

# The Messenger

News for Candler Park

Our intown hometown

July 2002

## MEETINGS\*EVENTS

### CPNO MEETING JULY 8 @ 7 PM

The Candler Park Neighborhood Organization is for all residents! We meet the second MONDAY of each month at Epworth United Methodist Church at 1561 McLendon Avenue. Please use the Mell Avenue entrance. Membership is FREE!

#### JULY MEETING AGENDA:

- Officer Reports
- Old Business
- New Business
- Announcements

TO SUBMIT AN AGENDA ITEM for the August meeting, contact any CPNO officer (see list on page 2). Deadline is July 18, 2002.

## EVENTS CALENDAR

### JULY 2002

**Monday, July 1 \* 7 PM**

CPNO Executive Committee Meeting

**Monday, July 8 \* 7 PM**

CPNO General Meeting

### OCTOBER 2002

**Saturday, October 12**

Candler Park 5K Road Race

**Saturday, October 12**

Candler Park Tour of Homes

**Saturday/Sunday, October 12-13**

Candler Park FallFest

## Neighbors Still In Opposition To Clifton Terrace Lot Plan

Many of you who live in Candler Park have walked past the empty lot near the corner of Clifton Terrace and Terrace Ave. where the intermittent runoff stream moves rainwater from Page Ave. and the surrounding area into the Peavine Watershed.

This is the lot that is currently greenspace with a ditch running diagonally through the property.

The DOT sold this lot to a developer as part of the disposition of the remaining right-of-way land left over from the creation of Freedom Park. This developer then applied for a subdivision of the single lot in order to build two homes on this land.

The city has seen fit to give its approval of this subdivision, despite many negative issues raised by the CPNO, the city arborist, the Urban Design Commission, surrounding residents (including a lengthy petition opposing the subdivision), and the unanimous recommendation of NPU-N to "Deny the Application with Prejudice." Needless to say, the City's approval was a shock to many of us.

There are several main issues that have been raised against the subdivision and future development of this land as well as the original platting and sale by the DOT. Firstly, the original post-settlement plan of disposition and use of this land was outlined in an agreement (consisting of the

Freedom Park Concept Plan and the SPI) supported by all of those involved, including the DOT. The Freedom Park Concept Plan clearly shows that all lots to be disposed in private sale are to front Terrace

Ave. and Page Ave. It shows no lots to be created that would front Clifton Terrace. This "intent" has been confirmed by members of The Freedom Park Conservancy/CAUTION Inc.

However, this is NOT what happened. The DOT platted the land and had the Bureau of Planning sign off on it without any review — creating an "extra" lot that is basically the flood area/run-off ditch on Clifton Terrace. It seems that the DOT's "intent"

was to squeeze as many lots out of this land as it could.

Secondly, there are many environmental and flooding concerns related to this land the city seems to be ignoring. If one looks at the topography of the lot, it is clear that building two houses will be a major ordeal requiring serious grading and(or) fill. This kind of activity is forbidden by the SPI-7 restrictions that exist on the lot.

Construction will create a large amount of sediment to be added into an already taxed sewer system and will rob the neighborhood of one of the only green areas where run-off water can be reabsorbed naturally. We don't believe the City

*Concerns  
include lost  
greenspace  
and flood  
area/runoff*

# The Messenger

The Messenger is published monthly by the Candler Park Neighborhood Organization. Deadline for articles is the 18th of the preceding month. Submit to:

## EDITOR

Robin Bellinson ..... 4/522-8930  
robinbel@bellsouth.net  
405 Oakdale Road NE

## DISTRIBUTION MANAGER

Jan Warner ..... 4/522-0548  
warnesj@aol.com

## AD RATES, SPECIFICATIONS AND PAYMENT

### CLASSIFIED ADS ..... \$4 per line

One line = 35 characters/spaces. First few words will be bold/capitalized. Must be printed/typed.

