

AGENDA
SPECIAL ADMINISTRATIVE PERMITS HEARING
DECEMBER 19, 2024
12:00 P.M., ATLANTA CITY HALL, COMMITTEE ROOM 1, SECOND FLOOR

1. **SAP-24-210** Special Administrative Permit application for an outdoor patio space seating located at **575 Morosgo Dr NE**. Property is zone SPI-15 SA9/BLO (Lindbergh Transit Station Area Special Public Interest District, Subarea 9/Beltline Overlay)
Applicant: Garrett Coley
Council District 6 NPU-B

2. **SAP-24-211** Special Administrative Permit application to remove street-fronting fenestration for an existing building facade located at **99 West Paces Ferry Rd NW**. Property is zone SPI-9 SA 2, /BPO (Buckhead Village District Regulations, Subarea 2/Buckhead Parking Overlay)
Applicant: Patti Wallis
Council District 8 NPU-B

3. **SAP-24-212** Special Administrative Permit application for a minor change in the exterior facade including the addition of an opening to an existing building located at **1375 Peachtree St NE**. Property is zoned SPI-16 SA1 (Midtown Special Public Interest District Regulations, Subarea 1)
Applicant: Lindsay Butler
Council District 6 NPU-E

4. **SAP-24-213** Special Administrative Permit application for new construction of a two-story single-family home located at **147 Vine St NW**. Property is zoned SPI-19 SA6 WIZO (Vine City Special Public Interest District, Subarea 6/Westside Inclusionary Zoning Overlay)
Applicant: Terrell Davis
Council District 3 NPU-L

5. **SAP-24-214** **Special** Administrative Permit application for an outdoor event, Midtown Artisan Market, located at **1125 Peachtree St NE**. Property is zoned SPI-16 SA1 (Midtown Special Public Interest District Regulations, Subarea 1)
Applicant: Ansley Whipple
Council District 2 NPU-E

6. **SAP-24-215** Special Administrative Permit application for outdoor dining on an existing patio area reserve for tenant usage located at **77 12th NE**. Property is zoned SPI-16 SA1 (Midtown Special Public Interest District Regulations, Subarea 1)
Applicant: William George
Council District 2 NPU-E

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7. **SAP-24-217** Special Administrative Permit application for a new front deck located at **158 5th St NE**. Property is zoned SPI-17 SA4 (Piedmont Avenue Special Public Interest District).
Applicant: Sara Evans
Council District 2 NPU-E

8. **SAP-24-218** Special Administrative Permit application for new townhomes, duplex units, and general site improvements located at **1590 Evans Dr SW**. Property is zoned I-1 (Light Industrial District Regulations)
Applicant: Jessica Hoover
Council District 12 NPU-X

9. **SAP-24-219** Special Administrative Permit application for a renovation of existing exterior patio and deck space located at **2196 Cheshire Bridge Rd NE**. Property is zoned NC-4 (Cheshire Bridge Road North Neighborhood Commercial District)
Applicant: Rita Andermariam
Council District 6 NPU-F

10. **SAP-24-220** Special Administrative Permit to redevelop an existing single-family lot to incorporate a 12-unit multi-family building and to retain the existing family unit located at **145 James P Brawley Dr NW**. Property is zoned SPI-19 SA5 WIZO (Vine City Special Public Interest District Subarea 5/Westside IZ Overlay).
Applicant: Harold Singer
Council District: 3 NPU-L

11. **SAP-24-221** Special Administrative Permit for a renovation and repair of the exterior facade located at **56 Marietta St NW**. Property is zone SPI-1 SA1, AESO (Downtown Special Public Interest District, Subarea 1/Arts and Entertainment Sign Overlay)
Applicant: Nadine Kashlan
Council District 2 NPU-M

12. **SAP-24-222** Special Administrative Permit application for renovation and repair of the exterior located at **1098 Hemphill Ave NW**. Property is zoned C-2 (Commercial Service District Regulations)
Applicant: Wooseok Ahn
District 3 NPU-E

13. **SAP-24-223** Special Administrative Permit application for a multi-family development located at **280 James P Brawley Dr NW**. Property is zoned SPI-19 SA5 WIZO (Vine City Special Public Interest District, Subarea 5, Westside inclusionary Zoning Overlay)
Applicant: Sofia Stafford

