



**General and Board Meeting  
Monday, May 14, 2018; 7:00 PM  
Grace Lutheran Church  
1155 N. Highland Avenue**

**Agenda**

**VHCA Directors: David Brandenberger, Chase Johnson, Jenifer Keenan, Simon Lee, Barry Loudis, Leah Matthews, Steve Messner, Troy Murray, Stefanie Roberts, Kay Stephenson, George Zirkel.**  
(highlighted board members were absent with notice)

Adoption of agenda

Atlanta Police Department

Lt Ryan – theft from cars continues. No updates on home invasion on Virginia Avenue.  
jmryan@atlantaga.gov

Elected Public Officials & Municipal Representatives

Representative Pat Gardner

Councilmember Jennifer Ide

MARTA is proposing a new light rail project and bus rapid transit routes – some in dedicated lanes, some in non-dedicated lanes. Public input meetings – schedule on MARTA website.  
Comment: BeltLine Rail Now meeting on Sunday.

Piedmont Park Expansion – land acquisition is beginning at City Council. Properties have leases – City will be the landlord until the leases run out.

10<sup>th</sup> and Monroe – developers have not responded to concerns about zoning issues and failure to adhere to previous plans.

Monroe Road Diet – no recommendation from Renew Atlanta yet. They are moving forward with signal and cross walk improvements that would not be impacted by the road diet. Renew Atlanta will be presenting short term Monroe projects on June 28<sup>th</sup>.

Matt Laney – new minister at VaHi Church. Women's Self Defense Class on Saturday at 11:00. Contact church to sign up.

**Old Business**

- Status of Virginia-Highland Conservation League (VHCL) bylaws update  
Committee is working on update to bylaws. They will be distributed to the board before the June meeting.



Policy on Board Expenditures – will address spending of funds outside of budget during the bylaws revisions.

### **Planning Committee**

- Variances

#### **V-18-66; 825 Drewry NE; R-4 (deferral from April cycle of meetings)**

Applicants and homeowners Lindsay and Tyler Wheeler request the following variances

- 1) reduce the east side yard setback from 7 feet to 3 feet
- 2) reduce the west side yard setback from 7 feet to 2 feet
- 3) reduce the rear yard setback from 15 to 10 feet
- 4) increase the allowed lot coverage from 50% to 55%

to allow for construction of an addition to the residence and detached two-story garage.

Current referral certificate filed with the city lists lot coverage at 55%. Applicant notified Planning Committee of a desire to reduce this to 51.2% but there is no updated referral certificate to reflect this.

The Planning Committee took no action on this application as applicant/homeowner did not appear at Planning Committee meeting on May 9.

**Deferred to June meeting cycle at the applicant's request.**

#### **V-18-105; 659 Cooledge NE; R-4**

**Deferred to June meeting cycle at the applicant's request.**

#### **V-18-123; 1243 Virginia Ave NE; RG-3**

Applicant Kent Arenhold on behalf of homeowner Huseyin Unal request the following variances

- 1) reduce the front yard setback from 40 feet to 27 feet
- 2) reduce the east side yard setback from 7 feet to 0.4 feet (existing)
- 3) reduce the west side yard setback from 7 feet to 3.7 feet (existing)

to allow construction of a second and third story addition to the residence.

Current lot coverage is 87.5% and will remain the same after construction since the addition will be within the existing footprint. The exception to this would be a potential second-story balcony overhanging the front of the home.

No observed tree issues and applicant is reviewing options for potential stormwater effects. Appropriate property owners were notified.

The Planning Committee unanimously recommended approval.



Applicant noted that this will be a single family residence. No height limit to RG-3. City will require authorization for any tree impacts. If this variance is approved, it will supersede the variance that was previous requested in 2016.

Resident from 1251 Virginia has an objection to the project. Objects to 4 story building. Building is 45 feet.

**Motion to Recommend Approval Carries on Unanimous Show of Hands.**

**V-18-125; 763 Adair NE; R-4**

Applicant Michelle Krahe on behalf of homeowner Jenny Phillips request the following variances

1) reduce the front yard setback from 35 feet to 26 feet (existing)

to allow for construction of a first-floor addition to the residence.

Existing second-floor is already over the proposed construction area. This first-floor addition would be to “fill-in” the existing empty space on the first floor adjacent to the driveway. Proposed construction area is currently impervious surface.

Current lot coverage is 24.5% and will remain the same after construction since the addition will be within the existing footprint of impervious surface. No observed tree issues and applicant is reviewing options for potential stormwater effects. Appropriate property owners were notified.

The Planning Committee unanimously recommended approval.

**Motion to Recommend Approval Carries on Unanimous Show of Hands.**

**V-18-128; 1132 Briarcliff Place; R-4**

Applicant Lance and Erin Chernow on behalf of current homeowners Clark Dorsey and Margaux Germann request the following variance (applicant is under contract to purchase the property)

1) reduce the east half-depth side yard from 17.5 feet to 7 feet (existing)

to allow for the re-build of a residence.

Existing home is currently located 7 feet from the eastern property line. That property line abuts the public right of way (no existing sidewalk) along Briarcliff Terrace. Applicant is considering feasibility of constructing a new home or adding to the existing structure. Given this, there is no calculation for proposed lot coverage or FAR. There was no final design presented to the planning committee.

