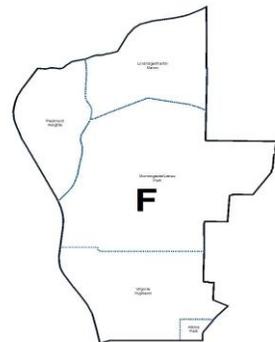


# MEETING MINUTES

## NEIGHBORHOOD PLANNING UNIT - F

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**DATE:** Monday, January 16, 2017  
**TIME:** 7:00 P.M.  
**LOCATION:** Hillside Center  
1301 Monroe Drive  
Atlanta, GA 30306-3439



### Contact Information:

Debbie Skopczynski, Chairperson [chair@npufatlanta.org](mailto:chair@npufatlanta.org) (404) 874-7483

### City Staff:

Charletta Wilson Jacks, Director [cjacks@atlantaga.gov](mailto:cjacks@atlantaga.gov) (404) 330-6145

Doug Young, Planner [dyoung@atlantaga.gov](mailto:dyoung@atlantaga.gov) (404) 330-6702

Tanya C. Mitchell, NPU Coordinator [tcmitchell@atlantaga.gov](mailto:tcmitchell@atlantaga.gov) (404) 330-6899

### AGENDA

#### 1. Opening Remarks/Introductions

Meeting called to order at 7pm

Additions to the NPU agenda: Presentation Portion of the meeting

- Recognition of Jean Johnson as APAB 2016 Neighborhoods Matter Award
- Presentation by Erin Gallagher on the Lifecycle Building Center

Three of the variance applications on the agenda have been issued amended referral certificates. The amendments will be announced when the application is heard. None of these applications are on the consent agenda.

- V-16-277 853 Adair Ave NE
- V-16-282 2089 Lenox Road NE
- V-16-337 2283 Pembroke Place NE

#### 2. Approval of Minutes

- The December 2016 minutes have been posted on the NPU F website. Two corrections need to be made: 1) Chair's Report: Along with Jori Mendel, Kay Stephenson is also attending the Community Leadership Institute of Atlanta 2) the referral certificate for V-16-282 – 2089 Lenox Road NE has been amended to read as follows: "variance to allow a parking pad in the front yard, exceed the maximum driveway width from 20 feet to 40 feet, and to exceed more than 1/3 coverage of the front yard with a driveway and parking pad to occupy 60 percent of the front yard"

- **Motion to approve the December 2016 minutes with the two corrections carries on a voice vote.**

#### 3. Calendar Announcements

- **CINS – "A Deep Dig on the Grady Cluster Data"**

Wednesday, January 18, 2017 – Noon at Mary Lin Elementary School Media Center, 586 Candler Park Drive NE

- **Atlanta City Design Discussion Focused on "Our Future City"**  
(the big concluding ideas coming out of the Atlanta City Design)

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Thursday, February 2<sup>nd</sup>, 2017 at 6:00 pm  
Atlanta Central Library, One Margaret Mitchell Square NW

- **MARTA is conducting 4 Listening Sessions** to hear MARTA's implementation plans for the ½ penny funding and to provide input regarding the type of service we'd like to see in our community. Day and evening sessions will be held at MARTA headquarters on January 18 and at City Hall on January 19.

#### 4. Reports from City Departmental Representatives

- Atlanta Fire Department – Station 19 North Highland; Station 29 Monroe

Chief Johnson Station 15:

- The year started with a two-alarm fire on 950 Piedmont Rd NE, the fire department believes the fire was electrical in nature.
- The fire, which occurred at 771 Lindbergh Dr. NE is still under investigation.
- Captain Andrews and team from station 19 were also in attendance.

