

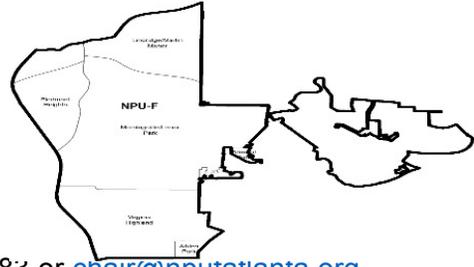
NEIGHBORHOOD PLANNING UNIT – F

MEETING INFO

Date & Time: Monday, May 21, 2018 – 7:00 PM

Location: Hillside Facility

1301 Monroe Drive Atlanta, GA 30306-3439



CONTACT INFO

Debbie Skopczynski, **NPU-F, Chairperson** – (404) 874-7483 or chair@nputatlanta.org

Doug Young, **City of Atlanta, Planner** – (404) 330-6702 or dyoung@AtlantaGa.Gov

Erica Pines, **City of Atlanta, Asst. Director** – (404) 546-0159 or epines@AtlantaGa.Gov

Charletta Wilson Jacks, **City of Atlanta, Director** – (404) 330-6730 or cjacks@AtlantaGa.Gov

AGENDA

1. Opening Remarks/Introductions

The meeting was called to order at 7:01pm.

Reminders:

- All attendees, including non-residents, should sign in on one of the sheets located on the front table. If you are interested in receiving updates from the NPU and more detailed agenda with links to the applications on the agenda, please sign the clip board.
- Residents of NPU-F may vote on any issue unless they have a financial interest in the application or motion (e.g. property owners may not vote on their own variances, but can vote on other variance applications). Business owners may vote if they have met the requirements as described in our by-laws. Most of our votes will be taken by voice vote. We are using the honor system tonight. Please resist the urge to vote. if you don't live in NPU-F.
- There are two agendas --the one with the map and the Consent Agenda. This is a very full agenda and I am asking presentations from City representatives tonight to be brief. I will entertain 1-2 quick questions for each speaker, but if your issue is more complex, please ask to step into the hallway. We try to end our meetings no later than 9:30 because the front door is on an automatic lock and we have to call to have someone rescue us.

2. Approval of Minutes

The April 2018 minutes have been posted on the NPU-F website. Thanks to Jori for taking the minutes last month. Are there any changes or revisions?

NPU-F Action: Motion to approve the April 2018 minutes (without revisions) carries on voice vote.

3. Announcements

Refer to the Consent Agenda and flyers on the front table for upcoming events of interest.

Note the Solarize Atlanta presentation 5/22 @ 6:30pm at Ponce De Leon library. Provides people the opportunity to buy in to bulk rate solar panels, after evaluation if you decide to sign up, solar panels will be installed on your roof, this is part of City of

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Atlanta's goal to reduce green gas emissions. For more information visit SolarizeATL.com or pick up Atlanta Intown.

4. Reports from City Departmental Representatives

- Atlanta Fire Department – Station 19 North Highland; Station 29 Monroe
Banaszek: Several big incidents in past week, Highrise fire on Peachtree and scaffolding incident, no injuries. Reminder about the smoke detector, car seats and blood pressure programs going on. 404-546-7000 Fire dept headquarters.

- Atlanta Police Dept. - Zone 6 - Major Klotzer Zone 2 – Major Shaw

Major Shaw: Earlier in the year Home Park neighborhood robberies bled in to zone 2, it has been over a month since we there has been a robbery, then there were six robberies between us and zone 5 over a 72-hour period. More gas station sliders are occurring, where they enter your passenger door and steal your purse, or other belongings, this is a property crime, but they are usually armed, these are happening here and around the country more often.

Captain Collier Zone 6: One slider event a few weeks ago, they caught the individual who committed the crime. Increase in bicycle thefts often off a porch and auto thefts, because people leave key fobs in the car. Slight increase in package thefts, if possible deliver your packages to a place that someone is there to retrieve it. Home invasion in Virginia-Highland a few weeks ago, be mindful of service people in your home.

