

AGENDA
SPECIAL ADMINISTRATIVE PERMITS HEARING
OCTOBER 24, 2024
12:00 P.M., ATLANTA CITY HALL, COMMITTEE ROOM 1, SECOND FLOOR

1. **SAP-24-166** Special Administrative Permit application for an outdoor event with sales located at **3179 Peachtree Rd. NE**. Property is zoned SPI-9 SA1/BPO (Buckhead Village District Regulations Subarea 1/Buckhead Parking Overlay).
Applicant: Nathaniel Pinckney
Council District 7 NPU-B
2. **SAP-24-174** Special Administrative Permit application for the development of a ramp and dumpster enclosure located at **872 Cavanaugh Ave. SE and 0 Cavanaugh Ave. SE (15 146 12 049)** Property is zoned NC-16 (Bouldercrest Triangle Neighborhood Commercial District).
Applicant: Randy Pimsler
Council District 5 NPU-W
3. **SAP-24-175** Special Administrative Permit application for renovation of an existing building located at **3459 Buckhead Loop NE**. Property is zoned SPI-12 SA1/BPO (Buckhead/Lenox Stations Special Public Interest District Subarea 1/Buckhead Parking Overlay).
Applicant: Tim Goering
Council District 7 NPU-B
4. **SAP-24-176** Special Administrative Permit application for a 14-unit townhome project with live/work facilities located at **885 North Eugenia Pl. NW**. Property is zoned R-4A/WPAWH (Single Family Residential District Regulations/Westside Park Affordable Workforce Housing)
Applicant: Van Hardimon
Council District 9 NPU-J
5. **SAP-24-177** Special Administrative Permit application for demolition and new single-family construction, located at **978 Parsons St. SW**. Property is zoned SPI-4 SA1 WIZO/BL (Ashview Heights and Atlanta University Center Special Public Interest District Subarea 1/Westside Inclusionary Zoning Overlay/BeltLine Overlay).
Applicant: Sonia Muhammad
Council District 4 NPU-T
6. **SAP-24-180** Special Administrative Permit application for demolition of an existing parking lot located at **825 Joseph E Boone Blvd. NW**. Property is zoned SPI-3 SA5/WIZO (Vine City Special Public Interest District Subarea 5/ Westside Inclusionary Zoning Overlay)
Applicant: Meghan McMullen
Council District 3 NPU-L
7. **SAP-24-181** Special Administrative Permit application for interior renovation with up-grades to outside patio, facade, and fence renovation located at **30 North Ave. NE**. Property is zoned SPI-16 SA1 (Midtown Special Public Interest District Subarea 1)
Applicant: Matthew Foley
Council District 2 NPU-E

Please note the agenda is for comment only. No decisions will be provided during the hearing

AGENDA
SPECIAL ADMINISTRATIVE PERMIT HEARING
OCTOBER 24, 2024
12:00 P.M., CITY HALL, COMMITTEE ROOM 1, SECOND FLOOR

8. **SAP-24-183** Special Administrative Permit application for an outdoor event –Revolt World 2024 located at **3133 Continental Colony Pkwy. SW**. Property is zoned O-I (Office Institutional District)
Applicant: Nikki Mirasola
Council District 11 NPU-R

9. **SAP-24-184** Special Administrative Permit application for an exterior facade renovation located at **190 Marietta St. NW**. Property is zoned SPI-1 SA5 AESO (Downtown Special Public Interest District Subarea 5/Arts and Entertainment District Sign Overlay)
Applicant: Jessica Hoover
Council District 4 NPU-M

10. **SAP-24-185** Special Administrative Permit application for new construction of a single family two-bedroom house located at **966 Joseph E Boone Blvd. NW**. Property is zoned SPI-11 SA6/BL (Vine City & Ashby Station Special Public Interest District, Subarea 6, BeltLine Overlay)
Applicant: Christian Arriola
Council District 3 NPU-K

