

## VHCA Meeting, 7-6-09 – Minutes

- New after-school program discussed, at Springdale Park Elementary (new school on Ponce): for kids with special needs, support staff to include OTs, Therapists, Montessori teachers/consultants – there'll be a homework lab with Morningside teacher – Program to open July 21

- **ZONING** – CVS beer/wine license applied for: Legal rep from Troutman Sanders (William R. Still, Jr.) and CVS Mgr., Timothy Scarberry attended – said that CVS won't sell individual beers, just 6-packs; their square footage was under 14,000; had a signed affidavit that less than 5% of sales would be in beer/wine; application (10-88.1) revised to reflect that CVS is not less than 1500 from next closest package store as per code; mgr. said he was responding to customers' requests, that providing beer/wine was just another customer convenience; per loitering: the shift supervising mgr. would check every couple of hours, monitor parking lot; Tim gave his cell, 770-366-5220, if anyone needed him; process for renewal? There'd be an ongoing affidavit; for future, VHCA can contact Tim or lawyer to follow up on the 5% figure.

Straw vote: 12 in favor, 1 abstention

Board vote: 9-0, unanimous

- **VARIANCES**

- **B09086** – 673 Elkmont Dr. – Want to run trees down the side of their yard and add two rain barrels – won't be more than 50% of lot coverage – had been approved with conditions which they met: to get letters of approval from 6 contiguous neighbors and from across the street.

Joe Krebs made motion to approve, Ali Coker seconded.

Straw vote: 11 in favor, no abstention

Board vote: unanimous (9)

- **VO9091** – 655 Coolege Ave. NE – filing date was May 21 – got 7 of 8 contiguous neighbors – met Planning Committee's recommendations – no tree impact; planning date of 6-21-09.

Straw vote: 10 in favor, no abstention

Board vote: unanimous (9)

- **B09107** – Ponce de Leon Terr. NE – previous owner got survey wrong – applying for a garage 15' high – City allows for front porch to go 10' into setback – applicant had 7 contiguous neighbors' letters – got easement signed by neighbor – Joe Krebs made motion to approve with conditions.

Straw vote: 8 in favor, no abstention  
Board vote: unanimous (9)

**Continuing saga of Drewry St.** (the following from Joe Krebs)\*:

\* Joe Krebs asked for three extra hours for consultants – Board voted yes.

July 6, 2009

RE: Z-08-38, 674-80 Drewry St. NE

Mr. Bascunana,

The Virginia Highland Civic Association Planning Committee has reviewed the proposed conditions for Z-08-38 (674-80 Drewry St. NE) and have the following comments and revisions in representation of the Virginia Highland Civic Association.

We recommend changes to conditions 1-3 as follows:

(1) Site Plan: This rezoning application is not tied to a specific site plan. None of the site plans submitted - including conceptual site plans similar to one prepared by William Stephenson (registered architect) dated February 1, 2009 and stamped "received" by the Bureau of Planning on March 25, 2009 - are intended to prohibit application of the MR-3 or Beltline Overlay District regulations. This rezoning is not conditioned on and does not imply approval of these or any other site plans. Any variances required for any site plan at this location shall be subject to all the usual processes, reviews, and approvals normally required by the City of Atlanta

(2) Decks, balconies and other similar elements are prohibited from being placed along any eastern-facing façade of the building.

(3) Building Height: The building height shall be a maximum of 40 feet. Rooftop decks and or any elements associated with them - including (but not limited to) stairwell entrances and railings - shall be prohibited from being located within 15 feet of any eastern-facing facade of the building.

We recommend no changes to points 4-7, included here only for completeness:

(4) Pavers: Decorative pavers or scored concrete shall be used on the drive and parking areas.

(5) Pervious material: Surface paving shall be at least 50% pervious material.

(6) Right-of-way easement: Consistent with the intent of the Beltline Overlay

District regulations encouraging connectivity, the applicant has offered to provide a 20-foot wide right-of-way easement in favor of the City which the Bureau recommends to be incorporated into these conditions. The 20-foot wide easement shall extend for the entire length of the property from the southern property line adjacent to Drewry Street to the rear northern property line. The exact location of the easement shall be determined prior to the issuance of the Special Administrative Permit. Such easement shall be by deed which shall be filed prior to the issuance of the certificate of occupancy. The deed granting the easement may specify that such easement only be used as a public right-of-way when it is possible to open a connection for a new street to connect to Pylant Street.

(7) Private Drive: The proposed private drive from Drewry Street onto the property shall be at least 20 feet wide and shall have a sidewalk on the eastern edge. The final configuration of the sidewalk and the driveway shall be included on the plans approved for the Special Administrative Permit.

We appreciate your efforts on this project.

Best personal regards,

Joe Krebs, Planning Committee Co-Chair

Virginia - Highland Civic Association

**Parks Committee, Rob Glancy** – Eric Childs and Stephanie Coffin with Trees Atlanta attended meeting to talk about VH's Arboretum, which is a living-tree museum which manifests as a plaque by a tree that tells its species – TA conducts "tree walks," and for VH this means there will be four walks, which all start at JH Park: St. Charles Loop, Lanier Loop, Beltline Loop and Orme Park Loop which they want to make into a learning loop, and put 20 of the most common trees in this loop.

Process involved is going to neighbors and asking permission to put 8"x8" granite marker in their yard or right-of-way. TA is looking for volunteers to do this and want to have 60-70 markers up by September. Jack White volunteered for Orme Park.

Eric Childs said he'd try and get a PDF of brochure on VH website.

At the new island, there will be a marker indicating we have an Arboretum in VH. Rob Glancy said there will be some plans for the island by the Sept. meeting.

TA further said they'd inventory "bare spots" along routes and recommend tree

plantings.

**Home Tour, Rob Glancy** – May not be one this year. Rob Glancy asked audience if they knew anyone who'd be interested.

**Orme Park, Jack White** – He said first implementation of Grand Plan was underway.

**Safety Committee, John Wolfinger** – Great success with Court Watch that morning – Andre Grier of Court Watch explained that it's run by Fulton County: DAs and Community Prosecutors share with Zone 6 – email people in Zone 6 if a case is of interest – the judge notices if residents are in court room and will take harsher action against criminals.

Huge increase in theft of window AC units or condenser units on the ground.

John Wolfinger mentioned "National Night Out". Tuesday, Aug. 4

**Treasurer's Report, Karen Page** – didn't have all the figures in for Summerfest yet, but said it was looking like we did better than last year.

**VH Conservation League** – Got letter from IRS saying we now have 501C3 status – Board approved of new Board for VHCL

Pamela Papner reported that VHCL fundraising very successful -- \$21,000

**New Island concerns** – Resident on Adair wants traffic-calming bumps – also maybe a 4-way STOP at Todd/Adair because cars are speeding thru – Carl McRae from the City's Public Works said the area wouldn't qualify – Joe Krebs said he'd take this on to see about solutions. There was also a pro/con discussion per Michael Moore's letter on the jutting curb and bike safety.

**New candidate for Anne Fauver's job** – It was discussed whether there should be an article in The Voice (per John Becker's recommendation) covering all the candidate's views on certain topics.

Three candidates present: Adam Brachman, Post 1 at large, Alex Wan, District 6 and Amir Farochi, Post 2 at large.

Pamela Papner suggested that John Becker give same questions to all candidates and have answers posted on website.

**Campaign for Atlanta, John Wolfinger** – working on two different forums for mayoral candidates – wants VHCA to sign on as co-sponsor.