Comments: Best advice is report what you see to 911 and they will send the right teams to support it. Cheshire Bridge speed is challenging. Hands free cell phone use goes in to affect July 1, 2018, you can call in violations you see.

- Fulton County Community Prosecutor - Zone 2 - Brendan Dougherty; Zone 6 - Keith Lamar Jr; Court Watch Coordinator – Danielle Simpson
Keith Lamar: Paul Williams arrested and found guilty less than four years ago, he was recently let out of jail and was caught again breaking in to a car on the same street as his previous crime, he and Timothy Bolton are now in jail together. Court Watch interviews will take place on Friday for Director, there are seven candidates. Last week the Legalize program, held a 14-school mock trial and Cleveland won.
- MARTA police - Major Nelvette Easterling, Lt. Chapman, North Precinct
Sergeant Mosley: Most of serious crime is in bicycle theft, mostly people who don't use a quality lock. Use a U-lock or Kryptonite lock. With summer travel ridership will increase, to keep crime down, plan ahead -- load your Breeze card online ahead (a day), if you need to use your phone try not to sit next to the door because you might be a prime target for snatching, pay attention to the car you are in, download the See and Say app and share your concerns so they can be addressed.
- Bureau of Housing and Code Compliance – Officer Edwards sledwards@atlantaga.gov
cell 404-326-6573
No statistical report tonight, going out and focusing on overgrowth. Feel free to send an e-mail, so Officer Edwards can address any concerns you have. Comment: 780 N. Highland (between St. Charles and Greenwood on the Westside) has there been any traction on the homeless individuals sleeping there? The case has been started and was filed as highly hazardous.
- Office of the Solicitor's - Andrew Hughes, Solicitor
Andrew Hughes: Office has been restructured so Andrew and Courtney Smith trade off NPU meetings, nothing to report at this time. Office of Solicitors is able to access their computers now, but case management system is still not working, don't have a date they

will be fully operational. Comments: Have you seen anything come in from the new noise ordinance that passed? Not yet received anything, Judge Portis will exclusively deal with these cases. All the data that was lost, how much will be recovered? All case management information should be recovered, personal computer documents for many were impacted.

- Public Works – Carlos Collins, cacollins@atlga.gov / 404-803-9376.
No dumping signs have been posted and a request to remove Maiden Lane overgrowth has been made. Dept. of Public Works is promoting its ride-a-long program, this provides NPU's the opportunity to ride-a-long with public works. These take place from 1-4pm Monday and Wednesday and then one Saturday 9-12 or 1-4. Contact Samantha Terry to schedule, Snterry@atlga.gov.
Comment: What is causing the delay in getting yard trimmings picked up? Working to get this manpower and equipment issue resolved, there is not a definitive answer as to when this will be resolved. Contact Carlos if your yard trimmings are not being picked up.
- Dan Calvett, Parks & Recreation
Groundbreaking for Noble Park, playground will be shut down this week to start construction, which will conclude by the end of August. Anticipate Armand Park to be done in September. Atlanta Audubon is working with Piedmont Park Conservancy event, do a gated event in September they will be applying for a permit. June 14 @ 3:30pm the friends will be doing a program called kidstruction, to provide an opportunity for the kids to meet all the workers and do a concrete pour, RSVP Jen Denbo, Jen_denbo@gmail.com

5. Comments from Elected Officials

- State House of Representatives - Rep. Pat Gardner/Rep. Park Cannon
Pat Gardner is happy to have represented you for 17 years. In 2018 many things that had to be fought such as bans on gay adoption and treatment of illegal immigrants, some good things about having money in the budget, criminal justice reform, children's mental health budget has been increased for early intervention for kids in the schools, good training program for autism. Another item of interest is the state requires the county to have accurate assessments of property value, today you will be mailed a new assessment, look and see if it is accurate and go online and change the inaccuracies and appeal if necessary. On the November ballot there will be a statewide bill that will impact 2019, but this would not be applicable to 2018. Hands free cell phone use will be a big deal.
Question: What will happen with Stockbridge and deannexation legislation? We need to pay attention, this could have big impact if Buckhead decides to deannex.
- Fulton County Commission - Fulton County Commission - Lee Morris, District 3; Marvin Arrington Jr., District 5;

