



**General and Board Meeting
Monday, November 13, 2017; 7:00 PM
Grace Lutheran Church
1155 N. Highland Avenue**

Minutes

VHCA Directors: David Brandenberger, Jenifer Keenan, Barry Loudis, Steve Messner, Troy Murray, Stefanie Roberts, Kay Stephenson, George Zirkel, Emma Tinsley (alternate). Absent: Simon Lee and Chase Johnson

Call to order: 7:00 p.m. - David Brandenberger

Adoption of agenda

Approval of minutes from October Board Meeting as distributed

Atlanta Police Department – Recognized Upon Arrival

Capt Klotzer – Zone 6. Focus on good lighting and keeping cars clean. Be mindful of package thefts and consider using businesses for delivery locations. Bicycle thefts are ongoing. Often taken from balconies.

Elected Public Officials & Municipal Representatives

Alex Wan – City Council public hearings on proposed rate changes on solid waste will be held in November. Proposing a reduction in rates for year 1 and will go up in years 2 and 3. Expansion into commercial service is being contemplated. There will be education efforts to address contamination of recycle bins. City needs to find efficiencies to reduce costs rather than increase fees.

Alex is meeting with Jennifer Ide to discuss transition to District 6 representative.

Alex Wan has made a \$55,000 grant to VHCA for various projects including public safety and park improvements.

Runoff election is December 5th – Mayor, City Council President, several school board positions. Early voting is the week before.

Other Guests:

David Hamilton, Vice-President - Freedom Park Conservancy: 5 minutes

Three representatives from Freedom Park Conservancy. Stephanie Wolfgang, VaHi resident, is the Chair of the Master Plan Committee. Mark Brodbeck is participating in fundraising.



Have raised \$75,000 to date. All board members have donated to the project. Park was developed through a settlement with DOT. Many surrounding neighborhoods have donated a total of \$7,000. In the process of hiring an Executive Director and developing a Master Plan. Looking to fund improvements to the park – some places were never finished. Park is Atlanta’s Official Art Park – want to promote art. Bordered by Carter Center and MLK Center.

Adoption of Proposed Standing Committee Chairs

Budget Committee

Co-Chairs – David & George

Communications Committee

Chair — Emma

Fundraising Committee

Summerfest Subcommittee

Co-Chairs – Pamela Papner & Jenifer

2018 Tour of Homes Subcommittee

Chair - Chase

Morningside Mile Subcommittee

Co-Chairs – Steve & George

Lantern Parade Subcommittee

Co-Chairs – Steve & George

Other Events Subcommittee

Chair - Stefanie

Grants

Chair – George

Parks

Chair - David

Planning

Co-Chairs – Barry & Jenifer

Sidewalks/Transportation Subcommittee

Chair - Troy



Preservation & History

Chair - Catherine Lewis

Safety

Chair — Troy & Kay

Motion to Approve Committee Chairs Carries on Voice Vote: 9 yes, 0 no.

Reports of Standing Committees

Planning Committee

Variances - Barry Loudis

V-17- 286; 973 Barnett Street NE (formerly 880 Virginia Circle NE; R-4)

The house is on northeast corner of Barnett and Virginia Circle

NOTE: The house now officially faces John Howell Park between Virginia Circle and Virginia Avenue; the city completed the applicant's request to change in the official address from Virginia Circle to Barnett in the variance process. The intent and outcomes of the variance application are clear and directionally specific. Any residual language issues in the application are in the domain of the city's Planning Department.

Applicant Sandra Daniel of Home Forge Remodeling on behalf of homeowners Matt and Cria Perrine request variances to

1. reduce the southern front yard setback from 35 feet to 14.7 feet (existing)
2. reduce the northern rear yard setback from 15 feet to 11 feet (existing, w/ credit for the adjacent existing alley)
3. reduce the western half-depth side yard setback from 17.5 feet to 13.5 feet (existing)
4. reduce the east side yard setback from 7 feet to 4.6 feet (existing) alongside the garage
5. reduce the east side yard setback from 7 feet to 6.5 feet (existing) alongside the house

to allow the construction of

1. a second floor addition to the home in the existing footprint and an extension of the existing porch on Barnett along the length of the house
2. a new garage in the existing footprint.

