



Neighbors

Monthly Newsletter

The Monthly Newsletter of the Lake Claire Neighborhood Association

Written and distributed by volunteers since 1991

Neighborhood Meeting

Thursday, September, 21, 7:30 p.m.

Frazer Center - 1815 S. Ponce de Leon
(or use back entrance at the end of Ridgewood Road)
Auditorium in front of building

Agenda

- * *Denotes issues which may be voted upon at meeting; please read accompanying articles within newsletter for details.*
- **Announcements**
 - Eastland Skyhaven Neighborhood Coalition re: Kroger Development*
 - Mary Lin Update
 - Tour of Homes Recap
- **Treasurer's Report** - Dennis McCarthy
- **Planning Committee Report** - Geoffrey Dunne
 - CDP Update
 - Liquor License - LaFonda Latina*
 - McLendon Gardens Rezoning*
- **NPU Report** - Bob Schreiber
 - Druid Hills Variances
 - Major Development Update
- **Public Safety Report** - Elizabeth Hamilton
 - Officer's Report
- **New Business**

From the Executive Board

by Robbie Collins, VP Communications

Unless you're a child or a gardener, the Seasons may seem to slip by without demarcation. Fall in particular seems to arrive without fanfare as the leaves belatedly blush at its entrance. Nevertheless, September brings the Harvest Moon and the Autumnal Equinox. The Equinox officially signals the end of Summer. It is the moment when day and night are equal in length, after which nights lengthen and days shorten.

In Lake Claire, September brings our **Tour of Homes** (on even years) as well as **nominations** for next year's officers. I hope you turned out for the Tour as we really need the money. Speaking of moolah, have you paid your **dues** and made your **security patrol contribution** for the year? We only have about

\$20 to our name - pretty pathetic for an organization of 1100 homes and businesses. If you think the Lake Claire Neighbors has been beneficial to the neighborhood...if you like the new **neighborhood identity signs**, enjoy the **newsletter**, approve of the **security patrol** and contributions to **Mary Lin**, then please don't be a free rider, contribute! We also need contributions of time as several executive positions will be vacated come December 31st. Won't you consider running for **executive office**? Several of the current officers will probably stand for re-election, but at least two will move on. To qualify you must have attended at least four meetings this year.

This September's meeting will be held on the last day of Summer and should be interesting. We will find out from the Tour organizers whether our \$900 was a good investment. No doubt it will be if the weather was kind. The Tour Committee has done an outstanding job of organizing the event. BTW, did you catch the front page Tour article (and Sean Beeching's photo) in the AJC "City Life" section on the 7th?

McLendon Gardens will once again be featured at this meeting as the developer seeks a variance on an adjoining piece of property. Meanwhile, many neighbors surrounding the site are pretty upset about density, the latest estimate being 87 units. Traffic is already a big problem up on Sutherland Hill and neighbors are rightfully concerned about the arrival of another 150+ cars. They are also mindful that these cars will be further augmented if the rumored redevelopment of the Haynes Auto property into condos comes to pass.

Councilperson **Cathy Woolard** was kind enough to host a meeting at Mary Lin for McLendon Gardens residents and other interested parties early this month. Woolard brought representatives of various government agencies and departments to answer questions and give advice. We ourselves wrote a letter to H.U.D. last month asking for increased assistance to the residents in relocating due to the short lead time they were given.

As you know, the City socked it to us again this year. Atlanta-in-Dekalb **property taxes** rose an average of 30% more than our Atlanta-in-Fulton brethren. Seems that last year's refund ordinance does not apply this year so another ordinance is in the works. At least next year a new State law kicks in to handle this disparity. Check out the Candler Park website (www.candlerpark.org) for a link to F.A.I.R. (Fair Assessments for Intown Residents). Greg Smith, chairman of F.A.I.R., urges everyone to write the City Council, Mayor, and School Board in support of equalization. While you're at it, tell them that you're tired of hidden tax hikes and to roll back millage rates each year to adjust for growth in the tax base due to development and reassessment.

Lake Claire Garden Club Special Program - A special event is planned for Tuesday **September 19** at **7.00 pm** when Mr. **Gary Peiffer** of the Dekalb Extension service will speak on drought resistant plants and low water use or xeriscaping. The presentation will be held in the auditorium at the **Frazer Center** located at 1815 S. Ponce de Leon (use the back entrance at the end of Ridgewood).

All Lake Claire residents and friends are invited to attend and pick up valuable hints on how best to replace those plants that did not make it through the recent hot and dry summer months. A minimal donation will be requested to cover the cost of the auditorium. The Garden Club hopes to arrange additional speakers over the coming months. Contact **Jackie Katz** for more information at **404.371.8655**.