Since this application is requesting a variance for an existing condition and no design plans were presented, there are no observed tree issues and applicant is reviewing options for potential



stormwater. Appropriate neighbors and property owners were notified.

Additionally, this is a side yard with exposure to a road. The applicant was briefed on proper fence and boundary design but it is the applicant's responsibility to file such plans with the City.

The Planning Committee unanimously recommended approval.

**Motion to Recommend Approval Carries on Unanimous Show of Hands.**

**V-18-129; 572 Park Drive NE; R-4**

Applicant Jean Vallee on behalf of homeowners Troy and Melissa Stowe request the following variances

- 1) reduce the front yard setback from 35 feet to 30 feet (existing)
- 2) reduce the east side yard setback from 7 feet to 3 feet (existing)

to allow enclosure of an existing covered, concrete patio to the first story of the residence.

Current lot coverage is 48% and will remain the same after construction since the addition will be within the existing footprint. No observed tree issues and applicant is reviewing options for potential stormwater effects. Appropriate property owners were notified.

The Planning Committee unanimously recommended approval.

**Motion to Recommend Approval Carries on Unanimous Show of Hands.**

**V-18-140; 878 Brookridge Drive NE; R-4**

Applicant Stacey Rainwater on behalf of homeowners Barbara Thwaites request the following variance

- 1) reduce the front yard setback from 35 feet to 28.5 feet (existing)

to allow for construction of an addition to the residence.

Proposed lot coverage is 24.6%.

The Planning Committee took no action on this application as applicant or homeowner did not appear at Planning Committee meeting on May 9. Applicant appeared and apologized for missing the Planning Committee. Notice of project and meeting dates were sent to adjoining properties on May 4<sup>th</sup>.

**Motion to Recommend Approval Carries on Unanimous Show of Hands.**

- Cresthill and Monroe Update - Jenifer and Barry

Thursday, 5/17 6:00 Inman Middle School – Developer Meeting



Go Fund Me Campaign - \$15,000 raised to so far to fund consultants, including planning, transportation, land use lawyer, PR, affordable housing.

Several residents thanked the VHCA board for work with professional consultants to make sure we have a development that is appropriate for our neighborhood

**Budget Committee/Treasurer's Report** - George

- District 6 Grants – VHCA has received the following checks:
  - \$15,000 for John Howell Park
  - \$2,500 for Master Plan Update
  - \$55,000 for Other Projects

**Communication Committee** – Barry

The Voice will go out after the May 17<sup>th</sup> meeting. Will have two Voices before Summerfest.

VHCA will have a booth at Summerfest. Will include information on 10<sup>th</sup> and Monroe

**Fundraising Committee/Other Events**

- North Highland Mile - George, Steve, Kay, Stefanie

Event Won a Community Design Award for NPU-F. Made over \$5,000 on the race. Will be used as seed money for next year's race. Budgeted to make \$9000 but now have a greater understanding of the costs for future.

- Summerfest – Jenifer

**Social Media:**

- Robust social media plan in place leading up to and during event.
- We are utilizing Summerfest Facebook pages and have 3 events pages - Music, Festival Generally and 5K
- We are re-sussitating Summerfest Instagram this year and going forward as well.
- Not using Twitter or Snap this year.

**PR:**

Andi Frey with LaunchAtlanta! has secured the following in-kind media for us thus far, working on more!

- \$20,000 value in TV spots to be aired on GPB.
- 1 full page ad in Creative Loafing (\$7360 value) to be published in 1st week of June, plus 3 dedicated email blasts.
- 2 ads in INsite magazine - 1 to promote 5K; 1 to promote music
- Additional media partnerships with Jazz 101.1 radio, Yelp and Macaroni Kids.



- More in pipeline.

#### **Additional Marketing:**

- 14 Pole banners (5 more need poles, will be put up by next weekend), 4 festival and (2) 5K signs are up (including one on belt line).
- ~35 5K Yard signs are up or still in process.
- 1000 Music Flyers (George distributed)
- Upcoming Voice (who is going to write that and what is publication schedule between now and 6/9?)

#### **5K Race:**

- As of 5/12 we have only 262 5K sign-ups, so we will need to do more marketing to get to goal of 1200. Most people do sign up in final 2 weeks.

#### **Sponsorships**

Over \$125,000 in festival sponsorships thus far!

- Tour of Homes – Chase

7 homes have been selected. Home Owners meeting upcoming.

#### **Parks Committee** – David

3 lights have been replaced at North Highland Park with LEDs – cost less than \$900.

#### **Safety Committee**- Kay

#### **New Business**

Solarize Atlanta – rooftop solar panels. 2035 is the goal for the entire city is supposed to be renewable energy. May 22 – meeting at Ponce City Library.

#### **Announcements/Calendar:** (All meetings are public)

- Fuqua Development Team's Monroe/Cresthill Community Engagement Meeting: May 17, 2017 6 pm Inman Middle School
- NPU-F Monthly Meeting at Hillside: May 21, 2018
- VHCA Planning Committee at Ponce de Leon Branch Library: June 6, 2018 7 pm
- Summerfest: June 8 Parade and Community Dinner; June 9 and 10 Summerfest Artist Market, Music and Kidsfest
- VHCA General and Board Meeting at Grace Lutheran: June 11, 2018 7 pm
- Fuqua Development Team's Monroe/Cresthill Community Engagement Meeting: TBD



VIRGINIA-HIGHLAND

CIVIC ASSOCIATION

**Adjourn**