

**MARKED AGENDA
ZONING REVIEW BOARD
MARCH 7, 2024
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-23-27** An Ordinance Antonio Lewis, Michael Julian Bond, Matt Westmoreland, Keisha Sean Waites to rezone from O-I (Office Institutional) District to C-1 (Community Business) District for property located at **786 Cleveland Avenue SW** commencing at the intersection of the easterly right-of-way of Springdale Road with the southerly right-of-way of Cleveland Avenue Depth: varies Area: 4.95 acres, Land Lot 100, 14th District, Fulton County, Georgia
NPU X COUNCIL DISTRICT 12
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

2. **Z-23-70** An Ordinance by Zoning Committee to rezone from I-1-C/BL (Light Industrial Conditional/BeltLine Overlay) to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at **1111 Ridge Avenue SW** fronting 547.82 feet on the west side of Ridge Avenue SW commencing at a ½” rebar found at the intersection of the south right-of-way margin of Weyman Avenue and the northeast right-of-way margin of Ridge Avenue Depth: varies Area: 3.716 acres, Land Lot 74, 14th District, Fulton County, Georgia
OWNER: TS 1111 RIDGE AVENUE LLC
APPLICANT: TS 1111 RIDGE AVENUE LLC
NPU V COUNCIL DISTRICT 1
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

3. **Z-23-76** An Ordinance by Councilmember Byron Amos to amend the 1982 Atlanta Zoning Ordinance, as amended, by **rezoning from SPI-19 SA11 (Vine City Special Public Interest District Subarea 11), SPI-19 SA5 (Vine City Special Public Interest District Subarea 5), and SPI-19 SA6 (Vine City Special Public Interest District Subarea 6), to SPI-19 SA3 (Vine City Special Public Interest District Subarea 3)** to implement development goals of the Westside Land Use Framework Plan; and for other purposes
NPU L COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

4. **Z-23-77** An Ordinance by Councilmember Byron Amos to amend Part III – Land Development Code Part 16 Zoning Chapter 18S SPI-19 (Vine City Special Public Interest District) to provide for **Affordable Housing Density Bonuses** and to amend the **Allowable Height** for Subarea 3, and for other purposes
NPU L COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

5. **Z-23-88** A substitute Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to PD-H (Planned Development Housing) for property located at **578 Cedar Avenue NW** fronting 100.26 feet on the west side of Cedar Avenue NW beginning at an iron pin located on the west right of way line of Cedar Avenue, also known as Cedar Street, one hundred forty feet (140) south, as measured along the west right of way line of Cedar Avenue from the point of intersection of the west right of way line of Cedar Avenue one hundred (100) feet to an iron pin Depth: 167.07 feet Area: 0.38 acres, Land Lot 207, 14th District, Fulton County, Georgia

OWNER: ADAM LEIBOWITZ
 APPLICANT: NICOLAI SCHWARKOPF
 NPU J COUNCIL DISTRICT 9

NPU RECOMMENDATION: NO RECOMMENDATION
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

6. **Z-23-89** An Ordinance by Zoning Committee to rezone from R-5-C (Two Family Residential Conditional) to RG-2 (Residential General Sector 2) for property located at **1352 Finley Street NE** fronting 75 feet on the north side of Finley Street NE beginning at a point on the north side of Finley Street (formerly Baker) one hundred fifty (150) feet east of the northeast corner of Finley Street and Flora Avenue Depth: 226.32 feet Area: 0.388 acres, Land Lot 209, 15th District, Fulton County, Georgia

OWNER: ARTIS LISBON
 APPLICANT: JONATHAN MAWEATHER
 NPU O COUNCIL DISTRICT 5

NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

7. **Z-23-90** An Ordinance by Zoning Committee to rezone from RG-3/BL (Residential General Sector 3/BeltLine Overlay), C-1/BL (Community Business District/BeltLine Overlay), C-2/BL (Commercial Service District/BeltLine Overlay) and I-1 (Light Industrial/BeltLine Overlay) to R-4 (Single Family Residential/BeltLine Overlay) for property located at **1425 Piedmont Avenue NE, 1433 Piedmont Avenue NE, 1439 Piedmont Avenue NE, 1447 Piedmont Avenue NE, 1451 Piedmont Avenue NE, 1461 Piedmont Avenue NE, and 1475 Piedmont Avenue NE and 240 Westminster Drive NE, 244 Westminster Drive NE, 250 Westminster Drive NE, and 268 Westminster Drive NE** fronting 806 feet on the southeast side of Piedmont Avenue NE beginning at a pk nail found at the intersection of the southerly right of way line of Piedmont Avenue and the northern right of way line of Westminster Drive Depth: varies Area: 4.13 acres, Land Lot 55, 17th District, Fulton County, Georgia

