



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-23-094**

DATE ACCEPTED **06/07/2023**

NOTICE TO APPLICANT

Address of Property:

1835 Indiana AVE NE

City Council District: **5** Neighborhood Planning Unit (NPU): **N**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, August 03, 2023 at 12:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU N is:

Amy Stout

404-392-3422

npunchair@gmail.com

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

Please contact the person(s) listed above within five days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,

**Niena
McCullum**

Digitally signed by Niena
McCullum
Date: 2023.06.08 09:09:34
-04'00'

NM, for Director, Office of Zoning and
Development

Allison Bible

[Allison Bible \(Jun 9, 2023 10:20 EDT\)](#)

Allison Bible

Jun 9, 2023

V-23-094





City of Atlanta
 Department of City Planning
 Office of Zoning and Development
 55 Trinity Avenue, Suite 3350
 Atlanta, Georgia 30303
 Phone: 404-330-6145

BOARD OF ZONING ADJUSTMENT (BZA) REFERRAL FORM

DATE FILED: June 7, 2023

V-23-094

COUNCIL DISTRICT 5 NPU N APPLICATION NUMBER _____



1. Allison Bible
 Name of Applicant

SCOPE OF WORK

Installation of a pool.

at 1835 Indiana Ave Ne 15-211
 Street Address Quadrant District & Land Lot

to be used for **Residential** purposes. The property is zoned R-5

2. Prior to the issuance of a Building Permit, the applicant must seek a variance/special exception for the following reasons:

1. Applicant seeks a special exception to allow a recreational use in yard adjacent to street.
2. Applicant seeks a variance to reduce the half-depth front yard from 15 feet to 5.2 feet.

The Applicant has not requested additional variances/special exceptions based on application materials submitted.

1982 ZONING ORDINANCE, AS AMENDED

Chapter & Section: Chapter 6 Section 16-28.008(6)

Chapter & Section: Chapter 7 Section 16-07.008 (1) & Chapter 28 Section 16-28.007(5)(b)

Chapter & Section: _____

Andrew Beasley 6/7/2023
 Plan Reviewer Date

Allison Bible 6/7/23
 Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Please mark "X" next to the type of application(s) you are submitting:

Variance	X
Special Exception	
Variance & Special Exception	

V-23-094



Date Filed 6.7.2023

Application Number _____

Name of Applicant Allison Bible

Daytime Phone 404-556-0767

Company Name (if applicable) AB Works

email abworks40@gmail.com

Address 1463 Sylvan Circle NE Brookhaven, GA 30319

street

city

state

zip code

Name of Property Owner Kevin & Emily Goldstein

Phone 334-221-4308

Address 1835 Indiana Ave NE Atlanta, GA 30307

street

city

state

zip code

Description of Property

Address of Property 1835 Indiana Ave NE Atlanta, GA 30307

street

city

state

zip code

Area: TOTAL AREA - 8,565 SQ. FT.
or 0.1966 ACRES Lot: 211 District: 15, DeKalb County, GA.

Property is zoned: R-5, Council District: 5, Neighborhood Planning Unit (NPU): N

TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received a preliminary plan review from the Office of Zoning and Development prior to seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

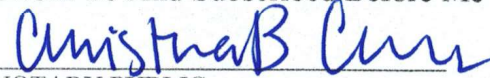
I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.


Owner or Agent for Owner (Applicant)

Kevin Goldstein

Print Name of Owner

Sworn To And Subscribed Before Me This 7th Day Of June, 2023.


NOTARY PUBLIC





SUMMARY & JUSTIFICATION FOR VARIANCES

Directions: Complete responses must be provided for ALL questions. Incomplete applications will not be accepted. The space below may be utilized or responses may be submitted as a separate attachment. Specific criteria for Board approval of variances may be found on page 7. The justification must address the criteria. Please submit a typewritten or legible justification.

Is the property described in this application subject to a pending application or ordinance for a Rezoning or Special Use Permit? YES x NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor). Please provide the relevant zoning application number associated with the subject property: _____.

Summary of proposed construction changes to buildings or site (shall not replace submittal of written criteria). (Examples: "Convert a 100' x 200' retail space into a restaurant." "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

Installation of a pool in the backyard while protecting the 43" oak landmark tree. A small retaining wall will be required to install on the side yard. A variance requesting a 1/2 depth front reduction from 15' to 5.2' is being requested.

Proposed Lot Coverage (After Construction): Calculate total amount of lot coverage on entire property, after completion of proposed construction, including existing and proposed buildings and other structures; sidewalks, driveways, parking pads, patios, gravel, etc.; everything except natural planted or undisturbed areas.

3,538 covered square feet / 8,565 total lot square feet = 41.3 % proposed lot coverage
50 % maximum allowed lot coverage

Variance Criteria (see page 6 for detailed criteria):

1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)? The property is a corner lot located in the Lake Claire neighborhood. The size of the lot is quite small and has maxed out the building lines. There is a large 43" oak landmark tree that renders most of the yard useless without impacting the CRZ. The lot sits below street level and below the neighbors in the rear yard as well.

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? The 43" oak tree is the biggest hinderance of the property. The CRZ takes over 75% of the backyard and we are very mindful of protecting this tree. The homeowners have a son diagnosed with ADHD and Adjustment Disorder (Sensory Processing) that requires a high level of activity and stimulation. Being able to build a pool would help tremendously with his mental health and treatment plans. The child has been doing Occupational Therapy since he was 2 years old. Swimming has always been suggested by his doctors as a part of his Sensory Diet to help teach him to self-regulate his body and mood.

3) What conditions are peculiar to this particular piece of property? The large 43" oak landmark tree taking over most of the backyard and sitting below street and neighbor level.

4) Submit facts to show that relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. The hardship this family faces on a daily basis would be drastically improved. There would be no negative impact to the neighbors. The construction would be executed within the performance standards for permitting within the City of Atlanta and the State of Georgia codes to ensure proper water quality, runoff, and stormwater capturing and maintenance.



AUTHORIZATION BY PROPERTY OWNER

(Required only if the applicant is not the owner of the property subject to the proposed application.)

(Please print clearly. Must be the original document. A copy will not be accepted.)

