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- Friend of the Park
- Legal/Professional Support
- Membership— Businesses
- Membership— Households
- Neighborhood Directory
- Neighborhood Signs
- New Neighbors - Greet
- Newsletter
- Playgrounds / Kids
- Sidewalks
- Social Events
- Stuff Envelopes
- Traffic Committee
- Volunteer Coordination
- Web Site
- Zoning/Land Use
- Other \_\_\_\_\_

Comments, suggestions, skills, talents, special interests, and services: \_\_\_\_\_

In addition to my \$25/50 for dues, I am also adding to my check: Landscaping \$\_\_\_\_ Legal \$\_\_\_\_ and Greenspace Fund \$\_\_\_\_

Please answer this question.



# North Buckhead Civic Association Newsletter

PO Box 420391, Atlanta, GA 30342 March 2008 www.nbca.org  
Mailed four times each year to over 3,500 North Buckhead homes

## Annual Meeting 3/27: Parks Commissioner Cohen, Maj. Sellers

NBCA will hold its 36th Annual Meeting on the evening of **Thursday, March 27**. We are proud to announce that our speakers are Parks Commissioner **Dianne Harnell Cohen**, and Atlanta Police Department Zone Commander Major **James E. Sellers**.

### Mark Your Calendar

**Event:** NBCA 36th Annual Meeting  
**Place:** St. James United Methodist Church at Peachtree-Dunwoody/Loridans  
**Room:** Fellowship Hall  
**Date:** Thursday March 27  
**Social:** 6:00 PM to 7:00 PM  
**Program:** 7:00 PM to 8:30 or 9:00 PM

Dianne Harnell Cohen is commissioner of the City's Department of Parks, Recreation & Cultural Affairs. The Parks Department, under the leadership of Commissioner Cohen, spent \$7.2 million dollars for greenspace and parks acquisitions in North Buckhead last year. This is our opportunity to thank her.

Sellers is Commander of the Atlanta Zone Two Police Precinct, which includes North Buckhead. As a North Buckhead resident, Sellers will bring a special perspective to neighborhood public safety issues.

As part of the program, we will hold balloting for new and incumbent NBCA Directors. See page 14 for a list of candidates. Only member households may vote, so make sure your dues are paid up. (See this newsletter's mailing label for your membership expiration date.)

The social will include food and drinks, so you don't need to eat dinner before you come.

**IMPORTANT: Our meeting place this year is in a different location from the past several years. We will meet at St. James United Methodist Church at the Peachtree-Dunwoody Road/Loridans Drive intersection.** Once there, please follow the

signs. (If you vote in precinct 7B, we will meet in the same room where we vote.)

This is a great opportunity to meet your neighbors and to learn about what's in store for us. (See "10 Reasons to attend the NBCA Annual Meeting", p. 3.)

There is no charge for this meeting for NBCA members. There will be a \$5 per person charge for non-members, or your household can join at the door for just \$25 for the entire year. Please join us!

## Sponsor Our Annual Meeting

This year we will offer sponsorships for our Annual Meeting to recognize supporters of the neighborhood and help defray costs.

**Cost:** \$100 per sponsorship

**What you get:** Name and contact information for sponsors (no graphics) will be listed on the back of the meeting agenda handouts and in a newsletter article about the Annual Meeting.

**Sponsor Deadline:** Mail received by March 26.

**Mail to:** NBCA Sponsor, P.O. Box 420391, Atlanta, GA 30342.

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# Wildlife Sightings: New Critters in the Neighborhood

By Sue Certain

Since we last wrote on the subject of wildlife in North Buckhead, new animals not previously seen have been spotted by sharp-eyed neighbors. A wild turkey, or turkeys, has moved in. It was first spotted on December 30 by **Alan West** "at the far north end of Glengary this morning", and later seen on the same day by **Nancy Sherman** of Springside Court, who took the photo below. Apparently the turkey laid low until after Thanksgiving and Christmas and has come out of hiding. It is still out there. **David Dollar** of Glengary Drive north of Loridans Drive reported on February 12: "And on a lighter note — the wild turkey was in our front yard yesterday and in our back yard today. The kids had a blast chasing it through the woods!"



