



City to Address Compatibility of Infill

Submitted by Kathy Evans

The City of Atlanta is proposing revisions to the residential zoning ordinance to help address integration of infill development in existing neighborhoods. The goal of the changes is to reduce the bulk of new housing, according to information sent to the neighborhood planning units (NPUs).

Changes that would reduce overall bulk of houses relative to their lots include: ensuring that portions of basements and attics are included in calculations of floor area ratio (FAR, which is the ratio of the total area of house to the total area of lot); regulating the height above undisturbed grade for main floors; limits on the maximum height of retaining walls; and other measures. The proposal also includes, however, increasing the allowable lot coverage (the portion of a lot that can be covered by impervious surfaces) for some residential zoning areas, including R-4 and R-5, which covers most of Lake Claire (from 50% to 55%).

The zoning ordinance changes (Z-07-44) were introduced to the City Council late in March 2007. Residents have the opportunity to review the ordinance and voice their opinions through the NPU structure, which was created in the 1970's to organize Atlanta's many neighborhoods into twenty-four planning units. Our planning unit (NPU-N) will vote on the revisions in May and the City Council is expected to vote by its June 7 or June 14 meeting.

The changes are proposed by the Atlanta Infill Development Panel, a group of professional organizations including the Greater Atlanta Home Builders Association, the Atlanta Chapter of the American Institute of Architects, the Georgia Tech City and Regional Planning, and others, appointed by Mayor Franklin in early 2006.

The NPU meeting is Thursday, May 24 at 7 pm at the Little Five Points Community Center, 1083 Austin Avenue.



Example of main floor height, which would not be allowed under proposed change to ordinance.

Please direct questions or comments to Dan White, LCN VP Zoning, at dwhite2721@juno.com and Nina Gentry, Urban Planner, City of Atlanta, at ngentry@atlantaga.gov.

Lean, Mean, and GREEN

Has Earth Day inspired you to pursue any earth-friendly alternatives in your lifestyle? Or have you been on a "greener" path already? Please share with us your endeavors and discoveries along the way. Have you investigated supplementing your electricity consumption with solar panels? How about tankless water heaters or other devices or strategies to reduce your impact on the environment? Inquiring minds want to know! Please send your discoveries and ideas in to editor@lakeclaire.org.





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Lake Claire Neighbors General Meeting

Thursday, May 17, 2007
Social Time 6:30-7:00 PM (refreshments and beverage); meeting at 7:00 PM
The Frazer Center Atrium

GUEST SPEAKERS & ANNOUNCEMENTS

- Welcome to new residents and first time attendees

CURRENT ISSUES FOR DISCUSSION

- Request for Freedom Park Conservancy donation; request for Board alternate.

OFFICERS REPORTS

- Public Safety report
- Treasurer's report

VOLUNTEER & LCNA MEMBER REPORTS

*Anyone with issues or information they wish to bring to membership.

LAND USE/VOTING ITEMS

- Request for variance at 502 Harold to add second story addition on current footprint of house. Variance required because existing side yard set back is 4.3 feet and 7 feet is the current requirement.

- Proposed changes to City's residential zoning code (to be voted on at NPU in May); see article in this newsletter or www.aiaatlanta.org for more info.

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Think Globally, Refuel Locally: Biodiesel Part II of III

By Troy Nielsen

Fill 'Er Up

The original filling station site was Pete's Garage at Dekalb Ave and Oxford Place. While the garage and nearby residents were supportive, progress was halted due to zoning laws prohibiting residential abutment to a filling station. Since the gas station previously on the site closed, Rob couldn't grandfather in the biodiesel station. A zoning variance was not viable alternative due its cost and 6-9 month process.

Now Rob has found an industrial-zoned location on Arizona Ave. south of Dekalb Ave. Rob discussed Arizona Ave signage opportunities with the Lake Claire Land Trust. The filling station, branded "Refuel", won't resemble a typical gas station. Refuel will be a "biodiesel kiosk" selling B100 or B20 biodiesel. The kiosk will have 24-hour access, won't need an attendant, and will utilize a credit card swipe. A biodiesel ATM!

Biofuel Back In the Day

Ironically, Rudolph Diesel demonstrated an engine that runs on peanut oil at the 1898 World's Exhibition and Henry Ford designed automobiles, including the Model T, to use ethanol. Decades later, Standard Oil got out of the biofuel business, putting its eggs in the fossil fuel basket...you can probably figure out the rest.