I, Kevin Goldstein (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1835 Indiana Ave (PROPERTY ADDRESS), AS SHOWN IN THE RECORDS OF DeKalb COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

NAME OF APPLICANT:

LAST NAME Bible FIRST NAME Allison

ADDRESS 1463 Sylvan Circle NE SUITE _____

CITY Brookhaven STATE GA ZIP CODE 30319

OWNER'S TELEPHONE NUMBER: 334-221-4308


SIGNATURE OF OWNER

Kevin Goldstein
PRINT NAME OF OWNER

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMES, WHO SWEARS THAT THE INFORMATION CONTAINED IN THIS AUTHORIZATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


NOTARY PUBLIC

6/7/23
DATE



Patient Name: August GOLDSTEIN
Date of Birth: 11/12/2015
Referring Physician: Deneta Sells MD

PediaSpeech Services, Inc.- Decatur
495 Winn Way Suite 210
Decatur GA 30030-1736
Tel: (770) 209-9826 Fax: (770) 209-9876

PediaSpeech
SERVICES, INC.

This suggests that August needs increased sensory activities to 'wake up' his central nervous system to be able to maintain the appropriate arousal level to be able to attend to tasks, learn new skills, and refine the skills that he has already learned.

ASSESSMENT

Diagnosis

Medical Diagnoses

1. R27.8: Other lack of coordination

Treating Diagnoses

1. R27.8: Other lack of coordination
2. F88: Other disorders of psychological development

V-23-094



Summary

Summary of Findings: August is a sweet, 5 year 2 month old boy with an excellent support system. August was re-assessed today to determine his progress and continued need for OT services. August has made significant improvements, however, he continues to require skilled OT intervention to integrate retained primitive reflexes and provide adequate sensory opportunities so that August can continue to improve upon impulse control, participation, and performance in learning new and refining age appropriate tasks.

RESULTS:

Results of this evaluation are derived from clinical observations, parent interview, and standard assessment (PDMS-2, Sensory Profile-2).

PDMS-2 Results indicate that August has made significant improvements from a raw score of 46 in grasping to now 50 in grasping. Improvements are due to improved ability to manage buttons and hold writing utensils with a tripod grasp. His visual motor integration skills also improved from a raw score of 129 to now 138. Improvements are due to improved attention to cutting shapes, improved ability to fold paper, and improvements in imitating block designs indicating improved problem solving skills.

Sensory Profile 2 results indicate that August requires more sensory input than his peers to understand and interact with his environment. Currently, August's central nervous system is not accurately responding to the sensations in his environment, therefore, he requires increased input to both manage his arousal level, and better understand the sensations in his



treatment plan to ensure that deficits do not impede him academically and in day-to-day functioning.

While ADHD and sensory processing difficulties undoubtedly contribute to emotional and behavioral dysregulation, his presentation may not fully be explained by this diagnosis. In particular, his parents and teacher reported defiance, strong emotional responses, and aggression, which are more severe in the home. Additionally, information provided is suggestive of mild anxiety, which may have contributed to his reluctance to engage in challenging tasks during the evaluation, as evidenced by whining and asking for his mother. However, he is reported to be generally happy. Moreover, individuals with ADHD often have social difficulties, as they fail to recognize the impact of their behavior on others. This appears to be the case for August, and, while I would expect social functioning to continue to improve as ADHD symptoms are better managed, social skills training may be beneficial in improving these skills and ensuring that difficulty in peer interactions does not impact his self-concept. Overall, given that symptoms do not appear to be severe, a diagnosis of an Adjustment Disorder is most appropriate. While I would expect him to make marked improvement in response to interventions to address ADHD, therapy can be beneficial in addressing behavioral and emotional symptoms.

DIAGNOSTIC IMPRESSIONS (ICD-10)

Based on a comprehensive review of August’s background and history, along with this comprehensive assessment of his cognitive and neurological symptoms, self- and observer-reports, and behavioral observations, **the following diagnoses are warranted based on the Diagnostic and Statistical Manual of Mental Disorders, 5th Edition (DSM-5) diagnostic criteria:**

- F90.2 Attention-Deficit/Hyperactivity Disorder, Combined Presentation
- F43.25 Adjustment Disorder, with mixed disturbance of emotions and conduct
- Sensory processing issues

RECOMMENDATIONS

1. Results of this evaluation should be shared with August’s doctor, therapist, school, and anyone else involved in his care in order to aid in treatment planning. A medication consultation is recommended to determine if he would benefit from pharmacological interventions to address ADHD symptoms.
2. Based on the results of this evaluation, August should be considered for special education services to ensure that his ADHD, sensory processing deficits, and dysregulation are adequately addressed. Upon beginning school, he would benefit from initiation of the school-based Student Support Team (SST) process in which interventions are implemented to target specific areas of weakness. His response to such interventions should be monitored to determine the need for a 504 Plan or an Individual Education Plan (IEP) to ensure that he is receiving necessary services.



ZONING INFORMATION

CITY OF ATLANTA - R-5
 MINIMUM LOT AREA: 7,500 SQUARE FEET
 MINIMUM LOT WIDTH: 50 FEET
 MAXIMUM LOT COVERAGE: 55 PERCENT
 MINIMUM FRONT SETBACK: 30 FEET
 1/2 DEPTH FRONT SETBACK: 15 FEET
 MINIMUM SIDE SETBACK: 7 FEET
 MINIMUM REAR SETBACK: 7 FEET
 MUST BE VERIFIED BY CITY OF ATLANTA PRIOR TO CONSTRUCTION.

IMPERVIOUS CALCULATIONS

HOUSE = 1,989± SQ.FT.
 WOOD DECK = 113.6± SQ.FT.
 STEPS = 51.6± SQ.FT.
 CONCRETE DRIVEWAY = 321.9± SQ.FT.
 BRICK WALL = 7.6± SQ.FT.
 BRICK WALL = 6.9± SQ.FT.
 STEPS = 68.2± SQ.FT.
 AC PAD = 38.6± SQ.FT.
 CONC. PORCH = 21.2± SQ.FT.
 STEPS = 25.6± SQ.FT.
 LANDING = 30.1± SQ.FT.
 STEPS = 25± SQ.FT.
 CONC. WALL = 12.3± SQ.FT.
 CONC. WALL = 7.2± SQ.FT.
 CONC. WALL = 11.5± SQ.FT.
 CONC. WALL = 114.6± SQ.FT.
 WOOD DECK = 270.4± SQ.FT.
 TOTAL IMPERVIOUS AREA = 3,155.4± SQ.FT. OR 36%±