Demetrius Myatt representing Commission Chair Robb Pitts: Commissioner Pitts initiated 2 things within 100 days of being in office. More dollars were put into 2018 to get better equipment and hire more assessors, also established Homestead Exemption task force to go through the exemptions and the process and make sure the communication is effective. For example, even Habitat for Humanity resident's homes are being appraised at the same rate. Please go online once you receive your new tax assessment and record any inconsistency. Have paid internships available, give Demetrius a call regarding tax questions and internships: 404-956-0185. This month in Fulton county is senior services month, offering free Lyft rides to senior summit May 31, breakfast and lunch will be served. Comment: There is a thing called a neighborhood

factor and a block can make all the difference, the land in our neighborhood is where the value is. Our NPU would like to have someone come and provide an in-depth overview from Atlanta City Council.

6. Presentation(s)

- Piedmont Park Inclusive Playground – Todd Hill, DTJ Design

Identified a location just north of the Greystone pool facility, for an all-inclusive playground, this includes accessible restrooms and parking. This project is sponsored by Variety of GA (varietyofga.org). The plan is to preserve the existing trees, create safe contained space, for those children ages 2-5 and 5-12 years of age. Sight, sound, touch motion and areas of respite. Timeline: Can't break ground until all funding is in place, hope to break ground in the early spring 2019.

- BeltLine Rail Now

Led by Cathy Woolard and Ryan Gravel [BeltLine Rail Now](#), is a movement to support an aggressive timeline to put a two-way light rail or streetcar along the Atlanta BeltLine. Transit will improve the traffic choking our neighborhoods. This is specifically regarding the use of \$2.5+ billion from the 2016 MARTA referendum, that has not been allocated to this project. So, far they have been talking to city council, started social media, held a panel with Robby Ash, Jeff Parker and top transportation for ARC, Andre Dickens and Clyde COO for Beltline. They will be going to every neighborhood group and NPU asking them to sign the petition, the basic premise talks about the history, how transit will improve our traffic situation, this is the best way to connect our neighborhoods and the businesses being built, the impact on businesses and the necessity of doing something like light rail on the BeltLine on a dedicated path. Ask MARTA, Mayor Bottoms and City of Atlanta to make all 22 miles a priority right now.

NPU-F Action: Motion for NPU-F sign the BeltLine Rail Now petition, so they can say NPU-F is committed to transit on the BeltLine. Motion carries on a voice vote.

7. Planner's Report

- Zoning Ordinance Update Phase II

Community engagement this summer in July and August around the city, we will be asking NPU's to send representatives. More to come from Doug and on the website. This will be a multi-year process. The legislation will come to the NPU for review this summer.

- Presentation of 2018 Community Design Award to North Highland Mile (formerly Morningside Mile) last Thursday, at the 41st Annual Design awards. The event was held at the church on Cascade behind the ATL planning studio.
- Annexation of 1098 Rosedale (Virginia-Highland neighborhood)
There are three pieces of legislation to complete an annexation, match land use, zoning. This is a single-family house, low density land use and R-4 zoning category, this will be contiguous to some back of properties and will be annexed in to the Virginia Highland neighborhood. Change zoning and land use category is what NPU is voting on.

NPU-F Action: Motion to recommend approval of Z-18-045 to designate the zoning of property at 1098 Rosedale Road as R-4 and recommend approval of O-18-1239 to designate the land use as Single Family Residential carries on voice vote.