Wild turkey in North Buckhead  
Photo by Nancy Sherman of Springside Court

The Blue Heron Nature Preserve has been established for a while, and new animals are making it their home. **Jeffrey Folinus** of Creek Wood Close reported on November 28: "**Charlotte Folinus** (age 9) had a long chance to view a beaver this evening around 6:30. A beaver does not really move that fast! It was crossing Lakemoore at the bridge, heading south. It took its time. I am glad there

were no fast-moving drivers on cell phones on the street! May be worth reminding people to keep an eye out for it. If they drive fast, they could miss seeing something interesting!"

Beavers were common in the Emma Lake area up until about 2001, even after the GA-400 construction work silted in the lake. The silted lake is now part of the Blue Heron Nature Preserve and is sometimes called the Emma Wetlands.

**Nancy Jones** shared on January 1, "I was at the architect's [building at 4055 Roswell Road in the Blue Heron Nature Preserve] in last Friday's rain-storm. While crossing their wooden bridge, I looked to the water on the left and a very cute, whiskery face popped out of the water and looked me right in the eye. As she took off I got a good look at her tail: an otter, at our new lake right on Roswell Road! She was having so much fun in that downpour and full lake of water. They usually travel in at least a pair...very exciting!"

And finally, an old friend is still out there. **Jackie Naylor** e-mailed us, on January 29, "My husband saw a red fox around 5 AM this morning walking up the middle of the street on Glengary Drive." I still hope, someday, to see that little red fox.

For pictures of many species of wildlife that share North Buckhead with us, please visit [www.nbca.org/wildlife](http://www.nbca.org/wildlife).

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**NBCA Standing Meetings**  
(NBCA meetings are open to the public)  
**Board** — 7:00 PM, 4th Monday of month,  
Room S-103, Wieuca Road Baptist Church  
(March meeting and Annual Meeting are on 3/27.)  
**Land Use/Zoning** — 7:00 PM, 3rd Monday of month  
Room S-103, Wieuca Road Baptist Church  
**Playgrounds** — No standing meetings at this time.  
Meetings may be announced by e-mail.  
**Traffic** — Contact chair Robert Sarkissian  
[oversark@bellsouth.net](mailto:oversark@bellsouth.net) or 404-504-9444

# Area Businesses Support NBCA

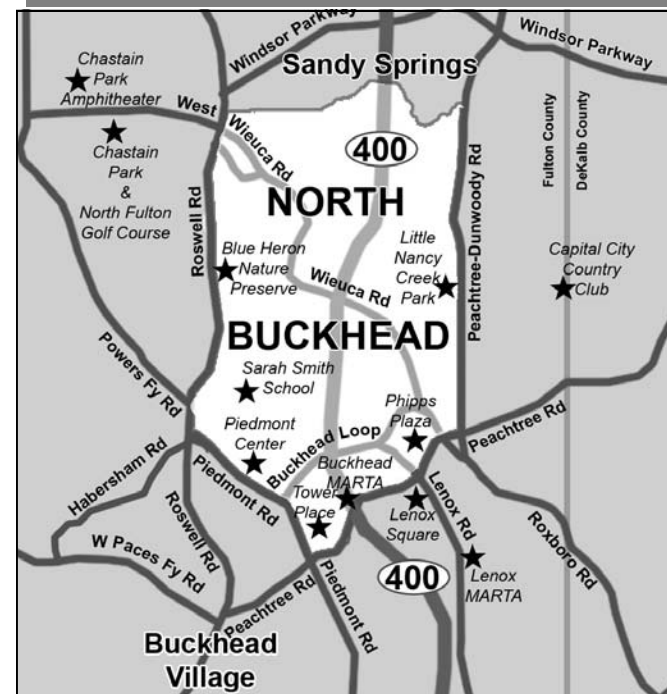
These businesses support your neighborhood association with their NBCA business memberships. Please support them.