In today's world, large-scale businesses, with sizable capital and infrastructure, can easily get the upper-hand on the biofuel business. Rob mentioned that there's nothing wrong with big business bio-fuels per se...but locally made, locally-owned, and locally-distributed is a far more sustainable model. Speaking of business, Refuel plans to sell biodiesel at same price as petrodiesel!



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Mark Your Calendars!

May 13 – Sunday – Mother's Day

May 17 – Thursday – LCNA Meeting at the Fraser Center, 7:00 PM; Social Time 6:30 PM

May 19 – Saturday – Low-cost pet microchipping at Inman Park Pet Works (404-522-4544); Sponsored by AARF. For more information email chrissy@aarfatlanta.org or call 678-318-1886. www.aarfatlanta.org.

May 25 – Friday - Last day of school for Mary Lin Elementary, Inman Middle School, Grady High School

May 28 – Monday – Memorial Day



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If you live in Lake Claire, "Ski Lake Claire" is a familiar expression. Everyone else just sort of wonders, "mmm, where do people ski in Lake Claire?" Keep the mystique alive!

The New LCNA Bumper sticker is now available! They are a 6" wide x 4" high oval and cost \$5 each. Contact fundraiser@lakeclaire.org to order.



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A Lovely Girl Turns 1 on May 4th! Latha Lois Wright

Pictured at left is Dan Wright with this daughter Latha Lois Wright. Dan Wright and Sherry Neal will celebrate with their daughter Latha on her first birthday this month!

Something to Share?

Do YOU have a first birthday event or other noteworthy celebration to share? Please send it in to editor @lakeclaire.org.

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"Awesome."



"I love this neighborhood!!!"



Mary Civile summed it up beautifully this way:

"The Dedication and Earth Day Celebration was amazing, but I think McKenzie was the first time EVER that three blocks of an Atlanta street had been totally blocked off of us who worked on it. While explaining the whole process to "outsiders" -- beginning with grant monies, the volunteers, the muralist, the artists, the quiet supporters -- I realized that new connections have been made and new friendships forged, and... a big picture of the community has been painted."



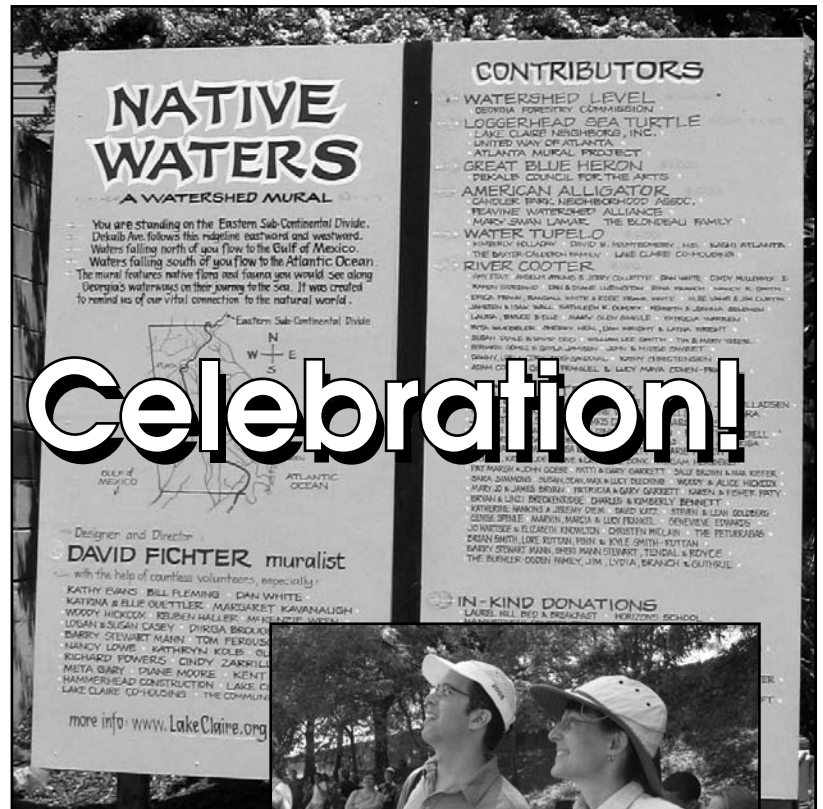
"It was great a day to listen to music, enjoy the sun, and meet new neighbors."

Thanks and kudos to all those who helped, supported in so many different ways.



