



# MORNINGSIDE LENOX PARK ASSOCIATION

## Monthly Board Meeting Minutes May 8, 2017

### **Call to order and welcome:**

Board member Alex Munoz called the meeting to order.

Board members present: Charlie Nalbhone, Lynn Ayers, Drew Gandy, Marti Breen, Jeff Rolsten, Sonny Jones, Phyllis Wingo, Julia Payne, John Ayers, Alex Munoz

Minutes of the April meeting were approved. Motion to approve was made, seconded and passed 8/0/0

### **Zoning Variances:**

V-17-101	1230 University Dr.	Approved 8/0/0
Applicant requested variance to reduce the required east side yard setback from 7 feet to 5 feet 4 inches to construct an addition to an existing single family home. Applicant appeared and provided letters from all neighbors.		

V-17-113	934 Amsterdam Ave.	Approved 9/0/0
Applicant requested variance: 1) to reduce the required front yard setback from 35 feet to 20 feet 4 inches, 2) to reduce the required east side yard setback from 7 feet to 3 feet 8 inches, and 3) to reduce the required half depth front yard from 17 feet 5 inches to 6 inches to construct a single family home. Applicant appeared and provided letters from all neighbors.		

V-17-115	1448 N. Morningside Dr.	Approved 10/0/0
Applicant requested variance to reduce required north side yard setback from 7 feet to 3.4 feet to construct a 2 <sup>nd</sup> story addition.		

V-17-117	602 Yorkshire Rd.	Approved 10/0/0
Applicant requested variance to: 1) reduce required rear yard setback from 15 feet to 13 feet to add roof over patio, and 2) reduce required side yard setback from 7 feet to 1 foot to erect a carport. Applicant also sought a special exception to: 1) erect a 4 foot wall in the required half depth front yard where only a 4 foot high fence (50% open visibility) is allowed, and 2) to		

erect a 4 foot high retaining wall in the required half depth front yard whereas only a 3 foot high retaining wall is allowed.

Applicant appeared and provided a letter from his Yorkshire neighbor.

V-17-118	2059 Manchester St.	Approved 10/0/0
Applicant requested variance to reduce the north side yard setback from 15 feet (required) to 7.5 feet and reduce the rear yard setback from 20 feet (required) to 6 feet to allow for construction of a new multi-family development.		

V-17-45	1227 N. Highland Ave.	Denied 10/0/0
Applicant requested variance to allow an accessory structure to exceed 30% of the floor area of the main structure to 81% to construct a garage and guest house.		
Applicant did not appear. Denied without prejudice subject to Applicant agreeing to defer and return to the June MLPA meeting.		

SAP BL-17-01 7	2520 Piedmont Rd.	N/A
Paces Properties seeks to redevelop the former tattoo parlor/bar at the corner of Piedmont Ave. and Piedmont Cir. into a restaurant. Because this property is in the Beltline Overlay, the MLPA is allowed to comment and provide recommendations. The Board requested: 1) the sidewalks be replaced, 2) the entrance on Piedmont Ave. be made one way, 3) the signage on Piedmont Ave. not block sightlines for vehicles and pedestrians, 4) all exterior lighting be designed with cut-off luminaries to reduce glare and light spillage, and 5) encourage City of Atlanta to perform safety study.		

V-63-22	Phase II of Millcreek Development on Piedmont Ave.	Approved 10/0/0
Charlie Nalbome provided the Board with an update on the Millcreek variance process. Despite the Board requesting 11 conditions be met prior to approval, the Board of Zoning only accepted one condition (#7 – 46 parking spaces be designated for the valet operations). The Board has draft a Covenants, Conditions and Restriction document identical to what was signed 10 years previously by the Board for the Phase I development permitting the Board to enforce certain zoning regulations against the development. A motion to authorize an officer to enter into the agreement was made by Charlie and seconded by Marti.		

	1824 Piedmont Ave.	Approved 10/0/0
<p>Charlie also provided an update on the Rock Springs Presbyterian Church development. The congregation agreed to a restrictive covenant preserving the church structures on the property. Piedmont Heights is also a party to the declaration. A motion to have the MLPA be a party to the declaration of covenants and authorize an office to sign the declaration was made by Charlie and seconded by John.</p>		

**Mayoral Campaign:**

- Anna Foote appeared on behalf of Peter Aman’s campaign.
- There was a brief discussion on having a forum for Atlanta City Council District 6 candidates with surrounding neighborhoods.
- Charlie emphasized the importance of candidates addressing traffic for commute times and safety

**Treasurer’s Report:**

- MLPA currently has \$131,231.69 in the coffers and has raised \$57,000 through membership dues this year.
- Two of the biggest expenses this year are the security patrol and funds expended on neighborhood monuments.
- The MLPA’s finances continue to stabilize and improve year over year.

**Events:**

***Celebration of Summer:***

- The sponsorship goal of \$7,500 was surpassed with \$7,850 in funds raised to date.
- While sufficient neighbors volunteered to sell tickets, volunteers continue to be needed during the actual event.
- There was discussion of getting more volunteers involved to run the events, including turning the Celebration of Summer over to the Morningside Elementary PTA, or otherwise getting greater buy-in from the PTA.

***Neighborhood Yard Sale:***

- Sonny gauged the interest in a community yard sale. The local synagogue expressed interest in hosting. While the event was originally scheduled for May, there was discussion of moving the yard sale to August and having it benefit the MLPA.

**Meeting Adjourned.**