

NEIGHBORHOOD PLANNING UNIT - F



DATE: Monday, September 19, 2016
TIME: 7:00 P.M.
LOCATION: Hillside Facility
1301 Monroe Dr, N.E.

INFORMATION CONTACTS:

Debbie Skopczynski, Chairperson chair@npufatlanta.org or (404) 874-7483
Charletta Wilson Jacks, Director cjacks@atlanta.ga.gov or (404) 330-6145
Doug Young, Planner dyoung@atlantaga.gov or (404)-330-6702
Tanya C. Mitchell, NPU Coordinator tcmitchell@atlanta.ga.gov or (404)330-6899

AGENDA

1. Welcome/Opening Remarks/Introductions/Announcements

Meeting called to order at 7:02 p.m.

Add 16-O-1481 - ordinance by Alex Wan to amend the Land Use Element of the CDP so as to designate Woodbridge Crossing to the Low-Density Residential Land Use Designation AND Z-16-065 (16-O-1482) to zone the property to RG-2

NPU-F: Motion to add 16-O-1481 and Z-16-065 (16-O-1482) to the agenda is approved by voice vote.

Will also move the By-Law & Policy sheet approvals to the Planner's report and add 2 presentations by the South Fork Conservancy and by the Department of Parks and Recreation to discuss issues and improvements at Herbert Taylor Park and Daniel Johnson Nature Preserve

2. Approval of Minutes

The August 2016 minutes have been posted on the NPU F website.

NPU-F: Motion to approve August 2016 minutes carries on voice vote.

3. Calendar Announcements

Mayor Kasim Reed's 2016 "Forever Young Ball is scheduled for Sunday, November 20th. Registration is now open for COA residents, over the age of 65. Call the Mayor's Office of Constituent Services to register at 404-330-6638.

4. Reports from City Departmental Representatives

- Atlanta Fire Department – Station 19 North Highland; Station 29 Monroe
Capt. Frank Jordan, Fire Station 15 - Seasons are changing. Things get busy due to issues with fireplaces and space heaters. Please have your chimneys swept for safety. We will be out checking fire hydrants - every hydrant checked bi-annually. Making sure we have adequate water and pressure.

NEIGHBORHOOD PLANNING UNIT - F

- Atlanta Police Dept. - Zone 6 - Major Peek, Capt. McGee; Zone 2 - Major Hobbs, Capt. Steeds
Capt. Gorley, Zone 6 - Crime is up very slightly over the past 28 days, we have had 4 cars stolen. Please do not leave keys in cars, especially with the push button type of starters. Don't leave car running while getting gas. Largest crime category is always theft from auto. Please do not leave valuables in cars, nothing visible at all. Putting a blanket over things no longer works, just remove things all together. Most thieves seem to be looking for guns. This Wednesday is open mike night for zones 6 and 3. Starts at 7:00 for all residents interested. Major Peek will be there for Zone 6. Please come out. Will be held at Israel Baptist Church.
Sgt. Williams, Zone 2 - Items left in cars are problematic. Ladies, when getting gas, make sure all doors are locked so no one reaches in and grabs purse from front seat. One robbery at the AT&T store in Ansley Mall last week.

Comment/Questions:

Have heard of 2 cases of women having cars stolen from the underground parking lot at Lindbergh Target. Allegedly criminals are waiting in the corners, where it is hard to see them. Does not seem safe there, so may be better to park on the top.

Sgt. Williams will have officers get together with Target and see about lighting, etc.

Mix and Mingle: This Saturday is a meet and greet with your local officers at 3120 Maple Dr. from 1:30 - 4:00. This is a pilot program we hope to replicate in all the zones so regular citizens can interact with police (not just victims and criminals).