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**at&t - Wireless Etc** 404-233-9898  
**Tishann Brown - Realtor** 404-310-5548  
**Buckhead Coalition** 3340 Peachtree Rd #560  
**Buckhead Realty-Jim Cosgrove, Broker** 404-841-5400  
**Carol Cahill, Realtor** 404-495-8398  
**Chapes - JPL, LTD** ChapesJPL.com  
**www.ClubhouseGAS.com Youth Sports**  
**DL Crawford, Assoc., Inc.** 3445 Stratford Rd #3403  
**Diazo Specialty Printing** 3872 Roswell Rd  
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**Ivy Realty - Tom Hicks** 404-307-4488  
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**Miller Brothers, Ltd.** [www.millerbrothers.com](http://www.millerbrothers.com)  
**Jackie Naylor Interiors Inc.** 404-814-1973  
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**Old Ivy Dental** [www.oldivydental.com](http://www.oldivydental.com)  
**Parc at Buckhead** [www.parcatabuckhead.com](http://www.parcatabuckhead.com)  
**Pope & Land Enterprises** [www.popeandland.com](http://www.popeandland.com)  
**Presstine Cleaners** 4455 Roswell Rd  
**Regent Partners** [www.regentpartners.com](http://www.regentpartners.com)  
**Scotland Wright & Assoc.** [www.scotlandwright.com](http://www.scotlandwright.com)  
**Jennifer Sherrouse, Realtor** [www.jennifersherrouse.com](http://www.jennifersherrouse.com)  
**Suzy Smith, Realtor** 404-255-3022  
**The Cat Doctor, Inc.** 4716 Roswell Rd  
**Tuxedo Pharmacy** 164 W. Wieuca Rd  
**Water Columns** [www.watercolumns.com](http://www.watercolumns.com)  
**William Word Antiques** 707-709 Miami Cir  
**Nan Young, Keller Williams Realty** [www.TheSuitsTeam.com](http://www.TheSuitsTeam.com)

Area businesses, please join us! Can you think of another way to get visibility for your business for so little money? To be listed here and become a business member for a year, send your \$50 check to: NBCA, P.O. Box 420391, Atlanta, GA 30342. (Use the membership coupon on page 16.)

## North Buckhead Area Map



North Buckhead and surrounding areas.

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## Bios for Board Candidates

*The following are declared candidates for the Board of the North Buckhead Civic Association to serve a two year term. Candidates must be NBCA members and must reside within NBCA's boundaries.*

### Andrea Bennett (Incumbent)

Andrea is a native Atlantan and has lived in North Buckhead since 1990. She is a graduate of the University of Georgia and is an attorney with Gilliland, Ratz & Browning, P.C. Andrea was president of the Majestic Acres Civic Association and has worked with a variety of community organizations over the years, including Cub Scouts, the YMCA and the Buckhead West Village Association. Her children live in Virginia Highland and Decatur, and Andrea lives in a home she extensively renovated on Old Ivy Road. She is a strong advocate for livable, walkable communities and for sensitive, neighborhood-oriented planning. Andrea has worked with the NBCA Land Use/Zoning Committee, the Piedmont Corridor study, and serves on the board of NPU-B.

### Rita Christopher (Incumbent)

Rita has lived on Loridan Circle with her husband Jerry since 1991. A native of Charlotte, N.C., she graduated from the University of North Carolina at Greensboro with a Bachelor's degree in Nursing. She has been employed by Reproductive Biology Associates as an in-vitro fertilization nurse for nineteen years. Before relocating to Atlanta in 1988, she was an oncology research nurse at Memorial Sloan-Kettering Cancer Center in New York City.

Rita is Vice President of NBCA. She chairs the Beautification Committee, which maintains our beautiful park at Phipps Boulevard and Wieuca Road. She also chairs the New Neighbors Committee, which provides greeting bags to new residents.

### David Dollar, CPA (Incumbent)

David is a sixteen-year resident of North Buckhead and a native of the Atlanta area. He lives on Glengary Drive with his wife Dari, their daughters, Sydney and Danielle, and their son, Jackson. David is a CPA and Financial Planner, with his own firm, Chastain Financial Planning. He is a graduate of Auburn University, where he earned a degree in Economics.

David has served on the NBCA board for the past eight years and served as vice president for five years. Prior to that, he was on the NBCA zoning committee for several years.

David's wife Dari is a former NBCA board member and treasurer. David's efforts as a board member have centered on the annual Christmas Tree Sale, which he has headed up for the past nine years.

In addition to serving on the NBCA Board, David is on the board of the Atlanta Auburn Club, a member of the Georgia Society of CPA's Personal Financial Planning Committee, and a member of Peachtree Presbyterian Church.

### Piper Harris

Piper is a resident of the Meridian Buckhead high-rise.

She has lived in Buckhead for 13 years and is an Associate Broker for Coldwell Banker specializing in condominiums, lofts, and townhouses. She had been actively licensed since 1998 and has a degree in Real Estate from Georgia State University. Piper has served as the NBCA Social Committee chair since 2007 and was successful in planning the Fall Festival that took place last October.