11. **SAP-24-186** Special Administrative Permit application for the proposal to redevelop an exterior glass area into a patio for outdoor dining located at **1035 Peachtree St. NE**. Property is zoned SPI-16 SA-1 (Midtown Special Public Interest District Subarea 1)
Applicant: Harold Singer
Council District 8 NPU-C

12. **SAP-24-187** Special Administrative Permit application for a new construction of a two-story single-family home located at **546 Paines Ave. NW**. Property is zoned SPI-3 SA1/WIZO (English Avenue Special Public Interest District Subarea 1/Westside Inclusionary Zoning Overlay)
Applicant: Jim Cheeks
Council District 3 NPU-L

13. **SAP-24-188** Special Administrative Permit application for the development of a data center located at **10 Forsyth St. NW**. Property is zoned SPI-1 SA1/AESO (Downtown Special Public Interest District Subarea 1/ Art and Entertainment Sign Overlay)
Applicant: Jessica Hill
Council District 2 NPU-M

14. **SAP-24-189** Special Administrative Permit application for outdoor sales of Christmas Trees located at **333 Moreland Ave. NE**. Property is zoned NC-1 (Little Five Points Neighborhood Commercial District)
Applicant: Matt Tradition Trees
Council District 2 NPU-N

15. **SAP-24-190** Special Administrative Permit application for exterior renovation to include new deck located at **554 Piedmont Ave. NE**. Property is zoned SPI-1 SA3 (Downtown Special Public Interest District Subarea 3)
Applicant: Kwame Richards
Council District 2 NPU-M

Please note the agenda is for comment only. No decisions will be provided during the hearing

AGENDA
SPECIAL ADMINISTRATIVE PERMIT HEARING
OCTOBER 24, 2024
12:00 P.M., CITY HALL, COMMITTEE ROOM 1, SECOND FLOOR

16. **SAP-24-191** Special Administrative Permit application for the renovation, preservation and stabilization of existing buildings 82 Peachtree and 117 [Martin Luther King Jr. Dr. located at **82 Peachtree St. SW**. Property is zoned SPI-1 SA1/AESO (Downtown Special Public Interest District Subarea 1/Arts and Entertainment Sign Overlay)
Applicant: Kevin Murphy
Council District 4 NPU-M
17. **SAP-24-192** Special Administrative Permit application to renovate an existing building shell for mix use development located at **142 Mitchell St. SW**. Property is zoned SPI-1 SA1/AESO (Downtown Special Public Interest District Subarea 1/Arts and Entertainment Sign Overlay)
Applicant: Kevin Murphy
Council District 4 NPU-M
18. **SAP-24-193** Special Administrative Permit application for a new construction of two multi-family structures consisting of a total of 433 dwelling units located at **126 Hilliard St. SE**. Property is zoned MRC-3 (Mixed-Residential Commercial District Sector 3)
Applicant: Justin Chapman
Council District 5 NPU-M
19. **SAP-24-194** Special Administrative Permit application for an existing single-story building to repurpose into a Georgia Tech Police Security Hub located at **70 4th St. NW**. Property is zoned SPI-16 SA1 (Midtown Special Public Interest District Subarea 1)
Applicant: Lee Walsh
Council District 2 NPU-E
20. **SAP-24-195** Special Administrative Permit application for the development of a community building and six, three story buildings comprising 144 garden style apartment units located at **421 Connell Ave. SW**. Property is zoned MR-3-C (Multifamily Residential District Conditional Sector 3)
Applicant: Randy Pimsler
Council District 12 NPU-X
21. **SAP-24-196** Special Administrative Permit application for a new construction, new drive thru restaurant located at **3226 Greenbriar Pkwy. SW**. Property is zoned SPI-20 SA1/CRO (Greenbriar Special Public Interest District Regulations Subarea 1/Campbellton Road Overlay)
Applicant: Beth Dorminey
Council District 11 NPU-R
22. **SAP-24-197** Special Administrative Permit application for a new construction of a three-story Single-family residence located at **551 Griffin St. NW**. Property is zoned SPI-3 SA1/ WIZO (English Avenue Special Public Interest District Subarea 1/Westside Inclusionary Zoning Overlay)
Applicant: Leslie Weaver
Council District 3 NPU-L
23. **SAP-24-198** Special Administrative Permit application for the demolition, renovation and preservation of existing buildings located at **60 Broad St. SW, 81 Peachtree St. SW, 83 Peachtree St. SW and 85 Peachtree St. SW**. Property is zoned SPI-1 SA-6 AESO (Downtown Special Public Interest District Subarea 6/ Arts and Entertainment Sign Overlay)
Applicant: Kevin Murphy
Council District 4 NPU-M

