

MARKED AGENDA
ZONING REVIEW BOARD
MAY 2, 2024
6:00 P.M., CITY COUNCIL CHAMBERS, SECOND FLOOR

NEW CASES

1. **Z-23-18** An Ordinance by Zoning Committee to rezone from R-3 (Single Family Residential) to R-5 (Two Family Residential) for property located at **1855 Delowe Drive SW** fronting 103.8 feet on the west side of Delowe Drive SW beginning at the intersection of Delowe Place and Delowe Drive Depth: 165.8 feet Area: .31 acres, Land Lot 186, 14th District, Fulton County, Georgia
OWNER: GIANG PHAN
APPLICANT: NAKI PROPERTIES
NPU R COUNCIL DISTRICT 11
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

2. **Z-24-07** An Ordinance by Zoning Committee to rezone from R-4/BL/WPAWHO (Single Family Residential/BeltLine Overlay/Westside Park Affordable Workforce Housing Overlay) to PD-H/BL/WPAWHO (Planned Development Housing/BeltLine Overlay/ Westside Park Affordable Workforce Housing Overlay) for property located at **285 Burbank Drive NW** fronting 100 feet on the east side of Burbank Drive NW commencing at a point where the eastern right of way line of Burbank Drive NW intersects with the southern right of way line of Joseph E. Boone Boulevard NW Depth: varies Area: .638 acres, Land Lot 142, 14th District, Fulton County, Georgia
OWNER: CITY OF REFUGE INCORPORATED
APPLICANT: CITY OF REFUGE INCORPORATED
C/O TROUTMAN PEPPER HAMILTON SANDERS LLP
NPU K COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

3. **Z-24-13** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial), C-1 (Community Business District) and R-4 (Single Family Residential) to MR-2 (Multifamily Residential) and R-4B (Single Family Residential) for property located at **1566 Evans Drive SW, 1570 Evans Drive SW, 1574 Evans Drive SW, 1586 Evans Drive SW, 1590 Evans Drive SW, 1616 Evans Drive SW, 1620 Evans Drive SW, and 1626 Evans Drive SW, 1096 Hood Drive SW, 1116 Hood Drive SW, 1120 Hood Drive SW, and 1130 Hood Drive SW, 1559 Langston Avenue SW, 1569 Langston Avenue SW, 1573 Langston Avenue SW, 1575 Langston Avenue SW, 1579 Langston Avenue SW, 1585 Langston Avenue SW, 1589 Langston Avenue SW, 1595 Langston Avenue SW, 1599 Langston Avenue SW, 1603 Langston Avenue SW, 1609 Langston Avenue SW, 1615 Langston Avenue SW, 1619 Langston Avenue SW, and 1623 Langston Avenue SW**, fronting approximately 806.96 feet on the west side of Langston Avenue SW, and fronting approximately 708.36 feet on the south side of Hood Drive SW, and fronting approximately 973.89 feet on the east side of Evans Drive SW beginning at a point at the intersection of the western right-of-way of Langston Avenue and the northern right-of-way of Katherwood Drive Depth: varies Area: approximately 8.213 acres, Land Lot 121, 14th District, Fulton County, Georgia

OWNER: HABITAT FOR HUMANITY ATLANTA INC.
C/O DILLARD SELLERS
APPLICANT: HABITAT FOR HUMANITY ATLANTA INC.
C/O DILLARD SELLERS
NPU X COUNCIL DISTRICT 12

NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

4. **Z-24-14** An Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to R-4B (Single Family Residential) for property located at **1179 Church Street NW** fronting 92.67 feet on the north side of Church Street NW beginning at the northeast corner of Church Street and Carr Street Depth: 200 feet Area: .42 acres, Land Lot 189, 17th District, Fulton County, Georgia

OWNER: GARY L. MADGE
APPLICANT: JIM PARKER
NPU K COUNCIL DISTRICT 3

NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

*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>.

5. **Z-24-15** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MR-2 (Multifamily Residential) for property located at **1101 Moreland Drive SE and 1721 Woodland Avenue SE** fronting 170.4 feet on the south side of Moreland Drive and 133.80 feet on the west side of Woodland Avenue commencing at the intersection of the westerly right-of-way of Woodland Avenue and the southerly right of way of Moreland Drive and commencing at the intersection of the southerly right-of-way of Moreland Drive and the westerly right of way of Woodland Avenue Depth: varies Area: 3.59 acres, Land Lot 8, 14th District, Fulton County, Georgia
 OWNER: D R HORTON, INC. C/O JASON BRAGA
 APPLICANT: GASKINS + LECRAW C/O CHRISTIAN OLTEANU
 NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

6. **Z-24-16** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to RG-3 (Residential General Sector 3) for property located at **2194 Martin Luther King Jr Drive SW** fronting 372.61 feet on the south side of Martin Luther King Jr Drive SW and fronting 179.41 feet on the east side of Florida Avenue SW being all that tract or parcel of land lying, situate, and being in Land Lot 180 of the 14th District of Fulton County Georgia consisting of 77,041 square feet more particularly shown and labeled as “proposed tract 1” on that certain lot configuration plat for 2194 Martin Luther King Jr Drive, prepared by Travis Pruitt & Associates, Inc., dated July 6, 2022, and recorded on September 15, 2022 in the real estate records of the Clerk of the Superior Court of Fulton County, Georgia at Plat Book 453, Page 26. Said parcel fronts on both Martin Luther King Jr. Drive and Florida Avenue. Depth: varies Area: 1.769 acres, Land Lot 180, 14th District, Fulton County, Georgia
 OWNER: FRIEND MY FAMILY CORP.
 APPLICANT: FRIEND MY FAMILY CORP. C/O STEVEN L. JONES
 NPU I COUNCIL DISTRICT 10
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

DEFERRED CASES

7. **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 **780 Cleveland Avenue SW** commencing at a 5/8-inch rebar found at the north end of a mitered right-of-way intersection of the easterly right-of-way of Cleveland Avenue Depth: varies Area: 1.260 acres, Land Lot 100, 14th District, Fulton County, Georgia
 NPU X COUNCIL DISTRICT 12
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

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8. **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: NO RECOMMENDATION
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE
9. **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
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL
10. **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: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

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11. **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), 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 Westminister Drive NE, 250 Westminister Drive NE, and 268 Westminister 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 Westminister 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

12. **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 Westminister Drive NE, 244 Westminister Drive NE, 250 Westminister Drive NE, and 268 Westminister 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 Westminister 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

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13. **Z-24-03** An Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to MR-3 (Multifamily Residential) 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: APPROVAL

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL

END OF AGENDA

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