

December Lake Claire Neighborhood Meeting

December 18, 2025

Specially scheduled meeting for Variance discussion and vote.

Please check your neighborhood website for location and time:

<https://lakeclaire.org/>

and please contact:

Beth Grashof grashofb@bellsouth.net and Carol Holliday chollida@bellsouth.net

To arrange for an in-person meeting with the design team ahead of the neighborhood meeting

S O O R I K I A N A R C H I T E C T U R E

December 4, 2025

Re: South Ponce Project, 1761 South Ponce de Leon Avenue, NE, Atlanta, GA 30307
 Application # V-25-233

Dear Neighbor,

I am following up after our November 20th Lake Claire Neighborhood meeting. While our variance request is specifically for an increase in the allowable area of the accessory structures from 30% to 36% of the principal structure area, we are addressing the comments with this letter and can follow up with an in-person gathering. The owners of 1761 South Ponce de Leon share the same feelings about water retention, visual & acoustic privacy, and tree preservation. The following is a summary of measures we have included in the design of this project:

Water Retention

Because serious erosion on this property has been an ongoing issue for the current owners, we have exceeded the minimum requirements in addressing water retention. We are retaining, on average 3 times the requirements of the city ordinance. Not only are we exceeding the ordinance, we are correcting existing deficiencies that cause erosion. See plan for calculations and dimensions of water storage structures.

Visual and Acoustic Privacy

Our proposed plans call for a 6-foot privacy fence surrounding the property and multiple layers of landscape screening. There will be a row of evergreen screen planting all along the fence on both sides of the property. A secondary layer of landscape trees will screen the pool and the pool house. The padel court is located over 60 feet from the property line abutting the rear of the Harold Avenue properties. Beyond the evergreen screening at the fence line, we are retaining the forested area in the 60-foot buffer and adding an additional layer of evergreen screening in front of the court. This landscaping provides both visual and acoustic privacy.

The padel court is stepped down the hill and is below the grade level of most of the homes on Harold Avenue. The padel ball is a depressurized tennis ball, like the ones children use for playing tennis. This contributes to a lower overall sound level. The impact sound is described as a “thunk” and is considered far less sharp than a pickleball’s “pop.” We have purchased a ball and a racquet so we can share these with you in person. We have not selected the final finish for the court floor, but a grass surface is most commonly used because it is easier on the joints. Most complaints about noise arise from play centers with multiple courts (typically pickleball) where play is happening continuously throughout the day and into the night with lighted facilities. Our single unlighted court is approximately 120’ away from the rear of the Harold Avenue homes and is intended only for occasional daytime use.

Tree Preservation

While there are trees being removed from the site, the final tree density on the City of Atlanta portion of our property will be over 10 times the city’s requirement. Additionally, an abundance of smaller landscape plantings will significantly reduce water flow, provide sound absorption and stabilize the bare slope that now exists.

Again, the design of this project conforms to the City of Atlanta Zoning Ordinance in all respects except for the ratio of the accessory structure floor area to the main structure floor area. The aforementioned items are not part of the variance request, however, in an effort to be good neighbors (and good stewards of this property) we have shared the attached information and welcome your feedback.

Please let us know if you wish to meet in person after reviewing the enclosed materials.

Sincerely,
Karen Soorikian, AIA

Feel free to contact any member of the design or construction team to ask questions:

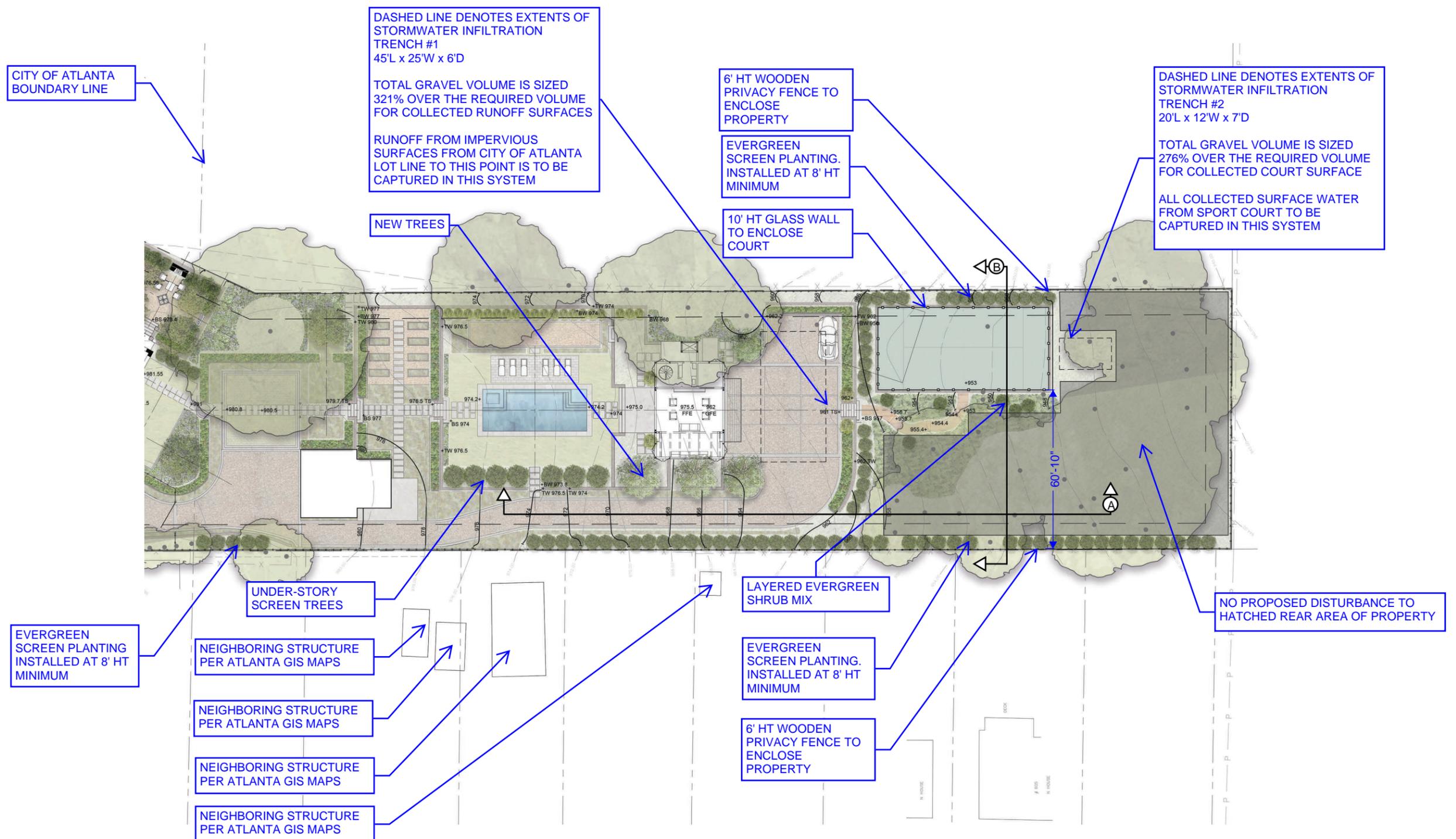
Karen Soorikian, Architect karen@soorikianarchitecture.com