Please note the agenda is for comment only. No decisions will be provided during the hearing

AGENDA
SPECIAL ADMINISTRATIVE PERMIT HEARING
OCTOBER 24, 2024
12:00 P.M., CITY HALL, COMMITTEE ROOM 1, SECOND FLOOR

24. **SAP-24-199 Special** Administrative Permit application for a new affordable Housing 16-unit townhome development located at **873 North Eugenia Pl. NW**. Property is zoned MRC-1/WPAWH (Mixed Residential Commercial District, Sector 1/Westside Park Affordable Housing)
Applicant: Alex D’Antoni
Council District 9 NPU-J
25. **SAP-24-200 Special** Administrative Permit application for a proposed garage to store vehicles on church property located at **845 Lawton St. SW**. Property is zoned RG-2/BL (Residential General District Regulations/BeltLine Overlay)
Applicant: King Smallwood
Council District 4 NPU-T
26. **SAP-24-201 Special** Administrative Permit application for new construction of an accessory dwelling unit to an existing single family dwelling located at **1391 Eric St. SE**. Property is zoned R-4A/BL (Single Family Residential District/BeltLine Overlay)
Applicant: Valorie Dowd
Council District 1 NPU-Y
27. **SAP-24-202 Special** Administrative Permit application for outdoor sales-Christmas trees located at **2711 Piedmont Rd. NE**. Property is zoned I-1 (Light Industrial District)
Applicant: Rob Dillion
Council District 7 NPU-B
28. **SAP-24-203 Special** Administrative Permit application for renovation of an existing one-story building to two-stories located at **1280 Portland Ave. SE**. Property is zoned NC-2 (East Atlanta Village Neighborhood Commercial District)
Applicant: Marvin Kennedy
Council District 5 NPU-W
29. **SAP-24-204 Special** Administrative Permit application for outdoor sales-Christmas trees located at **103 West Paces Ferry Rd. NW**. Property is zoned SPI-9 SA2-C/BHPO (Buckhead Village District Regulations Subarea 2 Conditional/Buckhead Parking Overlay)
Applicant: Big John’s Christmas Trees
Council District 8 NPU-B
30. **SAP-24-205 Special** Administrative Permit application for an outdoor event located at **749 Peachtree St. NE**. Property is zoned SPI-16 SA1 (Midtown Special Public Interest District Subarea 1)
Applicant: Brandon Davis
Council District 2 NPU-E
31. **SAP-24-206 Special** Administrative Permit application for outdoor sales-Christmas trees located at **4279 Roswell Rd. NE**. Property is zoned C-1-C (Community Business District Conditional)
Applicant: Matt Bowman
Council District 7 NPU-B
32. **SAP-24-207 Special** Administrative Permit application for outdoor sales- Christmas trees located at **3073 Piedmont Rd. NE**. Property is zoned SPI-9 SA2/BHPO (Buckhead Village District Subarea 2/Buckhead Parking Overlay)
Applicant: Matt Bowman

Please note the agenda is for comment only. No decisions will be provided during the hearing

