application for zero lot line for Bldg. 28 (units 156-159), Bldg. 32 (units 174-179), and Bldg. 46 (units 251-263) at **1615 Johnson Road NW**. Property is zoned PD-MU/Westside Park AWH (Planning Development-Mixed Use District/Westside Park Affordable Workforce Housing Overlay).  
**Applicant: Nina Gentry**  
**Council District 9 NPU-G**

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- 29. ZLL-23-069** Special Administrative Permit application for zero lot line for 9 units at **1335 Boulevard SE**. Property is zoned MR-3-C/BL (Multi-Family Residential District Conditional/BeltLine Overlay).  
**Applicant: Peter Ewing**  
**Council District 1 NPU-Y**
- 30. ZLL-23-070** Special Administrative Permit application for zero lot line for Bldg. 9 (units 50-55), Bldg. 18 (units 100-105), Bldg. 39 (units 214-218) at **2400 Barge Road SW**. Property is zoned SPI-20 SA5 (Greenbriar Special Public Interest District).  
**Applicant: Nina Gentry**  
**Council District 11 NPU-P**
- 31. ZLL-23-071** Special Administrative Permit application for zero lot line for Bldg. 11 (units 28-32) of a multi-phased development at **1329 Ellsworth Industrial Drive NW**. Property is zoned MR-4A-C/BL/UWCID (Multi-Family Residential District Conditional / BeltLine and Upper Westside CID Boundary Overlay).  
**Applicant: Rex Bray**  
**Council District 1 NPU-Y**
- 32. ZLL-23-072** Special Administrative Permit application for zero lot line for duplex at **88 Cleveland Street SE**. Property is zoned R-4 (Single-Family Residential District).  
**Applicant: Ben Darmer**  
**Council District 12 NPU-Z**
- 33. ZLL-23-073** Special Administrative Permit application for zero lot line for duplex at **90 Cleveland Street SE**. Property is zoned R-5/BL (Two-Family Residential District/BeltLine Overlay).  
**Applicant: Ben Darmer**  
**Council District 5 NPU-N**
- 34. ZLL-23-074** Special Administrative Permit application for zero lot line for duplex at **1241 Atlantic Drive NW**. Property is zoned R-5/SPI-8 (Two-Family Residential District/Home Park Special Public Interest District Overlay).  
**Applicant: Lucy Adams**  
**Council District 3 NPU-E**
- 35. ZLL-23-075** Special Administrative Permit application for zero lot line at **840 Monroe Circle NE**. Property is zoned R-5/BL (Two-Family Residential District/BeltLine Overlay).  
**Applicant: Nina Gentry**  
**Council District 6 NPU-E**

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- 36. ZLL-23-076** Special Administrative Permit application for zero lot line units 1-5 at **2269 Marietta Road NW**. Property is zoned MR-2-C (Multi-Family Residential District Conditional).  
**Applicant: Nina Gentry**  
**Council District 9 NPU-D**
- 37. ZLL-23-077** Special Administrative Permit application for zero lot line of ten (10) new single-family residences in two (2) buildings at **3075 Campbellton Road SW**. Property is zoned SPI-20 SA3/Campbellton Rd (Greenbriar Special Public Interest District Subarea 3/Campbellton Road Overlay).  
**Applicant: Van Hardimon**  
**Council District 11 NPU-R**
- 38. ZLL-23-078** Special Administrative Permit application for zero lot line at **1081 Hill Street SE**. Property is zoned R-5-C/BL (Two-Family Residential District Conditional/BeltLine Overlay).  
**Applicant: Nina Gentry**  
**Council District 1 NPU-V**
- 39. ZLL-23-079** Special Administrative Permit application for zero lot line at **573 Federal Terrace SE**. Property is zoned C-1-C/BL (Community Business District Conditional/BeltLine Overlay).  
**Applicant: Russell Moore**  
**Council District 1 NPU-Y**
- 40. ZLL-23-080** Special Administrative Permit application for zero lot line at **295 Prospect Street NE**. Property is zoned R-5/BL (Two-Family Residential District/BeltLine Overlay).  
**Applicant: Michael Tillman**  
**Council District 2 NPU-M**
- 41. ZLL-23-081** Special Administrative Permit application for zero lot line at **405 Arnold Street NE**. Property is zoned R-5/BL (Two-Family Residential District/BeltLine Overlay).  
**Applicant: Ben Darmer**  
**Council District 2 NPU-M**
- 42. ZLL-23-082** Special Administrative Permit application for zero lot line at **939 Cummings Street SE**. Property is zoned R-5/BL (Two-Family Residential District/BeltLine Overlay).  
**Applicant: Ben Darmer**  
**Council District 5 NPU-N**

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**43. ZLL-23-083** Special Administrative Permit application for zero lot line at **816 Berne Street SE**. Property is zoned R-5/BL (Two-Family Residential District/BeltLine Overlay).

**Applicant: Nina Gentry**

**Council District 1 NPU-W**

**44. ZLL-23-084** Special Administrative Permit application for zero lot line for units 149-154 at **1071 Bolton Road NW**. Property is zoned MR-4B (Multi-Family Residential District).

**Applicant: Rex Bray**

**Council District 9 NPU-H**

**END OF AGENDA**

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