V-23-094

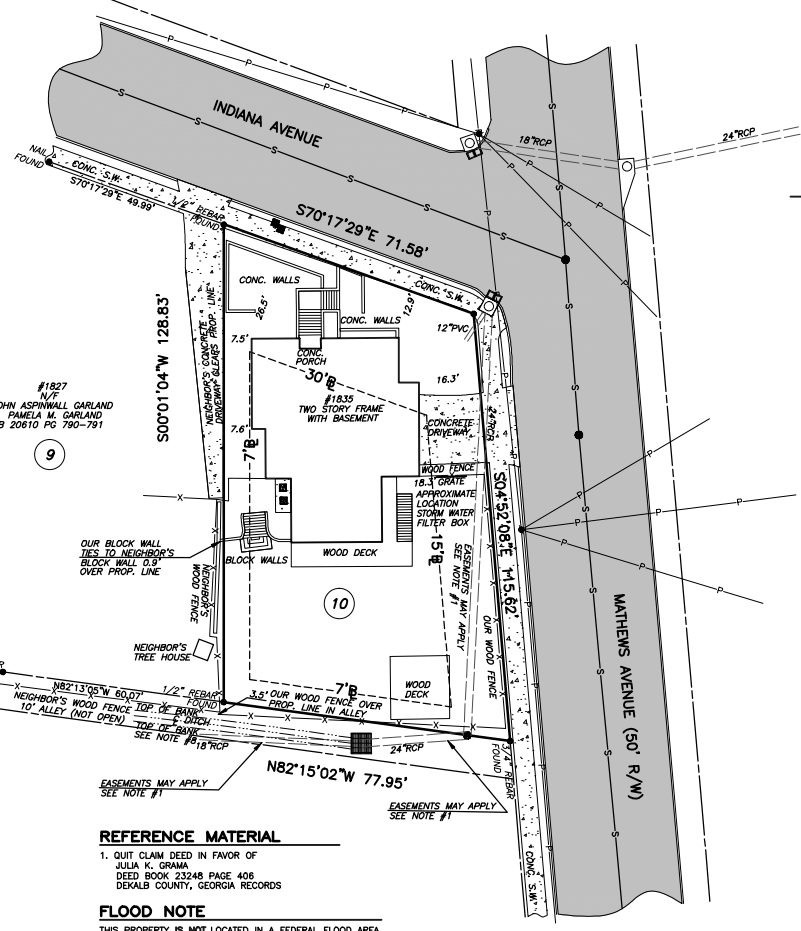


Michael R. Noles
 Georgia RLS #2646
 Member SAMSOC

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-67.

Michael R. Noles
 Michael R. Noles Georgia RLS No. 2646 6-17-19



SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 160,948 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.



LEGEND

B	DENOTES BUILDING LINE
R/W	DENOTES RIGHT-OF-WAY
CL	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
PL	DENOTES POWER LINE
PM	DENOTES POWER METER
PO	DENOTES POWER BOX
FO	DENOTES FIBER OPTIC
A/C	DENOTES AIR CONDITION
TS	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
SLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
DI	DENOTES DRAIN INLET
JB	DENOTES JUNCTION BOX
HW	DENOTES HEADWALL
S	DENOTES SANITARY SEWER LINE
SMH	DENOTES SANITARY SEWER MANHOLE
GO	DENOTES CLEAN OUT
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT

REFERENCE MATERIAL

- QUIT CLAIM DEED IN FAVOR OF JULIA K. GRAMA DEED BOOK 23248 PAGE 406 DEKALB COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.

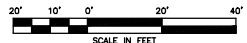
NO.	REVISIONS	DATE



McClung Surveying Services, Inc.
 4833 South Cobb Drive Suite 200
 Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization LSF000752

SURVEY FOR
 ATHANASIOS MANTALARIS
 NICK PANOSKALTSIS

1835 INDIANA AVENUE N.E.
 ATLANTA, GEORGIA
 TOTAL AREA= 0.201± ACRES
 OR 8,739± SQ. FT.



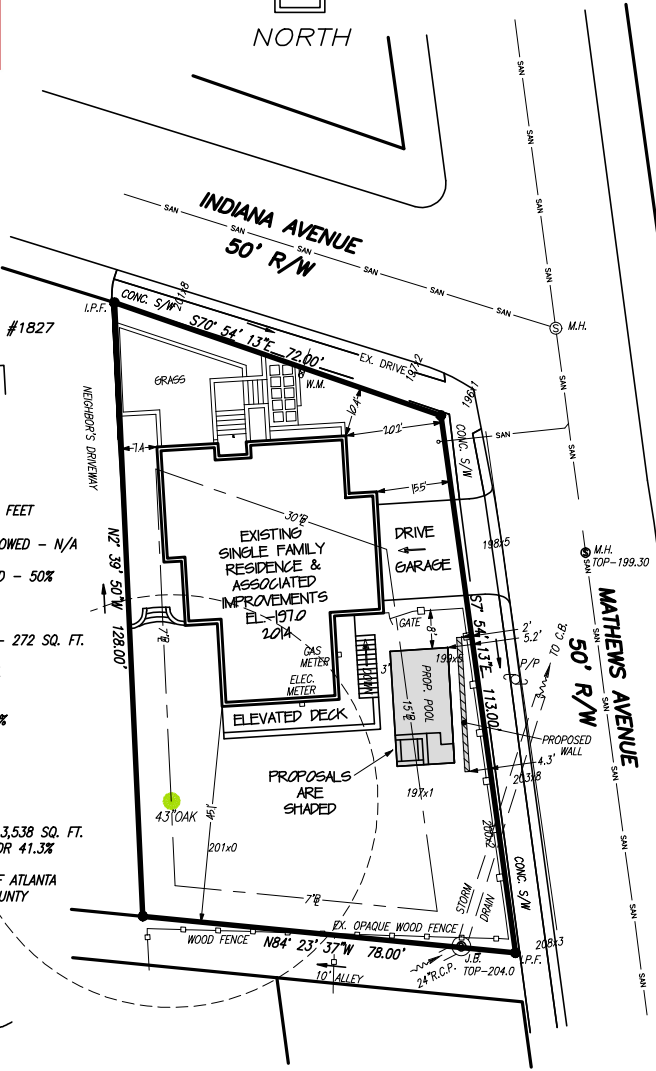
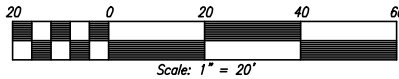
LOT 10
 WARREN TERRACE, COLOQUITZ HILLS AND
 D.M. MATTHEWS SUBDIVISION
 PROPERTY OF
 EMORY DANIEL OZBURN

