

MEETING NOTICE: NEIGHBORHOOD PLANNING UNIT - F

WHEN: Monday, April 18, 2011

TIME: 7:00 P.M.

WHERE: Hillside Facility
1301 Monroe Dr, N.E.

SPONSORS: NPU-F and the Bureau of Planning

FOR FURTHER INFORMATION CONTACT:

Jane Rawlings, Chairperson (404) 315-8408

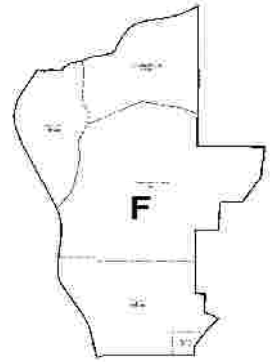
Gerry Neumark, Vice Chairperson (404) 261-5863

Jenifer Keenan, Secretary (404) 881-4398

Charletta Wilson Jacks, Director (404) 330-6145

Wendy Scruggs-Murray NPU/Citizen Participation Coordinator (404) 330-6899

Doug Young, Planner (404) 330-6702



AGENDA

1. Welcome and introduction of guests

- Vote requested to add MLPA Celebration of Summer Special Event Application.

2. Announcements

- CDP Meeting April 21, 2011 for NPU E, F, M; Atlanta Masonic Center, 1690 Peachtree Street NW, 6:30-8:30 pm
- GDOT PIOH I-85/SR 400 Connector Ramps, April 28, 2011, Westminster Presbyterian Church, 1438 Sheridan Road NE, 4:00-7:00 pm

3. Reports by City Representatives (Fire, Police, Council Members, etc.)

- Atlanta Fire Department – Station 19 North Highland Station 29 Monroe

Not present

- Zone 6 Police –Major Dalton,

Sgt. Bruce and Sgt. Sinks: most recent problems have been with the storms. There have been a lot of issues related to tree removal/street clearing.

COPS Unit – non emergency issues

Q: Has the person who attacked the Murphy's valet been caught? A: No.

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- Department of Parks, Recreation, and Cultural Affairs -- George Dusenbury-Commissioner, Salima Rashied PPC, PPC CEO Yvette Bowden

Quinton Moore:

Off leash dog ordinance: off leash dogs are not permitted in general population park areas.

Registration for Camp Best Friends: May 31 – July 22. 404-546-7520.

New dedication and ribbon cutting for new park near Atlanta University Center.

Dept working to clean up after the Dogwood Festival and Sweetwater Festival.

- Bureau of Housing and Code Compliance – Jason Baill

2470 Cheshire Bridge Rd: property manager was not issued a citation but property manager has started clean up.

865 Cordova: Research department is looking for current address of the owner.

2330 Armond: Mr. Baill is working on this issue.

- Bureau of Public Works, Solid Waste Services –

Not present

- Department of Watershed Management – Julie Todd

Office of Communications wants to provide conservation information to Atlanta's Youth. 404-546-1259 for information on conservation support.

2 programs to reduce lost water: fire fighting, leaks, etc. 30% of daily production is lost water. Leak Detection team will look for leaks. Critical Mains program: replacement of water mains. 404-546-leak (leak hotline).

Earth Day: Saturday e-waste recycling event at Turner Field (North Lot). Friday at Atlantic Station: education areas on recycling, composting, etc.

- Atlanta City Council –Alex Wan, District 6

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Not present

- Councilmember H. Lamar Willis, Post 3 At-Large Assistant Kelli Jackson

Not present

- Councilmember Michael Julian Bond, Post 1 At-Large, Jarrod R. Jordan Chief of Staff ; Andrea Chambers Representative

Nothing to report

- Fulton County Commission -- Joan Garner, District 6

Not present

- Fulton County Community Prosecutor Zone 2, Hannah Chung

Community Prosecutor for Zone 2 – part of our zone will be added to her zone.

Paul Camarillo has been appointed as the new Zone 6 prosecutor.

Burglary Task Force: hadenoughalready.com has information on the task force. Burglaries have gone out of non-complex system (rocket docket) and put into the Superior Court system. A month ago, the judges have put them into a new category between complex and non-complex. Judge Downs is the judge now handling burglaries.