8. Committee Reports

Please visit the City of Atlanta Website at: www.AtlantaGa.Gov

- Lindridge-Martin Manor Neighborhood Association – Kevin McBride, President; Rich Sussman, NPU Rep
Starting to spend money provided by NPU-F grant, for plumbing work in the LMM community garden and then they will start building the beds for the garden.
- Morningside-Lenox Park Association – Charlie Nalbome, President & NPU Rep; John Ayers, Zoning & NPU Rep
No report.
- Piedmont Heights Civic Association – Gary Dresser, President; Jean Johnson and Tim Berube, NPU Reps
No report.
- Virginia-Highland Civic Association (VHCA) –David Brandenberger, President; Barry Loudis and Kay Stephenson, NPU Reps
 - Summerfest will be the second weekend in June, please volunteer and come out if you can, buy art and listen to music.
 - Stay tuned for more information about the next community meeting to be scheduled on the Monroe & Cresthill development. Last Thursday’s community engagement was cancelled by the developers, the proposal for nine single family homes on Cresthill was a non-starter. The neighborhood is still raising funds for professionals to support this, visit Vahi.org for more details on the GoFundMe initiative and meeting materials.
- Virginia-Highland Business Association (VHBA) –Lynn DeWitt, NPU Rep
No report
- Edmund Park - Pete Densmore, Neighborhood Rep; Sally Montgomery, Zoning
No report
- Emory/CDC Area/Druid Hills
No report
- Public Safety Committee – Jim Hardy
No report
- Education Committee (vacant)
If interested in filling this position please let Debbie know.

Chair Report

- We now have an NPU-F Facebook page so that we can post information about important happenings in the NPU.
- 3 things of significance at last Saturday’s APAB meeting:
 - a) APAB passed a resolution calling for the city Planning Department to follow required procedures for Special Administrative Permits in Quality of Life Zoning Districts and for the Atlanta City Council to review and amend those procedures in all districts to require written notification to NPUs of their decisions at the same time they are notifying the applicant.

- b) We were advised last month by APAB’s appointee to Renew Atlanta’s Infrastructure Stakeholder Committee, Dr. John Muzzy that his seat along with the seats of the Atlanta Bicycle Coalition (ABC) and PEDS among others were eliminated due to “potential conflicts of interest”. We learned this month that he was not notified directly that they were kicked off the board and the only members that had conflicts of interest were representatives from Georgia Power and Georgia Gas Light. APAB passed a resolution to ask Council to pass legislation to return the APAB, ABC an PEDS representatives to this board.
- c) Our Jim Hardy from Piedmont Heights and NPU-F Public Safety chair was recommended by APAB to represent NPU A-F on the Citizen Review Board, replacing Bill Bozarth (NPU-B) who’s been term-limited.
- MARTA is proposing to make significant changes to Route 6 (Clifton Rd/Emory), Route 36 (N Decatur Rd/Virginia-Highland) and Route 16 (N Highland Ave) which will eliminate bus service on North Highland north of Virginia Avenue to Clifton Road and on East Rock Springs. There have already been several community hearings and public hearings – publicized by Councilmember Ide’s office and on Next Door. If you were not able to attend the hearings and want to provide comments you may leave a message at 404-848-5299, write to MARTA’s Department of Planning, 2424 Piedmont Road, NE Atlanta 3024-3330 or complete an on-line Comment Card at www.itsmarta.com or fax comments to 404-848-4179. You may also sign a Change.Org petition at <https://www.change.org/p/metropolitan-atlanta-maintain-marta-through-virginia-highlands-and-morningside-buses-36-and-16>

NPU-F: NPU supports both Virginia-Highland and Morningside Civic Association to oppose proposed changes to MARTA routes 16 & 36. The Chair will forward a letter to MARTA to express our concerns.

9. Matters for Voting

Consent Agenda

Special Events Applications

Event Name	Event	Event Date	Recommendation
Firefly Run Atlanta	400 Park Drive NE (Piedmont Park) Class E/1,500 participants	June 14, 2018	Approval
Atlanta Greenhouse	Piedmont Park Class E/500 participants	June 17, 2018	Approval

Board of Zoning Adjustment Applications

Application	Address	Request	Neighborhood Recommendation
V-18-66	825 Drewry Street NE	Applicant seeks a variance from the zoning regulation: (1) to reduce the required east side yard setback from 7 ft. to 3 ft., (2) to reduce the required west side yard setback from 7 ft. to 2 ft, (3) to reduce the required rear yard setback from 15 ft. to 10 ft. to construct a detached garage, and (4) to increase the maximum lot coverage from 50% to 55%.	VHCA: Application withdrawn by applicant

NPU Action: Motion to accept the neighborhood recommendations and approve the consent agenda after removing Firefly Run Atlanta carries on voice vote.