LAND LOT 211
 15TH DISTRICT
 DEKALB COUNTY
 GEORGIA

PLAT PREPARED: 6-17-19
 FIELD: 6-12-19 SCALE: 1"=20'
 JOB#250602

PG 93
 PG 87
 C&B-B

V-23-094



PROPERTY ZONED: R-5 #1827

BUILDING SETBACK LINES
 FRONT - 30 FEET
 1/2 DEPTH FRONT - 15 FEET
 SIDE - 7 FEET
 REAR - 7 FEET

TOTAL AREA - 8,565 SQ. FT.
 or 0.1966 ACRES

MAXIMUM BUILDING HEIGHT - 40 FEET
 MAXIMUM FLOOR AREA RATIO ALLOWED - N/A
 MAXIMUM LOT COVERAGE ALLOWED - 50%

LOT COVERAGE
 HOUSE - 1,980 SQ. FT.
 WALLS, WALKS & STEP STONES - 272 SQ. FT.
 STEPS AND WALL - 24 SQ. FT.
 DECK AND STEPS - 344 SQ. FT.
 WOODEN DECK - 272 SQ. FT.
 DRIVEWAY - 330 SQ. FT.
 TOTAL - 3,222 SQ. FT. OR 37.6%

PROPOSALS
 WALL - 28 SQ. FT.
 POOL - 288 SQ. FT.
 TOTAL - 316 SQ. FT.

TOTAL EXISTING + PROPOSED = 3,538 SQ. FT.
 OR 41.3%

WATER PROVIDED BY THE CITY OF ATLANTA
 SEWER PROVIDED BY DEKALB COUNTY



DRAWING IS SHOWING LOCATION OF PROPOSED POOL AWAY FROM CRZ OF OAK AND 2 FEET TO 5 FEET BELOW ADJACENT STREET. DETAILED DESIGN DRAWING WILL FOLLOW FOR PERMIT REVIEW.

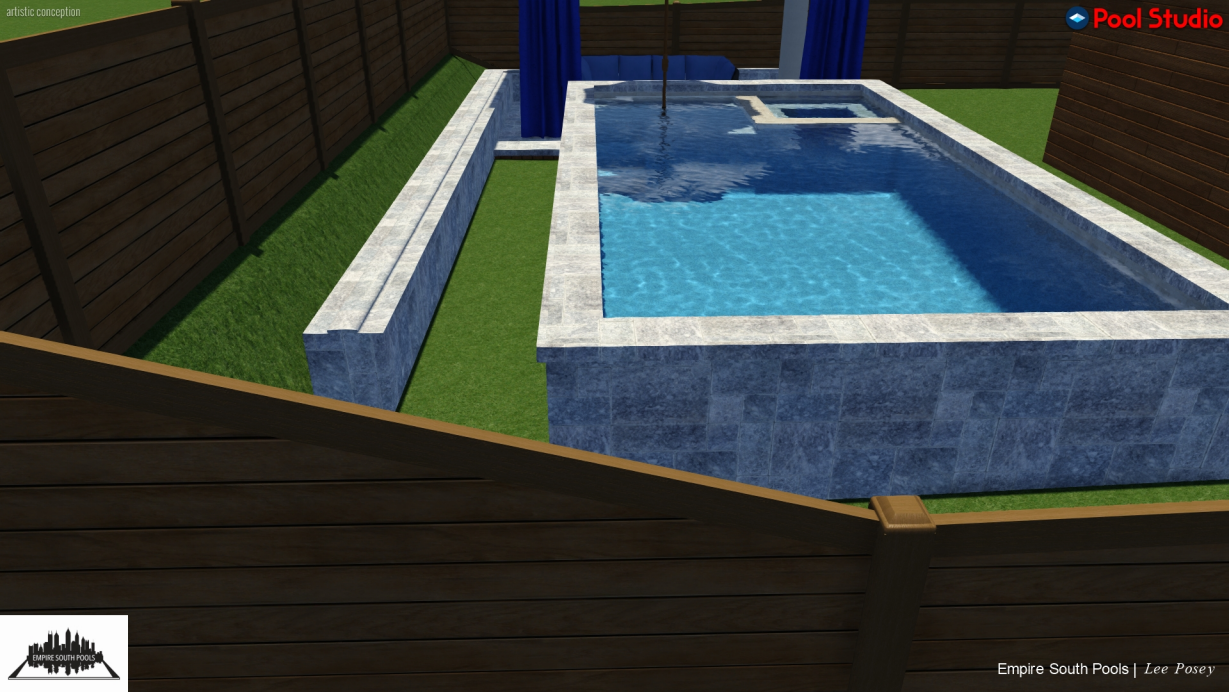
A VARIANCE IS REQUESTED FOR THE 1/2 DEPTH FRONT BUILDING LINE REDUCING IT TO A MINIMUM OF 5.2 FEET FROM 15 FEET TO ACCOMMODATE THE POOL AND CONDITIONS AS SHOWN PROTECTING THE 43"OAK LANDMARK TREE..