- Atlanta Police Dept. - Zone 6 – Capt. Neil Klotzer, Major Peek, Zone 2 – Major Shaw, Capt. Steeds

Major Shaw Zone 2: Introduced himself to the NPU

Major Peek Zone 6:

- Thank you for toy drive support for zone 6, over 240 children attended the event and received gifts because of your generous support.
- There were significant crime reductions in 2016, 2017 is starting out on a good foot. There were a few robberies in Virginia-Highland and the unit has detectives actively assigned to these cases.
- Chief Erika Shields will be the new Police Chief starting on January 29, 2017.
- There has been a mobile trend of criminal activity in the city, to best serve the community Chief Shields has assembled a special centralized robbery unit with representation from each zone. The unit's task will be to look at larger city crime trends and quickly investigate them to combat the mobility trend.
- Capt. Neil Klotzer Zone 6, introduced himself and was wearing the body camera that rolled out in Zone 6 this week. He encouraged the community to reach out anytime via phone or email.
- When you see something that doesn't look/feel right please call 911, it helps the police be more effective
- J&J Bourbon Bar follow-up last's month discussion, the dept. has been told that the noise situation is much better. Unfortunately, the police had to issue 1 citation, they did meet with the owner and learned that the owner anticipates selling the bar soon.

Questions & Comments:

- At this point in time there is no evidence that the Virginia-Highland robberies were the result of gang initiations; we know there were 3 individuals who chose to go out and commit crimes.
  - We now have 9 cameras in Virginia-Highland. They are mostly operational, partner with Georgia Power for the poles, number of steps involved to make them fully operational such as providing power to the cameras and then integrating with Video Integration Center. If you have a home camera system, think about the location of your cameras, so you can capture a good shot of someone's face for example when they approach the front door.
- MARTA police - Major Nelvette Easterling, Lt. Chapman, North Precinct, Sgt. Lewis
    - Encourages you to download the See/Say app, its free, see something and radio dispatch will send someone out.
  - Fulton County Community Prosecutor - Zone 2 - Brendan Dougherty; Zone 6 - Keith Lamar Jr; Court Watch Coordinator – Danielle Simpson

# MEETING MINUTES

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- Bureau of Housing and Code Compliance – Officer Edwards sledwards@atlantaga.gov cell 404-326-6573
  - 10 active code enforcement issues, this is a low number city wide
- City Solicitor’s Officer – Will Anderson
- Watershed Management - Carla T. Smith
  - Brought concern card, she encourages citizens to voice their concerns.
- Public Works – Carla T. Smith ctsmith@atlantaga.gov 404-546-0041

### 5. Comments from Elected Officials – Not present

- State House of Representatives - Rep. Pat Gardner
- Councilmember District 6 - Alex Wan
- Atlanta City Council Posts: Michael Julian Bond (Post 1) ; Mary Norwood (Post 2); Andre Dickens (Post 3)
- Atlanta City Council President - Ceasar Mitchell
- Fulton County Commission - Fulton County Commission - Lee Morris, District 3; Marvin Arrington Jr., District 5;

### 6. Presentation(s)

Lifecycle Building Center – Erin Gallagher

- Lifecycle Building Center is a reuse construction material non-profit, the organization buys construction materials, and helps residents deconstruct their homes. The five-year-old non-profit has already diverted 1 million pounds of waste from landfills.
- Residents are welcome to drop off materials, the non-profit is 100% donation based, and accepts anything that can be resold.
- If there is a project residents are working on in the community for a non-profit organization such as a church, Lifecycle Building offers free materials for the project. For other projects residents are working on, discounts are offered and anyone is invited to participate in free classes such as DIY working with tools.
- Visit [Lifecyclebuildingcenter.org](http://Lifecyclebuildingcenter.org) to learn more, located in SW Atlanta.
- There is a pickup charge for materials, which is project dependent.

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- 2016 Neighborhoods Matter Award given to Jean Johnson, Piedmont Heights
  - Annually NPU-F has honored many of the most dedicated and engaged neighborhood representatives with the APAB Neighborhoods Matter award. Past award winners include past presidents Dianne Orlansky and Jane Rawlings, John Wolfinger, Rich Sussman, June Neumark, Winnie Currie, Jack White, Lola Carlisle and Charlotte Gillis – there may be others – who have used their unique talents to make NPU-F one of the best – and strongest -- in the City.
  - After more than 30 years, Jean Johnson is stepping down as the neighborhood representative to NPU-F. Jean has represented the Piedmont Heights Civic Association at nearly every NPU meeting since the 1980s. As a member of the NPU Executive Committee and Zoning Committee, she shares neighborhood news and events with the NPU and faithfully reports back to the PHCA Board issues and opportunities discussed at monthly NPU meetings.
  - In addition to serving the NPU, Jean has been a long-time member of the Piedmont Heights Civic Association board – saying each year that its her last – and has chaired their membership and zoning committees. One of the oldest communities in Atlanta, 100% of Piedmont Heights is in the Beltline Overlay District and has industrial land (such as the Armour/Ottley area) attractive for creative redevelopment. As a long time resident, her vast knowledge of neighborhood history helps form the context for neighborhood support or opposition of rezoning applications.

