NPU-N Meeting – Minutes
Thursday, May 24, 2018
Little 5 Points Community Center

Chair: Christopher Leerssen
CNIA: John Dirga
CPNO: Amy Stout
DHCA: Sharon Day
IPNA: Jonathon Miller
LCN: Robin Singer
L5PBA: Kahle Davis
L5PCAC: ---
PHNA: Ed Haefner
RCIL: Heidi Choy
Planning: Julia Billings

1. Meeting called to order @ 7:02pm by Chair Christopher Leerssen.
2. PHNA motion to approve agenda, passed 8-0-0. PHNA motion to approve April minutes,
passed 3-0-5 (5 abstentions).
3. Departmental Representatives: APD, Public Works, Code Enforcement
4. Comments from Elected Officials: Felicia Moore’s Office
5. Planner’s Report: Phase II City of Atlanta Zoning Ordinance, ZRB Public Hearing – August 2nd or 9th contact: Mary Darby madarby@atlantaga.gov or Sushmita Arjyal sarjyal@atlantaga.gov
6. APAB Report: Resolution to call upon Planning Dept to follow required procedures for SAP in Quality of Life zoning districts
7. Jessica Lavandier presented East Lake MARTA TOD plans
8. V-18-67, 425 Oakdale Road NE [CPNO] Applicant (Tara Hoda) seeks a special exception from the zoning regulation to erect a 6-foot wall in the required half depth front whereas a 4-foot, 50% opaque fence would only be allowed. Pat Delray (477 Leonardo) asked a question. CPNO motion to approve conditioned on the Site Plan stamped dated March 16th, with the top 2’ as 50% open, after 4’ opaque from ground. CPNO motion to support passed, 8-0-0.
9. V-18-73, 491 Harold Ave [LCN] Applicant seeks a variance from the zoning regulation to reduce the required half-depth front yard from 17.5ft to 10ft. Susan Casey (LCN resident) spoke against the application. Nina Gentry presented on behalf of the applicant.
LCN motion to support, did **not** pass, 1-5-2 (1 for, 5 against, 2 abstentions).
NPU-N does not support the variance.
10. V-18-108 (Amended), 129 Holiday Ave NE [RCIL], Applicant seeks a variance from the zoning regulation (1) to reduce the required north side yard setback from 7 feet to 4 feet and (2) for a special exception to reduce the required off-street parking from 2 parking spaces to 0 parking spaces to construct a new duplex. RCIL motion to approve, conditioned on a Site Plan stamp dated May 22nd 2018, passed 8-0-0.
11. V-18-109, 317 Ferguson Street NE [CPNO] Applicant seeks a variance from the zoning regulation to (1) reduce the required front yard setback from 30 feet to 27.2 and (2) reduce the south side required yard setback from 7 feet to 1.5 feet. CPNO motion to support the application, conditioned on the site plan dated April 6th, 2018, passed 8-0-0.
12. V-18-110, 455 Hardendorf Ave NE [LCN] Applicant seeks a variance from the zoning regulation to reduce the required south side yard setback from 7ft to 4ft. LCN motion to support,
passed 8-0-0.
13. V-18-117, 27 Walthall Street SE [RCIL] Applicant seeks a variance from the zoning regulation to reduce the required front yard from 30 feet to 20 feet in order to construct a new single-family residence. RCIL motion to approve conditioned on the Site Plan dated 4/18/18, passed 8-0-0.
14. V-18-118, 949 Wylie Street SE [RCIL] Applicant seeks a variance from the zoning regulation to (1) reduce the required east side yard from 30 feet to 24 feet, and (2) reduce the required east side yard from 7 feet to 3 feet, and (3) reduce the required west side yard from 7 feet to 3 feet, in order to construct a new single-family residence. RCIL motion to approve conditioned on the revised Site Plan dated 5/4/18, passed 8-0-0
15. L5PBA representative Kahle Davis excused himself.
16. V-18-130 1321 Iverson Street NE [CPNO] Applicant seeks a variance from the zoning regulation to (1) reduce the required western side yard setback from 7 feet to 5.1 feet, and (2) reduce the required eastern side yard setback from 7 feet to 4.9 feet for a second story addition. CPNO motion to defer based on applicant’s agreement to go through CPNO process and return,
passed 7-0-0.
17. V-18-133, 962 Blue Ridge Ave NE [PHNA], Applicant seeks a variance from the zoning regulation to (1) reduce the required western side yard setback from 7 feet to 5.1 feet, and (2) reduce the required eastern side yard setback from 7 feet to 4.9 feet for a second story addition. PHNA motion to approve based on site plan dated 4/25/18, passed 7-0-0.
18. V-18-134, 79 Weatherby Street SE [RCIL] Applicant Lori Vasquez, seeks a variance from the zoning regulation to reduce the required south side yard setback from 7 feet to 2.3 feet to construct an addition to a single-family residence. RCIL motion to approve based on site plan dated 4/24/18, passed 7-0-0.
19. V-18-08, 654 Moreland [PHNA] Applicant Mike Lowery seeks a variance from the zoning regulation to (1) reduce the required front yard setback from 35 feet to 14.3 feet, (2) reduce the required southern side yard setback from 7 feet to 4.5 feet and (3) increase the maximum impervious lot coverage from 50 percent to 73.7 percent. PHNA motion to support conditioned on the Site Plan date 4/24/18, passed 7-0-0.
20. Z-17-08, 550 North Highland Avenue NE [PHNA] Applicant seeks to rezone the .793-acre property from PD-MU (Mixed-used planned development) to PD-MU (Mixed-use planned development) for the construction of a condo development with 7,000 square ft of street frontage retail. Applicant did not appear. PHNA motion to defer, passed 7-0-0.
21. Legislation: East Lake Station Transit-Oriented Development Plan / An Ordinance to amend the 2016 Atlanta Comprehensive Development Plan (CDP) so as to incorporate the East Lake MARTA Transit Oriented Development Plan into the CDP and for other purposes. Motion to support, passed 6-0-1 (1 abstention).
22. Meeting adjourned at 9.59pm