- MARTA police - Major Nelvette Easterling, Lt. Chapman, North Precinct
Sgt. Salters - Music Midtown this weekend went well. Car break ins at Sandy Springs station are on the rise, please secure your valuables. Lenox area had 2 car break ins as well.
Bernie Tokarz, COA, Georgia Regional Transportation, Regional Transportation Referendum - We have the opportunity to invest in MARTA with a new 1/2 penny sales tax over the next 40 years. Equal to \$40M in revenue. Please visit www.moreMARTA.com to see all the projects on the referendum. Please be informed when voting on Nov. 8.

- Fulton County Community Prosecutor - Zone 2 - Brendan Dougherty; Zone 6 - Keith Lamar Jr; Court Watch Coordinator – Danielle Simpson
Keith Lamar - We have been very busy. Case tomorrow occurred on Amsterdam, July 2015, suspect was involved in approx. 15 car break ins. Please come out if you can.
Brendan Dougherty, Zone 2 - Working with suspect in the car-jackings at Lenox Square Mall and OK Cafe. This will be tried by year end. Last opportunity for him to take a plea has passed so this will go to trial. We will send out information via Danielle Simpson to keep community informed about how to provide input.

Questions/Comments:

Vortex murder case? Case will be re-tried due to some errors. Will start from ground zero. Hopefully we will be successful, we have many good witnesses. It was a mistrial with evidentiary issues - judge did not think jury was fair enough in terms of evidence presented.

- Bureau of Housing and Code Compliance –
Not in attendance

- City Solicitor's Officer - Ryan Williams
Not in attendance

NEIGHBORHOOD PLANNING UNIT - F

- Atlanta Citizen Review Board - Charles Curry curry@atlantaga.gov
Not in attendance

- Department of Parks, Recreation, and Cultural Affairs - Amy Phoung, Interim Commissioner; Quentin Moore, Parks District Maintenance Supervisor Northeast District; Salima Rashied, PPC; PPC CEO Yvette Bowden
Not in attendance

- Bureau of Public Works, Solid Waste Services –
Carlos Collins - Sr. Project Mgr., Dept. of Public Works - Managing project on Piedmont Ave./Morningside Dr. Project is to address ponding issues. Work is slated to begin near Ansley Forest apartments, on west side of street. Will then go south to E. Morningside Dr./Piedmont Ave. intersection, then cross over to east side of street, ending near 587 E. Morningside Dr. We know it is an inconvenience. Project has stopped and started several times. This is due to underground situations we are finding as we go along. Examples include unmarked water lines (those have been hit), home made pipes (8" pvc, no idea what they were), unmarked gas lines (2 this week, had to get AGL out to investigate, AGL determined they were abandoned but still may contain contaminants), etc. We have to work with AGL to come out and investigate. While waiting on AGL to investigate one line, we found 2 other unmarked gas lines. AGL is working with us to cut and tap their lines. E. Morningside will have to be closed for 2 days (weekend, not week day) in order to get this all the way across the street. These lines were probably laid in the early 1930's, and we no longer have records of all of this.
We apologize for all the delays and hope at the end to give you a better, resurfaced street.

Questions/Comments:

Large plates on the north bound side of Piedmont. They've come loose again, could they be pinned back down? Yes, that will be replaced as well as the other 4 - should be done tomorrow morning.

What time frame are we looking at?

If old AGL lines are contaminated, it could take up to 2 weeks to remediate that. If not, it will be closer to 30 days to completion.

Carlos Collins, ccollins@atlantaga.gov, 404-330-6156 office, 404-803-9376 cell - please reach out with any questions or concerns. Best contact is probably by cell phone.

- Department of Watershed Management – Rolani Olagbegi, rolagbeni@atlanta.ga.gov
Not in attendance

5. Comments from Elected Officials

- State House of Representatives - Rep. Pat Gardner
Not in attendance

- Councilmember District 6 - Alex Wan
MARTA half penny tax is on the ballot, but the COA also has a .4 penny tax on the ballot (for roads, sidewalks, etc.) If both pass we would be at 8.9% sales tax. Proposed projects for both bills are on the District 6 web site, and are mainly along the major corridors - N. Highland, etc.
If you have not voted since 2008 Presidential election, you may likely have been purged from voter rolls, so please go check and don't be surprised. You must register by Oct. 8, 2016 to be eligible to vote.

