

**MARKED AGENDA
ZONING REVIEW BOARD
JULY 11, 2024
6:00 P.M., CITY COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

- 1. Z-22-88** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to PD-H (Planned Development Housing) for property located at **1640 Flat Shoals Road SE** fronting 50 feet on the north side of Flat Shoals Road beginning at a point on the north line of Land Lot 146, 1066.2' west of the northeast corner of said Land Lot Depth: varies Area: 1.84 acres, Land Lot 146, 15th District, DeKalb County, Georgia.

OWNER: PARKWOOD LIVING LLC
APPLICANT: PARKWOOD LIVING
NPU W COUNCIL DISTRICT 5
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

- 2. Z-24-27** An Ordinance by Zoning Committee to rezone from R-3 (Single Family Residential) to R-4B (Single Family Residential) for property located at **2910 Tejas Trail SW** fronting 280.39 feet on the east side of Tejas Trail starting at a point located at the intersection of the southeasterly right of way of Tejas Trail and the southerly right-of-way of Hogan Road Depth: 134.85 feet Area: 1.227 acres, Land Lot 228, 14th District, Fulton County Georgia.

OWNER: BYRON CROWLEY
APPLICANT: DOROTHY CROWLEY
NPU R COUNCIL DISTRICT 11
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

- 3. Z-24-28** An Ordinance by Zoning Committee to rezone from RG-3-C (Residential General Sector 3 Conditional) and R-3 (Single Family Residential) to RG-3-C (Residential General Sector 3 Conditional) and R-3 (Single Family Residential) for a major site plan amendment for property located at **3750 Peachtree Road NE and 3717 Vermont Road NE, 3727 Vermont Road NE and 3741 Vermont Road NE** fronting 599.53 feet on the north side of Vermont Road NE beginning at a 3\4" iron rod found at the intersection of the northerly right-of-way line of Peachtree Road and the easterly right-of-way line of Vermont Road Depth: 194.94 feet Area: 13.57 acres, Land Lot 17, 10th District, Fulton County, Georgia.

OWNER: CANTERBURY COURT
APPLICANT: COOPER PIERCE
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

4. **Z-24-29** An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/BeltLine Overlay) to R-4B/BL (Single Family Residential/BeltLine Overlay) for property located at **1407 Beecher Street SW** fronting 100 feet on the south side of Beecher Street SW beginning at a half inch rebar set at the intersection of the northern right of way line of Beecher Street and the eastern right of way line of Rochelle Drive Depth: 214.74 feet Area: .643 acres, Land Lot 139, 14th District, Fulton County, Georgia.

OWNER: ISOQUANT INC
APPLICANT: MICHELE KEATON
NPU T COUNCIL DISTRICT 4

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

5. **Z-24-30** An Ordinance by Zoning Committee to rezone from RG-2 (Residential General Sector 2) to MR-3 (Multifamily Residential) for property located at **421 Connell Avenue SW** fronting 100 feet on the north side of Connell Avenue SW commence at a 1 inch open top pipe found at the point of intersection of the westerly right of way line of Beeler Drive and the northerly right of way line of Connell Avenue Depth: 300 feet Area: .688 acres, Land Lot 92, 14th District, Fulton County, Georgia.

OWNER: REALTY FUNDING CO, LLC
APPLICANT: RANDY PIMSLER
NPU X COUNCIL DISTRICT 12

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL

6. **Z-24-31** An Ordinance by Zoning Committee to rezone from RG-2 (Residential General Sector 2) to MR-3 (Multifamily Residential) for property located at **431 Connell Avenue SW** fronting 100 feet on the north side of Connell Avenue SW commencing at a 1 inch open top pipe found at the point of intersection of the westerly right of way line of Beeler Drive and the northerly right of way line of Connell Avenue Depth: 300 feet Area: .688 acres, Land Lot 92, 14th District, Fulton County, Georgia.

OWNER: REALTY FUNDING CO, LLC
APPLICANT: RANDY PIMSLER
NPU X COUNCIL DISTRICT 12

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>.

7. **Z-24-32** An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/BeltLine Overlay) to R-4A/BL (Single Family Residential/BeltLine Overlay) for property located at **1425 Westview Drive SW** fronting 50 feet on the north side of Westview Drive SW commencing at a 1/2 inch bent cut top pipe on the northerly right of way of Westview Drive SW, said road being a variable width right of way Depth: 150.14 feet Area: .171 acres, Land Lot 141, 14th District, Fulton County, Georgia.