Dedication Celebration!

"It was an amazing gathering of the community. Not just Lake Claire but there were folks from Inman Park, Candler Park and Kirkwood having a blast at the celebration. It was a wonderful time."



“What a fantastic event it was!”



“The confetti cannon was psychedelic”



ay to
soak
meet



*...e captured it all when she remarked that this was
l off for art! It was art, yes, but so much more to all
nning with Kathy's [Evans] idea, the research, the
alized how much the watershed itself meant to me.
e will do that."*

ent ways, and attended one of the finest moments of our neighborhood.

A Call For Green Space at Dekalb and Gordon

An Open Letter to Mayor Shirley Franklin

Dear Mayor,

My name is Peter Peteet; I am a partner in Pete's Import Garage (1996 Dekalb Ave.) and reside on Oxford Pl. I have lived in the area for 43 years and have run my shop here for 22 years. I still believe in the original model laid out for the community; small limited commercial lots which encourage live/work and local neighborhood based businesses on Dekalb Ave. I am saddened to see so much of this commercial space now converted to high density housing. I see this as a threat to our evolving community because it creates spaces to live which have no common space and thus no way to develop from mere housing to a true community.

Freedom Park, Co-housing and the Land Trust have all added much to the creation of true community with open, accessible and green spaces with much opportunity for interaction. All three came about largely due to community response to plans which would have decreased common and green spaces.

We now have an opportunity/challenge to create another common green space. The recent granting of a variance has made the loss of the green space on the corner of Dekalb Avenue and Gordon an immediate likely outcome. The land is posted for sale and with the variance granted it is attractive for more high density housing with no green or common space.

I have allowed and encouraged a neighbor, Teri (Of Donna Van Gogh's), to post a sign on my building and she has drawn up petitions to you urging the city to purchase the land for green space as a pocket park. Our neighborhood is a beautiful, green, livable community thanks to the generous efforts of many hardworking and selfless current and former neighbors who had the foresight and determination to 'build a better place. Let's keep it well and improve it.



Editor's Note: Our impact on our neighborhood and our earth takes many forms. Sometimes they may even be in conflict. Higher density intown housing lessens the impact of commuting yet changes the use of properties such as the property discussed above. What do you think? LCNA meetings provide an opportunity to openly discuss these competing needs and help us balance them. Write to editor@lakeclaire.org and send in your thoughts. Attend an LCNA meeting and help navigate the road to where Lake Claire is headed.

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Native Waters

DeKalb Ave. Watershed Mural



Earth Day 2007 T-Shirts from the Mural Dedication Almost Gone!

We have less than ten T-shirts left from the Mural Dedication celebration that was held on Earth Day Sunday April 22. If you are still interested in getting one of these great light blue t-shirts commemorating the "Native Waters" mural on Dekalb Avenue, contact us at our website at www.LakeClaire.org and get free delivery in Lake Claire!

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FDR and Lake Claire?

What does FDR have to do with Lake Claire? Several years ago, former LCN President and long-time resident, Dan White, took guests to visit Dowdell's Knob, the overlook on Pine Mountain in F.D. Roosevelt State Park. "A professional actor portraying FDR was there interacting with park visitors. Having that real life image completed the experience for us and I knew we needed to make this connection to FDR permanent," said Dan.

Dan's vision and six-year quest became a reality last month when a life-sized statue of Roosevelt was unveiled atop Pine Mountain.

The statue, commissioned by the Georgia DNR and created by Atlanta sculptor, Martin Dawe, is the first in the country to depict FDR wearing his leg braces outside of his pants. The historically accurate 1,200-pound bronze shows FDR on his removable car seat gazing out over the valley, just as he did in the 1930s and 1940s.

Dan, who grew up in rural Georgia and maintains strong ties to his hometown of Yatesville, is a former residential contractor and founder of the Rural Library Project (www.rurallibraryproject.org). Dan is hopeful that this permanent tribute will inspire and remind people of FDR's connection to Georgia. "FDR advanced the cause of ordinary working people in our state, and our issues, the ones of rural Georgia, are what shaped his policies for the rest of the country," he says. "FDR chose to call Warm Springs his home; he thought this place was special



and it made me feel positive about being raised up in rural Georgia," says Dan.