NEIGHBORHOOD PLANNING UNIT - F

Thank you for those who came out to the Boulevard meeting. Thank you for staying engaged. Pay attention for dates for 2 more public meetings.

Uber/Lyft has been authorized for pick ups at the airport. Mayors plan was approved by Council today.

Questions/Comments:

Mechanisms for voicing concerns about Music Midtown going forward? How to select candidates that may see this event differently than our current Mayor?

This event is very frustrating as is the “favored” status it receives. Kwanza Hall, Mary Norwood and I have been in conversation about this and we are working through the office of special events (who are equally frustrated by this). Working on notification improvements, getting community input on design of the event, and adding a neighborhood feed back mechanism. We need to build a better system that allow us to have “best practices”. And we need a way to address problems as these events come back around each year.

How can we get involved? Please email the Mayors Office of Special Events, Ebony Barley. She tracks these comments and complaints. Feel free to copy Alex Wan on those messages as well. Another contact is Andre Stallings, ajstalling@atlantaga.gov. He is second in command.

Kids are very tardy to Grady during this event, they just can't get to school. Once the quarry is online, that would be a better option. That could be as much as 10 years away.

Please subscribe to the District 6 newsletter.

- Atlanta City Council Posts: Michael Julian Bond (Post 1) ; Mary Norwood (Post 2); Andre Dickens (Post 3)
Not in attendance

- Atlanta City Council President - Ceasar Mitchell
Danielle Carney in attendance. No report

- Fulton County Commission - Fulton County Commission - Lee Morris, District 3; Marvin Arrington Jr., District 5; Ivory Roberson, Commissioner Arrington's community engagement officer; ivory.roberson@fultoncountyga.gov, 404.613.0203

Not in attendance

6. Presentations

South Fork Conservancy – request for letter of endorsement

Kimberly Estep, Exec. Dir. South Fork Conservancy - Our goal is connecting trails along the south fork of Peachtree Creek. We want to bring green space into the heart of the city. They are a haven for community members and also for wildlife (have seen 6 pointed bucks in the middle of the city). Audubon is conducting a bird study as well.

We are launching a capital campaign to both complete these unfinished trails and also construct an iconic bridge across Peachtree Creek, and we are looking for support from the NPU towards this end.

Questions/Comments:

There are tires in the water and on the beach. These are very hard to get rid of.

We are working with volunteers to help us get these areas cleaned up.

NPU-F: Motion to support South Fork Conservancy's Park Pride grant application carries on voice vote.

NEIGHBORHOOD PLANNING UNIT - F

Herbert Taylor Park & Daniel Johnson Nature Preserve issues and improvements

Not in attendance

7. Planner's Report- Doug Young (In attendance every other month)

33 parcels, 29 town homes are part of the Woodbridge Crossing annexation. We do not vote on annexing the property into the City. We vote on the land use and the zoning designation. Three pieces of legislations go with each annexation request. Annexation would take effect on Nov. 1, 2016.

We are proposing RG-2, Residential General, multi-family, low density residential.

This came to us via the 60/60 method, which means that 60% of the owners suggested this annexation request. It would become part of the MLPNA if approved.

This would be Dekalb County and also COA. They would not be considered historic properties (even though the old district is a designated historic district.)

CD/HR Committee Land Use Amendment

16-O-1481

Woodbridge Crossing

Oct. 11, 2016

AN ORDINANCE BY ALEX WAN TO AMEND THE LAND USE ELEMENT OF THE 2011 CITY OF ATLANTA COMPREHENSIVE DEVELOPMENT PLAN (CDP) SO AS TO DESIGNATE WOODBRIDGE CROSSING TO THE LOW-DENSITY RESIDENTIAL LAND USE DESIGNATION; AND FOR OTHER PURPOSES.

NPU-F: Motion to recommend approval of 16-O-1481 carries on voice vote.