### DISPLAY ADS ..... \$14 per column inch

Ad cost = # of columns x # of inches in height.  
1 col = 2.5"; 2 col = 5"; 3 col = 7.5". Max height = 9.75". Supply camera ready art (laser print OK).

### DEADLINES

18th of the month (prepaid) for publication in the following month's edition. No extensions. Include your name and phone number. Ads may not be phoned in or bought on credit.

### SEND AD AND CHECK (PAYABLE TO CPNO) TO:

R. Bellinson, 405 Oakdale Rd. (ph. 522-8930)

## CPNO Officers 2001

### PRESIDENT

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### THE MESSENGER/CANDLER PARK

PO Box 5418 \* Atlanta, GA 31107  
www.candlerpark.org

## Neighbors Oppose Clifton Terrace Lot Plan (cont'd. from page 1)

should be allowed to subdivide this lot without considering the potential damage, not to mention over-development to this area.

Thirdly, the Bureau of Planning has also seen fit to pass the subdivision without following many of their own rules. For example, there was no sign posted to notify residents of the application as required by the Land Subdivision Ordinance. In fact, there are far too many violations to mention here.

Some concerned residents have filed an appeal with the Bureau of Planning and a hearing has been set for August 16, 2002 at 1:00 pm in the 2nd Floor Council Chambers in City Hall (55 Trinity Ave., SW). I urge

anyone who wants to see this land remain "green" to join us in our fight against the subdivision and to come down to show the Bureau of Zoning Adjustments that Candler Parkers oppose this plan. Or, if you like you can write, fax or e-mail the Bureau of Planning, Anne Fauver, and Cathy Woolard to express your opposition. For reference, the Subdivision application number that we oppose is Application Number SD-02-10... and the appeal application that we support is Application Number V-02-173. You can e-mail any ideas or thoughts that you might have to me at sam@momsthebomb.com.

—Sam Crawford, Candler Park Resident

## Exploring "Residents Only" Parking For Candler Park

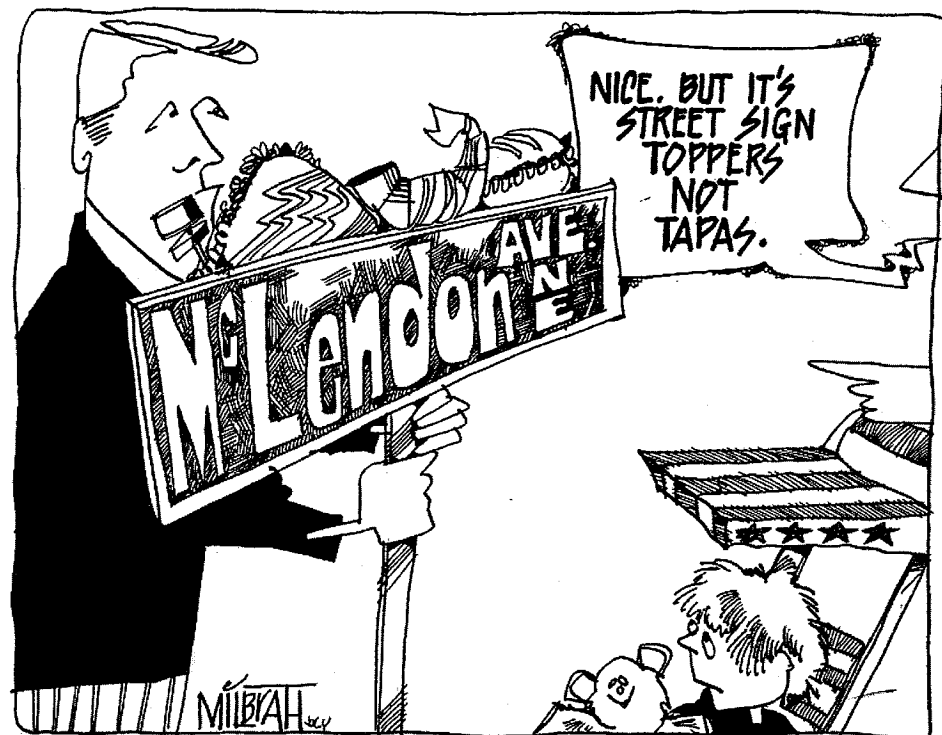
The residents of Josephine Street have been trying to get "Residents Only" parking for quite some time. The City of Atlanta recently suggested it would be more likely to grant us the parking status if the request included the entire Candler Park neighborhood. The way it works is this: each household gets four

