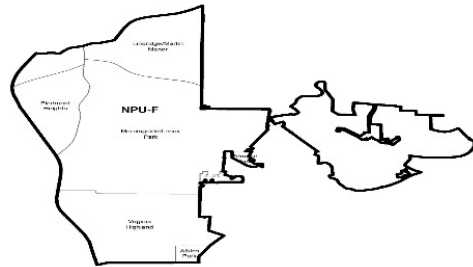


# NEIGHBORHOOD PLANNING UNIT – F

## MEETING INFO

**Date & Time:** Monday, April 15, 2019 – 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@npufatlanta.org](mailto:chair@npufatlanta.org)

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Keyetta Holmes, **City of Atlanta, Interim Director** – (404) 546-0166 or [kmholmes@AtlantaGa.Gov](mailto:kmholmes@AtlantaGa.Gov)

## AGENDA

### 1. Opening Remarks/Introductions

- The meeting was called to order at 7:02 pm.

### 2. Approval of Minutes

Thanks to Aruna Narasimhan for taking the February and March minutes. They have been uploaded on the new NPU-F website and links were sent to those on the NPU-F email listing.

**NPU-F Action: Motion to approve the February and March minutes carries on voice vote.**

### 3. Announcements

### 4. Reports from City Departmental Representatives

- Atlanta Fire Department – Station 19 North Highland; Station 29 Monroe
  - Chief Hatcher – Time to check smoke detectors. AFRD will be doing hydrant checks. Learn from Notre Dame fire – fires double in size every 30 seconds.
- Atlanta Police Dept. - Zone 6 - Major Klotzer, Capt Clay Zone 2 – Major Shaw, Sgt. Schimmel
  - Captain Clay – Citizen Police Academy begins May 2<sup>nd</sup>. Reminder about Clean Car Campaign – don't leave laptop in car. Call supervisor if you are unhappy with call time. Zone 6 (which has taken over parts of Zone 2) is working on homeless camps.
  - Zone 2 – contact [asighn@atlantaga.gov](mailto:asighn@atlantaga.gov) if issues or concerns.
- Fulton County Community Prosecutor - Zone 2 - Brendan Dougherty; Zone 6 - Keith Lamar Jr; Court Watch Coordinator – TBD
  - Keith Lamar – Several Courtwatch opportunities to address repeat offenders (Mr. Peters – 13 counts of burglary, Paul Williams – breaking in cars, Eddie Dupres – 38 cycles)
- Bureau of Housing and Code Compliance – Officer Edwards [sledwards@atlantaga.gov](mailto:sledwards@atlantaga.gov) cell 404-326-6573
  - Quarterly report – 33 cases; 5 were highly hazardous.

- o Office McKoy – reminder that Public Works is responsible for anything from the sidewalk to the street.

5. Comments from Elected Officials – No reports

6. Presentation(s)

- MARTA’s Station Rehabilitation Program – Malika Haseem from MORE Marta
  - o Launched system-wide assessment of all stations to improve safety, security, customer experience and maintenance. Will be providing wi-fi access, upgrade restrooms, elevator improvements, increase way-finding and new seating and lighting.
  - o Survey will be ready at end of month to get priorities for improvement.
  - o MORE Marta – partnership with Atlanta to expand system. Identifying how projects will be delivered. Round of meetings in May, board vote in June.

6. Planner’s Report – Doug Young

- Urban Ecology Framework meetings are scheduled April 23 and April 24 (see consent agenda for times and locations.)
- Community Design Awards – no nominations received from NPU-F. (No nominations from the floor.). The annual Atlanta Urban Design Commission awards are in May.

7. Committee Reports

- Lindridge-Martin Manor Neighborhood Association – Kevin McBride, President; Rich Sussman, NPU Rep
  - (1) Spring Fling held April 13 at Armand Park
  - (2) Hearing for Allure at 3pm Monday, April 29. Parking valet cited for not having proper permits.
  - (3) In reaction to the Allure situation, DPW Transportation Study found no need for restricted parking on neighborhood streets. However, it will post "no parking" on Alco and no U-turn to go west on Alco. DPW will evaluate after one month.
- Morningside-Lenox Park Association – Charlie Nalbhone, 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
  - o New mural on side of Goin’ Coastal building.
  - o Summerfest is first weekend of June – need volunteers.
- Virginia-Highland Business Association (VHBA) –Lynn DeWitt, NPU Rep  
No report
- Edmund Park – Aruna Narasimhan, President, Pete Densmore, Neighborhood Rep; Sally Montgomery, Zoning  
No report
- Emory/CDC Area/Druid Hills