### Fe C. Nievera

Fe is currently the Volunteer Coordinator of NBCA. She graduated from the University of the Philippines and has a Master's degree in Public Administration from Roosevelt University. A long-time resident of Chicago, she moved to sunny Atlanta to be near her growing grandchildren, daughters of her youngest son Anthony who is chair of the Zoning and Land Use Committee of the NPU-B.

She has wide-ranging and diverse experience including human resources management positions in public service agencies and private corporations. She worked for health care organizations such as the American Hospital Association and the NeuroCenter of Chicago. She served as a professional in the Girl Scout Councils in Baltimore and in Evanston, Illinois. As an employee of the International Secretariat for Volunteer Services, she was involved in consulting with high government officials to utilize Peace Corps-type organizations as tools for economic development in their countries.

Fe was also involved in the movement for proper recognition and census count of Asian and Pacific Islander populations by the US Bureau of the Census. She has organized several conferences on the economic and labor problems of Asian-Americans under the auspices of the US Department of Labor. She was an indefatigable trailblazer for participation of women and minorities in organizations, committees and commissions of city and state governments.

### Robert Sarkissian (Incumbent)

Robert has lived in North Buckhead for ten years, after relocating from Northern California. A native of New Jersey, he and his wife Erica, who grew up in the small southwest Georgia town of Sylvester, reside on Old Ivy Road with their five-year-old daughter, Annabelle. Robert is a partner with a consulting organization that assists emerging electronic design automation (CAD) companies in their sales and marketing efforts. He holds a degree in Physics from Florida Tech. His wife Erica has worked at Delta Air Lines for the last 18 years and now manages their initial flight attendant training program.

Robert has served as the chair of NBCA Traffic Committee for the last seven years and actively participates in initiatives that are intended to make our neighborhoods pedestrian/traffic friendly. He is an advocate for measures that influence and enforce adherence to reasonable speed limits in and around our neighborhood streets. Prior to arriving in Atlanta, Robert was vice president of the Antigua Homeowners Association in Foster City, CA for ten years.

## 10 Reasons to Attend the NBCA Annual Meeting

10. The food is terrific! Last year we had chicken strips, crackers, many kinds of vegetables such as carrots, broccoli, sugar snap peas and peppers, dips of all kinds, varied sorts of fresh fruit, cookies, egg rolls, sandwiches, and more. It should be a great dinner. There will also be a variety of drinks.

9. If you are paying NBCA dues...come see what you are paying for.

8. It's fun.

7. You'll find out what's going on in your neighborhood and in the city. Be informed!

6. You'll show Atlanta politicians that you support your neighborhood. And you can ask them questions and let them know your opinions, if you want to.

5. You'll find out who your politicians are — city council members-at-large, for instance.

4. You'll be the first to hear the news. For example, last year **Major Sellers** told us some breaking news on the "ring robbers" that the media did not yet know. This year, Commissioner of Parks **Dianne Harnell Cohen** will share the latest developments on North Buckhead's new parks.

3. You'll learn what Major Sellers looks like.

2. You'll socialize with your neighbors, talking to the ones you know and meeting new ones, in a pleasant, friendly setting.

AND FINALLY...

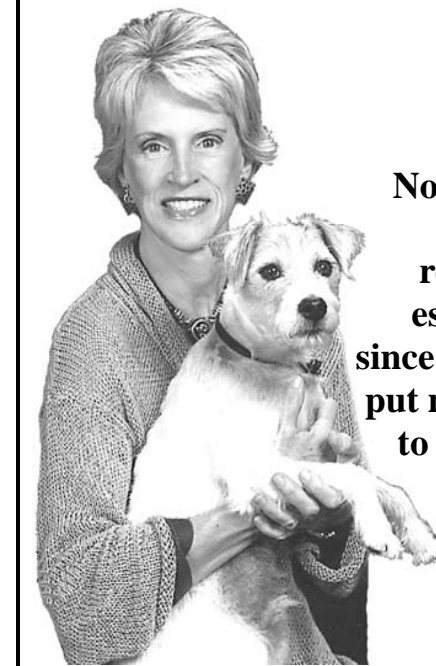
1. You will be a good citizen, taking part in the democratic process.

