



General Virginia-Highland Civic Association Board Meeting
Minutes

December 9, 2024 - January 13, 2025

Board Business Conducted Electronically after Official November Board meeting adjourned

VHCA Directors: Alex B. Jones (President), Melissa Clark (Vice President), Karri Hobson-Pape (Secretary), Miguel Barrios (Treasurer), Johnson Bazzel, Kevin Cronin (virtual), Amy Harward, Kenneth Herring, Karen Isenberg Jones, Tim Langan

The following motion was sent electronically by Kevin Cronin on December 13, 2024 at 10:17am. It was seconded by Amy Harward on December 13, 2024 at 11:18 am. Additional NPU informational email provided below.

Motion #1: We need to amend the motion for 676 Elmwood to add another exception to the attic space from required 30% to 32.2%. (All else in the motion passed last week remains the same, just adding this addition.

... As you can see below Debbie says this is normal and I do not see that we need to rehear this case given it is the attic/storage area.

Miguel Barrios	<i>Approved</i>	Kenneth Herring	<i>Approved</i>
Johnson Bazzel	<i>Approved</i>	Karri Hobson-Pape	<i>Approved</i>
Melissa Clark	<i>Approved</i>	Alex Jones	
Kevin Cronin	<i>Approved</i>	Karen Isenberg Jones	<i>Approved</i>
Amy Harward	<i>Approved</i>	Tim Langan	<i>Approved</i>

Begin forwarded message:

From: Debbie Skopczynski <chair@npufatlanta.org>

Date: December 12, 2024 at 1:07:54 PM EST

To: "Pam Bullock [psb-studio@psb-studio.com] " <psb-studio@psb-studio.com>



Cc: Kevin Cronin <cronink@me.com>, Sommerville Wiley <jwsommer7@gmail.com>

Subject: Re: 676 Elmwood Drive

Thanks for the update, Pam. Unless Virginia-Highland wants to rehear your application, I am ok with going forward. It's not the first time that an application has been amended late in the process. (For Kevin and Wiley — the NPU has supported several applications that had a variance for exceeding 30% of the main structure.)

Please ask your planner to send me an amended Referral Certificate that can be reported at the NPU meeting and recorded in the minutes. You'll also want to advise the neighbor and his attorney opposing the application so there are no surprises.

Debbie

Sent from my iPad

On Dec 12, 2024, at 12:06 PM, Pam Bullock [psb-studio@psb-studio.com] <psb-studio@psb-studio.com> wrote:

Hi, Debbie-

We have a new development on the above variance case. The plan reviewer from the City has let me know that I have to include the floor area of the attic in the total square footage of the accessory building, which puts it over the 30% of the main structure allowed by code. (I think we'd be at about 32.2%, but haven't run the exact number.)



As you know, we typically have no problem as a neighborhood as long as it doesn't exceed 30% of the maximum size house allowed. (i.e., nobody should have to build a mcmansion to be able to build a garage).

Anyway, net is that we need to add a variance to our current variance requests to increase the 30%. The building remains exactly the same. Nothing on my drawings would change except the calculations. This is more of a box checking item for the City. My question for you is whether or not it is likely that the NPU would request that we defer a month to go back thru the planning committee and VHCA. The owners are not on a tight timeline so it's not an issue to defer. If we're likely to have to start the process over, we thinking we might as well defer now, before the NPU meeting, and save everyone's time and money.

Thanks for your thoughts on this!

Pam Bullock, AIA, LEED AP BD+C

PSB Studio ARCHITECTURE

777 Virginia Circle NE

Atlanta, Georgia 30306

Phone: 404.876.3468

<https://psb-studio.com>

<https://m.facebook.com/psbstudioarchitecture>

psb-studio@psb-studio.com



Respectfully submitted by:
Karri Hobson-Pape