OWNER: THE ATLANTA BOTANICAL GARDEN
 APPLICANT: TUAN DONG
 NPU E COUNCIL DISTRICT 6

NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 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>.

8. **U-23-41** An Ordinance by Zoning Committee for a special use permit for a garden pursuant to 16-06.005(1)(d) for property located at **1425 Piedmont Avenue NE, 1433 Piedmont Avenue NE, 1439 Piedmont Avenue NE, 1447 Piedmont Avenue NE, 1451 Piedmont Avenue NE, 1461 Piedmont Avenue NE, and 1475 Piedmont Avenue NE and 240 Westminster Drive NE, 244 Westminster Drive NE, 250 Westminster Drive NE, and 268 Westminster Drive NE** fronting 806 feet on the southeast side of Piedmont Avenue NE beginning at a pk nail found at the intersection of the southerly right of way line of Piedmont Avenue and the northern right of way line of Westminster Drive Depth: varies Area: 4.13 acres, Land Lot 55, 17th District, Fulton County, Georgia
 OWNER: THE ATLANTA BOTANICAL GARDEN
 APPLICANT: TUAN DONG
 NPU E COUNCIL DISTRICT 6
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

9. **Z-24-01** An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) to C-1 (Community Business District) for property located at **166 Stovall Street SE** fronting 35.43 feet on the east side of Stovall Street SE beginning at an iron pin set at the corner formed by the intersection of the northerly right of way of Howell Drive and the easterly right of way of Stovall Street Depth: 100 feet Area: .04 acres, Land Lot 13, 14th District, Fulton County, Georgia
 OWNER: DANIELLE BRUTTO
 APPLICANT: JENNIFER MARTIN
 NPU N COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

10. **Z-24-02** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **585 Woods Drive NW** fronting 100 feet on the east side of Woods Drive NW beginning at a point on the east side of Woods Drive 433 feet north of the northeast corner of Woods Drive and Baker Road Depth: 170 feet Area: .39 acres, Land Lot 207, 14th District, Fulton County, Georgia
 OWNER: LEONTE LEONTA
 APPLICANT: VAN HARDIMON
 NPU J COUNCIL DISTRICT 9
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

*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>.

11. **Z-24-03** A substitute Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to PD-H (Planned development Housing) for property located at **885 North Eugenia Place NW** fronting 115 feet on the east side of North Eugenia Place NW beginning at a point on the east side of North Eugenia Place 277.3 feet north of the northeast corner of North Eugenia Place and Hollywood Road Depth: 190 feet Area: .50 acres, Land Lot 176, 14th District, Fulton County, Georgia
OWNER: AMANDA RHEIN FOR ATLANTA LAND TRUST
APPLICANT: VAN HARDIMON
NPU J COUNCIL DISTRICT 9
NPU RECOMMENDATION: NO RECOMMENDATION
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL
12. **U-23-39** An Ordinance by Zoning Committee for a special use permit for a community center pursuant to 16-11.005(1)(n) for property located at **1705 Commerce Drive NW** fronting 60 feet on the east side of Commerce Drive beginning at an iron pin at the intersection formed by the easterly right of way of Commerce Drive and the northerly right of way of Belle Meade Avenue Depth: 175 feet Area: 2.1 acres, Land Lot 152, 17th District, Fulton County, Georgia
OWNER: MEALS ON WHEELS ATLANTA, INC.
APPLICANT: MEALS ON WHEELS ATLANTA, INC.
D/B/A MEALS ON WHEELS & 1705 WEST
NPU D COUNCIL DISTRICT 9
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

END OF AGENDA

*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>.