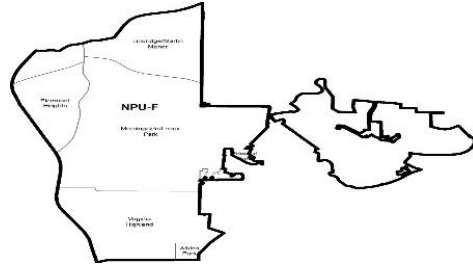


NEIGHBORHOOD PLANNING UNIT – F

MEETING INFO

Date & Time: Monday, December 16, 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
Doug Young, **City of Atlanta, Planner** – (404) 330-6702 or dyoung@AtlantaGa.Gov
Leah LaRue, **City of Atlanta, Interim Assistant Director** – (404) 330-6070 or llarue@atlantaga.gov

AGENDA

1. Opening Remarks/Introductions

The meeting was called to order at 7 pm. A quorum was present.

2. Approval of Minutes

Thanks to Aruna Narasimhan who prepared the minutes last month. Aruna will also be taking minutes tonight. The November 2019 minutes have not been posted on the NPU-F in time for review prior to the meeting. Will approve the minutes in January.

3. Announcements – See consent agenda

4. Reports from City Departmental Representatives

- **Atlanta Fire Department – Station 19 North Highland; Station 29 Monroe**
N/A
- **Atlanta Police Dept. - Zone 6 - Major Vazquez; Capt Clay Zone 2 – Major Shaw, Captain Patterson**

Zone 2 was represented by Sergeant Galvan who warned about opportunity crimes during the holiday season. He also mentioned that the Man Cave has been cited for alcohol sales without the appropriate license. A resident thanked law enforcement for citing illegal removal of trees in the NPU and generally enforcing the municipal code.

- **Fulton County Community Prosecutor - Zone 2 -; Zone 6 - Keith Lamar Jr; Court Watch Coordinator –**

The community prosecutor for Zone 6 will be introduced at the January NPU meeting. Terry Noble was arrested for a string of burglaries and has a January 9 court date.

- **MARTA police -**

Sergeant Johnson mentioned that auto break-ins continue to be a big problem at Marta stations. He also noted increased arrests of juveniles carrying BB guns on Marta property. The BB guns are exact replicas of real weapons and are hard to detect.

- **Bureau of Housing and Code Compliance – Officer Edwards**
sledwards@atlantaga.gov cell 404-326-6573

Officer Edwards has been promoted and will introduce her successor at the January NPU meeting. She stated that the debris at 2165 Cheshire Bridge has been addressed.

- **Public Works Code Enforcement – Office Ferguson**

No report.

- **Watershed Management –Spence Peck, Watershed Ambassador**

Mr Peck shared several cold weather reminders from Watershed including the need to keep pipes insulated, keep leaves out of City sewers, and compliance with the Level 1 drought restrictions. He followed up on items from the November NPU meeting including the filter changes at the tanks on Liddell and the metal plates on Liddell which have been placed by private contractors. He has escalated resident concerns about cement on the streets near Armour Drive.

5. Comments from Elected Officials – None

6. Presentations - None

7. Planner's Report – Doug Young

No Report

8. Committee Reports

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

A new Executive Committee was elected at the November meeting. The LMMNA will host carols on December 18 at the new Armand Park.

- Morningside-Lenox Park Association – Ben Nemo, President & NPU Rep; John Ayers, Zoning & NPU Rep
No Report

- Piedmont Heights Civic Association – Jim Hardy, President; Tim Berube, NPU Reps
The annual meeting was held in November and a new board, very similar to the current one, was elected.

- Virginia-Highland Civic Association (VHCA) –David Brandenberger, President; Barry Loudis and Kay Stephenson, NPU Reps
The Tour of Homes was a big success as was the Santa visit.

- Edmund Park – Carol Wales, President, Pete Densmore, Neighborhood Rep; Sally Montgomery, Zoning
No Report

- Emory/CDC Area/Druid Hills – Darin Engle
N/A

- Parks, Trees, and Environment – Rich Sussman/Jack White

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

Rich mentioned that Trees Atlanta is planting trees for free for NPU residents.

