

# NEIGHBORHOOD PLANNING UNIT – E

Tuesday, October 6, 2020 at 6:30 PM



## CONTACT INFORMATION

Nabil Hammam, **Chairperson** – 404.886.8448 or [nabilhammam@yahoo.com](mailto:nabilhammam@yahoo.com)  
Penelope Cheroff, **Vice Chairperson** – 404.229.9409 or [pcheroff@cheroffgroup.com](mailto:pcheroff@cheroffgroup.com)  
Monique Forte, **City of Atlanta, Planner** – 404.546.0196 or [mbforte@atlantaga.gov](mailto:mbforte@atlantaga.gov)  
Leah LaRue, **City of Atlanta, Assistant Director** – 404.330.6070 or [llarue@atlantaga.gov](mailto:llarue@atlantaga.gov)

## TO JOIN:

Click [HERE](#)

Phone: 929-436-2866

Webinar ID: 996 8689 2187

If you are new to Zoom, please see attachment for detailed instructions.

\*\*\*The Atlanta Planning Advisory Board, the support umbrella organization for NPUs, is encouraging you to [register to vote](#) and [request an absentee ballot](#)\*\*\*

# AGENDA

1. Opening Remarks/Introductions
2. Approval of Minutes
3. Approval of Agenda
4. Reports from City Departmental Representatives  
(please allow public safety representatives to report first)
5. Comments from Elected Officials
6. Committee Reports
7. Planner's Report
8. Matters for Voting (please see attachment)

### NPU-E VOTING RULES per 2019 Bylaws

Each member organization of NPU-E may select two representatives, either of whom may cast a single, indivisible vote at NPU-E meetings. Member organizations represent neighborhood, civic and business associations which have geographical boundaries within the NPU. Any organization wishing to become a member may petition for membership (Article III).



9. Presentations

- Discussion of the Application of Zoning Conditions: Office of Zoning and Development Director Keyetta Holmes and Secretary of Board of Zoning Adjustment Racquel Jackson
- Update on the Lindbergh-Armour Master Plan - Atlanta Department of City Planning and MARTA
- Trees Atlanta: Judy Yi ([judy@treesatlanta.org](mailto:judy@treesatlanta.org), 404-609-3373)

10. Old Business

11. New Business

- 2021 Officer Nominations (Vote at 11/03/20 meeting)

12. Announcements

13. Adjournment

**City of Atlanta Code of Ordinances**

(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](mailto:llarue@atlantaga.gov) with any questions or concerns.

## OCTOBER 6, 2020 MEETING PARTICIPATION INSTRUCTIONS

**WHY?** Due to COVID-19 gathering restrictions, NPU-E will be conducting our regularly scheduled meetings virtually until further notice.

**HOW?** We will use [Zoom](#) to conduct a video webinar. The NPU-E meeting moderator will review the guidelines at the beginning of the meeting and manage participation so we enjoy an efficient and collaborative meeting. The meeting will follow the NPU-E agenda as set by the City of Atlanta and may be recorded.

**TO JOIN** ONLINE: [https://zoom.us/webinar/register/WN\\_XSMdN\\_uCS6OM7oUze7cGVw](https://zoom.us/webinar/register/WN_XSMdN_uCS6OM7oUze7cGVw)  
PHONE: 929-436-2866  
WEBINAR ID: 996 8689 2187

New to virtual Zoom meetings? Zoom walks through the steps very clearly [here](#).

### GUIDELINES

In order to conduct an orderly meeting, the following functionality will be available to the various participants. If you are attending on behalf of the City of Atlanta or an application, your microphone and/or camera will be activated by the moderator when your presentation begins. Please practice using [the raise hand feature](#) in advance of the meeting. This will be used by the moderator to identify you.

	SEE SHARED DOCUMENTS	ACTIVATED MIC	ACTIVATED CAMERA	CHAT	Q & A
Attendee	✓	If recognized by the Chair	If recognized by the Chair	✓	✓
Applicant / City Representative	✓	During presentation	During presentation	✓	✓

# MATTERS FOR VOTING

NPUs 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.

