

**MARKED AGENDA
ZONING REVIEW BOARD
FEBRUARY 8, 2024
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-23-68** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to PD-H (Planned Development Housing) for property located at **2715 Fairburn Road SW** fronting 225.30 feet on the west side of Fairburn Road SW beginning at a point on the northwest side of Fairburn Road, which point is 225.3 feet southwest corner of Fairburn Road and Tell Road, and running thence in a southwesterly direction along Fairburn Road a distance of 141.6 feet Depth: 498.10 feet Area: 1.565 acres, Land Lot 34, 14F District, Fulton County, Georgia
OWNER: JOSEPH HARRIS (THE LION GROUPL LLC)
APPLICANT: JOSEPH HARRIS
NPU P COUNCIL DISTRICT 11
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

2. **Z-23-73** A substitute Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **750 North Evelyn Place NW** fronting 100 feet on the west side of North Evelyn Place NW being all that tract or parcel of land lying and being in Land Lot 176 of the 14th District of Fulton County, Georgia, being Lot 388 Block 21 of Fortified Hills Subdivision as per plat recorded at Plat Book 8 Page 149, being known as 750 North Evelyn Place NW, according to the present system of numbering in Fulton County, Georgia Depth: 162 feet Area: .36 acres, Land Lot 176, 14th District, Fulton County, Georgia
OWNER: ADAM LEIBOWITZ
APPLICANT: NICOLAI SCHWARZKOPF
NPU J COUNCIL DISTRICT 9
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

3. **Z-23-75** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to PD-H (Planned Development Housing) for property located at **2178 Bicknell Street SW, 0 Bicknell Street SW rear (14 00700001035), 2194 Bicknell Street SW, 2216 Bicknell Street SW, 2228 Bicknell Street SW, 2250 Bicknell Street SW** fronting 201 feet on the east side of Bagwell Street SW and fronting 1,312 feet on the east side of Bicknell Street beginning at the intersection of the southeastern side of Bicknell Street with the eastern side of Bagwell Drive Depth: varies Area: 7.88 acres, Land Lot 70, 14th District, Fulton County, Georgia
OWNER: ATLANTA NEIGHBORHOOD DEVELOPMENT PARTNERSHIP, INC.
APPLICANT: KRONBERG+URBANISTS+ARCHITECTS
NPU Z COUNCIL DISTRICT 12
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

4. **Z-23-83** An Ordinance by Zoning Committee to amend **Chapter 18P (SPI 16 Midtown Special Public Interest District)** of the Atlanta Zoning Ordinance; and for other purposes.
NPU E COUNCIL DISTRICT 2
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL
5. **U-23-26** An Ordinance by Zoning Committee for a special use permit for outdoor dining at eating and drinking establishments when any part of such use is located within 1,000 feet of property that is zoned as an R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-4B, or R-5 District, or that is used as a residential property pursuant to Section 16-11.005(1)(l) for property located at **1492 Piedmont Avenue NE Suite B** fronting 329.29 feet on the northwest side of Piedmont Avenue NE beginning at a point being the intersection of the northwesterly right of way of Piedmont Avenue and the former northeastern right of way of Norfolk Southern Railway Depth: 775 feet Area: 4.274 acres Land Lots 55 and 56 17th District Fulton County Georgia
OWNER: KENNETH ROBERTS, OPERATING MANAGER
APPLICANT: MIXX ATLANTA/HAKIM M. HILLIARD
NPU F COUNCIL DISTRICT 6
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

DEFERRED CASES

6. **Z-23-46** An Ordinance by Zoning Committee to rezone from R-5-C (Two Family Residential Conditional) to MR-2 (Multifamily Residential) for property located at **1036 Linam Street SE** fronting 40.22 feet on the south side of Linam Street SE beginning at the intersection formed by the eastern side of Linman Street and the southern side of a ten (10) foot alley Depth: 120 feet Area: .11 acres, Land Lot 55, 14th District, Fulton County, Georgia
OWNER: NARROW GATE HOMES LLC
APPLICANT: M & A REAL ESTATE INVESTMENTS LLC
NPU V COUNCIL DISTRICT 1
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: 90 DAY DEFERRAL

*Please note the ZRB Rules of Procedure have been amended. Please click the following link to review a copy of the rules adopted on July 23, 2020 - <http://www.atlantaga.gov/index.aspx?page=397>.

7. **U-23-32** An Ordinance by Zoning Committee for a special use permit for a private school pursuant to Section 16-06.005(1)(b) for property located at **215 West Wieuca Road (aka Chastain Park Avenue) NW** fronting approximately 1100 feet on the northwest side of West Wieuca Road (aka Chastain Park Avenue) NW commencing at the intersection of the westerly right of way of West Wieuca Road with the centerline of Dudley Lane Depth: approximately 650 feet Area: 8.26 acres Land Lot 20, 17th District Fulton County Georgia

OWNER: JAMES CALLEROZ WHITE FOR THE GALLOWAY SCHOOLS, INC.

APPLICANT: THE GALLOWAY SCHOOLS, INC
C/O LAUREL DAVID, THE GALLOWAY LAW GROUP LLC

NPU A COUNCIL DISTRICT 8

NPU RECOMMENDATION: DEFERRAL

STAFF RECOMMENDATION: DEFERRAL

ZRB RECOMMENDATION: 30 DAY DEFERRAL

8. **Z-23-71** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) and RG-3 (Residential General Sector 3) to MR-2 (Multifamily Residential) for property located at **3340 Stone Road SW** fronting approximately 1,572 feet on the south side of Stone Road SW beginning at an iron pin on the southwestern line of the 50 foot right-of-way of Stone Road at the western line of proposed circumferential highway, said pin being 547.7 feet northwesterly along the southwestern side of said Stone Road from the eastern line of said Land Lot 254 Depth: varies Area: 31.5 acres, Land Lot 254, 14th District, Fulton County, Georgia

OWNER: OSK XII, LLC C/O ADAM BERNIER

APPLICANT: GASKINS+LECRAW C/O CHRISTIAN OLTEANU

NPU P COUNCIL DISTRICT 11

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

9. **Z-23-74** An Ordinance by Zoning Committee to rezone from SPI-4 SA4 (Ashview Heights and Atlanta University Center Special Public Interest District Subarea 4) to SPI-4 SA12 (Ashview Heights and Atlanta University Center Special Public Interest District Subarea 12) for property located at **780 Martin Luther King Jr. Drive SW** fronting 107.8 feet on the south side of Martin Luther King Jr. Drive SW beginning at a the point of intersection of the northwest right-of-way line of James P. Brawley Drive and the southwest right-of-way Depth: 46.1 feet Area: .121 acres, Land Lot 109, 14th District, Fulton County, Georgia

OWNER: LOVED ROOTS, LLC

APPLICANT: KEVIN HOLT

NPU T COUNCIL DISTRICT 4

NPU RECOMMENDATION: DEFERRAL

STAFF RECOMMENDATION: DEFERRAL

ZRB RECOMMENDATION: 30 DAY DEFERRAL

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10. **U-23-31** An Ordinance by Zoning Committee for a special use permit for an eating and drinking establishment that is 5000 sq. ft. or more pursuant to Section 16-18P.005 for property located at **826 Juniper Street NE** fronting 50 feet on the west side of Juniper Street SW beginning at the intersection of the south right of way of Sixth Street and the west right of way of Juniper Street Depth: 106 feet Area: .1217 acres Land Lot 49, 14th District Fulton County Georgia
OWNER: EPHRAIM SPIELMAN
APPLICANT: APRIL INGRAHAM
NPU E COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

END OF AGENDA