4. Planner's Report-Doug Young

No report

5. Committee Reports

- Lindridge-Martin Manor Neighborhood Association – Jane Rawlings, President, Richard Sussman, Representative –Gerry Neumark, Zoning–

Saturday 4:00 Easter Egg Hunt at Armand Road

4/28: GDOT meeting on 400 ramps from 4 – 7

Meeting on City's sewer-overflow project. Propose deep tunnel to hold sewage during wet periods. Part of consent decree – must be constructed by 2014.

- Morningside-Lenox Park Association –Leslie Bryan, President, Tracy Brown, Neighborhood Rep, Trav Carter Zoning

4/26: Annual Meeting Morningside Pres Church

5/21: Celebration of Summer in Sidney Marcus Park

Visit NPU-F's Web Site – <http://npufatlanta.org>
Visit The City of Atlanta Web Site – www.atlantaga.gov

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5/22: Suspension Bridge celebration in the nature preserve.

- Piedmont Heights Civic Association – Kevin Perry, President – Jean Johnson, Neighborhood Rep Marty Kleinman, Zoning–

No report

- Virginia-Highland Business Association (VHBA) –Warren Bruno, President, Lynn DeWitt and David Burleson reps

No report

- Virginia-Highland Civic Association (VHCA) –Aly Higgins, President, Rob Glancy, Representative, Jack White Zoning

Summerfest is first weekend in June. Volunteers are needed and wanted.

- Traffic and Transportation Committee – Sybil Smith

Several segments of the Beltline have been submitted for funding. TSPLOST is expected to generate about \$8 billion over 10 years. Projects submitted for funding requests total over \$24 billion.

Comment: ABI talked about the importance of equivalency. Why are 3 of the 4 areas submitted for Beltline transit funding in this quadrant? We have always supported notion that all Beltline quadrants should be promoted equally. Response: Southeast has active rail so they wouldn't submit that area for fast track funding.

- Public Safety Committee – John Wolfinger

There is a photo of the scam artist who has been seen in the area.

911 Town Hall Forum

- Parks and Recreation Committee – Rob Glancy, Rich Sussman

No report

- Trees Committee – Charlotte Gillis

No report

- Environment Committee – Jack White

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- APAB - Cary Aiken, Gerry Neumark Alt.

Earth Day themed presentations.

Camila Warren from the EPA – gave information on brownfield remediation. EPA could help communities with Kudzu problems.

TDAC – Beltline TAD presentation will be posted on ABI website. Ga Tech is assisting on affordable housing initiatives.

6. Old Business

None.

7. New Business

ADA board member: Julian Bene. Feel free to contact Julian about ADA. 404-317-9320.

Q: What is going with the search for the ADA president? A: There is a very good candidate in the works.

Q: What is the status of City Hall East? A: Hope is that deal will close by the end of June.

Q: What is the relationship between ADA and ABI? A: ABI is effectively an independent entity.

Q: Are you involved in the Briarcliff Hotel project? A: No.

ADA has tools to foster redevelopment – tax incentives, financing options, etc.

Comment: Please take our message to ADA that we will get Beltline development without concurrent transit.

8. Presentation(s)

GDOT: Rick Parham, Office of Communications, Mike Lobdell, District Traffic Engineer, Mark McKinnon, Metro Atlanta Communications Officer to discuss Moreland/Briarcliff intersection improvements

5/1: Improvements scheduled for this area. Work will involve restriping. Left turn arrow will be added.

Q: How will the new parking lot for Springdale Park impact these changes? What can be done to make this area safer for students walking from Springdale Park? A: GDOT needs to talk to someone at Springdale Park.

Q: Request for cross walk at St. Louis and St. Charles across Briarcliff.

9. Liquor License Review

Applicant	Type of Business	Name of Business	Address	Request
Russell Scaramella	Gas Station	BP # 102	2320 Cheshire Bridge Rd.	Change of Agent
Gregory George Hughes	Restaurant	Mixx	1492-B Piedmont Avenue	Change of Status

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Neighborhood Liquor License Reviews:

- (1) BP #102 Russell Scaramella, owner, and Ken Rickert, attorney, appeared at LMMNA general assembly in January 2011; no issues identified membership voted to approve application.