## Site Development Permits

Back in September, representatives of North Buckhead and NPU-A (western Buckhead) neighborhoods, concerned about whether FIMA flood maps are current (it turned out that they're not), met with representatives of the City's Watershed Management department and District 7 City Councilman Howard Shook. While we never got a target date for updating FIMA flood maps for the Nancy Creek basin, we did learn that Atlanta has very rigorous site development permitting procedures. If you are interested, you can review the many steps considered in being permitted for site development and some other permits, too.

See [www.nbca.org/SiteDevPermit.htm](http://www.nbca.org/SiteDevPermit.htm).

## "I'm Sold on North Buckhead!"



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## Park Status: Little Nancy Creek Park

By Gordon Certain, NBCA President

Much has happened regarding our new park on Peachtree Dunwoody Road, though you can't tell it by taking a look as you drive by the site. Since the last issue of this newsletter, we have had a number of contacts with the City's Parks Department and with Park Pride, the non-profit that works closely with the City.

### Meeting with the Commissioner

On November 2, a delegation from our civic association, V-P **Rita Christopher**, **Mandy LeCompte** (now Playgrounds Committee Chair), and I met with City officials. We met with **Dianne Harnell Cohen** (Commissioner, Department of Parks, Recreation & Cultural Affairs), **Ken Gillett** (Director, Office of Parks) and **Sushma K. Dersch** (Director, Office of Park Design). We outlined our interest in working with the City to have our park site turned into a real park, complete with a playground.

We learned that the City didn't have much money for park improvements, other than enough to make sure that the existing dilapidated house and other structures were torn down and removed. As we talked, they were concerned that we might want to cut down a bunch of trees; we assured them that we

hadn't seen any need to do that. We showed the City a map we had prepared using City data sources which showed that playgrounds were unusually sparse in the northern end of the City. The small property tax millage for parks is insufficient to equip new parks. We learned that most of the existing playgrounds had been equipped by non-profits. We learned that we probably wouldn't qualify for help from some of the usual playground development groups which have been active in other parts of the City, such as KABOOM, since our area was too far on the affluent end of the economic scale.

We talked about our concerns of traffic whizzing by on Peachtree-Dunwoody Road, how people would get to the park, and, if they came in cars where would they park and dozens of other issues. The Commissioner outlined the need for preparing a "park master plan" that would deal with those issues and many more. So how do we get a park master plan? She said our best approach was to work with Park Pride to see if we could qualify for a "park visioning grant". Typically, Park Pride awards four such grants a year to neighbors who want to create or improve their local park — Park Pride refers to such groups as "friends of the park".

### Initial contacts with Park Pride

After that session, NBCA applied for membership in Park Pride and the three of us (Mandy, Rita, and I) started taking what Park Pride calls Lead Volunteer Training, so we would understand how to mobilize and direct the volunteer effort which will be involved in creating our park. In the initial training, we learned a lot about the invasive plant species that degrade the usability and appearance of parks and threaten the trees and other living things. It turns out that our park has an abundance of invasive plants, particularly privet, bamboo, and English ivy. We learned how to remove such environmental threats safely and, last week, we had hands-on experience in Adams Park in southwest Atlanta helping to remove privet and ailanthus (ironically also known as "tree of heaven", given its thorns). We are scheduled to attend upcoming park conferences and workshops offered by Park Pride.

### Park Visioning Grant Application

Our most recent effort with the park and Park Pride was to apply for the park visioning grant mentioned earlier. This application explains to Park Pride where the park is, what condition it is in and who was willing to help.

(Continued on page 5)

# Jackie Goodman

JackieGoodman@remax.net

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- Past President, North Buckhead Home & Garden Club
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- Licensed Realtor Since 1994

