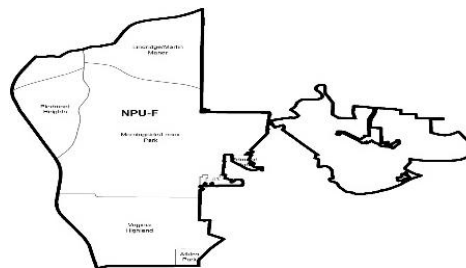


# NEIGHBORHOOD PLANNING UNIT – F

## MEETING INFO

**Date & Time:** Monday, October 21, 2019 – 7:00 PM

**Location:** Hillside Facility  
 1301 Monroe Drive Atlanta, GA 30306-3439



## CONTACT INFO

Debbie Skopczynski, **NPU-F, Chair** – (404) 874-7483 or [chair@npufatlanta.org](mailto:chair@npufatlanta.org)  
 Doug Young, **City of Atlanta, Planner** – (404) 330-6702 or [dyoung@AtlantaGa.Gov](mailto:dyoung@AtlantaGa.Gov)  
 Leah LaRue, **City of Atlanta, Interim Assistant Director** – (404) 330-6070 or [llarue@atlantaga.gov](mailto:llarue@atlantaga.gov)

## AGENDA

1. Opening Remarks/Introductions
2. Approval of Minutes
3. Announcements
  - Election of officers will be conducted at the November 2019 NPU-F meeting. Those interested in being a candidate should contact the Chair at [chair@npufatlanta.org](mailto:chair@npufatlanta.org).
4. Reports from City Departmental Representatives
5. Comments from Elected Officials
6. Presentation(s)
7. Planner’s Report
8. Committee Reports
9. Matters for Vote/Review and Comment (Applications for Review and Comment apply to subdivisions applications and applications located within 300 feet of this NPU).

### Liquor License Application(s) – LRB

Name of Business	Type of Business	Applicant	Property Address	Request
EZ Food Mart <b>(Vote Required)</b>	Food store	Mohammad Haque	1896 Piedmont Road	New Business
The Colonnade <b>(Vote Required)</b>	Restaurant	Jodi J. Stallings	1879 Cheshire Bridge Road NE	Change of Agent

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

Application	Property Address	Public Hearing Date
<a href="#">V-19-185</a> <b>(Vote Required)</b> Applicant seeks a variance from the zoning regulations to 1) reduce the required northern and southern side yard building setbacks from 7 feet to 5 feet, and 2) increase the maximum impervious lot coverage from 50 percent to 61.9 percent – to erect a new single-family dwelling.	1515 North Morningside Drive NE	November 7, 2019