- Public Safety Committee – Jim Hardy
Package thefts continue to be a huge problem, packages can be sent to local stores like CVS.
- Education Committee (vacant)
N/A
- Chair Report:
 - The NPU was sent an SAP-19-156 for an assemblage at 1945 Cheshire Bridge Road. (The property is adjacent to the former Georgia DOT property). The request is to increase the maximum building façade line will result in a wider streetscape than is required by the NC district so the building will not intrude into any required streetscape area. In addition to minimum widths for certain streetscape components, the NC district also requires that the building be located at least 20 feet but no more than 30 feet from the back of curb on Cheshire Bridge Road. The proposal sets the building within a few feet from the property line and the result will be a larger area for stoops and other sidewalk level access from the building to the street. It was sent to Lindridge Martin Manor (Rich Sussman), MLPA (John Ayers) and Jack White. for review. Rich Sussman addressed questions directly with the attorney and no concerns were reported to Planning.
 - We also received an SAP for 1791 Piedmont (Oak Knoll Property). It was reviewed by Piedmont Heights and Morningside at MLPA's Zoning Committee and there are no concerns.
 - The Community Impact Grant Program applications will be available in January. Start thinking of innovative community projects that will help build community-centered public spaces and promote safe and thriving neighborhoods within your NPU and the city.
 - APAB
 - The General body voted to cancel the December 21st APAB meeting given the proximity to Christmas.
 - I participated as part of a group from City Planning and representatives from several Councilmember offices to discuss election irregularities in 3 NPU meetings. Planning and the CM reps recommended that the elections be redone at meetings in December or January. I was not in favor of calling special meetings because each of these NPUs were not meeting in December.
 - There is 1 vacancy on the Beltline TADAC to be filled by APAB representatives. See Debbie for details.
 - APAB is looking for an NPU representative on the Elected Officials Compensation Committee. Interested residents should contact the NPU Chair.
 - Debbie is looking for an NPU representative on the Morningside Elementary School Renovation Committee, preferably an individual with a parental connection to MES.
 - APS is soliciting input on the characteristics for the new Superintendent. See consent agenda for link.

9. Matters for Vote/Review and Comment

Consent Agenda:

Board of Zoning Adjustment Variances

Application	Request	Recommendation
V-19-265 1480 Lanier Place NE	Applicant seeks a variance from the zoning regulations to 1) reduce the required front yard setback from 35 feet to 28.7 feet to construct a front porch, 2) reduce the required north side yard setback from 7 feet to 4 feet and 3) reduce the required south side yard setback from 7 feet to 3 feet to construct a new accessory structure.	MLPA: Defer
V-19-230 631 Park Drive NE	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.	VH: Defer at the request of the applicant
V-19-231 627 Park Drive NE	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.	VH: Defer at the request of the applicant

Special Events Applications

Event	Date	Event Type	Recommendation
Rescue Dog Olympics Jill Waddell	March 10, 2019	Piedmont Park/Meadow Class E/800 Participants	Approve
Whine Walk Run 5K Patrice Peters	May 2, 2020	Piedmont Park Class E & Assembly 250 Participants	Approve
World United Diversity & Inclusion Festival Ed Williams	August 8, 2020	Piedmont Park Class E/ 1,600 participants	Approve

NPU Action: Motion to approve the consent agenda, after removing Whine Walk who was not in attendance, carries on voice vote. (It is noted that one resident abstained because of Park overload concerns.). All Variances were deferred to the January meeting.

Special Event Application(s) – MOSE

Event Name	Class/Participants	Event Location
Walk to End Lupus Teri Emond	Class D/ 8,000 participants	Piedmont Park April 25, 2020

Comments: Deferred

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

Whine Walk Run 5K & Assembly Patrice Peters	Class E/ 250 participants	Piedmont Park May 2, 2020
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Comment: Consent Agenda, Deferred – did not attend meeting

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

Peachtree Junior & AJC Peachtree Road Race Jennie Coakley	Class A/ 63,000 participants	Piedmont Park July 3-4, 2020
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Comments: Tenth Street will be closed from July 1 through July 4.

NPU-F Action: Motion to Support carries on voice vote. Approved;

Liquor License Application(s) – LRB

Name of Business	Type of Business	Applicant	Request
Street Bistro 2184 Cheshire Bridge Road	Restaurant	Jowgah Kong	Change of Agent

Comments: formerly Hong Kong Harbor. LMMNA Board decided to support application as long as parking requirements are met; no problems in the past with violations; and a training program for staff serving alcoholic beverages. Applicant withdrew request to add liquor. Ms. Kong will be a first time agent.

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

Board of Zoning Adjustment Application(s) – BZA

[V-19-257](#) 1343 Lanier Place NE

Applicant seeks a variance to reduce the required south side yard setback from 7 feet to 3.5 feet in order to construct a porte cochere in the side yard.

MLPA Report: Approved 10-2-0

Comments: Applicant states that there was an error made during construction which pushed the house closer to the property line.

Note: Following the meeting, Nina Gentry reported that the variance was required after the Plan Reviewer discovered that there would be a significant change in height between the porte cochere and house requiring additional steps.