Mark Arnold, Architect and Variance Consultant markarnoldarchitect@gmail.com

Wes Stone, General Contractor wes@jwhammer.com

Brian Field, Landscape Architect brian@fieldla.com

Davis Bishop, Landscape Architect davis@fieldla.com



CITY OF ATLANTA BOUNDARY LINE

DASHED LINE DENOTES EXTENTS OF STORMWATER INFILTRATION TRENCH #1
45'L x 25'W x 6'D

TOTAL GRAVEL VOLUME IS SIZED 321% OVER THE REQUIRED VOLUME FOR COLLECTED RUNOFF SURFACES

RUNOFF FROM IMPERVIOUS SURFACES FROM CITY OF ATLANTA LOT LINE TO THIS POINT IS TO BE CAPTURED IN THIS SYSTEM

6' HT WOODEN PRIVACY FENCE TO ENCLOSE PROPERTY

EVERGREEN SCREEN PLANTING. INSTALLED AT 8' HT MINIMUM

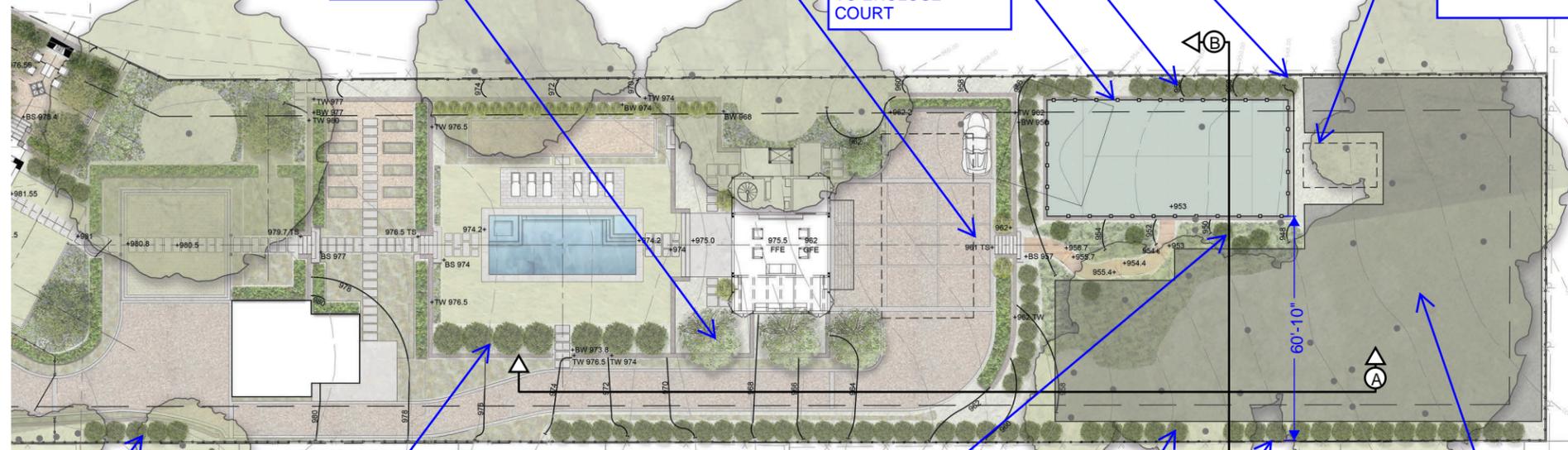
10' HT GLASS WALL TO ENCLOSE COURT

DASHED LINE DENOTES EXTENTS OF STORMWATER INFILTRATION TRENCH #2