- o At the ZRB hearing last week, the ZRB supported a transitional height plane that will apply to any parcels that are adjacent to R-3 and R-4 equivalent residential lots outside the city limits.
- Parks, Trees, and Environment – Rich Sussman/Jack White  
No report
- Public Safety Committee – Jim Hardy  
No report.
- Education Committee (vacant)  
No report

**Chair Report:**

- Received two Beltline SAPs this month, both in Piedmont Heights:
  - o 1929 Piedmont Circle NE – Stacy’s Pharmacy is moving from North Rock Springs and proposes a two-story building. Comments are due back to the city on 4/26
  - o BL-19-015 190 Ottley NE – in NPU-E, request for site alterations. Piedmont Heights with the following comments:  
*“support with the notation that we believe ingress and egress traffic congestion at Armour Rd is at a critical point and we strongly recommend the appropriate governmental entities take immediate action to reduce the congestion”*
- The Man Cave LRB application has still not been scheduled for a License Review Board meeting. Will keep you informed if/when it is scheduled. LRB hearings are held every other Tuesday at City Hall at 5 pm. We haven’t been able to get any info from the applicant or the City on the status.
  - o Neighbors – let Jane Rawlings or me know if you see any activity at the location.
- Volunteers are needed to replace the Zoning Chair and to share the secretary role. Last year, we’ve had 2 secretaries, but maybe with 3 the job would be less daunting.
- APAB report – meeting is next Saturday; no quorum last month, again, so no business conducted

8. Matters for Voting

**Consent Agenda**

**Board of Zoning Adjustment**

Application	Address	Request	Neighborhood Recommendation
V-19-55	969 Highland View NE	Applicant seeks a variance from the zoning regulations to 1) reduce the required front yard setback from 30 feet to 19 feet 15 inches and 2) reduce the required west side yard setback from 7 feet to 3 feet 5 inches to build a second story addition and a chimney.	VHCA: Approval
V-19-63	1356 Lanier Boulevard NE	Applicant seeks a variance from the zoning regulation to reduce the required front yard setback from 35 feet to 26 feet 4 inches to construct a second story addition.	MLPA: Approval

**Special Events Applications**

Event	Date	Event Type	Recommendation
Let Your Light Shine Talent Showcase for Depression & Suicide Awareness Sashe Omogiate	May 11, 2019	Piedmont Park/Meadow Class E/200 Participants	Did not appear - removed

<b>Indigenous House 9</b> John Dennis	May 19, 2019	Piedmont Park Class E/1,500 participants	<b>Did not appear - removed</b>
<b>CHOA Strong 4 Life Super Hero 5k Run/Walk</b> Skip Breeser	June 1, 2019	Piedmont Park - Charles Allen Gate Class E/1,800 participants	<b>Approve</b>
<b>Atlanta Chicken and Beer Festival</b> Jim Shumake	June 15, 2019	Piedmont Park Class E/1,500 participants	<b>Did not appear - removed</b>

**Comments:** *Let the Light Shine Talent Showcase for Depression, Indigenous House 9 and Atlanta Chicken and Beer Festival did not attend the meeting.*

- **NPU Action: Motion to approve the consent agenda with Let the Light Shine, Atlanta Chicken and Beer Festival and Indigenous House 9 removed carries on voice vote.**

**Special Event Application(s) – MOSE**

Let Your Light Shine Talent Showcase for Depression & Suicide Awareness Sashe Omogiate	Piedmont Park May 11, 2019 Class E/200 Participants
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Comments: Applicant did not attend March or April NPU meetings. The next NPU meeting is after the event. It is the practice of NPU-F to not support special events that do not attend NPU-F meetings.

**NPU-F Action: Motion of non-support carries on voice vote.**

Indigenous House 9 John Dennis	Piedmont Park May 19, 2019 Class E 1,500 participants
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Comments: Applicant did not appear at meeting. The next NPU meeting is after the event. It is the practice of NPU-F to not support special events that do not attend NPU-F meetings.

**NPU-F Action: Motion of non-support carries on voice vote.**

<a href="#">Virginia-Highland Summerfest</a> Robert Frazer	Virginia-Highland John Howell Park 797 Virginia Avenue NE May 31-June 2, 2019 Class B/40,000 participants
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Comments: No changes from previous years. Same traffic and security plans. Will be 3 stages.

**NPU-F Action: Motion to support carries on voice vote.**

Atlanta Moon Ride Laken Sullivan	Piedmont Park June 7-8, 2019 Class D/5,029 participants
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Comments: *Laken unable to attend meeting..*

**NPU-F Action: Motion to defer to May meeting carries on voice vote.**

<a href="#">Atlanta Chicken and Beer Festival</a> Jim Shumake	Piedmont Park June 15, 2019
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	Class E/1,500 participants
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Comments: Removed from consent agenda. Did not attend.

