

**MARKED AGENDA
ZONING REVIEW BOARD
MAY 9, 2024
6:00 P.M., CITY COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **U-24-06** 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
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

DEFERRED CASES

2. **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: NO RECOMMENDATION
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE
3. **Z-23-73** A substitute Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to PD-H (Planned Development Housing) 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: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

4. **Z-23-75** A substitute Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family) 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: 30 DAY DEFERRAL

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

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, DeKalb County, Georgia

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

7. **Z-24-05** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **2036 Phillips Drive SE** fronting 130 feet on the east side of Phillips Avenue SE beginning on the east side of Phillips Drive 580.5 feet south from the southeast corner of Isa Drive and Phillips Drive Depth: 160 feet Area: .239 Acres, Land Lot 7, 14th District, Fulton County, Georgia

OWNER: FCS/MINISTRIES/CHARIS SOUTH ATLANTA

APPLICANT: ALICIA ENCALADE

NPU Z COUNCIL DISTRICT 1

NPU RECOMMENDATION: DEFERRAL

STAFF RECOMMENDATION: DEFERRAL

ZRB RECOMMENDATION: 30 DAY DEFERRAL

8. **Z-24-11** An Ordinance by Councilmember Jason Winston to rezone certain properties in Thomasville Heights Neighborhood from **R-4 (Single Family Residential) to MR-2 (Multifamily Residential), from R-4 (Single Family Residential) to MR-3 (Multifamily Residential) and from R-4 (Single Family Residential) to MRC-2 (Mixed Residential Commercial), PD-H (Planned Development Housing) to MR-3 (Multifamily Residential), RG-2 (Residential General Sector 2) to MRC-2 (Mixed Residential Commercial), MR-3-C (Multifamily Residential Conditional) to MRC-2 (Mixed Residential Commercial), MRC-1-C (Mixed Residential Commercial Conditional) to MRC-2 (Mixed Residential Commercial), C-2 (Commercial Service District) to MRC-2 (Mixed Residential Commercial) and from I-2/C-2 (Heavy Industrial/Commercial Service District) to MR-3 (Multifamily Residential)** in which to implement certain recommendations of the Thomasville Heights Neighborhood Plan; and for other purposes

NPU Z COUNCIL DISTRICT 1

NPU RECOMMENDATION: DEFERRAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: 30 DAY DEFERRAL

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9. **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: NO RECOMMENDATION

STAFF RECOMMENDATION: FILE

ZRB RECOMMENDATION: FILE

10. **U-23-34** An Ordinance by Zoning Committee for a special use permit for a private club pursuant to Section 16-06.005(1)(d) for property located at **530 Clifton Street SE** fronting 200 feet on the east side of Clifton Street SE being all that tract or parcel of land lying and being in Land Lot 175, 15th District, DeKalb County, Georgia, being lots 1, 2, 3, 4 and 5, subdivision of property of A.D. Srochi, as per plat recorded in Plat Book 15, page 37, DeKalb County, Georgia records, less and except any access rights conveyed to the Department of Transportation pursuant to the easement recorded in Deed Book 29649, Page 160, DeKalb County, Georgia records Depth: 302.80 feet Area: 1.39 acres, Land Lot 175, 15th District, DeKalb County, Georgia

OWNER: DEREK LAWRENCE
APPLICANT: CANON R. MANLEY
NPU W COUNCIL DISTRICT 5

NPU RECOMMENDATION: NO RECOMMENDATION

STAFF RECOMMENDATION: FILE

ZRB RECOMMENDATION: FILE

11. **U-23-36** An Ordinance by Zoning Committee for a special use permit for a park for hire surface parking structure pursuant to Section 16-18P.005 for property located at **942 Peachtree Street NW and 952 Peachtree Street NW** fronting 146.37 feet on the west side of Peachtree Street commencing at the point of intersection of the southerly right of way of Peachtree Place with the westerly right of way of Peachtree Street Depth: 200 feet Area: .38 acres, Land Lot: 106, 17th District, Fulton County, Georgia

OWNER: TONY HAMMONDS
APPLICANT: ANTHONY HAMMONDS
NPU E COUNCIL DISTRICT 2

NPU RECOMMENDATION: APPROVAL CONDITONAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

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12. **U-24-02** An Ordinance by Zoning Committee for a special use permit for a private club pursuant to Section 16-35.007(1)(d) for property located at **1015 Grant Street SE Unit B** fronting 200 feet on the east side of Grant Street SE beginning 392.3 feet from the southeast intersection of Grant Cove Place SE and Grant Street SE Depth: 310.2 feet Area: .945 acres, Land Lot 42, 14th District, Fulton County, Georgia

OWNER: JUYADO HOLDINGS

APPLICANT: MILES J SAGER

NPU W COUNCIL DISTRICT 1

NPU RECOMMENDATION: NO RECOMMENDATION

STAFF RECOMMENDATION: FILE

ZRB RECOMMENDATION: FILE

END OF AGENDA