NPU ACTION: Motion to SUPPORT application carries on voice vote.

- (2) Mi xx, Gregory Hughes, owner (?), appeared at PHCA; no issues reported and membership voted to approve application.

NPU ACTION: Motion to SUPPORT application carries on voice vote.

10. Zoning Matters (NPU Vote required)

Zoning Review Board

Z-10-30 / 10-O-1773 AN ORDINANCE TO AMEND VARIOUS SECTIONS OF THE ATLANTA ZONING ORDINANCE FOR THE PURPOSE OF DEFINING FARMERS' MARKETS AS A PERMITTED USE; TO PROVIDE WHERE AND UNDER WHAT CONDITIONS SUCH USES SHALL BE PERMITTED; AND FOR OTHER PURPOSES. *(Deferred)*

Planning Dept is working on revisions. Draft will be presented in May.

NPU ACTION: Motion to DEFER carries on voice vote.

Board of Zoning Adjustment April 14, 2011 12:00 P.M.

V-11-018 **1714 Pine Ridge Drive**

Applicant, David Harben, seeks a variance from zoning regulations to 1) reduce the required west side yard setback from 10 ft. to 7 ft. and 2) reduce the required rear yard setback from 20 ft. to 5 ft. to allow for a detached residential accessory structure. *(Deferred at March meeting.)*

MLPA Action: PASSED 5-0-0 - Plan amended to reflect a 16' height restriction and one hose bib and as submitted on 2/22/2011.

NPU-F Action: Motion to APPROVE conditioned on site plan dated 2/22/11 subject to 16 ft height, 60 amp, single hose bib CARRIES on voice vote.

V-11-026 **1915 Wellbourne Drive**

Applicant, Chris Hellman, seeks a variance from zoning regulations to reduce the required north side yard setback from 10 ft. to 7 ft. 6 in. to allow for a one story addition to an existing single family dwelling. *(Deferred at March meeting.)*

MLPA Action: PASSED 5-0-0 as plans submitted on 2/22/11

NPU-F Action: Motion to APPROVE conditioned on site plan dated 2/22/11 CARRIES on voice vote.

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Board of Zoning Adjustment

May 5, 2011

12:00 P.M.

V-11-029

642 Cresthill Avenue

Applicant, Mark Bufkin, seeks a variance from zoning regulations to reduce the required west side yard setback from 7 ft. to 3 ft. and reduce the required rear yard setback from 15 ft. to 3 ft. in order to construct a one story detached accessory structure (two car garage).

VHCA Report/Action: Reduce W side setback from 7' to 3'4" and rear yard setback from 15' to 3' to allow for a rebuilt garage on land already paved. Applicant is introducing style driveway, resulting in slight reduction in overall impervious surface total. No tree or runoff issues.

Planning and VHCA recommended approval unanimously conditioned on standard garage conditions (max 60A electrical service and no plumbing except for hose bib) based on site plans amended and stamped 3-23-11 by the City of Atlanta and completion of letters of support from neighbors or proof of mailing.

NPU-F Action: Motion to APPROVE conditioned on site plan dated 3/31/11 subject to 16 ft height, 60 amp, single hose bib CARRIES on voice vote.

V-11-030

1332 Northview Avenue

Applicant, seeks a variance from zoning regulations to reduce the south side yard setback from the required 7 ft. to 3 ft. and reduce the rear yard setback from the required 15 ft. to 3 ft. for a detached garage addition to an existing single-family house.

MLPA Action: Deferred until May 2011.

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

Board of Zoning Adjustment

May 12, 2011

12:00 P.M.

V-11-036

663 Elmwood Drive

Applicant, Mark F. Arnold, seeks a variance from zoning regulations to 1) reduce the front yard setback from the required 35 ft. to 19 ft. 5 in. 2) to reduce the west side yard setback from 7 ft. to 6 ft. 8 in. 3) to reduce the east side yard setback from 7 ft. to 1 ft. 4 in. to allow for expansion of an existing half-story to a second story addition for a single family dwelling. (Owners: Marc and Jo Zyla)

VHCA Report/Action: (1) Reduce the required front yard setback from 35' to 19'5"; (2) reduce the W side setback from 7' to 6'8"; (3) reduce E yard side setback 7' to 1'4" ... "to allow expansion of existing half-story to a second story-story addition for a single family dwelling."