Due to the removal of an existing bricked patio area, lot coverage will be reduced from 56.7% to 49.6%. The applicant is also awaiting her recommendations of the city's arborists regarding



the contemplated removal of two pine trees along Barnett. The appropriate neighbors were notified.

The Planning Committee unanimously recommended approval conditioned on the applicant redesigning the driveway apron to include a break in the width of the concrete drive that includes a “refuge” space (planted on both sides of the sidewalk) for pedestrians. This will also reduce the driveway width to less than the 20’ maximum allowed by the code.

Applicant made requested changes to driveway apron.

Motion to Recommend Approval Carries on Voice Vote: 9 yes, 0 no.

V-17- 288; 961 Highland View NE; R-4

The house faces north, just east of Barnett

Applicant Mark Arnold on behalf of homeowners Marc and Erinn Pearson requests variances to

1. reduce the front yard setback from 35 feet to 18 feet (existing)
2. reduce the side yard setback from 7 feet to 4 feet (existing)

to allow construction of a second floor addition to the home in the existing footprint.

There will be a slight reduction in the lot coverage, from 42.2% to 41.8%. No tree or stormwater issues were observed. The appropriate neighbors were notified.

The Planning Committee unanimously recommended approval.

Motion to Recommend Approval Carries on Voice Vote: 9 yes, 0 no.

V-17- 310; 683 Cresthill Ave. NE; R-4

The house faces north on Cresthill, opposite that road’s intersection with Elmwood

Applicant Don Minton of Home Rebuilders on behalf of homeowner Richard Berman requests variances to

1. reduce the front-yard setback from 35 feet to 33 feet (existing)
2. reduce the (east or west?) side-yard setback from 7 feet to 4 feet (existing)

to allow construction of a second-floor addition to the home in the existing footprint.



The lot coverage remains 33.8%; construction is taking place in the existing footprint. No tree or stormwater issues were observed. The appropriate neighbors were notified.

The Planning Committee unanimously recommended approval.

Motion to Recommend Approval Carries on Voice Vote: 9 yes, 0 no.

V-17- 311; 650 Virginia Ave. NE; R-4

The house faces south, just east of Kanuga Street

Applicant and homeowner Judith Allen requests the following variances

1. reduce the rear-yard setback from 15 feet to 3 feet
2. reduce the side-yard setback from 7 feet to 3 feet

to allow construction of a new detached accessory structure in the western back corner of the lot for use as a guest house.

The lot coverage decreases from 52.2% to 49.9%; an existing concrete pad and wooden deck are being removed. No tree issues were observed and the applicant cited the accessory building specifically to avoid impacts on a large tree. The appropriate neighbors were notified.

The proposed guest house is 464 square feet (16x29). The city's zoning code {Sec. 16-06.004 (3)} specifically allows "Guest houses, servant quarters, or lodging facilities for caretakers or watchmen." The contemplated resident here is the applicant's mother who is caring for her two small children.

The Planning Committee unanimously recommended approval.

Motion to Recommend Approval Carries on Voice Vote: 9 yes, 0 no.

V-17-317; 801 Adair; R-4

Applicant Brent Potter of Potter Design on behalf of homeowner William Knight (on application) requests the following variances

- 1) reduce the front yard setback from 35 feet to 34 feet (existing)
- 2) reduce the rear yard setback from 15 feet to 3 feet
- 3) reduce the west side yard setback from 7 feet to 3.2 feet (existing)
- 4) reduce the east side yard setback from 7 feet to 0 feet (for porte cochere)