AGENDA
SPECIAL ADMINISTRATIVE PERMIT HEARING
OCTOBER 24, 2024
12:00 P.M., CITY HALL, COMMITTEE ROOM 1, SECOND FLOOR

Council District 7 NPU-B

33. **SAP-24-208** Special Administrative Permit application for outdoor event located at **65 Peachtree St. SW.** Property is zoned SPI-1 SA6 AESO (Downtown Special Interest District Subarea 6/Art and Entertainment District Sign Overlay)
Applicant: Bogi Atanasov
Council District 4 NPU-M
34. **SAP-24-209** Special Administrative Permit application for outdoor event located at **65 Peachtree St. SW.** Property is zoned SPI-1 SA6 AESO (Downtown Special Interest District Subarea 6/Art and Entertainment District Sign Overlay)
Applicant: Bogi Atanasov
Council District 4 NPU-M
35. **BL-24-25** Special Administrative Permit application for a new mixed-use retail commercial office space located at **1200 White St. SW.** Property is zoned I-1/BL (Light Industrial District Regulations/BeltLine Overlay)
Applicant: Leslie Ellsworth
Council District 4 NPU-T
36. **BL-24-26** Special Administrative Permit application for landscape renovation located at **1544 Piedmont Ave. NE.** Property is zoned C-1/BL (Community Business District/BeltLine Overlay)
Applicant: Stephanie Loew
Council District 6 NPU-F
37. **BL-24-27** Special Administrative Permit application for facade modification, with construction of covered exterior walkway. Located at **1544 Piedmont Ave. NE.** Property is zoned C-1/BL (Community Business District/BeltLine Overlay)
Applicant: Stephanie Loew
Council District 6 NPU-F
38. **BL-24-028** Special Administrative Permit application for new construction of Community Outreach wellness building. located at **1611 Ellsworth Industrial Dr. NW.** Property is zoned I-2/UWO/BL (Heavy Industrial District/Upper Westside Overlay/ BeltLine Overlay)
Applicant: Anamaria Meanes
Council District 9 NPU-D
39. **BL-24-029** Special Administrative Permit application for a visitor center, maintenance and future event space. located at **1425 Piedmont Ave. NE.** Property is zoned C-1/BL (Community Business District/BeltLine Overlay)
Applicant: Yuan Duong
Council District 6 NPU-E
40. **BL-24-030** Special Administrative Permit application for outdoor sales-Christmas trees. located at **1544 Piedmont Ave. NE.** Property is zoned C-1/BL (Community Business District/BeltLine Overlay)
Applicant: Leigh Livaditis
Council District 6 NPU-F
41. **ZLL-24-037** Application for a zero-lot line subdivision for a duplex located at **185 Marion Pl. NE.** Property is zone R-5-C (Two Family Residential District Conditional)
Applicant: Ben Darmer
District 5 NPU-O

Please note the agenda is for comment only. No decisions will be provided during the hearing

AGENDA
SPECIAL ADMINISTRATIVE PERMIT HEARING
OCTOBER 24, 2024
12:00 P.M., CITY HALL, COMMITTEE ROOM 1, SECOND FLOOR

42. **ZLL-24-38** Application for a zero-lot line for a new duplex located at **970 Violet St SE**. Property is zoned R-5-C/BL (Two Family Residential District Conditional/ BeltLine Overlay)
Applicant: Gerie Gilbert
District 1 NPU-V
43. **ZLL-24-39** Application for a zero-lot line subdivision to create multi-phase townhomes located at **3332 Empire Blvd SW**. Property is zoned I-1 (Light Industrial District)
Applicant: Christian Olteanu
District 3 NPU-L
44. **ZLL-24-40 Application** for a zero-lot line subdivision for a multi-phase town home community located at **1071 Bolton Rd. NW**. Property is zoned MR-4B (Multifamily Residential District Subarea 4)
Applicant: Rex Bray
District 9 NPU-H
45. **ZLL-24-41** Application for a zero-lot line subdivision to create 358 residential units located at **1335 Boulevard SE**. Property is zoned MR-3-C/BLO (Multifamily Residential District/BeltLine Overlay)
Applicant: Nate Welch
District 1 NPU-Y

END OF AGENDA

*****Please note the agenda is for comment only. No decisions will be provided during the hearing*****