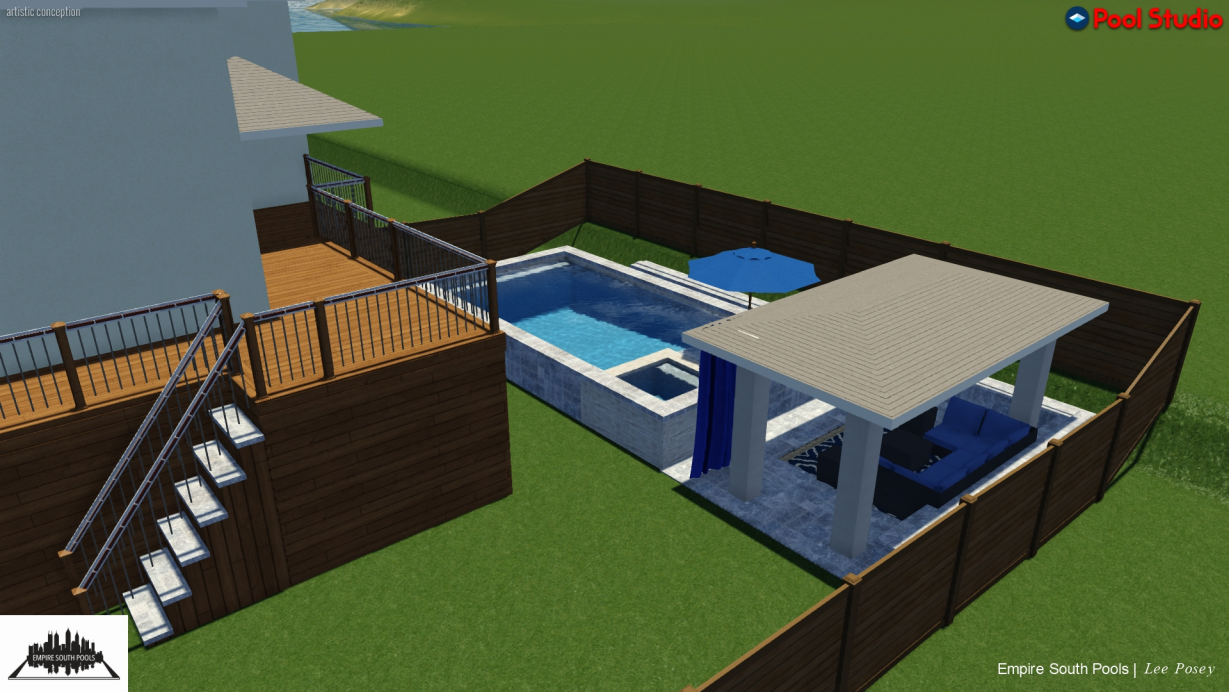
FLOOD STATEMENT
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13089C0064 J LAST REVISED ON MAY 16, 2013.

SURVEYED REG. CS
 CALCULATED REG. RAM
 DRAWN REG. RAM
 D.W.C. NAME INDIANA T835 BOX CHECK
 DATE JULY 29, 2014
 UPDATED NOV. 3, 2022
 UPDATED MAY 17, 2023

SITE WORKS SURVEYS & PLANNING
 7000 PEACHTREE DUNWOODY ROAD
 BUILDING 6, SUITE 250
 ATLANTA, GEORGIA 30328
 PHONE: 770-396-6011 FAX: 770-396-2379
 e-mail: gudgersurveying@bellsouth.net

VARIANCE DRAWING
KEVIN F. & EMILY GOLDSTEIN
 1835 INDIANA AVENUE
 L.L. 211, DISTRICT 15
 CITY OF ATLANTA
 DEKALB COUNTY, GEORGIA