Candler Park Playground Task Force - A group of Candler Park neighborhood volunteers is implementing plans to renovate Candler Park playground, which is currently missing most of its equipment. The Task Force has chosen to work with **Park Pride**, a non-profit public/private partnership dedicated to preserving, enhancing, and promoting parks and greenspace, in order to achieve its goal. The Task Force hopes to raise \$50,000 by the end of 2000 for the purchase of new Kompan playground equipment. Candler Park Playground Task Force welcomes your involvement. Contact **Stacy Williams** at **stacywms@aol.com** or **404-378-5564**. Tax-deductible donations of any size are gratefully accepted! Please make your check payable to "Park Pride" and write in the memo section "Candler Park Playground." Mail your check to: Park Pride c/o James Johnson, 344 Josephine Street, Atlanta, GA 30307. Donations of \$75 (individual/families) or \$150 (businesses) are recognized with an engraved brick. Please call for more information.

The **Dedication of Freedom Park** will take place on Tuesday, September 19, 2000, 11:30 a.m., on the Freedom Park Trail. Complimentary parking will be available at the Carter Presidential Center. Guides located at the Carter Center will direct you to the dedication site. Jimmy Carter, Roy Barnes and Bill Campbell are scheduled to attend.

Southface Energy Institute will hold its annual **Environmental Living Conference** on Saturday, November 4 at the Frazer Center. Topics include: EarthCraft House - the nation's fastest growing residential "green" building program, Water Conservation, Passive Solar Design, Alternative Fuel Vehicles and an interactive kid's workshop. Go to www.southface.org for details.

On Tuesday afternoons at **Mary Lin** from 4:00 to 7:00 we have a **teachers' help session**. The Mary Lin teachers set aside projects that involve grunt work like stapling, cutting out things, and collating papers for volunteers to do. This provides the teachers with more time to spend on lesson plans and teaching while providing them with materials which they can use in the classroom. Every school has a need for volunteers and teachers are always appreciative of people who help with the little things. It gives the the teachers and the students more time and more things to do and use in the learning process. Anyone with a couple of hours to spare on any Tuesday afternoon is welcome to stop by and lend a hand. It will also give you an opportunity to see the kinds of materials and projects which are being utilized in the classrooms of an elementary school. Hey, if you like using staplers and scissors this is the party for you.

~ Julia Murray

Busy and tired, but What's for Dinner?

**Call Jennifer,
your Lake Claire Neighbor**



Let me do the shopping, cooking and clean up; you have other things to do! Call me now at **404.687.9966**

Call for Nominations

**Election of officers
Lake Claire Neighbors,
November 2000**



Call a current Executive Committee Member for details.



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\$20/year dues, \$50/year Security Patrol.

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The Executive Board of the NPU-N has finished the proposed new **By-Laws** which are available on the Lake Claire website. However, the new by-laws must be approved by a majority of the residents at-large of the NPU. If the by-laws are rejected, then NPU-N will not be allowed to make recommendations to the City. Any concerns that residents have regarding many issues will have to be submitted directly to City Council members, at various committee meetings of City Council, other meetings at City Hall, or at City Council meetings. Passing the new by-laws is critical for the next year of land-use applications (variances, rezoning, special permits, etc).

Please help pass the new by-laws. The first annual vote will be held on Saturday, **September 23**, from 1:00-4:00 pm at the Lang-Carson Community Center in Reynoldstown. It will take about 2 minutes to sign in - bring verification of your residency such as a driver's license or utility bill - and then vote. Directions to the Center are: South on Moreland, under Dekalb Ave. to Wylie Street (the GIANT FOOD grocery store is on the right side), right onto Wylie Street, about 1/4 mile to Flat Shoals Road (Stein Steel is on the left - if you go across the railroad tracks, you have gone too far), left on Flat Shoals, go about 150 yards, and the Center is on the left.

On a different note, this month, there will be two superficially similar but dramatically different variances for properties which face the **Olmsted Parks/Ponce de Leon Ave.** in Druid Hills. One involves the Alpha Delta Pi Sorority headquarters (at the corner of Oakdale), the other is the Golden Key Honor Society headquarters (first building at corner of Moreland Ave.) I will be asking attendees of the next meeting to consider some of the issues which these two variances are bringing to the surface.

Finally, NPU-N must develop a new submission for the annual **Comprehensive Development Plan (CDP)**. This document is the guiding policy which becomes the reference for many of the City's decisions, as well as the basis for creating the proposed budget for the following year. Lake Claire will generate a contribution to the NPU-N submittal as will all of the other member organizations. The Executive Board will compile all of the submittals into one recommendation draft and submit it to the City in February of 2001. Geoff Dunne and I will solicit residents of Lake Claire who wish to participate in this process. The deadline for each NPU organization is by the end of November so that the final document can be compiled by the NPU Committee.