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14. **SAP-24-224** Special Administrative Permit application for redevelopment of existing structure and site improvements located at **2170 Defoor Hills Rd NW**. Property is zoned I-1 UWOLY

(Light Industrial Regulation, Upper Westside Overlay)

Applicant: Shelly Hughes

Council District 9 NPU-D

15. **SAP-24-225** Special Administrative Permit application to build a new covered aluminum patio located at **3226 Roswell Rd NW**. Property is zoned SPI-9 SA2 BPO (Buckhead Village District Regulations/ Buckhead Parking Overlay)

Applicant: Meghan McMullen

Council District 8 NPU-B

16. **SAP-24-226** Special Administrative Permit application for demolition of existing shopping center and parking lot for construction of a new multi-family high-rise with 198 units located at **102 West Paces Ferry Rd NW**. Property is zoned SPI-9 SA2/BPO (Buckhead Village District Regulations Subarea 2/Buckhead Parking Overlay)

Applicant: Charles Zakem

Council District 8 NPU-B

17. **SAP-24-227** Special Administrative Permit application for demolition of existing structure and the reconstruction of a new building located at **226 Northside Dr. SW**. Property is zoned MRC-3-C ISCC (Mixed Residential Commercial District Regulations, Intown South Commercial Corridor)

Applicant: Shona Griffin

Council District 4 NPU-M

18. **SAP-24-228** Special Administrative Permit application to remodel an existing single-family dwelling into an attached two-family dwelling located at **901 Mayson Turner Rd NW** Property is zoned SPI-19 SA5/WIZO (Vine City Special Public Interest District, Subarea 5/ Westside Inclusionary Zoning Overlay)

Applicant: The Periodic Table LLC

Council District 3 NPU-L

19. **SAP-24-229** Special Administrative Permit application for demolition of existing surface parking located at **680 Spring St NW**. Property is zoned SPI-16 SA1 (Midtown Special Public Interest District Regulations, Subarea 1)

Applicant: Jessica Hill

Council District 2 NPU-E

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20. **SAP-24-230** Special Administrative Permit application to create affordable multi-family housing located at **392 James P. Brawley Dr NW**. Property is zoned SPI-3, SA3/WIZO (English Ave Special Public Interest District, Subarea 3/Westside Inclusionary Zoning Overlay)
Applicant: Cliff Palmer
Council District 3 NPU-L

21. **SAP-24-231** Special Administrative Permit application to create affordable multi-family apartments located at **423 Sunset Ave NW**. Property is zoned SPI-3 SA1/WIZO (English Avenue Special Public Interest District, Subarea 1/Westside Inclusionary Zoning Overlay)
Applicant: Cliff Palmer
Council District 3 NPU-L

22. **SAP-24-232** Special Administrative Permit application for a renovation of an existing office tower and podium located at **133 Peachtree St NE**. Property is zoned SPI-1 SA1/AESO (Downtown Special Interest District Subarea 1/Art and Entertainment District Sign Overlay)
Applicant: Kimberly Sturm
Council District 2 NPU-M

23. **SAP-24-233** Special Administrative Permit application for new construction of a primary residence located at **219 Paschal Blvd NE**. Property is zoned SPI-19 SA6/WIZO (Vine City Special Public Interest District Subarea 6/Westside Inclusionary Zoning Overlay)
Applicant: Kristi Castlin
Council District 3 NPU-L

24. **SAP-24-234** Special Administrative Permit application for a mixed-use building for student housing located at **680 Spring St NW**. Property is zoned SPI-16 SA1/AESO (Midtown Special Public Interest District Regulations, Subarea 1/Art and Entertainment District Sign Overlay)
Applicant: Jessica Hill
Council District 2 NPU-E

25. **SAP-24-235** Special Administrative Permit application for new construction of a primary residence located at **223 Paschal Blvd NE**. Property is zoned SPI-19 SA6/WIZO (Vine City Special Public Interest District, Subarea 6/Westside Inclusionary Zoning Overlay)
Applicant: Kristi Castlin
Council District 3 NPU-L

26. **SAP-24-236** Special Administrative Permit application for new construction of a primary residence located at **828 Thurmond St NW**. Property is zoned SPI-19 SA6/WIZO (Vine City Special Public Interest District, Subarea 6/Westside Inclusionary Zoning Overlay)
Applicant: Kristi Castlin
Council District 3 NPU-L