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Lake Claire Security Report

Submitted by Dan Wright - VP Safety

KEEP AN EYE ON THE CRIME AND THE TIME

March, early April 2007 crime stats (Weeks 11-14 2007) for Lake Claire and Closely Surrounding Areas

Date -- Time -- Block Address -- Description
COMMERCIAL BURGLARY

Thursday -- 3/28 -- 11:12 a.m. -- 1900 Dekalb Ave
-- Front glass door of trailer office discovered smashed. Various property taken. Prints recovered.
LARCENY FROM AUTO

Report from neighbor (not reported to APD / not listed by APD): on three separate occasions, unlocked vehicles on Nelms entered, various electronic equipment and articles of clothing taken. One instance took place in ten minute period during lunch hour.

LARCENY -- OTHER

Friday -- 3/9 -- mid-afternoon -- 1900 Dekalb Ave
-- Student's laptop stolen from school.

Saturday -- 3/10 -- late night -- 1900 Dekalb Ave
-- Banner hanging outside of garage taken.

Sunday -- 3/11 -- 4:00-4:30 p.m. -- 400 Candler Park Dr -- Purse stolen from church kitchen. Suspect entered church and asked for glass of water. Suspect said he would get water from kitchen. Purse, stored in box in kitchen, later discovered missing. Suspect: white male, 5'10", 170 lbs.

***Special Note—Identification of Suspects: All information relating to the identification of any suspects as reported by the police to us is included in this report. The goal of providing descriptions is to aid in the arrest of the identified suspects; hence, all identifying information whatsoever is included. Where information appears to be missing, it is because it was not reported and not because it has been edited by this organization.

Lake Claire Park to be closed for re-seeding

Lake Claire Park is scheduled for rehabilitation and re-seeding. The City anticipates the field will be closed until March, 2008. These improvements affect 45 fields throughout the city. Alternative sites for certain activities are being made available through the city Reservationist (404-817-6757). Budget considerations were cited as the reason so many parks were being affected at the same time.

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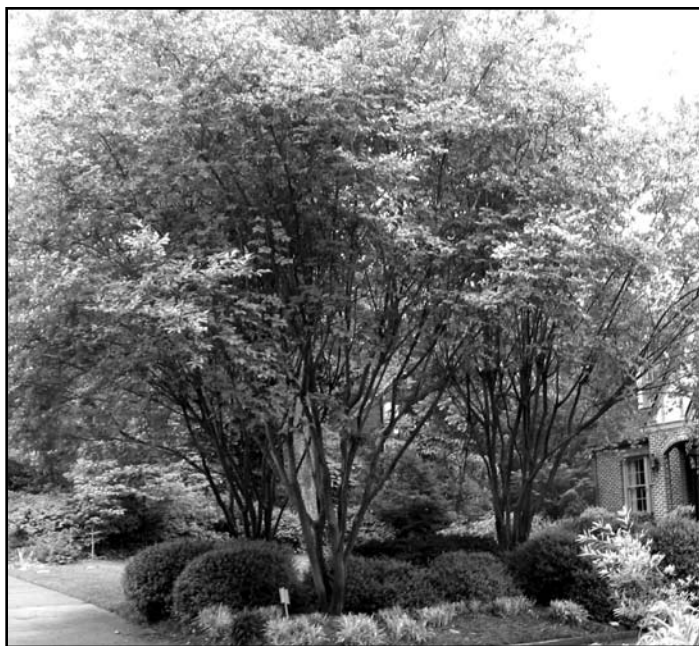
By Gay Arnieri

There are lots of crape myrtles in Atlanta. Their “keepers” have differing views on how to maintain them since they do grow rather quickly with abundant branches and foliage. There are basically two schools



of thought when it comes to pruning; one is the maximum trim which takes all the top branches down to the “knuckles”. This tends to encourage branches which are lanky and weak.

Then there is the “Prune from the bottom with occasional selective top trimming” method. This encourages fuller stronger growth at the top.



I personally prefer the latter. It looks natural and it requires far less maintenance.

I'm not sure why the severe pruning ever got started. It's hard to improve on nature.

How's your vegetable garden growing? I plan on having a couple of rain barrels full of water at the ready this year. This would be a good year to put plenty of mulch down. Every time I mow the lawn the grass clippings are going in the garden. It mats so well that it makes an excellent weed barrier as well as moisture barrier, preventing much evaporation.

If you haven't selected your shrubs and trees by now, I wouldn't wait any longer. In only a couple of short weeks from now, it will be too hot to install large plants.

This month's tip: Get those trees and shrubs in pronto!



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