**NPU-F Action: Motion to defer to May carries on voice vote.**

<a href="#">12<sup>th</sup> Annual HBCU Alumni Alliance 5k Run/Walk</a> Erinn Rowell	Piedmont Park June 29, 2019 Class D/2,500 participants
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Comments: Moved locations and changed route. Will co-occupy space with Atlanta Track Race.

**NPU-F Action: Motion to support carries on voice vote.**

<a href="#">Peachtree Junior &amp; AJC Peachtree Road Race</a> Jennie Coakley	Piedmont Park July 3-4, 2019 Class A/3,000 & 60,000 participants
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Comments: 50<sup>th</sup> year of Peachtree race. Peachtree Junior moved to July 3<sup>rd</sup> this year (previously in early June or late May). No other changes to plans.

**NPU-F Action: Motion to support carries on voice vote.**

<a href="#">La Fete du Rose</a> Reginald Cockerham	Piedmont Park: The Promenade May 11, 2019 Gated
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Comments: This is a celebration of everything Rose wine. 2000 attendees last year, expect 3,000 this year. Will have lifesized games, amazing food. Last year was in Old 4<sup>th</sup> Ward. Event is 12-8 pm, will have live band with music away from nearby neighbors. Asked to have people take MARTA or other shared transportation.

**NPU-F Action: Motion to support carries on voice vote.**

**Board of Zoning Adjustment Application(s) – BZA**

**V-19-52 988 Highland View NE**

Applicant seeks a variance from the zoning regulation to reduce the east side yard setback from 7 feet to 3.5 feet to allow the accessory structure to exceed the 30 percent of the floor area of the main house to 40 percent.

**VHCA Report:** Architect Pam Bullock (on behalf of owners and residents Bill and Priscilla Chan) seeks variances to (A) reduce to the east side yard setback from 7' (required) to 3' to modify an existing, accessory structure, and (B) to allow that modified accessory structure to occupy 40% of the remaining rear yard, where 30% is allowed. Overall lot coverage and FAR are within allowed limits, and no apparent stormwater or tree issues were observed.

The Committee and this neighborhood have historically been cautious and careful about rear yard accessory structure overages. This issue was directly addressed in the recent CoA zoning modification accommodating ADUs in this zoning category, (the 'not-so' Quick Fixes.) It seems apparent to the committee that further modifications on the percentage requirement are likely, especially on lots that are as 'undersized' (defined as below theoretical minimum) as many of VaHi's R-4 properties are. While

we would not be receptive to excessive overall lot coverage figures (i.e., over 50%), the 40% distinction seems less meaningful in light of the direction of the new zoning approaches. The designated neighbors have been notified and had no comments. **The Planning Committee unanimously recommends approval.**

The Planning Committee also notes some inconsistencies by the CoA Office of Buildings approach to calculating the relevance of outside stairwells on accessory structures. The Committee will address this issue with CoA Planning & Building.

Comments: Lot coverage is still under 50%. Question: is this the general trend now that ADUs have been approved with recent Quick Fix?

**NPU-F Action: Motion to recommend approval carries by voice vote with two votes in opposition,**

**V-19-53 1019 Virginia Avenue NE**

Applicant seeks a special exception to reduce the required parking from 16 required parking spaces to 0 for an eating and drinking establishment.

**VHCA Report:** Property owner Scott Stern seeks a reduction in the required parking from 8 to 2 spaces for a proposed new pizzeria at the location previously occupied by Goin' Coastal. This application arrives as the Committee is studying (with its consultant, Aaron Fortner) the capacity and overall demand levels in the three existing NC districts. In support of his request, Mr. Stern points out that (1) the spots that Goin' Coastal rented for evening parking in the Highland Hardware lot were rarely used (and often rented to other customers by the parking lot proprietor, which is a separate but real management issue); (2) that rideshare services were being used by a substantial (though difficult to measure) percentage of customers at Goin' Coastal and at his commercial property at the corner of Amsterdam & N Highland. Video cameras that Mr. Stern operates there provide some (again unmeasured) substantiation of this; (3) that the aforementioned Highland Hardware parking lot has rarely been full to capacity on even weekend nights; spaces seems to be available consistently; (4) and lastly, that some customers are even arriving via scooters.

The Committee discussed these trends, all of which are readily observable - even if the outcomes are hard to quantify - with Mr. Fortner and asked for his recommendations. He suggested the following:

The quick fixes eliminate parking for eating and drinking establishments in pre-1965 buildings that are less than 1,200 sf; NC regulations require parking for eating and drinking establishments at 1 for every 100 sf. Mr. Fortner recommends that for eating and drinking establishments larger than 1,200 sf, we apply the parking requirement to that portion of the building greater than 1,200 sf.

