

**June 9, 2014**  
**Monthly Board Meeting Minutes**  
**Morningside-Lenox Park Association**  
**(www.mlpa.org)**

**Call to order and welcome:**

MLPA Vice President Rae Conlan calls the meeting to order.

**Approval April/May Meeting Minutes:**

Kevin Lyman makes a motion to approve the minutes. Lillian Caudle seconds the motion.

**Treasurer's Report:**

Rae reported for Chuck Tobias who was unable to attend. We have \$89K in bank, we have begun writing checks for the Monumental Ball. Celebration of Summer cost \$11,514 and made an income of \$12,263 for a net of \$749. Breaking even on this event is quite difficult and has only happened a couple of times. Many many thanks for to Tad Christian for spearheading this and making COS a huge success!!!

**Variance Report**

V-14-107 1394 Lanier Place

Application seeks a variance to reduce the North side yard setback from 7' to 2' for a second story addition to an existing garage. Motion to approve variance based on the site plan submitted with the application dated 5-12-14 and the garage remaining in the original footprint.

*Tad made a motion to defer the above due to no representative at meeting. Lillian seconded the motion. Motion passed 7-0-0.*

V-14-114 1686 Noble Drive

Jeff Miller, the current property owner, spoke. Trees have grown very close to sides of current garage building causing root lift under garage and also leaning on the sides. The proposed 2-story garage with upper office space would have the same footprint as the current structure but would sit back in the further in the lot thus creating more space for play and a turnaround space for cars in the back of the house. The yard narrows toward the back of the house. The attempt is to keep the same architectural feel as the house. Lot would be 48% developed (a touch more than the 44% now) – so still less than 50%.

Application seeks a variance to reduce the required North east side yard setback from 7' to 3' and to reduce the required rear yard from 15' to 3' in order to construct a 2 story accessory building. Motion to approve variance based on the site plan submitted with the application dated 5-20-14 sheets A0.00 and A2.04, limit the plumbing to a hose bib and pending letters from adjacent neighbors.

*Tad makes motion to approve, Lillian seconds motion.*

*Motion passed 7-0-0.*

V-14-115 1048 Cumberland Road

Gordan and Eleni (sp?) Smith attended. They have been the property owners since 1986 and are seeking approval to add a deck and a replace a garage. Property already out of setback lines (built in 1931) so they need a variance to replace the current structure keeping in line with current house.

Application seeks a variance to reduce the East side yard setback from 7' to 3' to allow a deck addition to a single family residence.

To reduce the West side yard setback from 7' to 3' to allow construction of an accessory structure (garage).

Motion to approve variance based on the submitted with the plans application dated 2-21-14.

*Tad Christian makes a motion to approve. Kevin Lyman seconds the motion.*

*Motion passed 7-0-0.*

Tad Christian spoke about Oak Knoll Apartments (owned by Perennial Properties) and located up on the hill behind Fat Matts and the old Bull Realty office, will be demolished and redeveloped. The site is 3.5 acres from grade 70 to 80 feet – 52 current units – they are planning to redevelop lot to 230 units with 375 parking garage in the rear of the property. Piedmont Road is the only ingress/egress. They are in Beltline Overlay (so parking will have to be in the rear of the structure) – their lot backs up to Pelham Road but that impact will be limited due to 15 feet site increase before Pelham. No retail space. The owner's Corporate offices are down the street, they also own Midtown Bowl. In the conceptual stages now but construction may start in the fall.

**Traffic Committee Report**

Lillian Caudle - A neighbor on McLynn contacted the MLPS about motorcycle/delivery van accident at McLynn and Lanier around Memorial Day weekend and asked for a traffic circle at that intersection for safety reasons. There will be heightened patrols and Alex Wan is working on a traffic study.

**Parks and Environmental Affairs Committee Report**

Sally Bayless – A few dead trees have been cut down but all have been dead. Sally congratulated the Boy Scouts on their tree planting efforts and donation of \$2500 to Trees Atlanta.

Kathy - Monuments have been discovered and most seem to be in good shape except two – may require some brick work (East & West Sussex monuments).

### **Events Committee Report**

Susan was unable to attend; however, a chairman is still needed for the Monumental Ball; next MLPA Summer Concert series June 20<sup>th</sup> at Sydney Marcus park.

### **New Business**

Peter Chen, owner of Mandarin Antiques Inc. attended along with Alan Phillips and neighboring single family home owner (Chris) to show the new plans for the old Photography studio at Cheshire Bridge and Windemere. He has been delayed for close to a year due to the 12 permits needed to demolish and renovate. Currently 9 permits have been received (parking, traffic, site plans, demolition). His original space is on Miami Circle. Asked for advise in pushing the painful permit process along due to vagrants and loitering on site. Tad suggested calling Alex Wan which they recently did and the process is going a little faster. Once all permits are received, they plan to be done in 120 days.

### **Adjourn**

The meeting was adjourned by Vice President Rae Conlan.