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27. **SAP-24-237** Special Administrative Permit application for new construction of a primary residence located at **446 Sunset Ave NW**. Property is zoned SPI-3 SA1/WIZO (English Aven Special Public Interest District, Subarea 1/Westside Inclusionary Zoning Overlay)
Applicant: Kristi Castlin
Council District 3 NPU-L
28. **SAP-24-238** Special Administrative Permit application for new construction of a single-family home located at **228 Ormond St SW**. Property is zoned SPI-18 SA6 (Mechanicsville Neighborhood Special Public Interest District, Subarea 6)
Applicant: Malika Smith
Council District 1 NPU-V
29. **SAP-24-239** Administrative Permit application for demolition and rebuilding of a new single-family structure located at **234 Ormond St SW**. Property is zoned SPI-18 SA6 (Mechanicsville Neighborhood Special Public Interest District, Subarea 6)
Applicant: Malika Smith
Council District 1 NPU-V
30. **SAP-24-240** Special Administrative Permit application for new construction of a primary residence located at **824 Thurmond St NW**. Property is zoned SPI-19 SA6/WIZO (Vine City Special Public Interest District, Subarea 6/Westside Inclusionary Zoning Overlay)
Applicant: Kristi Castlin
Council District 3 NPU-L
31. **SAP-24-241** Special Administrative Permit application to improve an existing private drive with streetscape located at **61 North Ave NW**. Property is zoned SPI-16 SA1/ISCC (Midtown Special Public Interest District, Subarea 1/Intown South Commercial Corridor)
Applicant: Jessica Hill
Council District 2 NPU-E
32. **SAP-24-242** Special Administrative Permit application for renovation of exterior facade to increase fenestration and landscaping improvements on site located at **690 11th St NW**. Property is zoned MRC-3 MSO/UPO (Mixed Residential Commercial District/Marietta Street Overlay/Upper Westside Overlay)
Applicant: William Bell
Council District 3 NPU-E
33. **SAP-24-243** Special Administrative Permit application for renovation of the existing building to include office, food, beverage, and retail uses located at **97 Peachtree St SW**.

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Property is zoned SPI-1 SA6/AESO (Downtown Special Interest District Subarea 6/Art and Entertainment District Sign Overlay)

Applicant: Jaren Abedania
Council District 4 NPU-M

34. **SAP-24-244** Special Administrative Permit application for solar roof top panels located at **3330 Peachtree Rd NE**. Property is zoned SPI-12 SA1/BPO (Buckhead/Lenox Stations Special Public Interest District, Subarea 1/Buckhead Parking Overlay)

Applicant: Urbano Bautista
Council District 7 NPU-B

35. **SAP-24-245** Special Administrative Permit application to construct 30 new townhomes located at **406 Lawton St SW**. Property is zoned SPI-4 SA2 (Ashview Heights and Atlanta University Center Special Public Interest)

Applicant: Betsy McHenry
Council District 4 NPU-T

36. **SAP-24-246** Special Administrative Permit application for solar car canopy panels in the parking lot located at **3330 Peachtree RD NE**. Property is zoned SPI-12 SA1/PBO (Buckhead/Lenox Stations Special Public Interest District, Subarea 1/ Buckhead Parking Overlay)

Applicant: Urbano Bautista
Council District 7 NPU-B

37. **SAP-24-247** Special Administrative Permit application for exterior work to the ground floor facade located at **3699 Lenox Rd NE**. Property is zoned SPI-12 SA1/BPO (Buckhead/Lenox Stations Public Interest District, Subarea 1/Buckhead Parking Overlay)

Applicant: Matthew Foley
Council District 7 NPU-B

38. **SAP-24-248** Special Administrative Permit application for new primary residence located at **829 Spencer St NW**. Property is zoned SPI-19 SA6/WIZO (Vine City Special Public Interest District, Subarea 6/Westside Inclusionary Zoning Overlay)

Applicant: Kristi Castlin
Council District 3 NPU-L

39. **SAP-24-249** Special Administrative Permit application for site improvements and minor modification to building entrances on the existing church buildings located at **435 Peachtree St NE**. Property is zoned SPI-1 SA1 (Downtown Special Public Interest District, Subarea 1)

Applicant: Elisabeth Bedungfield

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40. **SAP-24-250** Special Administrative Permit application for demolition and rebuilding of a four story 7-unit structure located at **180 Milton St SW**. Property is zoned SPI-4 SA12/WIZO (Ashview Heights and Atlanta University Center Special Public Interest District, Subarea 12/ Westside Inclusionary Zoning Overlay)

