

NEIGHBORHOOD PLANNING UNIT – F



Wednesday, September 16, 2026 at 7:00 PM

Please pre-register by clicking [HERE](#)

Meeting ID: 845 9824 9006

Dial In: +1 646-558-8656

Access Code: 845 9824 9006#

CONTACT INFORMATION

Debbie Skopczynski, **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, Director** – 404.330.6070 or llarue@atlantaga.gov

AGENDA

1. Welcome and Opening Remarks
2. Approval of Minutes
3. Announcements
4. Reports from City Departmental Representatives
5. Comments from Elected Officials
 - Midtown High School Renovations
6. Consent Agenda
7. Matters for Voting (please see attachment)
 - 2027 NPU-F Bylaws
8. Presentations
9. Planner's Report
10. Neighborhood and Committee Reports
11. Unfinished Business
12. New Business
13. Adjournment

NPU-F VOTING RULES per [2026 Bylaws](#)

Eligible members shall be any person 18 years of age or older whose primary place of residence is within the NPU-F designated area or a representative of any corporation, organization, institution, or agency which owns property or has a place of business or profession within NPU-F designated area (Article II). All eligible members shall have one (1) vote to be cast in person or virtually. Corporations, other business entities, organizations, institutions, agencies, businesses, or professionals shall, by notarized letter of appointment, designate one person as voting representative. Any resident, as defined in Article II Membership, desiring to vote at an NPU-F meeting, shall sign-in on an official sign-in sheet. He/she shall list his/her address and provide reasonable proof of residency. (Article III).



MATTERS FOR VOTING

NPU's provide recommendations to the City of Atlanta by voting to support or oppose applications. The application and the NPU's recommendations, along with Staff recommendations, are then considered by the appropriate board, association, commission, or office.

Special Event Applications (MOSE)			
Event Name	Event Organizer	Event Location	Event Date
Virginia Row Fall Block Party	Ashley Saunders	1177 - 1189 Virginia Ave NE	November 7-8, 2026

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
Vinny's NY Pizza	Restaurant	Giovan B. Vitale	1544 Piedmont Avenue	Change of Agent
Tattle Tale Lounge	Adult Entertainment	Richard Rosevelt Schronce	2075 Piedmont Road NE	Change of Agent

Board of Zoning Adjustment Applications (BZA)		
Application	Property Address	Public Hearing
V-25-248 (Amended) Applicant seeks a variance to 1) reduce the front yard setback from 35 feet to 28.7 feet, 2) increase the lot coverage from 50 percent to 53.1 percent, 3) increase the paved area in the front yard from a maximum of 1/3 total area to 78.04 percent, 4) increase the maximum width of the driveway from 20 feet to 44 feet, 5) reduce the recess of a front facing garage from the required 10 feet to 0 feet, and 6) a special exception to increase the maximum height of a driveway retaining wall from 6 feet to 13.5 feet.	901 Los Angeles Avenue NE	-
V-26-128 Applicant seeks a variance to 1) encroach 9 feet into the minimum 20 feet transitional side yard and minimum yard requirements, 2) encroach 10 feet into the transitional rear yard and minimum yard, and 3) to increase maximum building height for structures within 100 feet of a single-family residential district boundary from 35 feet to 45.8 feet.	1199 North Highland Avenue NE	October 8, 2026
V-26-129 Applicant seeks a variance to reduce 1) the front yard setback from 35 feet to 7 feet 5 inches, 2) reduce the rear yard setback from 15 feet to 7 feet 3 inches, and 3) the northern side setback from 7 feet to 5 feet.	840 Frederica Street NE	October 8, 2026
V-26-130 Applicant seeks a variance to reduce the east side yard setback from 7 feet to 4 feet 10 inches.	914 Virginia Avenue NE	October 8, 2026
V-26-132 Applicant seeks a variance and special exception from the zoning ordinance to 1) reduce the required rear yard setbacks from 10 feet to 4 feet 11 inches, and 2) to allow active recreation in yards adjacent to the street.	760 Virginia Circle NE	October 8, 2026

V-26-135

Applicant seeks a variance and special exception from the zoning ordinance to 1) reduce the required half-depth front yard from 17.5 feet to 7 feet, 2) reduce the required rear yard setback from 15 feet to 7 feet, 3) allow active recreation in yards adjacent to the street, 4) increase the maximum height of a retaining wall within the half-depth front yard from 3 feet to 11 feet, and 5) increase the maximum height of the privacy fence with more than 50 percent opacity in the half-depth front yard from 4 feet to 8 feet.

811 Ponce de
Leon Place NE

October 8,
2026

Zoning Review Board Applications (ZRB)

Application

Property Address

Public Hearing

Z-26-29

Applicant seeks to rezone the property from the R-4 (Single-family residential, minimum lot size 0.21 acres) zoning designation to the R-5 (Two-family residential, minimum lot size 0.17 acres) zoning designation.

[BUILDING PLANS](#), [SITE PLAN](#)

573 Amsterdam
Avenue NE

October 8,
2026

Land Use Amendments – Comprehensive Development Plan

Legislation

Property Address

Public Hearing

CDP-26-14

An ordinance to amend the Land Use element of the 2025 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 573 Amsterdam Avenue NE from the MLSF (Medium Lot Single Family) to the LDR (Low Density Residential) Development Pattern designation (Z-26-029).

573 Amsterdam
Avenue NE

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MATTERS FOR REVIEW AND COMMENT

Members can review subdivision applications and provide comments to be forwarded to the Subdivision Review Committee (SRC). Other applications may be presented to an NPU for review and comment when the address is within a 300-foot radius of the NPU's boundary. The Code of Ordinances does not require these applicants to attend NPU meetings.

Special Event Applications (MOSE)

Event Name	Event Organizer	Event Location	Event Date
AMENDED Light the Night Atlanta	Kristin Oliver & Katie Kallal	Piedmont Park- The Meadow - 10th St at Charles Allen (NPU-E)	October 3, 2026
Liver Life Walk Atlanta	Samantha Fenton	Piedmont Park The Meadow (NPU-E)	March 13, 2027
2027 Atlanta Science Festival Exploration Expo	Tanner Garrard & Jordan Rose	Piedmont Park (NPU-E)	March 20, 2027
Atlanta Persian Festival	Hamid Garmestani	Piedmont Park Charles Allen Gate (NPU-E)	April 4, 2027

PUBLIC NOTICES AND ANNOUNCEMENTS

Provided for informational purposes. Votes/comments are neither required nor expected.

2027 NPU Bylaws

2027 NPU Bylaws must be submitted by September 30, 2026. There shall be no restrictions on a resident's right to vote on Bylaws.

Campaigning by Elected Officials & Candidates

Campaigning at NPU meetings is strictly prohibited by the City of Atlanta's Code of Ordinances.

Sec. 6-3019 Prohibition of Political Forums

"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;
- Distributing campaign materials and literature; and
- Conducting either of the above in City Hall, its rooms or offices.

Please contact Leah LaRue at 404.546.0159 or llarue@atlantaga.gov with any questions or concerns.