



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

Agenda

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

Call to order: 7:00 p.m. - David Brandenberger/Steve Messner
Adoption of agenda
Approval of minutes from October Board Meeting as distributed

Atlanta Police Department – Recognized Upon Arrival
Elected Public Officials & Municipal Representatives
Other Guests:

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

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

Reports of Standing Committees

Planning Committee

Variances - Barry Loudis

V-17-286; 973 Barnett Street NE/880 Virginia Circle NE; R-4

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

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

to allow construction of

- 1) a second floor addition to the home in the existing footprint
- 2) a new garage in the existing footprint

Due to the removal of a bricked patio area, lot coverage will be reduced from 56.7% to 49.6%. The applicant is also reviewing options for the potentially affected pine trees in the half-depth side yard. Appropriate neighbors were notified.

The Planning Committee unanimously recommended approval conditioned on the applicant redesigning the driveway apron design to include a grass “refuge” space for pedestrians.

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

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



- 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

- 1) a second floor addition to the home in the existing footprint

Slight reduction in the lot coverage from 42.2% to 41.8%. No tree issues were observed. Appropriate neighbors were notified.

The Planning Committee unanimously recommended approval.

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

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

- 1) reduce the front yard setback from 35 feet to 33 feet (existing)
- 2) reduce the side yard setback from 7 feet to 4 feet (existing)

to allow construction of

- 1) a second floor addition to the home in the existing footprint

Lot coverage remains 33.8% as construction is taking place in the existing footprint. No tree issues were observed. Appropriate neighbors were notified.

The Planning Committee unanimously recommended approval.

V-17-311; 683 Cresthill NE; R-4

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

- 1) a new detached guest house

Lot coverage decreases from 52.2% to 49.9% as an existing concrete pad and wooden deck are being removed. Proposed Guest house is 464 square feet (16x29). No tree issues were observed and applicant chose location for structure so a tree did not have to be removed. Appropriate neighbors were notified.

The Planning Committee unanimously recommended approval.



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.

- Liquor Licenses - Barry Loudis
- Friends on Ponce - Buddy Elliott, 736 Ponce de Leon Avenue, Ste M - Change in Status

Master Plan Update - Jenifer



Sidewalk and Transportation Committee - Troy/Jenifer

Budget Committee/Treasurer's Report - George

Parks Committee - David

Update on John Howell Park Project

Fundraising Committee

Tour of Homes - Robin

Holiday Extravaganza in North Highland Park - Stefanie

Other Fundraising - George, Steve, Kay, Stefanie

Business District Task Force - Chase

Safety Committee- Kay

Update on current initiatives

Communications Committee - Emma

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