For her long service to the Piedmont Heights neighborhood and the NPU-F, we are proud to honor Jean Johnson with the 2016 Neighborhoods Matter award.

### 7. Planner's Report – Doug Young

- City of Atlanta is now asking planners to attend their assigned NPU meeting every month, to improve feedback and technical assistance. Doug Young will attend the NPU-F meeting every month. The planning organization is growing to support this and has re-organized in to the Office of Design, which Doug is in, Office of Zoning & Development, and Office of Mobility.
- The Atlanta Urban Design Commission and Historic Preservation, announce the 40<sup>th</sup> Annual Awards of Excellence, widely recognized as top notch award in design. In honor of the 40<sup>th</sup> year of awards and to reflect what the City of Atlanta values, this year will be the 1<sup>st</sup> Annual Community Design Awards. Unlike the Awards of Excellence that are solely decided by the members of the Atlanta Urban Design Commission, the Community Design Awards will be nominated and decided by the residents of Atlanta. Voting for the nominations will take place at the NPU level in March and April, through a ballot system. Winners for the Community Design Awards will be announced during the same ceremony as the Awards of Excellence in May, which is always a free open to the public event. Any resident in the community can nominate any project in ATL, that is substantially complete and is a physical project, place, or physical change in neighborhood.
- Submission requirements: complete form and submit 2 images to support the submission
- Example of award winners include; outstanding house renovation, Piedmont Park renovations, additions to Grady High School, Piedmont Park Bath House, Ponce City Market,
- NPU-F example of award winners include: home renovation, commercial work along Cheshire Bridge

### 8. Committee Reports

- Lindridge-Martin Manor Neighborhood Association – Kevin McBride, President; Rich Sussman, NPU Rep

# MEETING MINUTES

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General meeting to be held Feb 1<sup>st</sup>

- Morningside-Lenox Park Association – Sally Bayless President; TBD, Neighborhood Rep; John Ayers, Zoning
- Piedmont Heights Civic Association – Gary Dresser, President; Jean Johnson and Tim Berube, Neighborhood Reps  
During the January meeting, the Piedmont Heights Civic Association cleared slate of officers, Piedmont Heights now has a new slate of Officers:
  - Gary, Dresser, President
  - Jim Hardy, Vice-President
  - Meg Anderson, Secretary
- Virginia-Highland Civic Association (VHCA) –Jenifer Keenan, President; Lola Carlisle, Representative; Jack White, Zoning
  - Hosting an open house for committees to engage with resident about the community. The open house will take place Jan 29 @ DBA BBQ from 3-5pm. Refreshments will be served.
  - Micah Stringer and Troy Murray are the two new board members of the VHCA
- Virginia-Highland Business Association (VHBA) –Lynn DeWitt and Kristi Warren Evans, Reps.
- Edmund Park - Tony Gonzales and Brett Merrill, Neighborhood Reps
- Public Safety Committee – Jim Hardy
- Parks, Trees & Environment Committee – Jack White and Rich Sussman
- Education Committee - Abby Martin
- Chair Report - Debbie Skopczynski
  - The Edmund Park Civic Association was granted \$2,900 by the Office of Planning to complete design and development of their association website. Congratulations to them!
  - The Mayor’s Office of Cultural Affairs announces its FY18 Grant Program for financial support of arts and culture. CAS awards contract to non-profit organization and individual artists based and producing work in the city of Atlanta. Workshops covering the application process, which will be held in various locations throughout the city in late January and February. Application deadline is March 15 2017. Information on the guidelines, applications and workshop dates can be found on their website [www.oaatlanta.com](http://www.oaatlanta.com).

### 9. Matters for Voting

#### **Consent Agenda** (Vote Required)

#### **Special Events**

Kids Fitness Challenge Atlanta  
March 4, 2017 - Piedmont Park

# MEETING MINUTES

## NEIGHBORHOOD PLANNING UNIT - F

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Class E/1,500 Participants

Motion to defer application one month carries on a voice vote (applicant was not present).