Applicant is removing existing unused driveway immediately adjacent to west side of house to offset new construction. No tree, impervious surface issues, or runoff issues.

Planning & VHCA recommended approval unanimously conditioned on site plans stamped by the CoA on 3-21-11, subject to completion of letters of support or proof of notification to neighbors.

NPU-F Action: Motion to APPROVE conditioned on site plan dated 3/21/11 CARRIES on voice vote.

V-11-039

1102 Lanier Boulevard, NE

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Applicant, Jonathan Jarrell, seeks a variance from zoning regulations to reduce the north side yard setback from the required 7 ft. to 2.6 ft. in order to construct a one story detached accessory structure (single car garage).

VHCA Action: Deferred until May 2011.

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

V-11-044 **434 Rock Springs Road**

Applicant, David Ogram, seeks a variance from zoning regulations to increase the maximum square footage allowed for an accessory structure from 30% (551 sq. ft.) to 44.8% (823 sq. ft.) in order to erect a house guest.

PHCA Action: Deferred until May 2011.

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

Zoning Review Board **May 5 or 12, 2011** **6:00 P.M.**

Z-11-08 AN ORDINANCE BY THE ZONING COMMITTEE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO REVISE SECTION 16-25.002(3) FOR THE PURPOSE OF CLARIFYING THE EFFECT OF SITE PLANS AND CONDITIONS REQUIRED BY THE CITY COUNCIL IN CONJUNCTION WITH THE ISSUANCE OF SPECIAL USE PERMITS; AND FOR OTHER PURPOSES.

Comment: NPU is losing an opportunity to assess the permit via BZA hearing for variances.

NPU ACTION: Motion to DENY carries on voice vote.

Zoning Review Board **June 2 or 9, 2011** **6:00 P.M.**

Z-10-38 / 11-0-0095 AN ORDINANCE BY THE ZONING COMMITTEE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO ALLOW ASSISTED LIVING FACILITIES, AS DEFINED IN SECTION 16-29.001 (16)(b) AS A USE WITHIN THE PLANNED DEVELOPMENT-HOUSING (PD-H) AND PLANNED DEVELOPMENT-MIXED USE (PD-MU) ZONING DISTRICT; AND FOR OTHER PURPOSES.

NPU ACTION: Motion to APPROVE carries on voice vote.

11. Ordinances, Resolutions and Text Amendments:

(For Public Review and Comment, No NPU Vote Required)

12. Special Events and Outdoor Festivals

- Atlanta Arts Festival
 - **Not present**
- Atlanta Pride Festival
 - Not present
- Atlanta Children's Festival 5K
 - Not present
- Piedmont Park Midsummer Arts & Craft Festival
 - Not present

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- Screen On Green
 - Every Thursday. Conservancy will produce. Officer Clark will do security. Movies starting at dusk. Classic movies.
 - **NPU Action: Motion to APPROVE carries on voice vote.**
- Cuervo Games
 - July 16th. 1:30 – 10:30. 5,000 attended in Centennial Park. Expect same. Alcohol is served.
 - Comment: This is a commercial event. It's a marketing venue. Should be done in commercial location, not a public park.
 - **NPU Action: Motion to DENY carries on voice vote.**
- Virginia Highland Summerfest
 - 28th Year. June 3 – 5.
 - **NPU Action: Motion to APPROVE carries on voice vote.**
- MLPA Celebration of Summer

Motion to APPROVE addition to agenda approved.

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

NPU: Motion to Defer Atlanta Arts Festival, Atlanta Pride Festival, Atlanta Children's Festival, and Piedmont Park Midsummer Arts and Craft Festival CARRIES on voice vote.

13. Adjournment

2011 CDP 3rd Round of Meetings
April 21, 2011 – 6:30 p.m. – 8:30 p.m
Atlanta Masonic Center
1690 Peachtree Street NW

For more information visit:
<http://www.atlantaga.gov/government/planning/cdp.aspx>
Comments or questions: send an email
to: cdp2011comments@atlantaga.gov