Zoning Review Board (ZRB) (NPU-F Vote Required)

Z-16-065 (16-O-1482)

Woodbridge Crossing

Oct. 11, 2016

AN ORDINANCE BY ALEX WAN TO ZONE WOODBRIDGE CROSSING TO THE RG-2 (RESIDENTIAL GENERAL-SECTOR 2) ZONING DISTRICT; AND FOR OTHER PURPOSES.

NPU-F: Motion to recommend approval Z-16-065 and 16-O-1482 carries on voice vote.

Historic Preservations of the old Trust Co. Bank Building (the round bank building):

COA has initiated the historic designation process. The first hearing (scheduled for 9/14/16) was delayed and we are working on solutions with the property owner. We will get out more information when we have it.

Questions/Comments:

If historic status is achieved, what effect does that have on demolishing the building? They would have to go through a lengthy demolition request process.

What percentage of landmark buildings in Atlanta are eventually demolished? Last year we heard 400 cases, with maybe 10 demolition requests. Less than half of those might be approved. There are 2 sets of criteria in those cases: 1) Building must be a threat to health and public safety, and 2) Current state of the structure proves difficult if not impossible to earn a reasonable rate of economic return (and a lot of paperwork and back up is required). If request is denied, the appeal goes to Superior Court (not City Council).

If you are interested in the history of this building, there is a very detailed staff report available.

By-Law Changes & Policy sheet approval

(See list of changes handed out)

Two pieces to NPU-F Policy sheet changes

1. Changes to consent agent policy, removing condition that the application is conditioned on a site plan, and allow deferred applications to be considered on consent agenda.

NEIGHBORHOOD PLANNING UNIT - F

2. Removing section 6, redundant

NPU-F: Motion to accept changes to NPU-F Policy Sheet carries 27 - 0.

By-Laws Changes:

(See hand out, numbers 3-7)

NPU-F: Motion to accept all of the proposed changes to the by-laws carries 25 - 0.

Amendment to Motion: Expand corporate designees to be any full time employee of the business fails 0 - 24.

Discussion prior to voting:

Any full time employee of the business should be allowed to vote. The proposed change is making it too onerous. We are proposing that agent must be a President or Vice President, so that you obtain policy level voting decisions. Part of this proposed changes is coming from an older rezoning case where in the developer "hired" people to come and vote in the developers favor, and were registering as business entities when they could not even give a proper street address, etc. Many who showed up had no proof of working for the business, or no identification and it was very problematic. The results is not a truly representative vote.

We are a sustained volunteer effort. To maintain this sustained volunteer effort in the face of large scale corporate entities will be difficult if not impossible if controls are not put in place.

8. Neighborhood and Committee Reports

- Lindridge-Martin Manor Neighborhood Association – Carey Sherrell, President; Rich Sussman, NPU Rep and Zoning Chair

Not in attendance

- Morningside-Lenox Park Association – Sally Bayless President; TBD, Neighborhood Rep; John Ayers, Zoning
No report

- Piedmont Heights Civic Association – Baron Jordan, President; Jean Johnson and Tim Berube, Neighborhood Reps

We are having issues with the Presbyterian Church property. Rock Springs Presbyterian Church (corner of Montgomery Ferry/Piedmont) is having financial difficulties. They would like to sell some of the property and develop it for residential use. They were proposing selling about 3 acres and zoning it for higher density residential (townhomes). That plan was rejected by the congregation. There is a pastor's home which has a large piece of property. They are pursuing the sale of that property and if that is successful it will create some financial stability for the church. Presumably that would be redeveloped in a single family format. Note: Churches are zoned to the surrounding land use and zoning of the neighborhood in which it sits.

- Virginia-Highland Civic Association (VHCA) –Jack White, President; Lola Carlisle, Representative; Jack White, Zoning

Streets Alive on Sept. 25 from 2 - 6

- Virginia-Highland Business Association (VHBA) –Lynn DeWitt and Kristi Warren Evans, Reps.