<b>Special Event Applications (MOSE)</b>			
<b>Event Name</b>	<b>Event Organizer</b>	<b>Event Location</b>	<b>Event Date</b>
<a href="#">Atlanta AIDS Walk+ Music Festival</a> (Date Change) (Original Applicant Supported on 3/3/20)	Jake Geiger	Midtown: Piedmont Park	September 25, 2021

<b>Alcohol License Applications (LRB)</b>				
<b>Name of Business</b>	<b>Type of Business</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Request</b>
<a href="#">Cheba Hut Toasted Subs</a> (Restaurant and Patio)	Restaurant	Justin Robert Beatty	800 Marietta Street (Marietta Street Artery)	New Business
<a href="#">Peachtree &amp; North</a>	Restaurant	Nicholas J. Lambrou	620 Peachtree Street NE (Midtown)	New Business
<a href="#">Oshua Thai Sushi</a> Galleria	Restaurant	Praim Patrick Siribothi	1820 Peachtree Road NW (Ardmore Park)	Change of Ownership

<b>Board of Zoning Adjustment Applications (BZA)</b>		
<b>Application</b>	<b>Property Address</b>	<b>Public Hearing Date</b>
<a href="#">V-20-90</a> Applicant, John Stagmeier, seeks a special exception (SEP) from the zoning ordinance to exceed the maximum height of a fence in the front yard from 4 feet to 6 feet in the front yard.	1482 Piedmont Avenue NE (Ansley Park)	October 8, 2020
<a href="#">V-20-102</a> Applicant, Hattie B's of Georgia, LLC, seeks a special exception (SEP) from the zoning ordinance to reduce the required number of off-street parking spaces from 50 to 10 in order to convert an existing structure into an eating and drinking establishment (restaurant).	1000 Howell Mill Road NW (Marietta Street Artery)	October 8, 2020
<a href="#">V-20-119</a> Applicant, New Constructive of Accessory Structure on Existing Foundation, seeks a variance from the zoning regulations to reduce the required west side yard setback from 7 feet to 1.9 feet and to reduce the rear yard setback from 15 feet to 6.8 feet in order to build a new accessory structure in the rear yard.	12 Camden Road NE (Brookwood Hills)	November 5, 2020

## 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.

<b>Board of Zoning Adjustment Applications (BZA)</b>		
Application	Property Address	Public Hearing Date
<a href="#">V-20-100</a> Applicant seeks a variance to reduce the front yard setback from 35 feet to 27 feet 6 inches for the construction of a second story addition.	1777 Flagler Avenue NE (Within 300ft)	October 8, 2020
<a href="#">V-20-111</a> Applicant seeks a variance to reduce the south side yard setback from 7 feet to 2.4 feet and the north side yard setback from 7 feet to 5.3 feet for additions to an existing single-family dwelling.	1854 Flagler Avenue NE (Within 300ft)	October 8, 2020
<a href="#">V-20-95</a> Applicant seeks a variance to reduce the transitional yard from 20 feet to 14 feet for the construction of an eating and drinking establishment.	513 Ponce de Leon Avenue NE & 689 Boulevard NE	October 8, 2020

<b>Zoning Review Board Applications (ZRB)</b>		
Application	Property Address	Public Hearing Date
<a href="#">Z-20-41</a> Applicant seeks to rezone the .959 acre property from the MRC-2-C (Mixed residential and commercial, maximum floor area ratio or 3.196 conditional) BeltLine Overlay zoning designation to the MRC-2-C (Mixed residential and commercial, maximum floor area ratio or 3.196 conditional) BeltLine Overlay zoning designation. <a href="#">AMENDMENT</a> , <a href="#">ELEVATION AND RENDERINGS</a> , <a href="#">LANDSCAPE PLAN</a> , <a href="#">SITE PLAN</a> , <a href="#">SURVEY</a>	689 Boulevard NE (Within 300ft)	-

<b>Text Amendments – Zoning Ordinance</b>		
Legislation	Public Hearing	
<a href="#">Z-20-69</a> An Ordinance by Councilmember Howard Shook, Joyce Sheperd, JP Matzigkeit, Michael Julian Bond and Dustin Hillis to amend the 1982 Atlanta Zoning Ordinance, as amended, by adding a definition for Short-Term Rental (“STR”) and to prohibit short-term rentals as a use in the R-1 (Single-family residential), R-2 (Single-family residential), R-2A (Single-family residential), R-2B (Single-family residential), R-3 (Single-family residential), R-3A (Single-family residential), R-4 (Single-family residential), R-4A (Single-family residential), R-4B (Single-family residential), R-5 (Two-family residential), and PD-H (Planned development housing) zoning districts; and for other purposes. <a href="#">FACT SHEET</a>	Zoning Review Board – City Hall Council Chambers	December 3 or 10, 2020