He observes that some newer NC districts have gone even further in lower the parking requirement for eating and drinking; in some districts there are no requirements and in other districts, a formula of 1 space for every 200 sf has proved successful. He recommends that VaHi districts modify the existing 1:100 sf to 1:200 sf.

The net result for the application at this site of 1,600 sf is that the parking requirement would apply to 400 sf (1,600 – 1,200 = 400), for which 2 spaces (1 for every 200 sf) are needed.

After extensive discussion, the Planning Committee accepted this reasoning, and **a motion supporting a reduction in spaces to 2 was made and passed unanimously. A motion to that effect was approved at the VHCA Board meeting and is VHCA's recommendation to NPU-F and BZA.**

The applicant further notes new Section 16-028.14 (12): "Where on-street parking exists in a public right-of-way, one on-street parking space may be submitted for every required off-street space, provided the on-street space immediately abuts the subject property."

As there are three on-street parking spaces in front of the address for this application and no apparent other claimants for them, this section (unless disallowed by the Director of Public Works per the regulation) will reduce the effective *off-site requirements* to zero spaces. The exact manner in which this part of the process will be annotated and recorded by the CoA's DPW is not yet known.

Comments: See VHCA report above. The applicant is in agreement to reduce spaces to 2.

**NPU-F Action: Motion to recommend approval for a reduction in spaces to 2 carries on voice vote.**

#### **V-19-55 969 Highland View NW**

Applicant seeks a variance from the zoning regulations to 1) reduce the required front yard setback from 30 feet to 19 feet 15 inches and 2) reduce the required west side yard setback from 7 feet to 3 feet 5 inches to build a second story addition and a chimney.

VHCA Report: Architect and applicant Mark Arnold (on behalf of owners & residents Bill & Whitney Spangler) seeks variances to reduce (A) the front yard setback from 35' (required) to 19.5 ft. (existing), and (B) the west sideyard setback from 7' (required) to 3.5' to accommodate a 2nd-story addition that is in the footprint (except for a new chimney on the west side (necessitating that variance.) No tree or stormwater issues were observed. The designated neighbors have been notified. **The Planning Committee and the VHCA Board unanimously recommend approval.**

Comments: **Consent agenda**

#### **V-19-56 840 Clemont Drive NE**

Applicant seeks a variance from the zoning regulation to 1) reduce the required west side yard setback from 7 feet to 3 feet and 2) reduce the required rear yard setback from 15 feet to 3 feet to construct a new accessory structure.

VHCA Report: Architect and applicant Mark Arnold (on behalf of owners Barrett & Catherine Nichols) seeks variances to reduce (A) the west sideyard setback from 7' (required) to 3', and (B) the rear setback from 15' (required) to 3' to construct a new accessory structure in the northwest corner of the property. Lot coverage and FAR are within allowed limits, and no apparent stormwater or tree issues were observed. The designated neighbors have been notified. This structure has been sited to avoid existing trees in the northeast corner of the property. This site is accessible of the alley entrance from the western end of Greenhill; the entire alley is lined with accessory structures of no small size, built at various times and levels of permitting. **The Planning Committee and the VHCA Board unanimously recommend approval.**

Comments: Carriage house is away from trees. Lot coverage is 47%. Talked to neighbors.

**NPU-F Action: Motion to recommend approval carries by voice vote.**

#### **V-19-64 1650 Homestead Avenue NE**

Applicant seeks a variance from the zoning regulations to 1) reduce the required north side yard setback from 7 feet to 3 feet, 2) reduce the required rear yard setback from 15 feet to 3 feet, and 3) increase the

maximum allowed square footage of an accessory structure from 30 percent to 38 percent of the main dwelling for the construction of an accessory structure.

**MLPA Report:** Approved

Comments: Replacing current garage, moving away from neighbors. Met with neighbors. Square footage includes outside stairs and overhangs.

**NPU-F Action:** Motion to recommend approval carries by voice vote.

### Community Design Awards 2019

The Community Design Awards are a way for the NPU to recognize the buildings, public spaces, events, art, organizations, etc. that make your community a better place to live. Examples of previous Community Design Award winners include: neighborhood events, community organizations, new buildings, public art programs, individuals or organizations who have made a significant contribution to a neighborhood, public agencies working in that part of the city, etc. Based on the nomination's location, each nomination was assigned an NPU for voting purposes. There can only be one Community Design Award winner from each NPU regardless of the number of nominations. The NPU may also decide that none of the nominations warrant a Community Design Award. **Nominations can be made from the floor.**

Comments/Nominees: no nominees were submitted and there were none from the floor.

**NPU-F Action:** None taken.

10. Old Business - None
11. New Business - None
12. Adjournment

The meeting adjourned at 8:13 pm