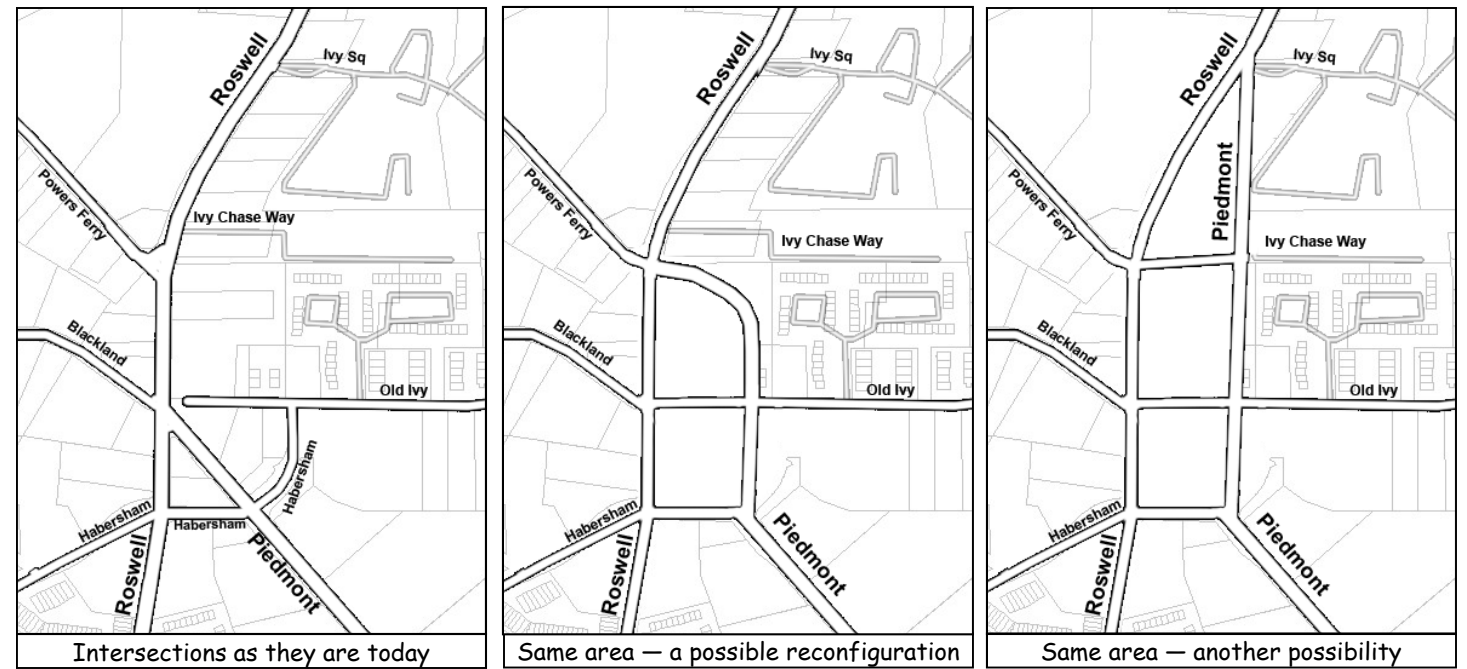
## Piedmont Road Study and Connect Atlanta Plan

As covered in previous editions of this newsletter, last year the Buckhead CID undertook a study of Piedmont Road's corridor from I-85 in the south to the intersection with Roswell Road up in our area. During the study, a long-range "solution" to the problematic Piedmont/Roswell/Habersham intersections was proposed. This proposal caused much concern in North Buckhead and some other Buckhead neighborhoods because it was seen as favoring commuter traffic to the detriment of neighborhood traffic. That recommendation was withdrawn and we understand that the final report will leave future long-range solutions to the City of Atlanta's Connect Atlanta project, which is now under way.

On February 14, leaders from North Buckhead, Tuxedo Park and the Chastain Park neighborhoods met with the Connect Atlanta team. We conveyed our concerns about traffic in the area and exchanged thoughts about how congestion in the area might be improved while helping neighborhood quality of life.

It is impossible to cover our 2½ hour meeting in this short space. However, we can show some diagrams of these intersections and ways Connect Atlanta ([ConnectAtlantaPlan.com](http://ConnectAtlantaPlan.com)) suggests the roads might be reconfigured as the surrounding commercial land is redeveloped. (See our web site for other options.) If all can agree, the City, neighborhoods, and landowners may be able, over a period of many years, to introduce a grid street pattern in the area. This is the key to providing many paths for traffic to use rather than a limited number of bottlenecks. With new development in a calmer environment resulting in nice shops and pocket parks, this area might become the gateway to Buckhead.

We will post additional information on our web site at [www.nbca.org/traffic/connectAtlanta](http://www.nbca.org/traffic/connectAtlanta). We need your input on what you see as the pros and cons of this approach. Send your mail to [nbca@nbca.org](mailto:nbca@nbca.org) or NBCA, PO Box 420391, Atlanta, GA 30342.



