

August 10, 2015
Morningside-Lenox Park Association
Monthly Board Meeting Agenda
www.mlpa.org

Call to order and welcome:

MLPA President Carmen Pope called the meeting to order.

Approval of July 2015 Minutes:

A motion to defer the approval of the July 2015 minutes was made by Carmen Pope. The motion was seconded by Rae Conlan. The Motion to Defer the July minutes was approved 14-0-0.

Zoning Report/Variances:

****V-15-149 – 650 Courtenay Drive**

Applicant (Emiley Tyler) seeks a special exception to erect a 6ft privacy fence and gate in a portion of the required half-depth front yard whereas it is otherwise restricted. Applicant seeks no other variances at this time. The fence is to be adjacent to the garage to shield the dumpster/garbage can area. The zoning committee approved conditional on receiving letters from neighbors. Letters from the neighbors voicing approval were presented.

Motion to Approve was made by Tad Christian. Chuck Tobias seconded the motion. The Motion to Approve passed 13-0-0.

****V-15-179 – 2125 Piedmont Road**

Applicant (Cesar Angeletti/Tom the architect) seeks a special exception from zoning regulations to reduce the required on-site parking from 23 spaces to 18 on-site parking spaces to allow for construction of an eat/drink establishment (Brazilian Steakhouse) including a mezzanine level due to the small size of the building (1800 square feet) (pending lot approval REP-15-006 from the Office of Planning). (The Zoning Committee approved conditioned on NO adult business and amend request to 23 parking spaces.(not 25 – the 25 reported initially was incorrect).

Motion to Approve conditioned on NO adult business was made by Tad Christian. Chuck Tobias seconded the motion. The Motion to Approve passed 11-0-2.

****V-15-178 – 1131 Zimmer Drive**

Applicant (Mark F. Arnold/Lyn McCool) seeks a variance from the zoning regulation to reduce the required east yard setback from 7 feet to 3 feet to allow the construction of a terrance/outdoor fireplace.

Motion to Approve was made by Tad Christian based on the site play dated 7/20/2015. Kevin Lyman seconded the motion. The Motion to Approve passed 14-0-0.

****V-15-180 – 750 Wildwood Road**

Applicant (Larry & Leann Munn) seeks a variance from the zoning regulation to reduce the required east side yard setback from 7 feet to 4.6 feet and the rear yard setback from the required 15 feet to 11 feet to allow for the construction of a detached accessory structure (3 car garage). Applicant also seeks a variance to allow an accessory structure to exceed 30% of the floor area of the principal structure to 33%.

Motion to Approve was made by Tad Christian based on the site play dated 7/7/2015. Rae Conlan seconded the motion. The Motion to Approve passed 14-0-0.

****V-15-196 – 1442 North Morningside Drive**

Applicant (Jennifer Budsan/Brian & Elizabeth Obshal) seeks a variance from the zoning regulation to reduce the north side yard setback from 7 feet to 4.8 feet to allow for an addition to a single-family dwelling. One tree may be removed due to the root system (a white oak) and they have 7 letters from 10 neighbors. The lot coverage is going from 40% to 42%.

Motion to Approve was made by Tad Christian based on the site plan dated 7/22/2015. Rae Conlan seconded the motion. The Motion to Approve passed 12-0-2.

Parks and Monuments Committee Report:

Sally Bayless discussed the proposed Smith Park fountain plans (we have the option of a fountain with a single waterfall (\$11,000) or one with a double waterfall (\$15,000). If we choose to do so, the single waterfall fountain can later be amended to have the double waterfall.

A motion to Approve proceeding with the plans for the single waterfall fountain was made by Sally Bayless. Rae Conlan seconded the motion. The Motion to Approve passed 12-0-2.

The discussion then moved on to fundraising, The Sponsors have challenged us to raise the funds needed for the double waterfall fountain. The Park Committee is filing for grants with Park Pride (Small Change Grant and Love Your Block grant) and other agencies as well as working to raise the needed funds from neighborhood donors/sponsors. John Ayers Plumbing has donated their services (around \$2500). The Sponsors have already put approximately \$2,500 into sprucing up Smith Park. So far we have raised a total of \$6,500 for the Smith Park Fountain (\$4000 from the Sherwood Be Good Block Party and John Ayers' donation of plumbing services valued at \$2,500). Sally asked whether the MLPA would be willing to donate funds to speed the renovation of the fountain.

Motion to Approve the MLPA's donation of \$2000 for the single waterfall fountain was made by Tad Christian. Sally Bayless seconded the motion. The Motion to Approve passed 12-0-0.

Treasurer's Report

Chuck Tobias spoke. We had July expenses of \$5144 for July but payment of \$10k (\$2000 of which represented funds raised for Smith Park that the MLPA was holding until the Park Pride fiscal account was opened).. A payment of \$6500 was paid to Security patrol.

Traffic Report

Carmen Pope spoke from Kirk recapping what was mentioned last month. Speed bumps may not be realistic on the North Pelham and East Pelham Road. The curb violations and landscaping destruction on Lanier have upset the neighbors who plan to be the eyes and ears of violations and reporting them. A neighbor from Greystone spoke about the fact the intersection of Greystone and Piedmont (which does not have a traffic light) has gotten super crowded due to the Mill Creek/Sprouts construction site due to the constant lane closures for paving, truck unloading, etc. Carmen will contact the Piedmont Heights neighborhood and Mill Creek to make sure they are operating within their official permits.

Communications Report

Tom Coggin spoke about the upcoming newsletter and the possible need for an advertising/sponsorship volunteer or committee member. This will be discussed later.

New Business

Carmen Pope reminded the Board of the board-only meeting at Ansley next week. Membership/possible budget and fundraising/events/website content are things to be reviewed.

Chuck Tobias made a motion to approve a disbursement of up to \$500 for the tax preparation fee. Tad Christian seconded the motion. The motion was approved 12-0-0.

Tom Coggin made a motion to approve a disbursement of up to \$250 for postage for the MLPA newsletter. Rae Conlan seconded the motion. The motion was approved 12-0-0.

Adjourn:

MLPA President Carmen Pope adjourned the meeting.