

**AGENDA
ZONING REVIEW BOARD
FEBRUARY 1, 2024
6:00 P.M., CITY COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-23-72** An Ordinance by Zoning Committee to rezone from SPI-3 SA1/WIZ (English Avenue Special Public Interest District Subarea 1/Westside Affordable Workforce Housing Overlay District) to SPI-3 SA4/WIZ (English Avenue Special Public Interest District Subarea 4/Westside Affordable Workforce Housing Overlay District) for property located at **533 Griffin Street NW** fronting 29.4 feet on the east side of Griffin Street NW beginning at the northeast corner of Griffin Street, formerly known as Herbert Street, and Meldrum Street, and running thence north along the east side of Griffin Street 29.4 feet
Depth: 100 feet Area: .005 acres, Land Lot 111, 14th District, Fulton County, Georgia
OWNER: MIKAEL PROPERTIES, LLC
APPLICANT: JONATHAN MALMIN
NPU L COUNCIL DISTRICT 3

2. **Z-23-80** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MR-2 (Multifamily Residential) for property located at **1221 Euclid Avenue NE** fronting 65 feet on the southeast side of Euclid Avenue NE beginning at an iron pin found on the southeastern right-of-way of Euclid Avenue, which iron pin is 396.0 feet northeast, as measured along said southeastern right-of-way, from the intersection formed by the southeast right-of-way of Euclid Avenue and the easterly right-of-way of Moreland Avenue
Depth: 150 feet Area: .20 acres, Land Lot 240, 15th District, Dekalb County, Georgia
OWNER: JFH EUCLID AVENUE LLS
APPLICANT: JAMES FORD-HUTCHINSON
NPU N COUNCIL DISTRICT 2

3. **Z-23-81** An Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to R-5 (Two Family Residential) for property located at **2228 Pansy Street NW** fronting 65 feet on the north side of Pansy Street NW being all that tract or parcel of land lying in Land Lot 179 of the 14th District, being Lot 2, Block I Dixie Hills Extension Subdivision, as per plat recorded in Plat Book 35, Page 56
Fulton County, Georgia Records
Depth: 180 feet Area: .25 acres, Land Lot 179, 14th District, Fulton County, Georgia
OWNER: GERARD LATIMORE
APPLICANT: GERARD LATIMORE
NPU J COUNCIL DISTRICT 3

4. **Z-23-82** An Ordinance by Zoning Committee designating **The Old Stone Church** located at **470 Candler Park Drive NE**, Land Lot 15 of the 240th District of DeKalb County, Georgia and certain real property on which it is located, to the overlay Zoning Designation of Landmark Building / Site (LBS) pursuant to Chapter 20 of the Zoning Ordinance of the City Of Atlanta and rezoning from R-4 (Single Family Residential) to R-4/LBS (Single Family Residential/Landmark Building/Site); to repeal conflicting laws; and for other purposes.
NPU N COUNCIL DISTRICT 2

5. **U-23-35** An Ordinance by Zoning Committee for a special use permit for a parking lot within 200 feet of primary use pursuant to Section 16-32.005(2) for property located at **1140 Euclid Avenue NE, 1150 Euclid Avenue NE, 1152 Euclid Avenue NE, 1160 Euclid Avenue NE, 1166 Euclid Avenue NE, and 432 Seminole Avenue NE** fronting 298.94 feet on the northwest side of Euclid Avenue commencing from a point on the northeasterly right-of-way line of Colquitt Avenue; said point being 165.20 feet northwest of the intersection with the right-of-way line of Euclid Avenue Depth: 43.16 feet Area: .28 acres, Land Lot 15, 14th District, Fulton County, Georgia
OWNER: PARKING ASSOCIATION OF EUCLID AVENUE, INC.
APPLICANT: SUSANA CHAVEZ
NPU N COUNCIL DISTRICT 2

6. **U-23-40** An Ordinance by Zoning Committee to amend Ordinance 02-O-1271 (U-02-17), and Ordinance 95-O-1460 (U-87-19), and 09-O-0845 (U-09-08) which granted a special use permit pursuant to 16-06.005(1)(g) for a rehabilitation center for the purpose of a major site plan amendment for property located at **690 Courtenay Drive NE** fronting 270 feet on the north side of Courtenay Drive NE commencing at an iron pin found at the intersection of the western right-of-way of Middlesex Avenue and the northern right-of-way line of Courtenay Drive Depth: 800 feet Area: 13.2502 acres, Land Lot 52, 17th District, Fulton County, Georgia
OWNER: HILLSIDE INC./ATTN: ZACH FLOWERS
APPLICANT: RODNEY SOUTHWORTH
NPU F COUNCIL DISTRICT 6

DEFERRED CASES

7. **Z-23-32** An Ordinance by Zoning Committee to rezone from R-4A/WPA (Single Family Residential/Westside Park Affordable Workforce Housing Overlay) to PD-H/WPA (Planned Development Housing/Westside Park Affordable Workforce Housing Overlay) for property located at **960 North Eugenia Place NW** fronting 99.24 feet on the west side of North Eugenia Place NW being all that tract or parcel of land lying and being in Land Lot 226 of the 17th District, Fulton County, Georgia, being Lots 30 and 31, Block A of Plat A, of Simville Land Co. property, as per plat thereof recorded in Plat Book 10, page 118, Fulton County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description. Parcel Id Number: 17-0226-0007-059-1. Subject to any easements or restrictions of record Depth: 201 feet Area: .47 acres, Land Lot 226, 17th District, Fulton County, Georgia.
OWNERS: CASEY RUSSEL AND JERRY THORNER
APPLICANT: STEPHEN HOLMES
NPU J COUNCIL DISTRICT 9

8. **Z-23-66** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MR-4A (Multifamily Residential) for property located at **2490 Fairburn Road SW** fronting 130 feet on the east side of Fairburn Road SW beginning at a point on the easterly right-of-way of Fairburn Road 105.5 feet northerly, as measured along the easterly right-of-way of Fairburn Road 130.0 feet to a point Depth: 175 feet Area: .59 acres, Land Lot 5, 14F District, Fulton County, Georgia
OWNER: MATTHEW BENNETT
APPLICANT: MATTHEW BENNETT
NPU P COUNCIL DISTRICT 11

**AGENDA
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END OF AGENDA