Liquor License Applications – LRB

Name of Business	Type of Business	Applicant	Property Address	Request
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Please visit the City of Atlanta Website at: www.AtlantaGa.Gov

Blu Lagoon Bar & Bistro	Restaurant/Bar	Joseph Ogbogu	2275/2263 Cheshire Bridge Road NE	New Business
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Comments: The last time of record that there was a valid license at the location was December, 2017. By City of Atlanta Code of Ordinances, restaurants are exempt from the distance requirements as long as the location does not have live entertainment. Hours of operation 12pm-3am daily.

NPU Action: Motion to recommend support carries on voice vote.

Jai Ho	Restaurant	Ritaben Patel	560 Dutch Valley Road	Change of Ownership
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Comments: Existing restaurant applied for change of ownership. Consumption only, Sunday – Thursday 11am – 10pm hours of operation. Seating capacity is 100.

NPU Action: Motion to recommend support carries on voice vote.

Special Event Application(s) – MOSE			
Event Name	Event Organizer	Event Location	Event Date
Atlanta Moon Ride	Laken Sullivan	Piedmont Park Class D & Assembly/ 4,999 Participants	June 8, 2018

Comments: Event been taking pace for 6 years, night time bicycle ride fundraiser for Bert's Big Adventure, which takes terminally ill children to Disneyland. The big change this year is Summerfest which is scheduled along the Moon Ride route. Working together to make it work. Worked with APD and Chris Clark to confirm the ride, sent out community alert cards to the neighbors. Pre-ride festival at 7pm in Piedmont Park, actual ride is at 11pm. Last year were able to send four full families to Disneyland as a result of this event.

NPU Action: Motion to recommend support carries on voice vote.

Strong 4 Life Superhero Sprint	Michelle Cobb	Piedmont Park Class D/3,000 participants	June 2, 2018
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Comments: For Children's Healthcare, at Charles Allen entrance, 5k @ 9am for 1,200 people. Setup Friday night and Saturday at 6am. Music starts 7/7:30am, event over by noon. Streets will be landlocked for 30-45 minutes. Why is this festival held at Piedmont Park: Centrally located park that accommodate the crowd.

NPU Action: Motion to recommend support carries on voice vote. 1 opposition.

Virginia Highland Summerfest	Robert Frazer/Bevin Patrick	Virginia Avenue & John Howell Park Class B & Assembly/ 40,000 participants	June 8-10, 2018
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Comments: 35th year, same security, same duration. Only change is that the event will be held the 2nd weekend in June for the first time. Always encourage people to ride MARTA. There will be bike parking, but not valet. The Community Dinner Movie will be Avengers 2.

NPU Action: Motion to recommend support carries on voice vote.

Firefly Run Atlanta	Jennifer Romero	400 Park Drive NE Class E/1,500 Participants	June 9, 2018
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Comments: The applicant did not attend the meeting. and the event will be held prior to the next NPU meeting.

NPU Action: Motion to nonsupport event carries on voice vote.

A Performance in the Park with the Atlanta Symphony Orchestra	Tyler Benware	Oak Hill at Piedmont Park Class C/12,000 participants	June 14, 2018
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Comments: This is a tradition since 1976, performing music by Leonard Bernstein and also Tchaikovsky's 1812 Overture. Different this year is they will be selling alcohol, through vendor that is used at Chastain amphitheater to offset the costs.

NPU Action: Motion to recommend support carries on voice vote

ACJ Peachtree Road Race	Jennie Coakley	Lenox Mall, Peachtree Street, Piedmont Park Class A & Assembly/ 60,000 participants	July 4, 2018
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Comments: 49th year, the start time has moved earlier, to 6:27am because it is so hot. July 2nd set up does impact 10th street, but 10th street will open after 10am and reopen for evening rush hour.

NPU Action: Motion to recommend support carries on voice vote.

Board of Zoning Adjustment Applications - BZA

[V-18-102](#) 859 Wildwood Road NE

Applicant seeks a variance from the zoning regulation to: (1) reduce the required west side yard from 10 feet to 6.6 feet for an addition at the rear of an existing single-family residence and (2) reduce the required east side yard from 10 feet to 3 feet to construct a garage/carport at the rear of the existing parcel in place of an existing garage/carport.