~ Bob Schreiber

It has been a quiet month for the neighborhood financially. On Sept. 3rd the balance in the general (unobligated) fund was \$21.51 with a total of \$3,199.44 in the bank; most of this total has been earmarked for specific items. The financial results of the Tour of Homes were not available at the time of printing.

~ Dennis McCarthy

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To help metro-Atlantans find the tools and information needed to solve their own traffic problems, the Clean Air Campaign, the region's clearinghouse for air quality and traffic congestion information, offers an interactive one-stop-shop Web site, cleanaircampaign.com. With the latest resources and information now at one location, you can check real time traffic conditions before hitting the road, get up-to-date air quality forecasts and learn about commute alternatives for individuals and employers. Looking for ways to take control of your commute, save time and save money? With just a click of your mouse, you can find information on carpooling, teleworking, transit, combining errands and putting technology to work, all of which can keep you out of gridlock and reduce smog.

Sick of sitting in traffic alone? Chances are someone who lives in your area of town is feeling the same way. Register with 1-87-RIDEFIND, the regional carpool matching service, and cut time off your commute by using the HOV lanes, save money on gas and maintenance and share the driving duties with someone

else. Check out the Commute Costs Calculator to see just how much you could save by carpooling.

In this interactive age, another option is teleworking. Of course, you need your employer to accept teleworking, so to help convince him, turn to the Clean Air Campaign's Telework Calculator to determine how much time you spend driving to and from work. Time that could be devoted to work. The average metro-Atlantan could save more than 57 hours each year - just by teleworking one day each week!

Before you leave the office, check out the traffic situation through real-time traffic video and Interstate signage provided by the Georgia Department of Transportation. Not only can you survey the gridlock, but you can also check accident reports that could affect your commute.

In the dog days of summer, monitoring Smog Alert Days can be important for your health or the health of a loved one. Check the forecast each day at 2 p.m., and register to receive Smog Alert forecasts via email or via fax. You can also link to the latest health information to see how those color-coded days affect your health.

Cleanaircampaign.com is designed to inform and educate all ages. In the Just for Kids section kids can learn while playing interactive games with the Clean Air Campaign mascot, BAIR, the Better Air Bear. BAIR will be visiting many metro-area schools this fall to educate kids about what they and their parents can do to improve air quality.

In addition to all of these activities, you can also find out more about the Clean Air Campaign, determine how commute options programs are good for businesses and read the latest news from the Clean Air Campaign. So, get your life back. Visit cleanaircampaign.com or call 1-877-CleanAir and solve your own traffic problem... it's easier than you think!

~ Press Release

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Liquor License Application - Clay Harper of La Fonda Latina in Candler Park and other close-by locations is on the agenda to make a brief presentation to the Lake Claire Neighbors. Strictly speaking, our neighborhood does not have a direct vote on what goes on outside of Lake Claire, but our input is invited and is certainly influential when such an application is coming up in the immediate vicinity. Plan on coming to the LCN Meeting on 21-Sep-00 if you would like your voice to be heard.

Zoning Variances - Recently, the trend is for homeowners to want to expand their living space. Renovation of older homes usually involves having to make a Variance Application to the City of Atlanta.

With this in mind, the Lake Claire Neighbors Planning Committee is busy preparing a checklist of items which the City of Atlanta Board of Zoning Adjustment (BZA) will normally ask for if you are considering adding-on to your existing home. The official source of this information is: City of Atlanta, Department of Planning, Development & Neighborhood Conservation, Bureau of Planning, Development Review Division, Tel: (404) 330-6145

However, we plan on including a rather more "user-friendly" reference source in the Lake Claire Neighbors website <www.lakeclaire.org> in the very near future. Meanwhile, the following set-back regulations for Residential Lot Zoning Regulations for R-4 (single family residences) may be helpful. These are the City of Atlanta Bureau of Buildings rules. If your planned renovation/addition falls outside these parameters, you will probably have to apply for a Zoning Variance:

- Front Yard set-back - 35 feet
- 1/2 Depth Front (corner lots) - 17 1/2 feet
- Side Yard set-back - 7 feet
- Rear Yard set-back - 15 feet

Additional information on City of Atlanta standards can be found on the LCN website soon, together with the Lake Claire Watershed Building Standards. The Watershed Standards are designed to contain storm water run-off. This becomes a factor whenever a renovation/addition increases the impervious area of a property.

