

**MARKED AGENDA
ZONING REVIEW BOARD
JUNE 13, 2024
6:00 P.M., CITY COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

- 1. Z-23-63** An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/BeltLine Overlay) and C-1/BL (Community Business District/BeltLine Overlay) to PD-MU/BL (Planned Development/BeltLine Overlay) for property located at **501 Amsterdam Avenue NE (aka 500) and 549 Amsterdam Avenue, 538 Orme Circle NE rear, a portion of 530 Worchester Drive NE and a portion of 500 Park Drive NE** fronting 150 feet on the west and north sides of Amsterdam Avenue beginning for the same at the point of intersection of the westerly right-of-way line of abandoned Evelyn Street, as now owned by Halpern Enterprises, Inc., as described in deeds recorded among the land records of Fulton County, Georgia in Deed Book 29447, pages 411-434, and the northerly right-of-way line of Amsterdam Avenue Depth: varies Area: 10.9169 acres, Land Lots 54 & 55, 17th District, Fulton County, Georgia

OWNERS: HALPERN ENTERPRISES, INC.
AND THE ATLANTA DEVELOPMENT AUTHORITY INC.

APPLICANT: PORTMAN HOLDINGS, LLC
NPU F COUNCIL DISTRICT 6

NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: DENIAL
- 2. Z-24-12** An Ordinance by Councilmember Andrea L. Boone to waive the City of Atlanta’s Sign Ordinance to allow **security video technology to be integrated with suspended signs** to encourage service stations to install surveillance cameras by helping to offset any costs that any such businesses may incur related to the installation thereof; and for other purposes.

All NPUs

NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE
ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE
- 3. Z-24-25** An Ordinance by Zoning Committee to rezone from R-2 (Single Family Residential) to R-3 (Single Family Residential) for property located at **3265 Argonne Drive NW** fronting 100 feet on the east side of Argonne Drive NW beginning at a point on the northeasterly side of Argonne Drive 173 feet southeasterly from the intersection of the northeast side of Argonne Drive with the southeast side of Moores Mill Road Depth: 198 feet Area: 0.457 acres, Land Lot 142, 17th District, Fulton County, Georgia

OWNER: MARISA KOZACHENOK

APPLICANT: SUSHMITA ARJYAL
NPU C COUNCIL DISTRICT 8

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

4. **Z-24-33** An Ordinance by Councilmember Dustin Hillis to waive certain provisions of Chapter 28A (Sign Ordinance) of Part 16 (Zoning) of the City of Atlanta Code of Ordinances to authorize erection of a freestanding sign at **1181 Howell Mill Road**; and for other purposes.
NPU D COUNCIL DISTRICT 9
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: DENIAL

5. **Z-24-34** An Ordinance by Councilmember Liliana Bakhtiari to zone property located at **1230 Beechview Drive, SE, and 1234 Beechview Drive, SE, Atlanta, GA 30316** to the R-4 (Single Family Residential) zoning district; and for other purposes.
NPU W COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

6. **U-24-12** An Ordinance by Zoning Committee for a special use permit for a day care center pursuant to Section 16-06.005(1)(b) for property located at **2045 Hosea Williams Drive SE** fronting 200 feet on the north side of Hosea L. Williams Drive SE beginning at a an iron pin found at the intersection of the southerly right of way line of Boulevard Drive with the westerly right of way line of Douglas Street
Depth: 441 feet Area: .5 acres, Land Lot 206, 15th District, DeKalb County, Georgia
OWNER: ISRAEL BAPTIST CHURCH
APPLICANT: BRITTANY N. RAMEY
NPU O COUNCIL DISTRICT 5
NPU RECOMMENDATION: DEFRRAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

7. **U-24-13** An Ordinance by Zoning Committee for a special use permit for a day care center pursuant to Section 16-07.005(1)(b) for property located at **499 Broyles Street SE** fronting 47.53 feet on the west side of Broyles Street SE beginning at the southwest corner of Broyles Street and Sidney Street
Depth: 149.86 feet Area: .163 acres, Land Lot 53, 14th District, Fulton County, Georgia
OWNER: PETER FRICKER AND RICHARD E. JONES
APPLICANT: KRISTEN S. ABERNATHY
NPU W COUNCIL DISTRICT 1
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>.

DEFERRED CASES

- 8. 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: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
- 9. 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/BL (Light Industrial/BeltLine Overlay) to R-4/BL (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: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

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- 10. 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: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
- 11. 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: APPROVAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

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- 12. 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: APPROVAL

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL

- 13. 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: 120 DAY DEFERRAL

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- 14. 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: APPROVAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

- 15. 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) and for a special use permit for a park-for-hire facility pursuant to 16-32.007(1)(i) 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: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

END OF AGENDA

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