V-23-094



City of Atlanta | Department of City Planning
**OFFICE OF ZONING
& DEVELOPMENT**

RECEIVED

DATE: 6/7/2023



V-23-094



RECEIVED

DATE: 6/7/2023



V-23-094



City of Atlanta | Department of City Planning
**OFFICE OF ZONING
& DEVELOPMENT**

RECEIVED

DATE: 6/7/2023



V-23-094



City of Atlanta | Department of City Planning
**OFFICE OF ZONING
& DEVELOPMENT**

RECEIVED

DATE: 6/7/2023



V-23-094



City of Atlanta | Department of City Planning
**OFFICE OF ZONING
& DEVELOPMENT**

RECEIVED

DATE: 6/7/2023

V-23-094



City of Atlanta | Department of City Planning

**OFFICE OF ZONING
& DEVELOPMENT**

RECEIVED

DATE: 6/7/2023











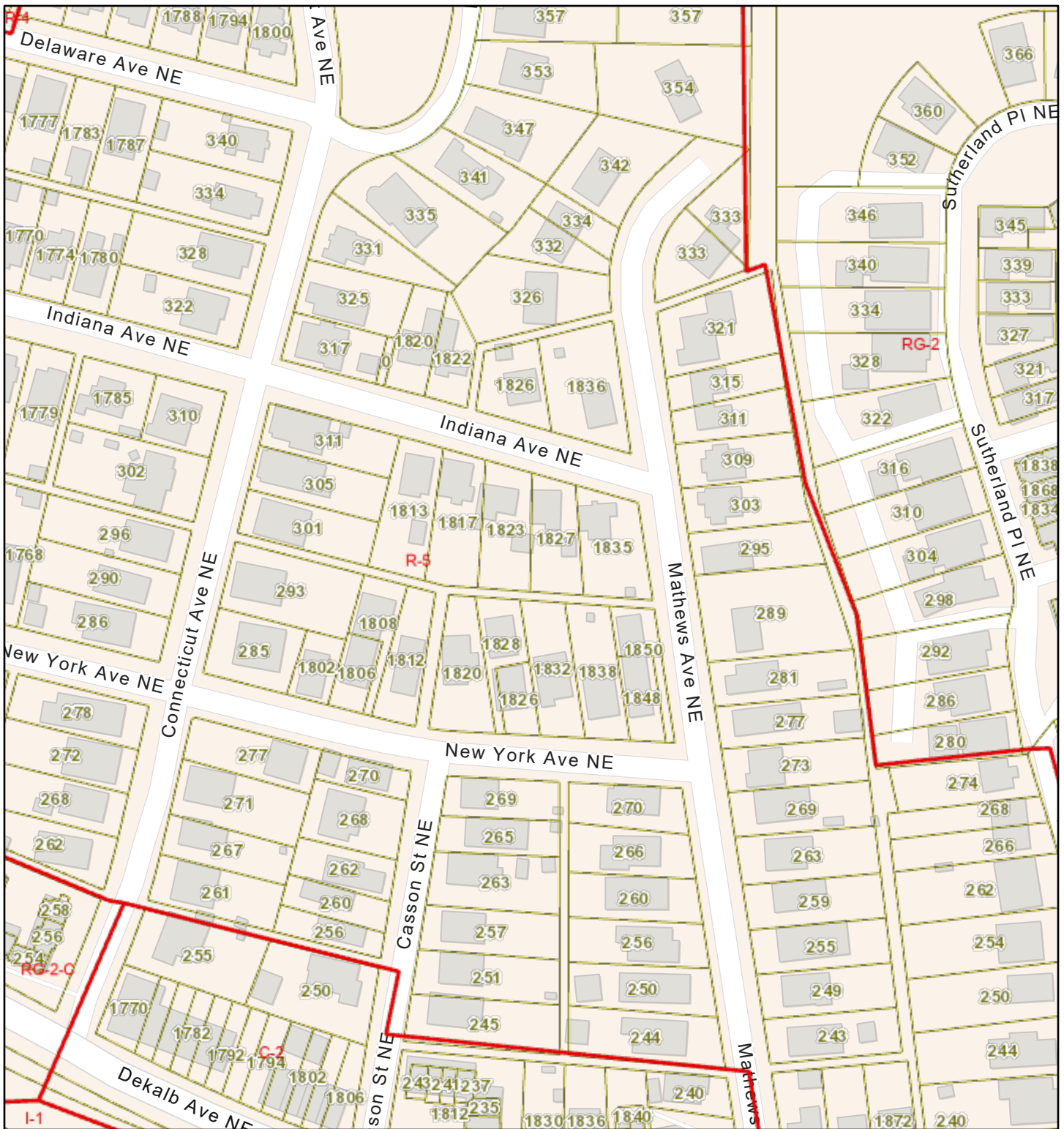
V-23-094



RECEIVED

DATE: 6/7/2023

ArcGIS Web Map



6/30/2023, 2:18:13 PM

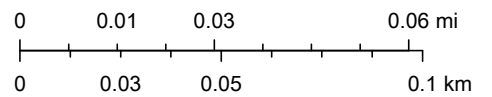
1:2,257

 Atlanta City Limits

 Zoning District

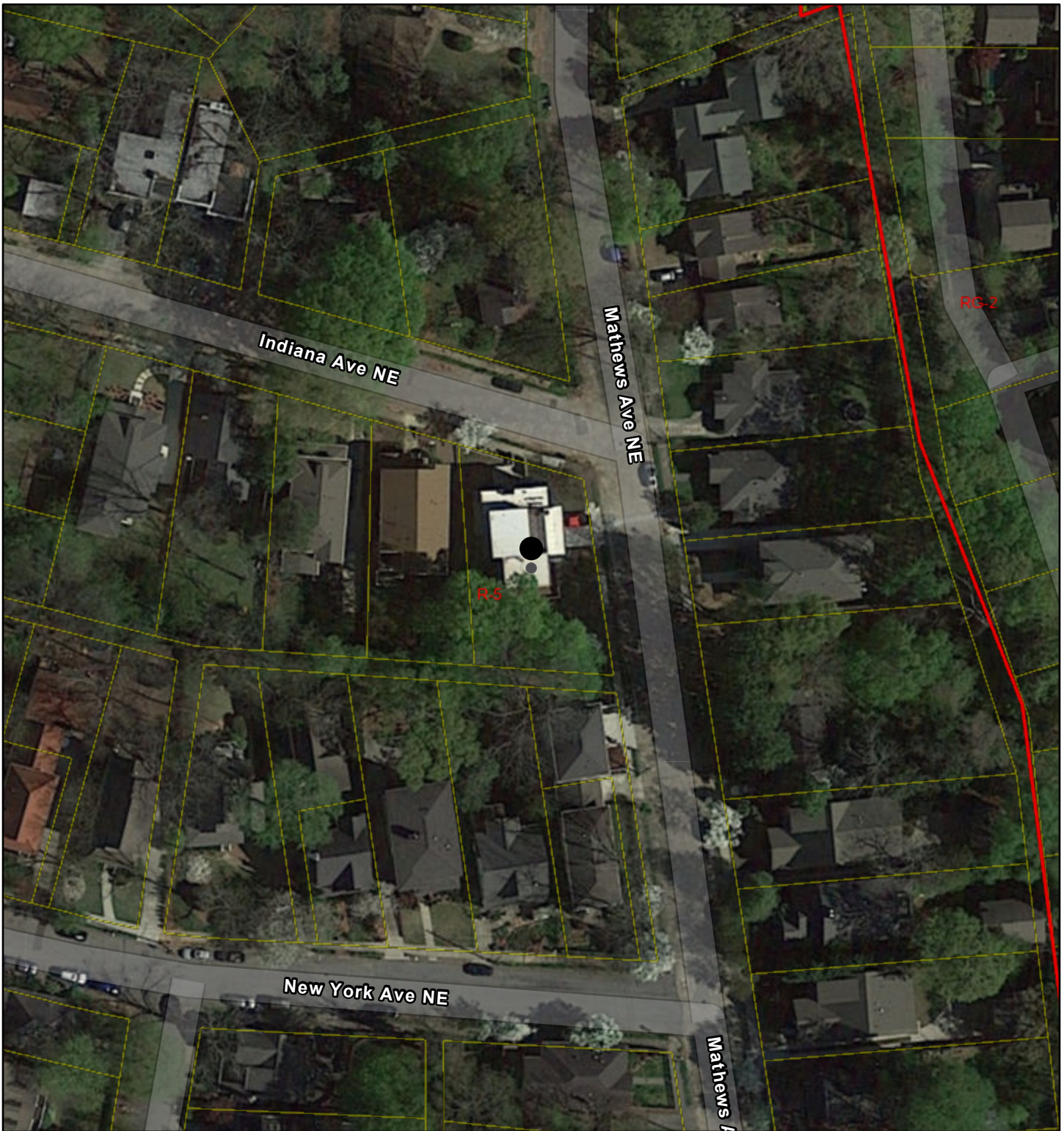
 Address Point

 TaxParcel






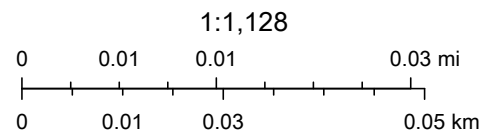
Esri Community Maps Contributors, City of Atlanta, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, City of Atlanta - DCP

ArcGIS Web Map



6/30/2023, 2:01:16 PM

-  Atlanta City Limits
-  Zoning District
-  TaxParcel




© OpenStreetMap (and) contributors, CC-BY-SA, Esri Community Maps Contributors, City of Atlanta, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, City of Atlanta - DCP