McLendon Gardens Rezoning Request - The main property of the McLendon Gardens redevelopment is currently zoned RG2, and no zoning variances are requested on the main parcel. The redevelopment will consist of 28 single family homes, 12 courtyard homes, 7 live/work townhomes with optional garage apartments, and 28 loft units. Two additional loft units will be developed if the rezoning of another property is granted.

The rezoning concerns an ecologically sensitive lot fronting McLendon Avenue. The developer requests rezoning to RG2 conditional. The conditions are as follows:

No buildings will be constructed on the property.

Prior to the sale of the last unit at McLendon Gardens, the property will be placed under permanent conservation easement.

The property will only be used for pedestrian access to and from the currently zoned RG2 property at McLendon Gardens.

The floor area ratio generated from the rezoning will be used in the loft buildings of the adjacent development.

~ Geoffrey Dunne

No update was available at the time this newsletter went to press. Please contact VP Public Safety, Elizabeth Hamilton (contact info on page eight).




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Presiding at Meeting: Geoff Dunne, VP-Zoning
 Attendance: 21

GREG SMITH - F.A.I.R.

Greg is a board member of the Candler Park Neighborhood Association. FAIR was founded to seek the fair assessment of Atlanta-in-Dekalb properties. FAIR collected contributions and hired an attorney who wrote the ordinance submitted by Cathy Woolard last year. This ordinance does not apply to 2000 so another battle is imminent. You can find more info at the Candler Park website www.candlerpark.org/cp_taxes_jan.htm including how to apply for a property tax refund.

TOUR OF HOMES - PEG ZEIGLER

Peg gives a brief update on Tour.

MARY LIN ELEMENTARY SCHOOL

No representative present

Ted Brodek: Has anyone heard about the rumor that 3rd and 5th grade teachers resigned en masse at the end of last year?

Q: If this is true why are we just hearing about this?

FINANCIAL REPORT - DENNIS MCCARTHY

Hands out copies of July treasurer's report.


Dennis: I'm happy to say that we started out the month with 26¢ and ended it with \$20.

ZONING REPORT - GEOFF DUNNE

261 Connecticut - request for side yard setback to enable enclosing existing deck as sun room and building new deck. How is non-conforming with 3' setbacks because house build before zoning overlay. Site plans and signatures of all adjoining neighbors displayed.

Motion to approve, seconded and passed unanimously.

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305 Arizona - Request for sideyard setback variance to reduce setback to zero.

Applicant wants to rebuild preexisting garage type structure to convert it into ceramic studio for his wife. Submits site plan and elevations. Structure sited adjacent to functionally abandoned alley with no setback Applicant states that he will enlarge floorplan and raise height of building as well as installing plumbing and electrical service. Question as to whether using would be rentable. Applicant states that wants water only for ceramic process and electrical for kilns.

Zoning allows attached duplex but no detached garage apartment. D. McCarthy notes that while walls are shown on plan as being contiguous to lot line that eaves of house encroach into alley by several feet and that BZA will not approve regardless of LCN and NPU votes without changing this. Applicant agrees to redraw roof line to be contiguous with lot line.

Motion made to approve, seconded, and passes with several abstentions and one nay vote.

MCLENDON GARDENS UPDATE - ROBERT REED

Plan of existing facility displayed. Current zoning is RG-2 and there are 90 existing units. The developer will demolish these building and [1] joint the Southerland Entrance to the Hampton Terrace entrance creating a loop, [2] build single-family homes in the \$600k range on the outside of loop backing up to preexisting single-family homes, [3] build town-homes, courtyard apartments, and lofts on the inside of the loop, [4] preserve all trees buffering preexisting single-family homes as an easement, [5] create a civic part at inside tip of loop for dog walking as such, [6] try to acquire adjacent lot fronting McLendon to set aside as easement, stream buffer and connection to Lake Claire Park, [7] will transfer development rights from McLendon lot to McLendon Gardens property to increase density, and [8] McLendon lot maintained by Homeowner's Association.

Q&A: Home many total units? 84 total units with 28 single family and 24-28 lofts. Some of units are garage apartments for town-homes to provide for mixes income and tenure. Price range? \$200k to \$600k. Tallest building? 3 stories.

G.H. Michael (McLendon Gardens Residents Association): We met with Renee Glover, Director of Atlanta Housing Authority. We have been transferred from H.U.D. to AHA so vouchers not guaranteed. We must reapply for vouchers.

Robert Reed: Reason for reapplication is to determine size of voucher and get these Section 8 recipients in system. Vouchers will be approved unless resident has gotten in trouble with McLendon Gardens management.