parking passes — basically two for you and two for your guests.

If you or anyone you know is interested in "Residents Only" parking in Candler Park, please email me at this address: smellysocks@mindspring.com. Thank you.

—Kelly Stocks

Laughter in the Park by Deb Milbrath



## “Dishing” It Out: Guidelines For Satellite Receivers

It's true: City of Atlanta Subdivision Ordinances require a formal permit known as a “special exception” for installing dish antennas in most residential districts of Candler Park. Special Exceptions by the Board of Zoning Adjustment are prescribed whenever a dish is to be placed in a required yard (i.e., setback areas in front, beside or behind a residence) as well as for attaching such dishes to the roof of primary or accessory structures on the property (Sec. 16-28.008.11).

Some Candler Parkers are concerned about the visual impact of satellite dishes attached to trees in a front yard, or to the roof

of the primary residence in a location generally visible from the front of the property. Requirements for Special Exceptions provide that the location of satellite dishes not be objectionable to occupants of neighboring property or the neighborhood in general. Signal reception standards of such equipment are not considered sufficient grounds for approving the application, which may require screening or other buffering satisfactory to the neighborhood. For more information, contact the City of Atlanta Planning Bureau at 404-330-6145.

—Walt Weimar



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## Candler Park Pool

### Our Pool Is Soooo Cool – Join Now!

Dive in to the best recreation opportunity in the neighborhood – membership for your family in the Candler Park Pool! Join now, and don't miss a single session of swimming, sun and fun close to home! Make your check payable to CPPA (see below for membership options and fees), and mail to: CPPA, P.O. Box 5343, Atlanta, GA 31107.

#### Candler Park Pool Membership Options (please check ONLY ONE)

- |  |   |
|--|---|
| <input type="checkbox"/> Individual Youth (must have permission of legal guardian) \$60<br><input type="checkbox"/> Individual \$100<br><input type="checkbox"/> Senior (age 65 and over) \$60 | <input type="checkbox"/> Household (2 adults) \$160<br><input type="checkbox"/> Additional Household members:<br>add \$30 each for _____ additional<br><input type="checkbox"/> Maximum per household \$230 |
|--|---|

This is a ☐ New Membership ☐ Renewal ☐ I'll help out this summer... please call me!

First Name \_\_\_\_\_ Last Name \_\_\_\_\_

Address \_\_\_\_\_

E-Mail \_\_\_\_\_ Phone \_\_\_\_\_

List each family member \_\_\_\_\_

Total number of members \_\_\_\_\_ Amount enclosed: \$ \_\_\_\_\_

The undersigned agrees to abide by the rules and regulations governing the pool, and understands that violators will be asked to leave.

Signature \_\_\_\_\_ Signature of Legal Guardian \_\_\_\_\_

## The Virtual Messenger: Official Notice Of Land Use Matters Proposed To Go Online

As Zoning VP for CPNO and an alternate NPU representative, I've frequently encountered a dilemma in my principal responsibility to provide notice to CPNO residents of land use matters for which a formal vote of recommendation is required.

*The Messenger*, published and hand-delivered through a small army of neighborhood volunteers to CPNO residents each month, is an important source of communications for our members, but due to publication deadlines must be prepared well in advance of the meeting dates.