ArcGIS Web Map



6/30/2023, 2:02:51 PM

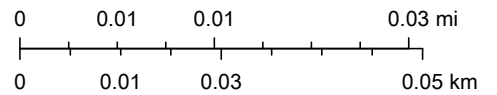
1:1,128

 Atlanta City Limits

 Zoning District

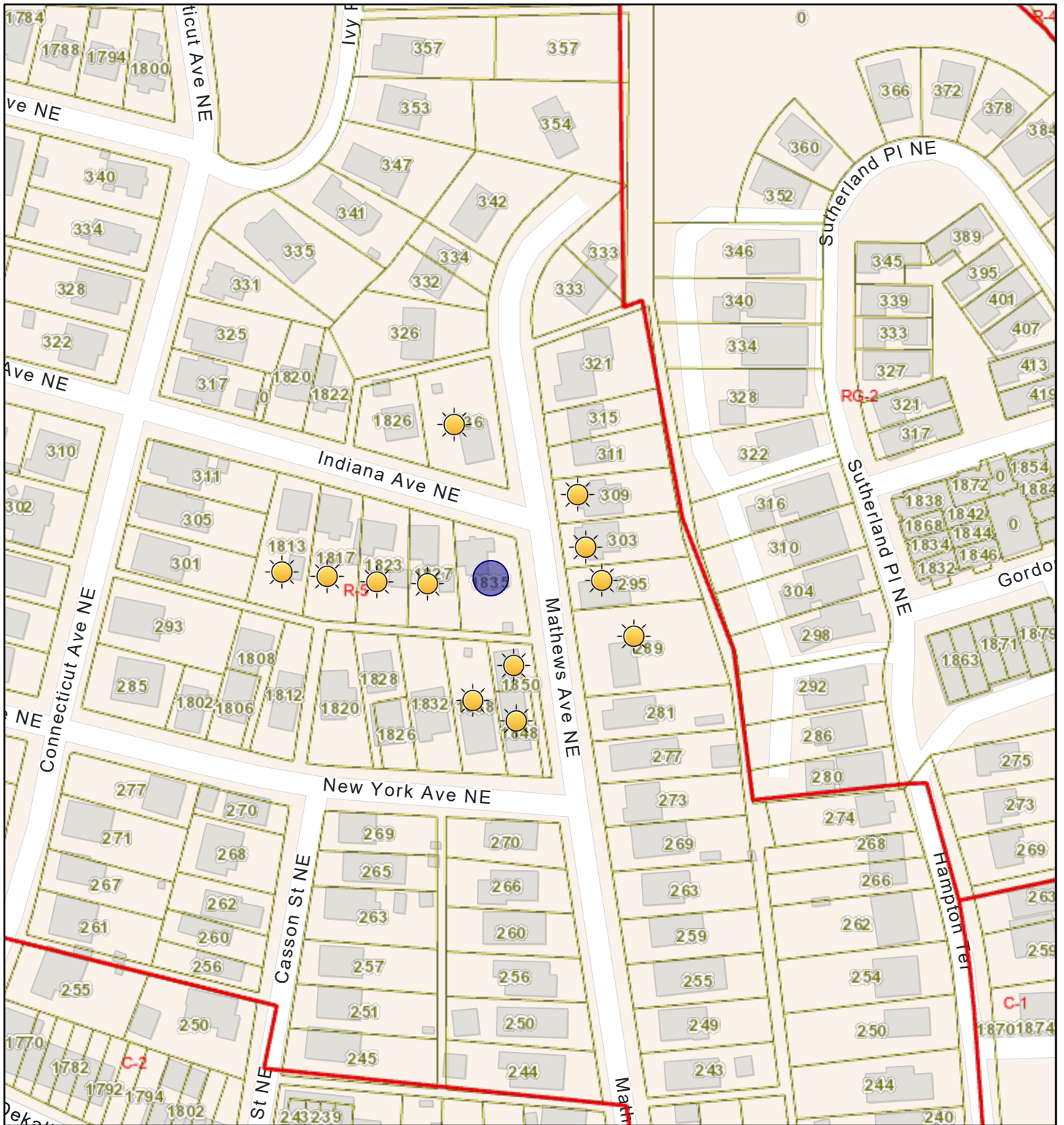
 Address Point

 TaxParcel



© OpenStreetMap (and) contributors, CC-BY-SA, Esri Community Maps Contributors, City of Atlanta, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, City of Atlanta - DCP