<p><b><u>V-19-187</u> (Vote Required)</b>                  Applicant seeks a variance from the zoning regulations to 1) reduce the required southern side yard building setback from 7 feet to 4 feet and 2) increase the maximum impervious lot coverage from 50 percent to 55 percent – for a single-family addition.</p>	<p>1170 Lanier Boulevard NE</p>	<p>November 7, 2019</p>
<p><b><u>V-19-208</u> (Vote Required)</b>                  Applicant seeks a variance from the zoning regulations to 1) reduce the required front yard setback from 50 feet to 44 feet 8 inches and 2) reduce the required half-depth front yard setback from 25 feet to 15 feet 1 inch to construct a new single family residence.</p>	<p>819 Wildwood Road NE</p>	<p>November 7, 2019</p>
<p><b><u>V-19-217</u> (Vote Required)</b>                  Applicant seeks a variance from the zoning regulation to 1) reduce the required north side yard setback from 7 feet to 3 feet, 2) reduce the required front yard from 35 feet to 33 feet, and 3) exceed the maximum floor area of a garage on the ground floor of the principle building from 35 percent to 100 percent of the ground floor in order to construct a new single family residence. The applicant also seeks a special exception to exceed the maximum height of a retaining wall in the side yard from 6 feet to 8 feet in order to construct a retaining wall.</p>	<p>890 Arlington Place NE</p>	<p>November 14, 2019</p>
<p><b><u>V-19-219</u> (Vote Required) (Amended 10/11/19)</b>                  Applicant seeks a variance from the zoning regulations to 1) increase the size of proposed detached accessory structure from 30 percent to 45 percent whereas accessory structures are not allowed to exceed 30 percent of the floor area of the main house and 2) reduce the required side yard setback from 7 feet to 3 feet to add heated space to existing accessory structure.</p>	<p>1035 Rosedale Road NE</p>	<p>November 14, 2019</p>
<p><b><u>V-19-220</u> (Vote Required)</b>                  Applicant seeks a variance from the zoning regulation to 1) reduce the required front yard setback from 35 feet to 34.9 feet and 2) reduce the required half depth front yard from 17.5 feet to 7.5 feet.</p>	<p>960 Virginia Avenue NE</p>	<p>November 14, 2019</p>
<p><b><u>V-19-228</u> (Vote Required)</b>                  Applicant seeks a variance from the zoning regulation to 1) reduce the required front yard setback from 35 feet to 26.9 feet and 2) reduce the required half depth front yard setback from 17.5 feet to 8.6 feet.</p>	<p>1095 North Highland Avenue NE</p>	<p>November 14, 2019</p>
<p><b><u>V-19-230</u> (Vote Required)</b>                  Applicant seeks a variance from the zoning regulation to reduce the required east side yard setback from 7 feet to 3.5 feet and rear yard setback from 15 feet to 5 feet to construct a detached garage in the rear yard.</p>	<p>631 Park Drive NE</p>	<p>November 14, 2019</p>
<p><b><u>V-19-231</u> (Vote Required)</b>                  Applicant seeks a variance from the zoning regulation to reduce the required east side yard setback from 7 feet to 3.5 feet and rear yard setback from 15 feet to 5 feet to construct a detached garage in the rear yard.</p>	<p>627 Park Drive NE</p>	<p>November 14, 2019</p>

**Text Amendment(s) – Zoning Ordinance**

Legislation	Public Hearing	
<p><b><u>Z-19-96 (Vote Required)</u></b></p> <p><i>This legislation <b>CREATES</b> a definition for “small discount variety store”, and <b>IMPOSES</b> a distance requirement between small discount variety stores of 1,500 feet in the following zoning districts: C-1, C-2, C-3, C-4, C-5, I-MIX, I-2, SPI-1, SPI-2, SPI-9, SPI-12, SPI-15, SPI-16, SPI-17, SPI-18, SPI-20, SPI-21, SPI-22, PD-MU, PD-OC, Cabbagetown landmark district, Martin Luther King Jr. landmark district, Inman Park historic district, PRATT-PULLMAN landmark district, NC, LW, and MRC.</i></p> <p>An Ordinance by Councilmember Marci Collier Overstreet to amend the 1982 Atlanta Zoning Ordinance, as amended, to add section 16-29.001(87) to add the definition of small discount variety store; to amend the C-1 (Community business), C-2 (Commercial service), C-3 (Commercial residential), C-4 (Central area commercial residential), C-5 (Central business support), I-Mix (Industrial mixed use district), I-2 (Heavy industrial district), SPI-1 (Downtown special public interest district), SPI-2 (Fort McPherson special public interest district), SPI-9 (Buckhead Village district), SPI-12 (Buckhead/Lenox Stations special public interest district), SPI-15 (Lindbergh Transit Station special public interest district), SPI-16 (Midtown special public interest district), SPI-17 (Piedmont Avenue special public interest district), SPI-18 (Mechanicsville Neighborhood special public interest district), spi-20 (Greenbriar special public interest district), SPI-21 (Historic West End/Adair Park special public interest district), SPI-22 (Memorial Drive/Oakland Cemetery special public interest district), PD-MU (Planned development – mixed use district), PD-OC (Planned development – office-commercial district), Cabbagetown landmark district, Martin Luther King Jr. landmark district, Inman Park historic district, Pratt-Pullman landmark district, NC (Neighborhood commercial), LW (Live work district), and MRC (Mixed residential commercial) zoning districts so as to allow small discount variety stores as a use; to require a 1,500 foot distance between small discount variety stores as defined by this ordinance; and for other purposes. <a href="#">FACT SHEET</a></p>	<p>Zoning Review Board – City Hall Council Chambers</p>	<p>November 7 or 14, 2019</p>

- 10. Old Business
- 11. New Business
- 12. Adjournment