Applicant: Canon Manley
Council District 4 NPU-T

41. **SAP-24-251** Special Administrative Permit application to renovate the existing YWCA building located at **599 Tatnall St SW**. Property is zoned SPI-4 SA12/WIZO, ISCC (Westside Inclusionary Zoning Overlay, Intown South Commercial Corridor)

Applicant: Danita Knight
Council District 4 NPU-M

42. **SAP-24-252** Special Administrative Permit application for new building construction and renovation of an existing building for new residential units and parking located at **1690 Lakewood Ave SE, 1678 Lakewood Ave and 5 Livermore St**. Property is zoned MRC-1-C (Mixed Residential Commercial District)

Applicant: Cori Honore
Council District 1 NPU-Y

43. **BL-24-031** (FKA as 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/BLO (Residential General District Regulations /Beltline Overlay).

Applicant: King Smallwood
Council District 4 NPU-T

44. **BL-24-032** Special Administrative Permit application for a new duplex located at **313 Stovall St SE**. Property is zoned MRC-3-C/BLO (Mixed Residential Commercial District Regulations /Beltline Overlay).

Applicant: Ben Darmer
Council District 5 NPU-N

45. **BL-24-033** Special Administrative Permit application for a new duplex located at **529 Boulevard NE**. Property is zoned RG-4/BLO (Residential General District/Beltline Overlay).

Applicant: Christian Fansi
Council District 2 NPU-M

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46. **BL-24-034** (FKA as SAP-24-160) Special Administrative Permit application for the remodel of a single-story duplex into a single-family residence with a second floor located at **217 Stafford St NW**. Property is zoned R-4A/BLO,UMWP (Single-Family Residential District Regulations /Beltline Overlay/Upper Marietta/Westside Park).
Applicant: Terrell Simmons
Council District 3 NPU-K
47. **BL-24-035** Special Administrative Permit application for final phase of approved BL-19-032 masterplan development for 740 Ralph McGill and 801 Rankin St. For a proposed Mixed-Use project on parcel D&E located at **801 Rankin St NE**. Property is zoned MRC-3-C/BLO (Mixed Residential Commercial District Regulations /Beltline Overlay).
Applicant: Laurel David
Council District 14 NPU-M
48. **BL-24-036** Special Administrative Permit application for an exterior modification of the existing building to support Grady Emergency Operation Center located at **235 Estoria St SE**. Property is zoned HC-20A, SA5/BLO (Cabbagetown Landmark District, Subarea 5/Beltline Overlay).
Applicant: Dottie Simzyk
Council District 5 NPU N
49. **BL-24-037** Special Administrative Permit application for new construction of a commercial building which will consist of community outreach and wellness center located at **999 Donald Lee Hollowell Pkwy NW**. Property is zoned C-2/BLO (Commercial Service District Regulations /Beltline Overlay).
Applicant: Heather Kersey
Council District NPU-K
50. **BL-24-038** Special Administrative Permit application for renovation of existing structure and construction of an addition to the existing structure connecting the buildings between 428 Edgewood and 438 Edgewood Ave. located at **428 Edgewood Ave NE**. Property is zoned HC-20C, SA4/BLO (Martin Luther Ling Jr Landmark District /Beltline Overlay).
Applicant: Cindy Silver
Council District 5 NPU-M
51. **BL-24-039** Administrative Permit application for exterior renovation for a retail facade located at **1334 Boulevard SE**. Property is zoned MRC-1-C/BLO (Mixed Residential Commercial District/Beltline Overlay).
Applicant: April InGraham
Council District 1 NPU-W