NPU-F Action: Ten residents voted for a motion to approve and eight voted against. Motion to approve carries.

[V-19-262](#) 841 Adair Avenue NE

Applicant seeks a variance from the zoning regulations to 1) reduce the required west side yard setback from 7 feet to 3 feet, 2) reduce the required rear yard setback from 15 feet to 3 feet to construct a new detached garage, and 3) increase the allowed lot coverage from 50 percent to 56.3 percent to construct a pool deck and detached garage.

VHCA Report: Applicants and owners Jason Coleman and Theresa Heinz request variances to (A) reduce the west side-yard setback from 7' to 3' and (B) the rear yard setback from 15' to 3' to construct a new accessory building (a garage) and to (C) increase the lot coverage to 56.3% to accommodate the larger garage and a new pool. The Planning Comm. and VHCA BoD recommend approval of the variances

conditioned on a revised and amended site plan dated 12-13-19 that specifies a series of stormwater mitigation features, most significantly the installation of a city-approved pervious concrete plan for the entire driveway. All stormwater mitigation practices are based on the recommendations of an independent analysis and review by the Civic Association's civil engineer.

Comments: Worked with VaHi Planning Committee to put in a permeable pavers. The latest submission stated lot coverage of 43 percent because of the use of permeable pavers to reduce stormwater issues. The site plan indicates plans to mitigate the lot coverage overage.

NPU-F Action: Motion to approve conditioned on the site plan dated 12/13/19 carried by a vote of 20 to 2

V-19-271 573 Pelham Road 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 side yard setback from 15 feet to 3 feet, and 3) exceed the maximum gross floor area for an accessory structure from 30 percent of the floor area of the main structure to 39.1 percent of the floor area of the main structure in order to construct a new two-story garage in the rear yard.

PHCA Report: Supports variance (approved by mail vote.)

Comments: House is 2,659 square feet. Total lot coverage is 41%.

NPU-F Action: Motion to approve carries by voice vote with one vote opposed.

V-19-273 598 Pelham Road NE

Applicant seeks a variance from the zoning regulations to reduce the required rear yard setback from 15 feet to 2 feet 5 inches to construct a rear deck and seeks a special exception to construct an 8 foot retaining wall in the rear yard.

PHCA Report: Supports variance

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

V-19-276 1042 Mclynn Avenue NE

Applicant seeks a variance from the zoning regulation to eliminate a minimum of 12 feet wide required front porch or third the width of the front façade, whichever is greater, and a minimum of eight feet deep, and 2) eliminate minimum distance of ten linear feet behind the front façade of the principal structure to 1 foot for the front facing garage door.

MLPA Report: Deny 9-2-1. Concerns: MLPA Master Plan supported new ordinance to require porches and front facing garages;

Comments: Current home will be demolished and this will be a new build. Applicant stated that the reason for the front facing garage was the limitations of the topography. He stated that he had received the support of his neighbors. At MLPA, applicant states that could build porch but won't be seen or have typical "porch" uses. Revised referral certificate removing the variance request for the porch was approved by the City three days before the NPU meeting. A motion to recommend approval failed by a vote of 8-14.

NPU-F Action: A motion to recommend denial of the application carried by a vote of 14-8. Motion to deny was approved.

V-19-277 940 St. Charles Avenue NE

Applicant seeks a variance from the zoning regulation to reduce the west side yard setback from 12.85 feet to 4 feet.

VHCA Report: Applicant and homeowner Ian Stedman requests a variance to reduce the Western side yard setback from 7 feet to 4 feet so that the garage can follow the existing plane of the home. No tree, storm water or lot coverage issues were noted. Variance was supported unanimously by the Virginia Highland Planning Commit and Board of Directors.

Comments: A revised Referral Certificate was provided changing the request to reduce the Western side yard setback from 7 feet to 4 feet.

NPU-F Action: Motion to approve carried on voice vote.

Text Amendment(s) – Zoning Ordinance

[Z-19-114](#)

An ordinance by Councilmember Jennifer N. Ide to amend the zoning ordinance of the City of Atlanta (Part 16), as amended, by amending the text of the zoning ordinance, including the following individual zoning district regulations: Chapter 32J. NC-10 Amsterdam Neighborhood Commercial District (Section 1); Chapter 32K. NC-11 Virginia-Highland Neighborhood Commercial District (Section 2); and Chapter 32L. NC-12 Atkins Park Neighborhood Commercial District (section 3).

VHCA Report: Recommend approval

Comments: Virginia-Highland has worked with Councilmember Ide's office and neighborhood stakeholders to update the three NC district legislation to be consistent with the adoption of a Quick Fix ordinance that changed the height requirements.

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

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

The meeting adjourned at 9:30 pm.