20'L x 12'W x 7'D

TOTAL GRAVEL VOLUME IS SIZED 276% OVER THE REQUIRED VOLUME FOR COLLECTED COURT SURFACE

ALL COLLECTED SURFACE WATER FROM SPORT COURT TO BE CAPTURED IN THIS SYSTEM

NEW TREES



EVERGREEN SCREEN PLANTING INSTALLED AT 8' HT MINIMUM

UNDER-STORY SCREEN TREES

NEIGHBORING STRUCTURE PER ATLANTA GIS MAPS

LAYERED EVERGREEN SHRUB MIX

EVERGREEN SCREEN PLANTING. INSTALLED AT 8' HT MINIMUM

6' HT WOODEN PRIVACY FENCE TO ENCLOSE PROPERTY

NO PROPOSED DISTURBANCE TO HATCHED REAR AREA OF PROPERTY

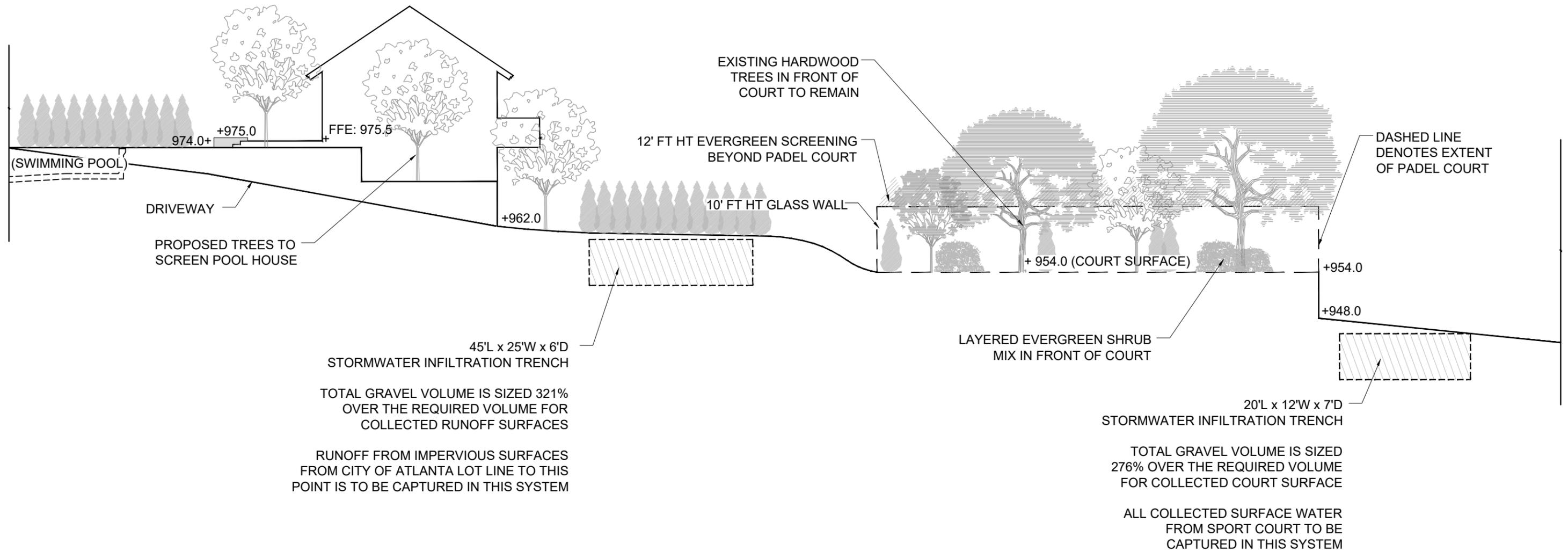


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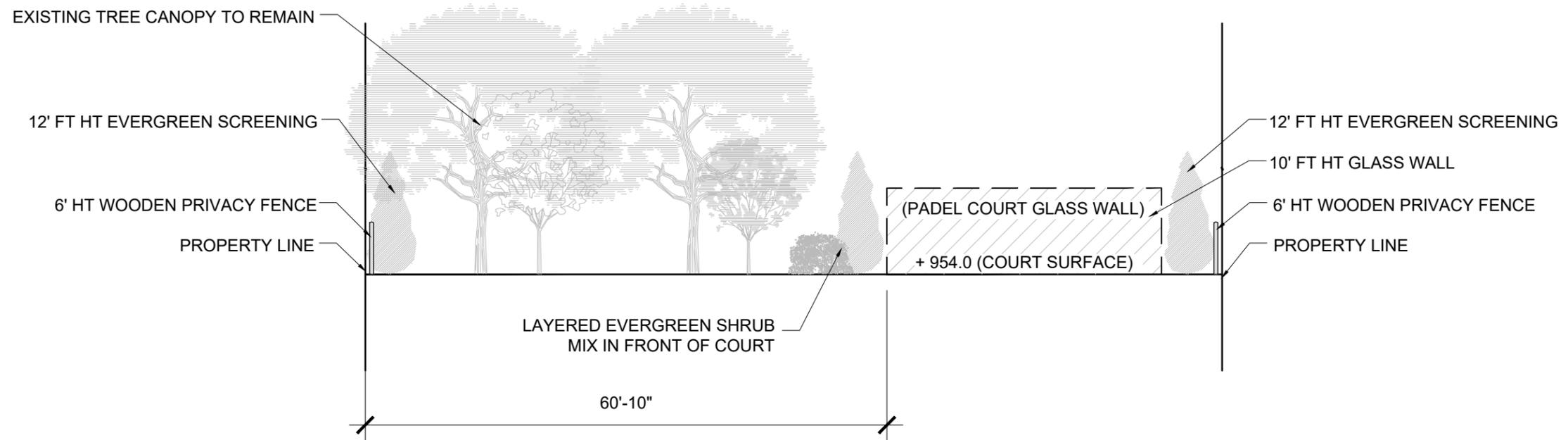


1761 S Ponce De Leon Avenue NE
Atlanta, GA 30307

Landscape Plan
December 1, 2025



1 SECTION A
 SCALE : 1"=15'-0"



2 SECTION B
 SCALE : 1"=15'-0"