Patricia Emerson: Robbie Collins wrote a nice letter to HUD requesting help in finding new homes for residents.

Discussion of hardship on residents and possible impact on Mary Lin. Patricia Emerson, Elizabeth Knowlton, and Ted Brodek form subcommittee to explore options for helping residents.

COMMUNICATIONS REPORT - ROBBIE COLLINS
 Incorporation & Tax Exempt Status: Update

This project has been passed around for several years without result. Original Goal: Non-profit incorporation and Federal Tax Exempt Status. I assumed responsibility for getting this project accomplished early this year. I found an attorney who would incorporate us for \$500 and \$500 was appropriated to incorporate LCN early this year when one of the clarifying questions asked before the vote was whether the amount included applying for tax exempt status. I did not recall but naively said "I think so." Once I realized that the attorney did not agree to this I felt duty-bound to get both of these things accomplished for \$500.

I was able to incorporate LCN for \$100 by writing the Articles of Incorporation myself and having a neighborhood attorney check them. This left \$400 to obtain non-profit status. Turned out the IRS requires a \$500 fee just to apply for tax exempt status. So, when the Executive Board met this month I explained the matter. Bob Schreiber kindly de-obligated \$100 from the By-Laws Copying Fund and the Executive Board allocated it to me as is our right under the ByLaws.

I completed the forms and attachments for Tax Exemption, had them checked and sent them off 3 weeks ago.

Website Status

After 3 months of haggling with Network Solutions I was finally able to get them to transfer the Domain Name lakeclaire.org from the previous owner to LCN, Inc.

I made 22 calls to NetSol and spent approx 15 hours on hold, spoke with 3 supervisors and the Operations Manager without solution. I received no return phone calls or emails.

This last Monday I gave up and the InfoWorld Gripe Line with a documented letter of my travails. Ed Foster of InfoWorld took up our cause. From the moment I hit "send" it then took exactly 6 hours for the problem to be resolved. In fact I received 2 phone calls and 3 emails from NetSol the very same day.

So we are up and running. We have setup email accounts for all officers and neighborhood representatives. I plan to have the WebSite Committee meet this next week to organize the design/build stage.

SAFETY REPORT - ELIZABETH HAMILTON

Recounts tale of helping apprehend a perp for breaking and entering car in early hours.

Safety Patrol restarted. Would like to start Neighborhood Watch Program.

Meeting Adjourned.

~ Respectfully submitted by Robbie Collins

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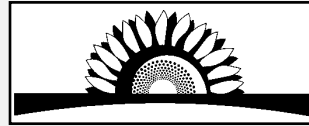
Get involved in 2001!

Lake Claire Neighbors has successfully “ruled by committee” for several years now. However, a single presiding officer brings a unique vision to a volunteer organization, often galvanizing fellow leaders and constituents behind a positive goal, while stressing both the commonalities and uniqueness of the group.

If you are interested in serving Lake Claire Neighbors, as President or in any other capacity, contact one of the officers listed on the right side of this column. Also needed in 2001 is a newsletter editor and alternate newsletter distributors.

The only requirement for office in LCN is attendance at four meetings in 2000, and the time and energy to serve your neighborhood organization.

~ Marci Reed



Lake Claire Neighbors
Organization

www.lakeclaire.org / lcn@lakeclaire.org

Regular Monthly Meetings

Third Thursday, 7:30 pm Frazer Center Auditorium

- VP-FinanceDennis McCarthy, 404/378-2870
treasurer@lakeclaire.org
- VP-Public SafetyElizabeth Hamilton, 404/370-0744
safety@lakeclaire.org
- Zone 6 Precinct404/371-5002
- APD Officer Bud Watsonpgr. 404/225-7085
- VP-CommunicationsRobbie Collins, 404/377-9553
comm@lakeclaire.org
- VP-Planning & ZoningGeoffrey Dunne, 404/373-4356
zoning@lakeclaire.org
- NPU RepresentativeBob Schreiber, 404/373-1947
- Garden ClubJackie Katz, 404/371-8655
- Book Discussion ClubScott Kimberly, 404/373-5922
books@lakeclaire.org
- Mary Lin LiaisonSusan Beeching, 404/371-1239
marylin@lakeclaire.org
- NewsletterMarci Reed, 404/371-8487
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- Kid’s CornerChristopher Collier, 404/373-0994
kids@lakeclaire.org
- Breanne Benedict, 404/378-2215
- DistributionGeorgii Billiris, 404/373-4523
- PrintingFranklin’s, 404/525-0406

Submissions are invited and welcome. Advertising rates are \$12 per column inch. Issue deadline is the 25th of the month preceding publication.

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