



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Legislation Details (With Text)

File #: 2022-1174 **Version:** 1 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 1/27/2022 **In control:** Board of Commissioners
On agenda: 4/26/2022 **Final action:** 4/26/2022
Title: COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Kova Real Estate LLC to rezone property from R-75 (Residential Medium Lot-75) to R-60 (Residential Medium Lot-60) to construct single family detached homes, at 366 South Howard Street.

Indexes:

Attachments: 1. Z-22-1245428 366 S Howard Street Staff Report March 2022

Date	Ver.	Action By	Action	Result
4/26/2022	1	Board of Commissioners	withdrawn without prejudice	Pass
3/24/2022	1	Board of Commissioners - Zoning Meeting	deferred for 30 days	Pass
3/3/2022	1	Planning Commission		

Public Hearing: YES ☒ NO ☐ **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Kova Real Estate LLC to rezone property from R-75 (Residential Medium Lot-75) to R-60 (Residential Medium Lot-60) to construct single family detached homes, at 366 South Howard Street.
PETITION NO: N7. Z-22-1245423 (2022-1174)

PROPOSED USE: Single-family detached homes.

LOCATION: 366 South Howard Street, Atlanta, Georgia 30317

PARCEL NO. : 15-179-04-002

INFO. CONTACT: Rachel Bragg, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Kova Real Estate LLC to rezone property from R-75 (Residential Medium Lot-75) to R-60 (Residential Medium Lot-60) to construct single family detached homes. The property is located on the southeast side of South Howard Street, approximately 120 feet north of Fairway Hill Drive, at 366 South Howard Street in Atlanta, Georgia. The property has approximately 120 feet of frontage along South Howard Street and contains 0.58 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Denial.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The majority of the parcels in neighborhood appear to be 60-feet wide and are zoned R-75. Nevertheless, the rezoning of this single parcel R-60 would be inconsistent with the surrounding zoning and may affect the stability of the existing community. Therefore, it is the recommendation of Staff that this application be “Denied”.

PLANNING COMMISSION VOTE: Denial 8-0-0. Vivian Moore moved, Jon West seconded for Denial, per Staff recommendation. Edward Patton was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 8-1-0. Board discussed the proposed density and the layout of the development.