This has often forced me to choose between a delay in submission of articles to Messenger editors that may jeopardize the timely delivery of this important publication prior to our meeting, or advising anxious applicants whose

schedule requires NPU appearances as well as City of Atlanta agency hearings that are often than 60 days from deadline for *The Messenger* to go to the printer.

The solution I have discussed with some other CPNO officers is to propose a change to CPNO by-laws regarding the means by which "official" notice of land use matters is considered to have been "published." Recent experience in meeting with residents who often discussed issues as a large group via e-mail regarding the DeKalb Avenue rezoning project has given me the confidence to propose that an online version of *The Messenger* would serve better as the official agenda for notice regarding CPNO land use matters. The main advantage would be that the online version could be edited for late-breaking land-use matters by being posted up to just a few days prior

to the CPNO meeting date (usually well after the home delivery edition of *The Messenger* goes to the printer), while still affording reliable and accessible access to most CPNO residents via the Internet.

The deferrals of land use matters because of uncertain distribution of *The Messenger* could be avoided without diminishing the importance and timeliness of this publication as a source of information or a forum for neighborhood discussion.

Please offer any suggestions or concerns regarding this issue for everyone to consider for the next few months, and if online notice of CPNO land use matters should appear acceptable to a majority, I'll propose to CPNO an amendment to the by-laws later this year.

—Walt Weimar

Coming soon: A long-delayed article about alleys (past and present) in Candler Park. Have an alley question? Email it to me now! —Walt Weimar



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## FAIR: Council Rolls Back Millage Rate

On June 17, the City Council listened to citizens and voted unanimously to roll back the millage to fully reflect increased assessments.

There was some maneuvering just before the final vote with Jim Maddox proposing only a partial millage rollback. Only he and Debi Starnes voted for this proposal. (Ms. Starnes later said she was distracted and meant to vote against the measure. Maybe she was distracted during the entire Campbell administration, too.)

Thank you everyone who wrote and called the Councilmembers. They would not have done this if they did not know people were watching. That the citizens were able to stop this tax increase is a good start to the coming attractions: the hugely expensive sewer repair project and the soon-to-be-announced plans to reform city management.

For those of you who have any energy left, writing each of the Councilmembers a quick "Thank you" for rolling back the millage rate would be very helpful.

Once again, we have proven that an active citizenship can get results.

—Greg Smith



## Free To Be, You And Me At 7 Stages Back Stage In L5P

On August 10, Synchronicity Performance Group presents the classic show for children, *Free to Be, You and Me*.

Originally created by Marlo Thomas as a film, album and book in 1974, this spectacular collection of stories, songs and poems is packed with enough inspiration to span several generations. Kids and parents will be singing along with our dynamic four-actor ensemble and learning important lessons of identity, acceptance, tolerance, hope and friendship.

Performances will be Saturdays & Sundays, August 10-25. One midnight show is being offered on Saturday, August 17. All tickets are \$8. Each adult bringing 4 or more children is free.

Recommended for kids age 4 and up.

To purchase tickets, call the box office at 404-284-1151, or online at [www.synchrotheatre.com](http://www.synchrotheatre.com).

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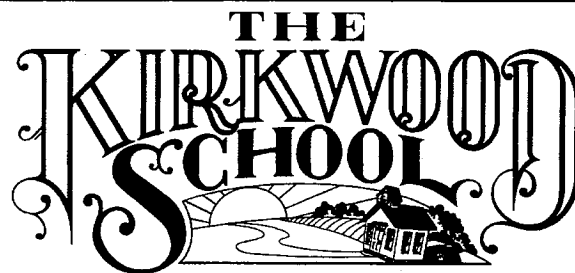
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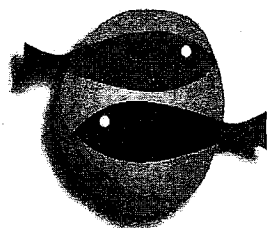


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## The Epworth Church at Candler Park



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## Water Conservation: When Every Drop Counts

Georgia has been in a drought since 1998. And while rainfall patterns have been close to normal this spring, many water supplies are still low. The drought combined with an increase in population growth has put an added burden on our already limited water supply.