MLPA Report: Approved 14-0-0

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

[V-18-111](#) 1147 Zimmer Drive NE

Applicant seeks a variance from the zoning regulation to: (1) reduce the required east side-yard setback from 7 feet to 3 feet, (2) reduce the west side yard setback from 7 feet to 2.3 feet and (3) reduce the rear yard setback from 15 feet to 4 feet.

MLPA Report: Approved 14-0-0

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

[V-18-121](#) 125 Ottley Drive NE (Review and Comment only)

Applicant seeks a special exception from the zoning regulation to reduce the required parking to allow warehouse conversion from 583 spaces to mixed-use (Office, Showroom and Restaurant) to 271 spaces.

Report: This application is in Brookwood Hills. Applicant is requesting to reduce the required parking to accommodate a shift from the existing warehouse use to a mix of new uses within the existing warehouse (office, showroom, and restaurant). We are not proposing the addition of any new buildings or pavement at this time, and are partially demolishing a portion of the warehouse to provide additional parking.

Comments: Since 2014 this is NPU-F's 6th parking space reduction, just something to be aware of. I-1 zoning in BeltLine overlay, it is consistent with new zoning ordinance.

[V-18-123](#) 1243 Virginia Avenue NE

Applicant seeks a variance from the zoning regulation to: (1) reduce the required front yard setback from 40 feet to 27 feet, (2) reduce the east side yard setback from 7 feet to .04 feet and (3) reduce the west side yard setback from 7 feet to 3.7 feet.

VHCA Report: Applicant Kent Arenhold on behalf of homeowner Huseyin Unal request the following variances: 1) reduce the front yard setback from 40 feet to 27 feet 2) reduce the east side yard setback from 7 feet to 0.4 feet (existing) 3) reduce the west side yard setback from 7 feet to 3.7 feet (existing to allow construction of a second and third story addition to the residence.

Current lot coverage is 87.5% and will remain the same after construction since the addition will be within the existing footprint. The exception to this would be a potential second-story balcony overhanging the front of the home. No observed tree issues and applicant is reviewing options for potential stormwater effects. Appropriate property owners were notified. The VHCA Planning Committee and Board of Directors unanimously recommended approval.

Comments: Neighbor present expressing concern about number of stories, tree impact and space not being adequate to accommodate this. Virginia-Highland unanimous support of this, because there is no change in lot coverage, tree in front was not a concern, neighbors were notified. Question: .04 feet is an existing setback. The arborist will be very careful in the building review process as it relates to the impact on the tree. The Neighbor concerned about the tree and the 8 ft setback. Those who still have concerns attend the BZA meeting is June 14.

NPU Action: Motion to recommend support carries on voice vote. Favor 10, opposed 3, abstention 2.

V-18-125 763 Adair Avenue NE

Applicant seeks a variance from the zoning regulation to reduce the required front yard setback from 35 feet to 26 feet for an addition.

VHCA Report: Applicant Michelle Krahe on behalf of homeowner Jenny Phillips request the following variances:

1) reduce the front yard setback from 35 feet to 26 feet (existing) to allow for construction of a first-floor addition to the residence. Existing second-floor is already over the proposed construction area. This first-floor addition would be to “fill-in” the existing empty space on the first floor adjacent to the driveway. Proposed construction area is currently impervious surface. Current lot coverage is 24.5% and will remain the same after construction since the addition will be within the existing footprint of impervious surface. No observed tree issues and applicant is reviewing options for potential stormwater effects. Appropriate property owners were notified. The VHCA Planning Committee and Board of Directors unanimously recommended approval.

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

V-18-126 494 Plaster Avenue NE

Applicant seeks a special exception from the zoning regulation to reduce the required parking from 49 spaces to 46 spaces to allow for mixed-use development including office and restaurant. This is Carrol Park’s catering. Potential conflict on 3 spaces between office closing and the restaurant, optimistic people will walk to lunch. Woof’s will be the restaurant.