OWNER: A VISION 4 HOPE, INC

APPLICANT: DEWAYNE CROWDER

NPU K COUNCIL DISTRICT 4

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: DEFERRAL

ZRB RECOMMENDATION: 60 DAY DEFERRAL

8. **Z-24-36** An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/Beltline Overlay) to R-4B/BL (Single Family Residential/Beltline Overlay) for property located at **718 East Avenue NE** fronting 49.97 feet on the south side of East Avenue beginning at a point on the north side of East Avenue, which beginning point is 840.0 feet east of the intersection of the north side of East Avenue with the east side of Fortune Street Depth: 110 feet Area: 0.126 acres, Land Lot 18, 14th District, Fulton County, Georgia.

OWNER: JEFF AND MARIELLA HAERTEL

APPLICANT: SCOTT WEST

NPU M COUNCIL DISTRICT 2

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: DENIAL

ZRB RECOMMENDATION: DENIAL

9. **Z-24-40** An Ordinance by Zoning Committee to rezone from RG-5 (Residential General Sector 5) and I-1 (Light Industrial) to MRC-3 (Mixed Residential Commercial) for property located at **126 Hillard Street SE, 89 William Holmes Borders Drive SE, and 380 Decatur Street SE** fronting 250.04 feet on the east side of Hilliard Street SE commencing at an undisturbed 1/2" rebar previously found in 2007 at the intersection of the westerly right of way line of William Holmes Borders Drive and the northerly right of way line of Decatur Street Depth: 507.04 feet Area: 3.91 acres, Land Lot 45, 14th District, Fulton County, Georgia.

OWNER: AP FLP OWNER LLC

APPLICANT: JUSTIN CHAPMAN

NPU M COUNCIL DISTRICT 5

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPORVAL

*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>.

- 10. U-24-16** An Ordinance by Zoning Committee for a special use permit for a personal care home pursuant to Section 16-05.005(1)(g) for property located at **383 Cativo Drive SW** fronting 100 feet on the west side of Cativo Drive SW being all that tract or parcel of land lying and being in Land Lot 204, of the 14th District, Fulton County, Georgia, being Lot 13, unit one, Cativo Subdivision, according to plat recorded in Plat Book 82, Page 95, Fulton County records, reference to which plat is hereby made for a more complete description; and being known as 383 Cativo Drive, according to the present system of numbering property in the City of Atlanta, Fulton County, Georgia Depth: 147.9 feet Area: .339 acres, Land Lot 204, 14th District, Fulton County, Georgia.

OWNER: NYKEASHIA HUNTLEY

APPLICANT: NYKEASHIA HUNTLEY

NPU I COUNCIL DISTRICT 10

NPU RECOMMENDATION: DENIAL

STAFF RECOMMENDATION: DEFERRAL

ZRB RECOMMENDATION: 60 DAY DEFERRAL

- 11. U-24-17** An Ordinance by Zoning Committee for a special use permit for a non-residential use or establishment exceeding 7,500 square feet in area in which alcoholic beverages are sold or consumed on the premises pursuant to **Section 16-44.007(12)(a)** for property located at **1042 Northside Drive NW** fronting 188 feet on the west side of Northside Drive NW beginning at a nail found at the intersection of the westerly right-of-way of Northside Drive with the northerly right-of-way of 11th Street Depth: varies Area: 1.46 acres, Land Lot 150, 17th District, Fulton County, Georgia.

OWNER: JEFFREY A. DEHART

APPLICANT: CHUBBY CATTLE

THE INTERLOCK ATLANTA, LLC C/O SARD & LEFF, LLC

NPU E COUNCIL DISTRICT 3

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

- 12. U-24-18** An Ordinance by Councilmember Alex Wan to revoke the special use permit approved pursuant to Ordinance 05-O-1942 for a nursing home for property located at **556-560 Saint Charles Avenue NE and 573 Saint Charles Way (rear)**; and for other purposes.

NPU E COUNCIL DISTRICT 6

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL

DEFERRED CASES

- 13. 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: APPROVAL

ZRB RECOMMENDATION: FILE

- 14. Z-24-16** A substitute Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to PD-H (Planned Development Housing) 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 212.32 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 78,844 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: 1.81 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: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

END OF AGENDA