Now for the good news. A typical household can easily save 20,000 gallons per year by making a few behavioral changes, retrofitting some of our old plumbing fixtures, and implementing simple landscaping practices. With even a few changes, you'll be helping preserve a precious natural resource while seeing a decline in your water and sewer bills!

Below is an explanation of the current watering restrictions and a few water conservation tips to help you get started.

### Watering Restrictions in Atlanta

In late May this year, the state Environmental Protection Division announced that the watering restrictions would remain in place for the metro Atlanta area.

- Outdoor watering is not allowed from 10am to 10pm
- If your home or business has an *even* numbered street address, you may water before 10am or after 10pm on even numbered calendar days
- If your home or business has an *odd* numbered street address, you may water before 10am or after 10pm on odd numbered calendar days

Remember... watering restrictions apply to ALL outdoor watering. This includes washing your car, pressure washing your house, etc. Don't despair. You can still take your car to a commercial car wash.

### Water Efficient Irrigation

- Early morning hours are the best time to water — you minimize losses to evaporation & the spread of plant disease.
- Just because you can water every other day, doesn't mean that you need to...don't water when rain is in the forecast!

- Water slowly and deeply with soaker hoses or a drip irrigation system. Shallow, frequent watering encourages a shallow root system and reduces drought tolerance, and is 50% more efficient compared to conventional spray irrigation.
- Direct water to the roots of plants and avoid wetting the foliage to reduce evaporation and the potential for disease.
- Install automatic shutoff nozzles on hand-held hoses.
- Collect rainwater from your roof, by connecting a rainbarrel to your gutter system. Rainbarrels are available from the internet at [www.gardeners.com](http://www.gardeners.com).

### Water Efficient Landscaping

- Call the City of Atlanta at 404-330-6801 to schedule a free water efficient landscaping consultation.
- Wait until fall for new plantings - the best time to plant is in the fall or early spring. Plants need time to establish a root system before they can successfully battle stress.
- Select drought tolerant plants. The University of Georgia Cooperative Extension Service has a wealth of information on drought-tolerant plants at [interests.caes.uga.edu/drought/articles/restrictinfo.htm](http://interests.caes.uga.edu/drought/articles/restrictinfo.htm). In general, trees, shrubs, and perennials are more drought tolerant compared to annuals.
- Mulch and add organic matter to the soil to retain moisture.
- Minimize fertilization during dry periods—fertilizer increases the need for water.
- Minimize grass turf areas. Keep in mind that a healthy turf will survive drought periods. It will go dormant and turn brown during drought, but will regain its normal green color and growth when it receives adequate water.

For more info, visit the GA Department of Natural Resources website: [www.dnr.state.ga.us/](http://www.dnr.state.ga.us/) and click on Environmental or P<sup>2</sup>AD.

## Land Use/Zoning News And Information

• NPU-N held its annual By-Laws Ratification vote at the Little Five Points Community Center on Austin Avenue in Inman Park on Saturday June 29th. As a representative form of Neighborhood Planning Unit, NPU-N must annually certify to the City of Atlanta that a majority of eligible NPU voters have approved of the executive form of NPU organization as it relates to formal recommendations to City planning agencies regarding land use matters under the municipal subdivision ordinance. Results were not available in time for publication, but interested residents can contact NPU-N delegate Lexa King, or contact Assistant NPU Coordinator Nyna Gentry at 404-330-6722.

• James Lee, representing Candler Market located on McLendon Avenue at the intersection of Clifton Road, made a presentation to CPNO's June meeting to explain proposed improvements to the store, including renovation of interior and exterior elements, addition of sandwich lines and conversion of storage space to a restaurant/wine bar with outside seating at the rear of the store. Permits related to the project, if/when required, will be presented at a CPNO meeting by the owners later this year, but interested residents can contact James Lee at 404-373-9787.