PHCA Report: Support

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

V-18-128 1132 Briarcliff Place NE

Applicant seeks a variance from zoning regulations to reduce the required half-depth front yard from 17 feet 5 inches to 7 feet to re-build a house.

VHCA Report: Applicant Lance and Erin Chernow on behalf of current homeowners Clark Dorsey and Margaux Germann request the following variance (applicant is under contract to purchase the property): 1) reduce the east half-depth side yard from 17.5 feet to 7 feet (existing) to allow for the re-build of a residence. Existing home is currently located 7 feet from the eastern property line. That property line abuts the public right of way (no existing sidewalk) along Briarcliff Terrace. Applicant is considering feasibility of constructing a new home or adding to the existing structure. Given this, there is no calculation for proposed lot coverage or FAR. There was no final design presented to the planning committee.

Since this application is requesting a variance for an existing condition and no design plans were presented, there are no observed tree issues and applicant is reviewing options for potential stormwater. Appropriate neighbors and property owners were notified.

Additionally, this is a side yard with exposure to a road. The applicant was briefed on proper fence and boundary design but it is the applicant's responsibility to file such plans with the City. The VHCA Planning Committee and Board of Directors unanimously recommended approval.
NPU Action: Motion to recommend approval carries on voice vote.

V-18-129 572 Park Drive NE

Applicant seeks a variance from the zoning regulation to (1) reduce the required east side yard setback from 7 feet to 3 feet and (2) reduce the required front yard setback from 35 feet to 30 feet for the construction of an addition to an existing single-family home.

VHCA Report: Applicant Jean Vallee on behalf of homeowners Troy and Melissa Stowe request the following variances 1) reduce the front yard setback from 35 feet to 30 feet (existing) 2) reduce the east side yard setback from 7 feet to 3 feet (existing). to allow enclosure of an existing covered, concrete patio to the first story of the residence. Current lot coverage is 48% and will remain the same after construction since the addition will be within the existing footprint. No observed tree issues and applicant is reviewing options for potential stormwater effects. Appropriate property owners were notified.

The VHCA Planning Committee and Board of Directors unanimously recommended approval.

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

V-18-140 878 Brookridge Drive NE

Applicant seeks a variance from the zoning regulation to reduce the required front yard setback from 35 feet to 28.5 feet for a single-family addition.

VHCA Report: Applicant Stacey Rainwater on behalf of homeowners Barbara Thwaites request the following variance

1) reduce the front yard setback from 35 feet to 28.5 feet (existing) to allow for construction of an addition to the residence. Proposed lot coverage is 24.6%. The VHCA Planning Committee and Board of Directors unanimously recommended approval.

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

Zoning Review Board - ZRB

Z-18-24 1042 Lindbergh Drive NE

Applicant seeks to rezone the .28-acre property from R-LC-C to R-LC to remove the condition that was tailored to minimize a specific use by the previous owner.

LMMNA Report: voted to eliminate the condition that allowed for office use. So any other use under R-LC would be viable, such as the Carlisle Montessori School.

Comments: There are two conditions that will be removed from the original rezoning application Z-06-41. In addition to the use condition, there is also a site plan condition. Lindridge Martin Manor voted unanimously 8-0 to support this.

NPU Action: Motion to remove both conditions from the current zoning (no site plan requirement or use restriction) carries on voice vote.

Z-18-45 1098 Rosedale Road NE (annexation)

An Ordinance by Councilmember Jennifer Ide to zone property located at 1098 Rosedale Road NE, Atlanta Georgia 30306 to the R-4 (Single-family residential) zoning district upon annexation into the city limits; and for other purposes.

See Planner's report for Comments, recommendation.

Text Amendment(s) – Comprehensive Development Plan

18-O-1239 1098 Rosedale Road NE (annexation)

An Ordinance by Councilmember Jennifer N. Ide to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at 1098 Rosedale Road NE Atlanta Georgia to the Single-Family Residential Land Use Designation upon annexation into the City Limits for other purposes

Please visit the City of Atlanta Website at: www.AtlantaGa.Gov

See Planner's report for Comments, recommendation.

10. Old Business

11. New Business

12. Adjournment

The meeting adjourned at 9:51 PM.