No report

NEIGHBORHOOD PLANNING UNIT - F

- Edmund Park - Tony Gonzales and Brett Merrill, Neighborhood Reps
No report

- Public Safety Committee – Jim Hardy
No report

- Parks, Trees & Environment Committee – Jack White and Rich Sussman
No report

- Education Committee - Abby Martin
Meeting Wed., 9/21/16 at 6:30 p.m. at the old North Atlanta High school (now Sutton Middle School) on the Governor's Opportunity School District Take-Over plan. Google Georgia Trend and George PTA before you vote for more information. The wording of the amendment is confusing and poor, so please educate yourself. The next meeting on this issues will be on Oct. 19, location TBD.

We have had principal changes at Inman, Grady and Springdale Park. Morningside ES population is back at the same level as when the school was split to include Springdale Park.

- Chair Report - Debbie Skopczynski
NPU-F elections will be held in November as required by our by-laws. Gerry Neumark will be heading up the Nominating Committee. We are hoping that the Committee chairs and NPU Reps will be willing to stay on for another year. For those that can't... let's talk about your recommendations for a successor. And for those that are interested in serving on the NPU Executive committee, please let Gerry or me know of your interest.

The City of Atlanta Office of Planning is seeking Grant Proposals from the NPUs for neighborhood projects. These grant funds (up to \$4,000 per NPU) will further neighborhood efforts to help fund locally-based projects to beautify a gateway or gathering place, increase awareness about neighborhood efforts and support activities that build capacity and leadership skills. Each Grant Application must be submitted by the NPU and deadline for submission is October 28, 2016 with awards being made by November 22nd. Please let the chair know if you are interested.

The EPA has scheduled a Community Roundtable regarding the Safe Water Act on Thursday, September 22, from 6 - 8 p.m. at the West Atlanta Watershed Alliance Outdoor Activity Center, 1442 Richland Road, Atlanta. A rep from NPU-F is invited to attend. No details have been provided about the agenda, but contact info is available.

The High Museum is starting a new Docent (tour guide) class. Flyers with contact information are available.

The Atlanta Police Department is hosting an Open Mic Night on Wednesday, September 21, 2016 at 7:00 p.m. Residents will have the opportunity to ask questions about public safety. Please join us at Israel Baptist Church located at 2071 Hosea L Williams Dr NE, Atlanta, GA 30317. Speakers from various agencies will attend including the Atlanta Police Department, Fulton County District Attorney's Office, Zone 3 and 6 Community Prosecutors, Local Clergy, City of Atlanta Dept. of Corrections and Atlanta Municipal Court.

Since our last NPU meeting in August, two APAB meetings have been held as well as the annual Citizen Engagement workshop (which was held at the Zoo). At Saturday's meeting, APAB nominated 2 representatives to

NEIGHBORHOOD PLANNING UNIT - F

the Citizen Review Board and Beltline TDAC. Volunteers are being sought for openings on the Solid Waste Commission.

9. Matters of Voting

License Review Board (LRB) (NPU-F Vote Required)

Consent Agenda

Consent Special Events:

Ugly Sweater Run	Piedmont Park	Dec. 3, 2016
-------------------------	----------------------	---------------------

Class D & Assembly/ 3,190 participants
Travis Dray

Consent Agenda Zoning Applications:

V-16-224	695 Coolegge	October 13, 2016
-----------------	---------------------	-------------------------

Applicant seeks a variance from the zoning regulation to: (1) reduce the required western side yard setback from 7 feet to 4 feet; and (2) increase the impervious lot coverage from 50 percent to 57 percent in order to construct an addition to an existing single family dwelling.

Request for deferral

V-16-232	834 Clemont Drive NE	October 13, 2016
-----------------	-----------------------------	-------------------------

Applicant seeks a variance from the zoning regulations to: (1) reduce the required eastern side yard setback from 7 feet to 3 feet; (2) increase the height of an accessory structure from 20 feet to 23 feet, 4 inches; and (3) increase the size of an accessory structure from 30 percent of the heated floor area of the principal structure to 43 percent.

