

NPU-V Land Use and Zoning Committee Meeting

January 4, 2024 at 6:00pm

Hosted via Zoom

<https://avlf-org.zoom.us/j/85154721970?pwd=NFBhb3NtMW1ta2VQVkvVXNk1LUEZXUT09>

AGENDA

1. Welcome/Introductions

2. Old Business

Zoning Review Board (ZRB)

- a. [Z-23-28](#) – 1241 Metropolitan Parkway, SW (Adair Park): An Ordinance to waive provisions of Part III - Code of the Ordinances (Land Development Code), Part 16 (Zoning) Chapter 34 (MR-2-C MR Multi-Family District Regulations), Section 16-34.005(1) (Permitted Principal Uses and Structures) of the City of Atlanta Code of Ordinances for the purpose of waiving the distance requirements for an existing service station located at 1241 Metropolitan Parkway, SW, Atlanta, Georgia 30310; and for other purposes.
 - i. Applicant requested deferral
 - ii. September Update: neighborhood voted 14-0-1 NOT to support the ordinance.
- b. [Z-23-70](#) – 1111 Ridge Ave SW (Peoplestown) - Applicant seeks to rezone the 3.716 acre property from the I-1-C/BeltLine (Light industrial conditional BeltLine Overlay) zoning designation to the MRC-3/BeltLine (Mixed residential and commercial, maximum floor area ratio of 7.2 BeltLine Overlay) zoning designation to allow for the redevelopment of a new multifamily residential development.

3. Current Zoning and License Items From NPU-V Agenda

Board of Zoning Adjustment Applications (BZA)

- a. [Z-23-173](#) – 879 Sims Street SW (Pittsburgh): Applicant seeks a variance to reduce the required front porch width from 12 feet to 9.5 feet.
- b. [Z-23-193](#) – 985 McDaniel Street SW (Pittsburgh): Applicant seeks a variance to 1) reduce the half-depth front yard from 20 feet to 5 feet, 2) reduce the southern side yard from 11.5 feet to 5 feet and 3) reduce the rear yard from 11.5 feet to 7 feet.

Alcohol License Review Board (LRB)

- a. [Windsor Supermarket](#) – 504 Windsor Street SW (Mechanicville): Applicant seeks license to sell **beer and wine only** as a retail package store. Operating hours are Sun-Sat, 7AM-9PM.

4. Presentations/Miscellaneous