- 5) reduce the east side yard setback from 7 feet to 3 feet (for carriage house)
- 6) increase accessory structure to main structure size ratio from 30% to 35% (for carriage house)

to allow construction of

- 1) a second floor addition
- 2) a new detached carriage house

Lot coverage increases from 27.7% to 50.0% due to second floor addition and new detached carriage house. Major tree impacts were noted with the loss of three substantial hardwoods (32", 38" and 18"). One of those was deemed DDH (18"). Applicant proposed a rain garden or similar stormwater feature on the west side of the property to assist with topographical concerns. Sealed survey noted no retaining walls but neighbors (both present at Planning Committee meeting) suggested there were retaining walls directly connected to the application address. Appropriate neighbors were notified and the two in attendance at the Planning Committee meeting (west and east) raised issues with the structure, its size, placement on the property and the effect it could have on their respective properties. Specifically the east neighbor who would be directly affected by the 0' variance and proposed carriage house.

The planning committee voted in support of 1, 2 and 3 above but do not support 4, 5 and 6. The request for a 0' setback (#4) is not acceptable to the adjacent neighbor and the city requires 3' from property line to structure for the purposes of construction access, fire safety and property maintenance. The request for the 3' setback on the east side (#5, for the carriage house) was also not acceptable due to inadequate topography to support a structure of that size, lack of structural feasibility information/foundation solution to support such a structure, lack of a construction easement or support with/from neighbor, question on resulting lot coverage if another foundation solution is required (lot coverage is already max.). Increasing the accessory structure ratio to 35% (#6) was also not supported by the committee on the basis of precedent in other variance applications as well as lack of direct neighbor support.

Comments: No sign for variance has been posted.

3 sizeable trees in the backyard: 1 was DDH, remaining 2 are 50". Owner will plant 2 trees in the back and 1 tree in the front.

Several neighbors expressed concerns: topography is not accurately reflected, porte cochere is too close to neighbor's property line, concerns about clearance for maintenance. Application feels rushed – several concerns raised by neighbors that have not been addressed. Errors in



application – lot coverage does not seem accurate. Applicant has been unwilling to modify or compromise in light of concerns by neighbors.

Motion to Recommend Approval of variances to

- 1) reduce the front yard setback from 35 feet to 34 feet (existing)
- 2) reduce the rear yard setback from 15 feet to 3 feet
- 3) reduce the west side yard setback from 7 feet to 3.2 feet (existing)

Audience straw vote: 8 yes, 1 no, 1 abstain

Carries on Show of Hands: 8 yes, 0 no.

Motion to Recommend Denial of variances to

- 4) reduce the east side yard setback from 7 feet to 0 feet (for porte cochere)
- 5) reduce the east side yard setback from 7 feet to 3 feet (for carriage house)
- 6) Increase accessory structure to main structure size ratio from 30% to 35% (for carriage house)

Audience straw vote: 12 yes, 0 no.

Carries on Show of Hands: 9 yes, 0 no.

- Liquor Licenses - Barry Loudis
- Friends on Ponce - Buddy Elliott, 736 Ponce de Leon Avenue, Ste M - Change in Status from night club to restaurant. Facility is under 100 seats. Has adequate parking. No VHCA vote required.

Master Plan Update – Jenifer

Update Master Plan focused on 10th and Monroe and Ponce Place. The work will produce clarity and precision of the recommendations of the BeltLine Subarea 6 Plan and VaHi Master Plan. \$29,250 budget was approved at September board meeting.

Phase 1: Plan Initialization (inventory of parcels, BeltLine plan recommendations, City land use and zoning overview, initial concepts for traffic calming, connectivity, uses, heights, and massing. Phase 2: Summary of feedback generation of policy recommendations for traffic calming, connectivity, uses, heights, and massing. Phase 3: Plan Adoption.

Meetings: Steering Committee, VHCA Planning Committee, Councilmember/City Staff, Property Owner interviews.

Steering Committee:

Jenifer Keenan
Barry Loudis
Emma Tinsley



Troy Murray
Joshua Zane
Chip Bullock
George Van Horne
Jack White
Whit Johnson – Perennial Properties

Sidewalk and Transportation Committee - Troy/Jenifer

Oct 18th meeting with City Planning Department to discuss proposed projects for our neighborhood. We will bundle requests and meet quarterly. Also discussed parking.