Request for deferral

V-16-239	1079 North Highland Ave NE	November 3, 2016
-----------------	-----------------------------------	-------------------------

Applicant seeks a variance from the zoning regulation to reduce the north side yard setback from 7 feet to 4 feet for the construction of a new single-family dwelling.

Request for deferral

Vote on Consent Agenda for September 2016:

1. Does anyone want to remove any of these items from the consent agenda so that they can be discussed?
No further requests to remove any items.
2. Does anyone have any opposition to any of the items on the consent agenda?
No one present in opposition.

NPU-F: Motion to approve September 2016 consent agenda as published carries on voice vote.

NEIGHBORHOOD PLANNING UNIT - F

Alcohol Applications (NPU-F Vote Required)

Sprouts Farmers Market-Store #519

1845 Piedmont Ave, NE Ste. 500

Paul V. Rohan, Agent - Change of Agent

MLPA Report: No objections were raised. All questions were answered. No complaints regarding the agent have been received. Recommend support.

NPU F: Motion to support application carries on voice vote.

Special Events (NPU-F Vote Required)

None (all Special Events for the month were approved under the Consent Agenda)

Zoning Matters (BZA, ZRB, CDP)

Board of Zoning Adjustment (BZA) (NPU-F Vote Required)

V-16-203

1084 Lanier Blvd NE

October 6, 2016

Applicant seeks a variance from the zoning regulations to reduce the required north side yard setback from 7' feet to 2' to allow for a detached residential accessory structure (garage). *This has been revised to request 3', not 2'.*

VHCA Report: Applicant Elaine Guarino (for owners Jay & Susie Lazega) seeks a variance from the zoning regulations to reduce the required north side yard setback from 7' to 3' (amended from 2') to allow for a detached residential accessory structure, a carport.) On a site visit on 8-19-16 by Chip Bullock and Lola Carlisle, no tree or stormwater issues were observed. This is an unusually large lot. Although the current garage sits approximately 2' from the property line, Planning Committee members recommended changing the placement of the garage to 3' off the property line (a distance that is typically approved by the BZA) and asked that the trees to be added to the site plane. Neighbor notification is underway. By the Planning meeting, the site plan had been amended as requested, and both the Planning Committee and VHCA Board unanimously recommended approval.

NPU-F: Motion to recommend approval of request carries on voice vote.

V-16-205

1025 North Virginia Ave.

October 6, 2016

Applicant seeks a variance from the zoning regulation to reduce the southern side yard setback from 7'to 1.82' for a newly constructed detached garage.

VHCA Report: Applicant Nina Gentry (for owners Trip and Julie Eskridge) seeks a variance from the zoning regulation to reduce the southern side yard setback from 7 feet to 1.82 feet for a newly-constructed detached garage that the contractor built improperly at 1,82' from the southern property line. A previous variance of 4' had been requested and granted.

The site has been visited by the committee on several occasions. Neighbor notification is complete.

The VHCA Planning Committee had noted that the minimum distance raised fire and safety issue. The applicant now proposes removing the interior sheetrock and the external siding on the impacted side and reinstalling material in both cases that a 1-hour fire code. He further proposes removing the joists level with the frame and installing a gutter (per the original design) to capture and transport stormwater to the rear. The applicants reported

NEIGHBORHOOD PLANNING UNIT - F

that they have consulted with appropriate engineers and will have to meet any additional requirements the city demands.

The adjacent neighbor reviewed this matter slowly and deliberately for several months and has concluded that he has no objection to the requested modifications. The Planning Committee agrees that his property is the most impacted by a wide margin and acknowledges and respects his conclusion, but the applicant had no specific plans or details for the contemplated modifications, and the Committee declined to rule on a concept. It therefore declined to make a recommendation and suggested that the applicant proceed with creating a specific drawing and proposal and make them part of the variance application. If that is done by the VHCA Board meeting, that group can make its own determination on the basis of what it then has in front of it, if it so chooses. The VHCA board reiterated their recommendation that detailed drawings on the changes to the wall to comply with fire ratings and other codes will be required. The board made no recommendation on this application.