ArcGIS Web Map



6/30/2023, 2:23:51 PM

1:2,257

Points

 Zoning District

0 0.01 0.03 0.06 mi

 Override 1

 Address Point

0 0.03 0.05 0.1 km

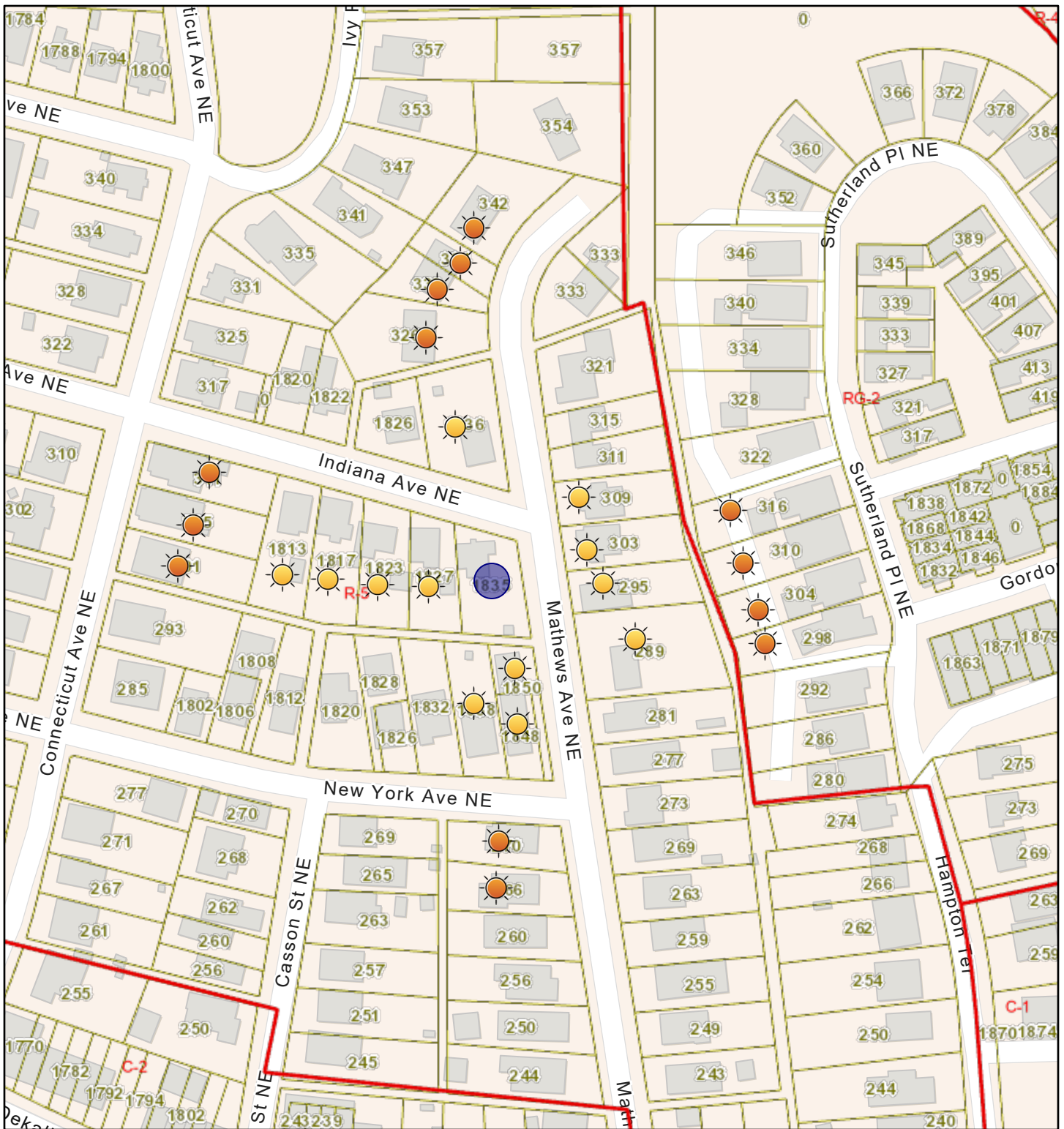
 Override 2

 TaxParcel

 Atlanta City Limits

Esri Community Maps Contributors, City of Atlanta, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, City of Atlanta - DCP

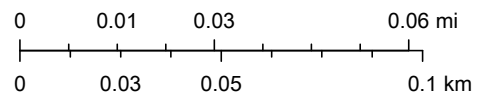
ArcGIS Web Map



6/30/2023, 2:28:07 PM

1:2,257

- Points
- Override 1
- Override 2
- Override 3
- Atlanta City Limits
- Zoning District
- Address Point
- TaxParcel



Esri Community Maps Contributors, City of Atlanta, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, City of Atlanta - DCP

AB Works – Allison Bible
1463 Sylvan Circle NE Brookhaven, GA 30319
404-556-0767
Abworks40@gmail.com

On behalf of Kevin & Emily Goldstein
1835 Indiana Ave Atlanta, GA 30307
334-221-4308 / 785-218-6210
kfgold@gmail.com / Emily.reimer@gmail.com

June 30, 2023

Re: Proposed Pool for 1835 Indiana Ave / V-23-094

Dear Neighbor,

The Goldstein family is seeking to build a pool in the backyard while protecting the 43" oak landmark tree. A small retaining wall will be required to be installed in the side yard of Mathews Ave.

Their son has Attention Deficit Hyperactive Disorder (ADHD) and Sensory Processing Disorder in which he has been doing Occupational Therapy since he was 2yo. Swimming has always been suggested by his doctors as a part of his Sensory Diet to help teach him to self-regulate his body and mood, as well as learn to move his body more seamlessly.

The other hardship being the very large Oak Tree taking up the rest of the yard. And they, being the mindful, conscientious, and eco-friendly people that they are, would never want to do anything to disrupt the critical rootzone of that historical and uber important tree.

These plans require a variance because of the size and shape of the yard and the extensive critical root zone of the 43" oak landmark tree. To minimize the critical root zone impact, they are proposing to hug the pool as close to the side yard as possible. It will sit below the street level and have one 4' or two 2' tiered retaining walls incorporated into the pool design. Per code, no wall will be higher than 4'.

These plans will be presented first at the Thursday, July 20th, meeting of the Lake Claire Neighbors (LCN). That meeting will be held via Zoom at 7:15pm. After that, these plans will be presented at the Neighborhood Planning Unit – N (NPU-N) meeting on Thursday, July 27th, at 7pm, via Zoom.

Should you have any questions about this project, please feel free to contact us at the contact information listed above.

Sincerely,

Allison Bible

Acknowledgement of Notification:

- I have been made aware of variance request V-23-094 and given the opportunity to comment on the proposal.
- I have additional questions.
- I have been informed but have no opinion.

Signature of LCN member

Printed Name of LCN member

Address of LCN member

Should you have any questions about this project, please feel free to contact us at the contact information listed above.

Sincerely,

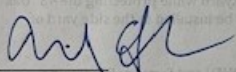
Allison Bible

Acknowledgement of Notification, please place a check mark next to your selection:

I am in support of variance request V-23-094.

I have additional questions.

I have been informed but have no opinion.



Signature of Neighbor

Michael Gerber

Printed Name of Neighbor

305 Connecticut Ave NE

Address of Neighbor

Should you have any questions about this project, please feel free to contact us at the contact information listed above.

Sincerely,

Allison Bible

Acknowledgement of Notification, please place a check mark next to your selection:

I am in support of variance request V-23-094.

I have additional questions.

I have been informed but have no opinion.

Pamela M. Garland

Signature of Neighbor

Pamela Garland

Printed Name of Neighbor

1827 Indiana Avenue

Address of Neighbor

Should you have any questions about this project, please feel free to contact us at the contact information listed above.

Sincerely,

Allison Bible

Acknowledgement of Notification:

- I have been made aware of variance request V-23-094 and given the opportunity to comment on the proposal.
- I have additional questions.
- I have been informed but have no opinion.

I support (lu)

KuGnd

Signature of LCN member

Kimberly Wood

Printed Name of LCN member

1817 Indiana Ave NE, #11, GA 30307

Address of LCN member

Should you have any questions about this project, please feel free to contact us at the contact information listed above.

Sincerely,

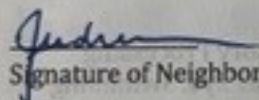
Allison Bible

Acknowledgement of Notification, please place a check mark next to your selection:

I am in support of variance request V-23-094.

I have additional questions.

I have been informed but have no opinion.



Signature of Neighbor

Judith Monsaas

Printed Name of Neighbor

311 Connecticut Ave NE

Address of Neighbor