• Zone 6 Paint Day was held Saturday June 1st at Atlanta Police Department Zone 6 Headquarters on Hosea Williams Drive in Kirkwood, where scores of volunteers (including CPNO Safety VP Greg Reinhardt) were on hand most of the day to assist police officers and officials (including Major Banda and Officer Kelley) in making the offices look worthy of their own Tour of Homes! Lunch was served by APD, and CPNO officers appreciated the opportunity to share ideas with other neighborhood leaders.

—Walt Weimar

## Kids Rock To LollipopRock

What happens when kids sing their own songs to oldies tunes?

It's called LollipopRock!

The songwriters of this new CD are long time Druid Hills resident Deborah Hunter and daughter Kim Soltero, who have taken music we all know and love from the 50s through the 90s, rewritten the lyrics for children, and had fresh, young kids perform them for the enjoyment of kids from baby to 7.

Parents and grandparents will enjoy recognizing Girls Just Want To Have Fun - which has become Squirrels Just Want To Have Fun - and Did You Ever Try To Make Up Your Mind - now Did You Ever Try To Draw A Straight Line.

The CD has 14 songs and the producers think you may actually enjoy listening to it over, and over, and over!

The CD is available online at [www.lollipoprock.com](http://www.lollipoprock.com), where you can listen to sound clips and learn more about it. You can also find it at select Warehouse Music stores, select Hunter Eyecare offices, or by calling 1-866-621-4143 toll free.

Okay kids and parents... let's get ready to LollipopRock on!

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**HOUSE REPAIR –** Interior/exterior painting, window glazing, light carpentry. Candler Park resident 10 yrs. References, free estimate. Lee Nicholson, 404-378-1343.

**JOHN THE LAWGUY –** Mowing, aeration, gutters cleaned, free est., dependable. 404-638-6378.

**LANDSCAPING –** Design and installation of new trees, bushes, flowers, lawns, ponds, rock gardens, retaining walls, and much more! Make your yard a peaceful refuge or a delightful display of beauty & color! Affordable. David Masluk, 404-306-2177.

**LIGHTHALL'S CLEANING –** 404-893-9308. Customized cleaning including move-ins, move-outs, spring cleans. Owner/operator intown resident Debbie Lighthall.

**MASSAGE THERAPY –** Mary Kitchen, cmt. Neuromuscular therapy, cross fiber, deep tissue, cranial sacral, polarity. 16 years experience. 404-233-5768.

**MINOR HOME REPAIRS AND PROJECTS –** Carpentry, plumbing, and electrical work of various types. Odd jobs. \$25/hr. + \$20 house call. Honest, fair, prompt. Refs. Noah Glassman, 404-306-2177.

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## LAND USE ISSUES

### **CLIFTON TERRACE DOT PROPERTY APPEAL:**

V-02-173 - Sam Crawford (404-893-0301) and other immediate neighbors are appealing to the Board of Zoning Adjustment to reverse a May 31st decision of Subdivision Review Committee approving subdivision of Parcel 194A of surplus DOT property on Clifton Terrace (zoned SPI-7) into 2 lots for single-family residences by developer Jeff Carson. The matter is scheduled for NPU-N on Thursday July 25 (7 PM, Epworth Methodist Church), and for BZA Friday August 16 (1 PM, City Hall Council Chambers).

### **PRESENTATIONS TO CPNO:**

- Yvonne Head (404-810-3328), owner of Parcel 192A of surplus DOT property fronting on Page Avenue (opposite the intersection of Muriel Avenue), will make an informational presentation to CPNO explaining her plans to develop the property as a single-family residence. No zoning variances are anticipated, and the proposal does not require a vote from CPNO. The owner will apply to Urban Design Commission for issuance of a Certificate of Appropriateness before obtaining a building permit. Interested residents may contact Susan Gwinner of the Urban Design Commission at 404-330-6200.