### Board of Zoning Adjustment (BZA)

**V-16-242**

866 Arlington Pl NE

February 2, 2017

Applicant seeks a Variance from the zoning regulation to: (1) reduce the rear setback from 15 feet to 13 feet, 2 inches; (2) reduce the northern side yard setback from 7 feet to 2 feet; and (3) increase the maximum allowed size of an accessory structure from 30 percent of the principal structure to 42.85 percent of the principal structure- to construct a detached, accessory structure.

VHCA: Application has been withdrawn.

**NPU Recommendation: Withdrawn**

**V-16-322**

1835 Piedmont A Rd NE

February 2, 2017

Applicant seeks a Special Exception from the Zoning ordinance to (1) reduce the required on-site parking spaces from 65 spaces to 46 spaces; (2) A special exception to reduce the required loading spaces from two 12'X35" spaces to 0 spaces. To allow construction of a mixed-use building containing multifamily and restaurant use on the C-2 portion of property.

MLPA: Defer for one month at the request of the applicant.

**NPU Recommendation: Defer**

**V-16-345**

1653 North Rock Springs Rd NE

February 9, 2017

Applicant seeks a Variance from the zoning regulation to reduce the required northwest side yard setback from 7 feet to 5 feet, 3 inches to erect an addition to a single-family dwelling.

**MLPA Report:** There was a motion by the Zoning Committee to approve 10-0-0

**NPU Recommendation: Recommend Approval**

### Zoning Review Board (ZRB)

**Z-16-079** 1824 Piedmont Ave NE February 2, 2017

Applicant seeks rezoning from R-4 to PD-H

**PH/MLPA: Deferral**

**NPU Recommendation: Defer**

**Z-16-080** 2059 Manchester St NE February 2, 2017

Applicant seeks rezoning from I-1 C to MR-4B

**MLPA Report:** There was a motion by the Zoning Committee to approve the rezoning based on the condition that the applicant change the site plan to reflect the entry for Unit 1 changing from Manchester St. to the alley (Telfair Cir), the removal of the existing curb cut on Manchester St., and the letters of support from the 5 adjacent neighbors. These changes were to be back to the members of the zoning committee with enough time to discuss prior to the MLPA Board meeting on Monday 1/9/16. Motion to approve 10-0-0.

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**MLPA: Deferral**

**NPU Recommendation: Defer**

**NPU Action: Motion to approve the consent agenda minus the special events agenda carries on voice vote.**

### **Board of Zoning Adjustment (BZA) (Vote Required)**

**V-16-277**

853 Adair Ave NE

February 2, 2017

Applicant seeks a variance from the zoning regulation to reduce the required side yard setback from 7 feet to 0.3 feet to erect an accessory structure (pergola) located on the driveway.

Opposition: Is opposed to any changes that come over on their property line

**VHCA Report:** This variance application addresses a pergola that was built without a building permit this past summer at 853 Adair Avenue NE. The city subsequently cited the appellants and required a permit; as the activity was within 7' on the east side yard setback, a variance was also required. The variance application is dated October 9<sup>th</sup>. It requests a reduction on the eastern side yard setback from the 7 feet (required by code) to 6 inches to accommodate the (already existing) pergola. The application had no breakdown of existing lot coverage calculations, but – as the pergola was built over an existing driveway – no increase in storm water or lot coverage issues were observed on a site visit.

The site plan the applicants submitted with their application was dated 1995 and did not show the (newly constructed) pergola. The adjacent neighbors on the east side (Daniel and Connie Griffin, 859 Adair Ave NE) believe the pergola is built across their property line. The Griffins subsequently obtained their own survey from Solar Surveying. Forwarded to the Planning Committee and applicants on November 8, 2016, it indicated that the pergola was over the property line.

The application was first discussed at the Planning Committee at its meeting on November 9<sup>th</sup>. As the applicants had just received their neighbors' new survey, the Committee offered a deferral to allow the Spearman to seek their own updated survey showing the property lines and position of the existing pergola. After a brief discussion, the applicant accepted this offer. They subsequently asked the City of Atlanta Planning Department for a deferred BZA date; it was granted.

The applicants had not contracted with a survey company by the next Planning Committee meeting on December 8<sup>th</sup> and requested a second delay until January 4, 2017, which was granted. (The applicants then asked the city for second deferral into February for their BZA date. No response from the city on this point was known at the time of this writing.)