David: City is exploring a parklet for our neighborhood. Will remove 2 parking spaces but cannot remove any paid parking spaces.

Budget Committee/Treasurer's Report - George

October P&L has been posted. Reimbursement for John Howell project will be received in Nov or Dec.

Parks Committee - David

Update on John Howell Park Project – project will be completed in the next month. Reimbursements expected by the end of the year.

North Highland Bricks – all bricks have been installed.

Fundraising Committee

- Tour of Homes – Robin

The tour committee is focused on: volunteer sign-ups; ticket sales; and finalizing details for the weekend of the tour.

Volunteers: We need 28 more volunteers to sign up before Thanksgiving (21 on Saturday and 7 on Sunday). PLEASE consider donating 2.5-3 hours of your time to the neighborhood. In exchange, you will receive 2 free tour booklets.

Ticket Sales: We've had 138 people purchase advance tickets so far. We're a little higher than previous years at this point. Pre-sale target is 750 – 800.



Podcasts: Have been produced and are being edited. Links will be put on the tour website. CL will put the podcasts on their website, as well as You Tube and Google late this week or early next week. BRING YOUR EAR BUDS!

Upcoming PR: AJC (2 articles); Good Day Atlanta on Friday, Dec 1 at the Brickworks Gallery. We'll have a couple of restaurants participating in one of the segments.

- Holiday Extravaganza in North Highland Park - Stefanie
December 9th – North Highland Park 10:00 am – 3:00 pm
Engage residents to get in the holiday spirit and shop at local businesses. Businesses will offer discounts or contributions to VHCA. \$550 budget for Santa for photos. Will request donations for photos and want a donation for a Christmas Tree to be decorated during the event. Event will feature music from local business Knock Music House. Pet photos with Santa from 2:00 – 3:00.

Motion to Approve \$550 for Event Carries on Voice Vote: 9 yes, 0 no.

- Other Fundraising - George, Steve, Kay, Stefanie
Morningside Mile – Steve. Partnering with MLPA to co-produce Morningside Mile. Want revenue to support both neighborhoods. Sun, March 25th 2:00. Start at YWCA and end at Morningside Village. Block party at Morningside Village at 3:00. Street will be closed from 2:00 – 3:00. VHCA and MLPA will receive the proceeds and will use the funds to benefit the business districts. There will be an MOU between Rich Chey, MLPA, and VHCA. Rich Chey expects the funds will be used to benefit the business districts.

Lantern Parade Party – Steve. Possibly closing Greenwood from Ponce Place to BeltLine for a Block Party. Considering a ticketed event at Cantoni parking lot and a shuttle from BeltLine to VaHi business district. Robin will be able to help approach Cantoni. Will consult the vendors that help with Summerfest (On Point Creative and PEM).

Business District Task Force - Chase

Not present. No report

Safety Committee - Kay

Troy and Kay are coordinating on co-chair activities.

In response to a recent incident, the committee is evaluating lighting on Greenwood between N. Highland and Barnett. An additional street light has already been installed farther west. The Zone 6 Crime Prevention Inspector is also involved in this assessment.



Meeting with MLPA safety chair regarding security cameras. They are installing a camera at Amsterdam and Monroe and may put one in at North Highland and Amsterdam, both of which benefit Virginia-Highland.

Communications Committee – Emma

Going to increase social media and advertising and will have a committee meeting next week. Want to increase postings on events and volunteer opportunities.

New Business

Announcements/Calendar: (All meetings are public)

- NPU-F Monthly Meeting at Hillside: November 20, 2017, 7 pm
- VHCA Planning Committee at **Ponce de Leon Branch Library**: December 6, 2017, 7 pm
- VHCA General and Board Meeting at Grace Lutheran: December 11, 2017, 7 pm

Adjourn 8:55