- Edgewood zoning representative Mark Hand (404-223-5305) will briefly explain concerns of his neighborhood organization regarding upcoming redevelopment of the Atlanta Gas Light headquarters near the intersection of Moreland Avenue and the south side of MARTA, on the southwest edge of Candler Park. Those interested in forming a committee to study proposals and make recommendations to CPNO regarding this project should contact Walt Weimar.

- Enrique Bascunana of the City of Atlanta Planning Department is tentatively scheduled to present information on a new "Live-Work" zoning classification as it may relate to redevelopment of commercial and industrial properties along the DeKalb Avenue corridor. This zoning classification has been discussed in connection with a pending rezoning application for the former G&K Uniform property located on DeKalb Avenue between the intersections of Elmira Place and Candler Street.

## CRIME REPORT

*Reported May 1-June 13, 2002 in Zone 6 police records.*

**400 block Euclid Terr,** 5/1, bicycle stolen off porch.

**500 block Terrace Ave,** 5/1, vehicle stolen.

**1200 block Druid Pl,** 5/1, vehicle damage, property theft.

**300 block Moreland Ave,** 5/6, 1 pm, person attempted to cash bad check.

**1300 block Benning Pl,** 5/6, theft from vehicle.

**1300 block Euclid Ave,** 5/6, 2am, vehicle broken into, items taken.

**1200 block Mansfield Ave,** 5/7, theft from vehicle.

**400 block Moreland Ave,** 5/7, theft from store.

**200 block Elmira Pl,** 5/9, theft from vehicle.

**400 block Candler St,** 5/9, vehicle broken into.

**400 block Oakdale Rd,** 5/9, 12pm, residential burglary.

**Glendale Ave & McLendon Ave,** 5/10, 6pm, male exposing himself.

**1400 block North Ave,** 5/10, 2pm, residential burglary.

**1200 block Druid Pl,** 5/12, 4pm, theft from auto.

**300 block Oakdale Rd,** 5/12, 10pm, subject arrested for possession of drugs.

**400 block Moreland Ave,** 5/12, 11am, stolen check cashed.

**400 block Candler St,** 5/13, residential burglary, back door kicked in.

**400 block Moreland Ave,** 5/14, 3pm, laptop computer stolen.

**1300 block Euclid Ave,** 5/17, 12am, identity fraud.

**500 block Page Ave,** 5/18, items stolen from job site.

**1500 block Dekalb Ave,** 5/19, vehicle broken into.

**1300 block Euclid Ave,** 5/20, items stolen from apartment.

**500 block Sterling St,** 5/23, residential burglary, entered through unlocked back door.

**300 block Josephine St,** 5/24, vehicle theft.

**1300 block McLendon Ave,** 5/29, bicycle and other items stolen from garage.

**1600 block McLendon Ave,** 6/1, alcoholic beverages stolen from restaurant cooler.

**1500 block McLendon Ave,** 6/3, subject arrested for possession of marijuana.

**McLendon Ave & Sterling St,** 6/3, 10pm, victims robbed at gunpoint, victims offered \$5 which was returned by the suspect.

**300 block Candler Park Dr,** 6/3, theft from vehicle.

**300 block Mell Ave,** 6/3, damage to vehicle.

**1200 block McLendon Ave,** 6/3, theft from vehicle.

**1600 block McLendon Ave,** 6/7, 12pm, suspect entered unlocked home, tried on clothing, property stolen.

**1500 block McLendon Ave,** 6/9, youth had loaded pistol, person on the scene stated that the pistol was pointed at him by the suspect.

**1200 block Mansfield Ave,** 6/9, residential burglary, rear window broken into.

**300 block Oakdale Rd,** 6/8, rear of house broken into, nothing stolen.

**1200 block Dekalb Ave,** 6/11, rental property vandalized.

**1600 McLendon Ave,** 6/13, alcoholic beverages stolen from restaurant cooler (again).