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52. **BL-24-040** Special Administrative Permit application to repurpose an existing open-air parking structure to a multifunctional recreation space located at **950 West Marietta St NW**. Property is zoned MRC-3-C/BLO (Mixed Residential Commercial District Regulations /Beltline Overlay/Upper Westside Overlay).
Applicant: Cindy Silver
Council District 3 NPU-K
53. **BL-24-041** Special Administrative Permit application for new single-family structure located at **1716 Flager Ave NE**. Property is zoned R-4/BLO (Single Family Residential District /Beltline Overlay).
Applicant: Jeffrey Baker
Council District 6 NPU-F
54. **ZLL-24-042** Application for a zero-lot line subdivision for a duplex located at **337 Pine St NE**. Property is zone RG-4 (Residential General District Regulations)
Applicant: Ben Darmer
District 2 NPU-M
55. **ZLL-24-043** Application for a zero-lot line subdivision to create individual lots for sale in a multi-phase townhome project located at **2400 Barge Rd SW**. Property is zoned SPI-20, SA2
(Green briar Special Public Interest District Regulations, Subarea 2)
Applicant: Nina Gentry
District 11 NPU-P
56. **ZLL-24-044** Application for a zero-lot line subdivision for phase two of a townhome project located at **2269 Marietta Rd NW**. Property is zone MR-2-C (Multi-family Residential District Regulations)
Applicant: Nina Gentry
District 9 NPU-D
57. **ZLL-24-045** Application for a zero-lot line subdivision for the next phase of Bellwood Park townhome community located at **1071 Bolton Rd NW**. Property is zone MR-4B (Multi-Family Residential District Sector 4B Conditional)
Applicant: Rex Bray
District 9 NPU-H

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58. **ZLL-24-046** Application for a zero-lot line subdivision for phase ten multi-family structure located at **1615 Johnson Rd NW**. Property is zone PD-MU/WPAWH (Planned Development- Mixed Use/Westside Park AWH)
Applicant: Nina Gentry
District 9 NPU-G
59. **ZLL-24-047** Application for a zero-lot line subdivision for dividing existing duplex into two lots located at **250 Ormond St SW**. Property is zone SPI-18, SA6 (Mechanicsville Neighborhood Special Public Interest District Regulations, Subarea 6)
Applicant: Garret Coley
District 1 NPU-V
60. **ZLL-24-048** Application for a zero-lot line subdivision for phase two, twenty-one townhome units located at **1095 Tucker Ave SW**. Property is zone RG-3-C/BLO (Residential General District Regulations/Beltline Overlay)
Applicant: Meka Reed
District 4 NPU-S
61. **ZLL-24-049** Application for a zero-lot line subdivision for a zero-lot line duplex located at **1137 Hardee St NE**. Property is zone R-5/BLO (Two-Family Residential District Regulations/Beltline Overlay)
Applicant: Ben Darmer
District 5 NPU-N
62. **ZLL-24-050 Application** for a zero-lot line subdivision for subdividing the existing lot into two new lots located at **1106 Wedgewood Dr NW**. Property is zone PD-H/WPAWH (Planned Development-Housing District Regulations/Westside Park Affordable WH)
Applicant: Chandler White
District 9 NPU-G
63. **ZLL-24-051** Application for a zero-lot line subdivision for the construction of a 4-unit townhome located at **460 Connally St SE**. Property is zone RG-4 (Multi-Family Residential District Sector 3/Conditional)
Applicant: Adam Laverack
District 1 NPU-W
64. **ZLL-24-052** Application for a zero-lot line subdivision for the next phase of Bellwood Park townhome community located at **1071 Bolton Rd NW**. Property is zone MR-4B (Multi-Family Residential District Sector 4B/Conditional)
Applicant: Rex Bray
District 9 NPU-H
65. **ZLL-24-053** Application for a zero-lot line subdivision to be subdivided into two lots located at **1205 Holly St NW**. Property is zone R-5 (Two-Family Residential District)
Applicant: Andres Larios

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66. **ZLL-24-054** Application for a zero-lot line subdivision for a duplex located at **1171 State St NW**. Property is zone R-5 (Two-Family Residential District)
Applicant: April Ingraham
District 3 NPU-E
67. **ZLL-24-055** Application for a zero-lot line subdivision for a duplex located at **1186 Francis St NW**. Property is zone R-5 (Two-Family Residential District)
Applicant: Ben Darmer
District 3 NPU-E
68. **ZLL-24-056 Application** for a zero-lot line subdivision to create two fee simple dwellings to sell located at **50 Howell St SE**. Property is zone R-5 (Two-Family Residential District)
Applicant: Nina Gentry
District 2 NPU-M
69. **ZLL-24-057** Application for a zero-lot line subdivision for phase two of Bellemeade Townhome project located at **622 Bellemeade Ave NW**. Property is zone C-2 (Multi-Family Residential District /Beltline Overlay)
Applicant: Brian Caldwell
District 9 NPU-D

END OF AGENDA

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