In mid-December, the applicants forwarded an updated survey from Boundary Surveying to the Planning Committee and next door neighbors. It also showed the pergola extending over the property line, though by lesser amounts than the survey by Solar.

At the VHCA Planning meeting on January 4<sup>th</sup>, Ms. Spearman agreed that both surveys indicated that the pergola was over the property line. Daniel Griffin reported that the discrepancy about the differing amounts appeared to reflect the existence of two apparent survey markers on the common rear corner. The Planning Committee noted that regardless of the cause of the discrepancy, both surveys demonstrated that the pergola had been built without a permit over the contiguous property line between 853 and 859 Adair. The Committee unanimously recommended denial to the VHCA Board. At the VHCA Board meeting of January 9<sup>th</sup>, applicant Carole Spearman expressed a desire to move her pergola far

# MEETING MINUTES

## NEIGHBORHOOD PLANNING UNIT - F

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enough back toward her own property to comply with the survey of the Griffins. **The VHCA Board, like the Planning Committee, addressed the question and application as filed and unanimously recommended denial.**

From the city's Accela website:

08/31/2016 16CAP-00000993 Building Complaint

853 ADAIR AVE NE, ATLANTA GA 30306

location has installed a porte a chere in front of garage without permits/ neighbor concerned about setback violation

Stop Work Case, Assigned to Inspector

Discussion: Recommend applicant ask for a deferral, there could be a boundary easement, work out directly with the neighbor. Permanent structure in the cement. What has been filed does not identify where the pergola exists, nor the proposal of where it will be placed. Plan needs an architect/planner and accurate drawing, by a professional. Application has been on the agenda for 3 months, and has been deferred.

**NPU Action: Motion to deny the application carries on a voice vote**

**V-16-282**

2089 Lenox Rd NE

February 2017

Applicant seeks a variance from the zoning ordinance to (1) allow a parking pad in the front yard; (2) to exceed the maximum driveway width from 20 feet to 40 feet; and (3) and to thereby exceed more than 1/3 coverage of the required front yard with a driveway and parking pad to occupy 60% of the front yard. Note: the referral certificate has been amended: (2) **to exceed the maximum driveway width from 20 feet to 40 feet.**

Submit copy of objections, constitutional allegations.

**LMM Report:** No feedback from applicant about 2089 Lenox Rd NE since December 2016 NPU meeting. Based on general meeting in November, there was too much pavement in the front yard is why denial, sketch is not an accurate scale, looks to be over 60% of front yard.

The applicant was not present at the meeting. Since this application has been on the agenda for 3 months and there appears to be no resolution, a motion was made to deny the application.

**NPU Action: Motion to deny the application carries on a voice vote**

**V-16-326**

1620 West Sussex Rd NE

February 2, 2017

Applicant seeks a Special Exception from the Zoning Ordinance to allow active recreation (sports court) in a yard adjacent to a street where one is not allowed. Asking for variance, because there will be no vertical structure, there will be no overhead lighting, within the building setbacks, requires 3 ft. retaining wall to level court, space between wall and runoff. House owns all property, still deeded as two separate parcels of land.

**MLPA Report:** There was a motion by the Zoning Committee to support with the condition that there be no exterior overhead lighting for the sport court. Motion to approve 10-0-0

**NPU Action: Motion to recommend approval with the condition that no overhead exterior lighting be installed, carries on a voice vote.**

**V-16-337**

2283 Pembroke Pl NE

February 9, 2017

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Applicant seeks a variance from the Zoning regulation to reduce the required front yard setback from 35 feet to 18 feet for an addition to a single –family dwelling. **Note:** Referral certificate amended to include 2<sup>nd</sup> variance: (2) reduce the required southern side yard setback from 7 feet to 4 feet for an addition to a single-family residence. Applicant plans to add 1 bedroom, about 400 sq. ft., 35% of lot footprint including driveway

**LMM Report:** LMMNA Board voted 6-0 to support. Has agreement from all 9 neighbors.

**NPU Action:** Motion to recommend approval carries on a voice vote.

9. Old Business

- a. None

10. New Business

- a. None

11. Adjournment

The meeting adjourned at 8:15 pm