No response from the building department to date.

NPU-F: Motion to recommend approval of request carries on voice vote.

V-16-212 1341 North Highland Ave. NE **October 6, 2016**

Applicant seeks a variance from the zoning regulation to: (1) reduce the required eastern side yard setback from 7 feet to 3 feet ;(2) increase the impervious lot coverage allowed from 50 percent to 60 percent-for the purpose of an addition to a single –family dwelling.

MLPA Report: Vote to approve request carried 11 - 0.

NPU-F: Motion to recommend approval of request carries on voice vote.

V-16-213 1071 Bellevue Dr. NE **October 6, 2016**

Applicant seeks a variance form the zoning regulation to reduce the eastern side yard setback from 7 feet to 6 feet, seven inches in order to construct an addition to a single- family dwelling.

VHCA Report: Applicant Brent Drone (for owners Gary and Sarah Reshelf) seeks to reduce the eastern side yard setback from 7 feet to 6’7” (existing) to construct an addition to a single-family dwelling. The site was visited on 8/19/16 by Chip Bullock and Lola Carlisle. The applicant is working with his next door neighbor on stormwater from both sites; there are no tree issues. Neighbor notification is complete. The Planning Committee unanimously recommended support to the VHCA Board.

The VHCA board unanimously recommended approval of this application.

NPU-F: Motion to recommend approval of request carries on voice vote.

V-16-214 1064 McLynn Ave. NE **October 6, 2016**

Applicant seeks a variance from the zoning regulation to reduce the required half depth front yard from 17.5 feet to 7 feet in order to construct a new single-family dwelling.

MLPA Report: Voted to deny 10-1. Two issues: 1) Large tree, 58” dia. would have to be removed, and 2) Structure would also be non-conforming in terms of being so close to the street. The attempt is to build the largest possible house, when other options could be pursued and owner should have been well aware of restrictions. If this was

NEIGHBORHOOD PLANNING UNIT - F

not a corner lot, this could be built with no variance at all. All adjacent neighbors have been notified and are in favor.

NPU-F: Motion to deny approval of request carries 12 - 8.

Rationale for denial: The proposed setback along Avondale is significantly less than the houses that front Avondale. Although the current home is a foot closer, the length and mass of the proposed new home is significantly greater. Applicant proposes to max out the lot coverage. At a neighborhood meeting, the applicant admitted that they could build an equivalent structure with no variance, but it would be 2 stories rather than 1.5 stories.

V-16-215. 808 Clemont Dr. NE October 6, 2016

Applicant seeks a variance from the zoning regulation to reduce the required western side yard setback from 7 feet to 6 feet, 1 inch in order to construct a second story addition to a single family dwelling
VHCA Report: Applicant Amanda Johnson (for owner David Collard) seeks a variance from the zoning regulation to reduce the required western side yard setback from 7 feet to 6 feet, 1 inch in order to construct a second story addition to a single-family dwelling. Planning Committee members Chip Bullock and Lola Carlisle visited the site on 8/19/16 and asked that the site plan be modified to reflect all existing trees and impervious surfaces be added to the site plan. No change to pervious surface is planned and no tree issues were observed, there has been no recent survey, and the applicant suggested getting a new one. Neighbor notification is now complete. The Committee recommended approval conditioned on provision of an updated site plan. An updated site plan was provided. VHCA unanimously recommended approval of this application.

NPU-F: Motion to recommend approval of request carries on voice vote.

V-16-221 1774 Noble Drive NE October 13, 2016

Applicant seek a variance from the zoning regulations to reduce the front yard setback from the required 35 feet to 29 feet and to reduce the east side yard setback from the required 7 feet to 6.3 feet to allow for an addition to an existing single-family dwelling. Applicant also seeks a variance to reduce the west side yard from the required 7 feet to 3.7 feet to allow for the installation of new A/C units. Applicant seeks no other variances at this time.

