

**MARKED AGENDA
ZONING REVIEW BOARD
NOVEMBER 7, 2024
6:00 P.M., CITY COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-23-28** An Ordinance by Councilmembers Antonio Lewis, Michael Julian Bond, Matt Westmoreland, and Keisha Sean Waites to waive provisions of Part III - Code of the Ordinances (Land Development Code), Part 16 (Zoning) Chapter 34 MRC-2-C (Mixed Residential Commercial Conditional), Section 16-34.005(1) (Permitted Principal Uses and Structures) of the City of Atlanta Code of Ordinances for the purpose of waiving the distance requirements for an existing service station located at **1241 Metropolitan Parkway, SW**, Atlanta, Georgia 30310; and for other purposes.
NPU V COUNCIL DISTRICT 12
NPU RECOMMENDATION: NO RECOMMENDATION
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

2. **Z-23-58** An Ordinance by Councilmember Amir Farokhi to waive certain provisions in Section 16-20.007(a)(4) of the City of Atlanta Code of Ordinances; to waive certain provisions in Section 16-28A.010(1) of the City of Atlanta Code of Ordinances; to waive Section 16-28.007(d) of the City of Atlanta Code of Ordinances; to authorize the removal of a privately owned sign and its supporting structure and to permit an animated, flashing, and changing sign, not to exceed 60 square feet to be erected at **1083 Austin Avenue NE**; and for other purposes.
NPU N COUNCIL DISTRICT 2
NPU RECOMMENDATION: NO RECOMMENDATION
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

3. **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 MAYWEATHER
NPU O COUNCIL DISTRICT 5
NPU RECOMMENDATION: NO RECOMMENDATION
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

4. **Z-24-60** An Ordinance by Zoning Committee to rezone from C-2-C/BL (Commercial Service District Conditional/BeltLine Overlay) to SPI-15 SA4/BL (Lindbergh Transit Station Area Special Public Interest District Subarea 4/BeltLine Overlay) for property located at **583 Garson Drive NE** and to add said property to SPI-15 SA4 (Lindbergh Transit Station Area Special Public Interest District Subarea 4); fronting approximately 154 feet on the south side of Garson Drive NE commencing at a point at the northerly end of the mitered intersection of the westerly right-of-way of Piedmont Road and the southerly right-of-way of Garson Drive Depth: varies Area: 2.1893 acres Land Lots 49 and 58, 17th District Fulton County, Georgia.

OWNER: ATLANTA BELTLINE PARTNERSHIP INC.
APPLICANT: ATLANTA BELTLINE PARTNERSHIP INC.
NPU B COUNCIL DISTRICT 6

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

5. **Z-24-62** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **345 Mt. Zion Road SW** fronting approximately 146.4 feet on the north side of Mt. Zion Road SW commencing at a point where the northern right of way of Mount Zion Road SW intersects with the western direction along the northern right of way of Mt. Zion Road SW a distance of 56.60 feet to a 0.5" rbs, and the true point of beginning Depth: 188.97 feet Area: .551 acres Land Lot 93, 14th District Fulton County, Georgia.

OWNER: CARMELITO SISTERS DE MT ZION LLC
APPLICANT: NINA E. GENTRY, AICP
NPU X COUNCIL DISTRICT 12

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

6. **Z-24-63** An Ordinance by Zoning Committee to rezone from SPI-19 SA6/WIZ (Vine City Special Public Interest District Subarea 6/Westside Affordable Workforce Housing Overlay) to SPI-19 SA7/WIZ (Vine City Special Public Interest District Subarea 7/Westside Affordable Workforce Housing Overlay) for property located at **243 Sciple Terrace NW** fronting 42.99 feet on the east side of Sciple Terrace NW being all that tract or parcel of land lying and being in Land Lot 110 of the 14th District, Fulton County, Georgia, Being Lot 40 C.R. Norris Property, as per plat recorded in Plat Book 9, Page 192, Fulton County, Georgia Records, Depth: 158.17 feet Area: .16 acres Land Lot 110, 14th District Fulton County, Georgia.

OWNER: ZEN HOUSE SCIPLE TERRACE LLC
C/O JULIUS KEVINEZZ
APPLICANT: JENNIFER BUTLER
NPU L COUNCIL DISTRICT 3

NPU RECOMMENDATION: NO RECOMMENDATION
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-24-67** An Ordinance by Councilmembers Jason Dozier and Antonio Lewis to amend the 1982 City of Atlanta Zoning Ordinance, as amended, (Part 16 of the Land Development Code), so as to extend the boundaries of the **Campbellton Road Overlay** from Honeysuckle Lane SW to Lee Street SW; and for other purposes.

NPU S

COUNCIL DSITRICT 4

NPU RECOMMENDATION: APPROVAL CONDITIONAL

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL

DEFERRED CASES

8. **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: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

9. **Z-24-56** An Ordinance by Zoning Committee to rezone from R-4A/WPIZ (Single Family Residential/Westside Park Affordable Workforce Housing Overlay) to MR-2/WPIZ (Multifamily Residential/Westside Park Affordable Workforce Housing Overlay) for property located at **1529 Carlisle Street NW and 1539 Carlisle Street NW** fronting 98.68 feet on the west side of Carlisle Street and fronting 100.09 feet on the north side of Carlisle Street NW beginning at the northwest corner of Holly Street and Carlisle Street and running thence north along the west side of Holly Street one hundred four (104) feet to the south line of Lot No. 11 of said subdivision and beginning at a point on the northerly side of Carlisle Street one hundred (100) feet westerly from the intersection of the northerly side of Carlisle Street with the westerly side of Holly Street, said point of beginning being at the southeast corner of resubdivision Lot 13 Depth: 200.08 feet Area: .61 acres, Land Lot 146, 14th District, Fulton County, Georgia.

OWNER:

MDEED, LLC

APPLICANT:

T. M. CLARKE

NPU J

COUNCIL DISTRICT 3

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL

END OF AGENDA

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