## NBCA Officers, Board and Committee Chairs

|  |  |   |  |  |  |
|--|--|---|--|--|--|
| <p><b>NBCA Board</b><br/>                     Andrea Bennett<br/>                     Gordon Certain<br/>                     Rita Christopher<br/>                     Robert Cook<br/>                     David Dollar<br/>                     Dieter Franz<br/>                     Waldtraut Lavroff<br/>                     Bob Young<br/>                     Robert Sarkissian</p> | <p>abennett@bennettlaw.net<br/>                     gordon@nbca.org<br/>                     ritachristopher@bellsouth.net<br/>                     robert.h.cook@att.net<br/>                     ddollar@mindspring.com<br/>                     cdfranz@comcast.net<br/>                     waldalavroff@comcast.net<br/>                     youngebh@comcast.net<br/>                     oversark@bellsouth.net</p> | <p>404-231-4130<br/>                     404-231-1192<br/>                     404-237-5878<br/>                     404-822-7978<br/>                     404-231-5137<br/>                     404-261-8697<br/>                     404-233-1355<br/>                     404-255-1315<br/>                     404-504-9444</p> | <p><b>NBCA Officers</b><br/>                     President Gordon Certain<br/>                     Vice Pres. Rita Christopher<br/>                     Secretary Bob Young<br/>                     Treasurer Robert Cook</p> | <p><b>Neighborhood Markers</b><br/>                     Chair Robert Cook</p>  | <p><b>Social/Special Events</b><br/>                     Chair Piper Harris</p>                                      |
| <p><b>NBCA Committees</b><br/>                     Piper Harris<br/>                     Nancy Jones<br/>                     Mandy LeCompte<br/>                     Fe C. Nievera<br/>                     Susan Richardson<br/>                     Staci Wasserman</p>   | <p>pipemharris@aol.com<br/>                     nancyjljones@mindspring.com<br/>                     mandy.lecompte@mindspring.com<br/>                     fenievera@onebuckheadloop.net<br/>                     chadrich@bellsouth.net<br/>                     staciadam@comcast.net</p>   | <p>404-395-4778<br/>                     404-814-8228<br/>                     404-386-6839<br/>                     404-254-2474<br/>                     404-231-0152</p>   | <p><b>Beautification</b><br/>                     Chair Rita Christopher<br/>                     Kevin McCauley<br/>                     Kim McCauley</p>   | <p><b>New Neighbor Greeting</b><br/>                     Chair Rita Christopher<br/>                     Vice Chair Susan Richardson</p> | <p><b>Street Captains</b><br/>                     Chair Open</p>  |
| <p><b>Web Sites</b><br/>                     NBCA<br/>                     NBCA Zoning</p>   | <p>www.nbca.org<br/>                     www.northbuckheadzoning.com</p>   | <p><b>Christmas Tree Sale</b><br/>                     Chair David Dollar</p>   | <p><b>Greenspace &amp; Environment</b><br/>                     Chair Nancy Jones</p>  | <p><b>Newsletters</b><br/>                     Editor Gordon Certain<br/>                     Ass't Ed. Sue Certain</p>                  | <p><b>Traffic</b><br/>                     Chair Robert Sarkissian</p>   |
|  |  |   | <p><b>Membership</b><br/>                     Acting Chair Gordon Certain<br/>                     Condos Piper Harris</p>   | <p><b>NPU-B Representative</b><br/>                     Andrea Bennett</p>   | <p><b>Volunteer Coordinator</b><br/>                     Chair Fe C. Nievera</p>                                     |
|  |  |   | <p><b>Sidewalks</b><br/>                     Chair Robert Cook</p>   | <p><b>Playgrounds</b><br/>                     Chair Mandy LeCompte<br/>                     Playgroups Staci Wasserman</p>              | <p><b>Web Sites</b><br/>                     Chair Gordon Certain<br/>                     Zoning Andrea Bennett</p> |
|  |  |   |  | <p><b>Land Use and Zoning</b><br/>                     Chair Walda Lavroff<br/>                     Vice Chair Andrea Bennett</p>        |  |

## 2007 NBCA Financials

By Robert Cook, NBCA Treasurer and  
Gordon Certain, NBCA President

NBCA had a good year in 2007, with expenses exceeding revenues by about 8%. The main source of revenue was membership dues, followed by the annual Christmas tree sale. The greatest expenses were incurred for the North Buckhead Newsletter (which is mailed to almost all North Buckhead residents), followed by social events (Annual Meeting and Fall Fling).

The North Buckhead Civic Association, Inc. is a 501(c)(4) non-profit corporation and a Georgia non-profit corporation. We appreciate all of the support our members and advertisers have continued to give us during 2007. Donations to NBCA are not deductible as charitable contributions.