MLPA Report: Vote to approve.

NPU-F: Motion to recommend approval of request carries on voice vote.

V-16-222 1294 North Morningside Dr NE October 13, 2016

Applicant seeks a variance from the zoning regulation to: (1) reduce the required eastern side yard setback from 7 feet to 3 feet, 6 inches feet for a second story addition to the dwelling; (2) reduce the southern required rear yard setback from 15 feet to 0.9 and (3) reduce the required western side yard setback from 7 feet to 0.8 feet in order to make an addition to an existing garage.

MLPA Report: Vote to approve.

NPU-F: Motion to recommend approval of request carries on voice vote.

NEIGHBORHOOD PLANNING UNIT - F

Zoning Review Board (ZRB) (NPU-F Vote Required)

**Votes recorded in Section 7. Planner's Report*

Z-16-065 (16-O-1482) Woodbridge Crossing Oct. 11, 2016

AN ORDINANCE BY ALEX WAN TO ZONE WOODBRIDGE CROSSING TO THE RG-2 (RESIDENTIAL GENERAL-SECTOR 2) ZONING DISTRICT; AND FOR OTHER PURPOSES.

CD/HR Committee Land Use Amendment

16-O-1481 Woodbridge Crossing Oct. 11, 2016

AN ORDINANCE BY ALEX WAN TO AMEND THE LAND USE ELEMENT OF THE 2011 CITY OF ATLANTA COMPREHENSIVE DEVELOPMENT PLAN (CDP) SO AS TO DESIGNATE WOODBRIDGE CROSSING TO THE LOW-DENSITY RESIDENTIAL LAND USE DESIGNATION; AND FOR OTHER PURPOSES.

10. Old Business

11. New Business

See Planner's Report, No. 7, p. 5, above.

Bylaws update Due September 30, 2016

Proposed By-Law changes will be on NPU F website www.npufatlanta.org after September 12, 2016

Proposed By-Law changes:

- Expansion of NPU-F Agenda notification to include posting on the internet
- Clarification of voting representatives for businesses
- Correction of when annual By-Law review and amendment as anytime as allowed by the City
- Inclusion of Edmund Park Homeowners Association as a fifth neighborhood in NPU-F
- Addition of the Armour/Ottley Drive area into the description of Areas of Interest for Piedmont Heights Civic Association.

Proposed Policy Sheet amendments:

- Revisions to Consent Agenda criteria

12. Adjournment:

Meeting adjourned 9:14 p.m.

City of Atlanta Code of Ordinances (Campaigning by Elected Official)

As we prepare for 2016 Elections please allow this message to serve as a reminder of the City of Atlanta's Code of Ordinances. Voting will involve municipal, county and state elections. The Guidelines for campaigning by elected official at NPU and APAB meetings is strictly prohibited by the City of Atlanta's Code of Ordinances. Please note the following code section:

SEC. 6-3019 Prohibition of Political Forums

NEIGHBORHOOD PLANNING UNIT - F

Part 1, Chapter 6, Article 1, Section 6-1: "It shall be unlawful for any person to use the interior of city hall, its rooms or offices in any type of advertisement of commercial products and political campaigns without first obtaining express permission from the city council. This prohibition shall apply to the filming or photographing of the interior of city hall for use in such advertisements; provided, however, that nothing in this section shall be construed to prohibit the filming or photographing of the interior of city hall for news coverage purposes by newspapers, magazines and television."

Part 6, Chapter 3, Article B, Section 6-3010:

"Neighborhood planning unit meetings shall not be used for political forums or campaigning for city, county, state, or federal elections."

Examples of campaigning could include, but not be limited to:

- Introduction of elected officials as political candidates in upcoming elections;
- Passing out campaigning materials and literature; and
- Conducting either of the above in city hall, its rooms or offices.

If there are any questions or concerns please contact (404)330-6899