### Preliminary 2007 Financial Report

|                   | <b>Cash</b>      |
|-------------------|------------------|
| Beginning Cash    | \$31,248         |
| Ending Cash       | <u>27,969</u>    |
| <b>Net Change</b> | <b>(\$3,279)</b> |

|                 | <b>Expenses</b>   | <b>Revenues</b> | <b>Income</b> | <b>Net</b>       |
|-----------------|-------------------|-----------------|---------------|------------------|
| Tree Sale       | (\$12,025)        | \$15,210        |               | \$3,185          |
| Park Maint.     | (3,090)           | 1,319           |               | (1,771)          |
| Legal           | (1,000)           | 644             |               | (357)            |
| Membership      | (4,754)           | 19,724          |               | 14,969           |
| Newsletter      | (15,604)          | 2,900           |               | (12,704)         |
| Greenspace      | 0                 | 824             |               | 824              |
| Social          | (3,219)           | 0               |               | (3,219)          |
| Donations       | (2,550)           | 0               |               | (2,550)          |
| Interest Income | 0                 | 152             |               | 152              |
| Committee Exp.  | <u>(1,824)</u>    | <u>0</u>        |               | <u>(1,808)</u>   |
| <b>Total</b>    | <b>(\$44,066)</b> | <b>\$40,771</b> |               | <b>(\$3,279)</b> |

**\*Danny Morgan (770) 451-6789**  
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## More at nbca.org/weather

By Sue Certain

In our July 2007 Newsletter, we shared that the NBCA website has links that will tell you how much rain has fallen in North Buckhead in the last day, week, or month (or any length of time from 1-31 days). On February 18, for example, when I am writing this, the gauge in the Blue Heron Nature Preserve shows 4.3 inches of rain in the past 31 days.

Now, there are even more links at [NBCA.org/weather](http://NBCA.org/weather) regarding rainfall, the drought, and ongoing developments. The reservoir water height above sea level at Buford Dam (Lake Lanier) is now also available for the last day, week, or month. At its lowest level this winter, the lake was at 1050.7 feet. Since then, it has risen about two feet — not all that's needed, as the media have reminded us, but moving in the right direction. The rise is due to increased rainfall, which raised the lake level, and also made it possible for the Army Corps of Engineers to release less water downstream.

Our improved "weather" section of the website also links to a map of changing drought conditions in Georgia. The map is showing improved drought conditions compared to, say, two months ago.

The "La Niña" weather pattern, characterized by cooler ocean temperatures in the eastern equatorial Pacific, is predicted to continue this spring and summer. This weather pattern leads to dryer conditions in the Southeast. But for now, we are getting at least close to average rainfall and the benefits of it.

## Tour of Kitchens

Discover once again 14 spectacular kitchens created by Atlanta's most renowned and celebrated designers at The Junior League of Atlanta, Inc.'s 2008 Tour of Kitchens. The event will be held **Saturday, March 29, 2008, from 10 AM until 4 PM and Sunday, March 30, from 11 AM until 5 PM.** This Tour promises to be the most impressive to date with special appearances by several of Atlanta's most legendary chefs, as well as other entertaining special events and demonstrations.

This distinctive self-guided tour features kitchens located in some of Atlanta's most esteemed neighborhoods including Buckhead, Ansley Park, Morningside, Midtown, Vinings, Sandy Springs and parts of Dunwoody. The two-day event is the perfect resource for anyone looking to renovate, rejuvenate or simply dream about a fabulous designer kitchen. Advance purchase tickets to the event are \$25 per person, good for both days of the Tour. A limited number of tickets will be available the day of the Tour for \$35. Tickets to the "Toast" party are \$45 and can only be reserved in advance. For tickets or additional information, visit [www.jlatlanta.org/tok](http://www.jlatlanta.org/tok) or call 678-916-3100.

## Park Status — continued

(Continued from page 4)

In our case, our team needs to include volunteers and leadership from both North Buckhead and Brookhaven, since the park lies on our mutual border and people on both sides, especially parents with kids who need a playground, are eager to help.

We (Mandy, Brookhaven Club Neighborhood Association board member **Lisa Dickerson**, and I) met on-site in the park with Park Pride's **Walt Ray** on February 12. Walt is Park Pride's Director of Park Visioning. We walked the site for an hour. We saw a lot of work that's needed (such as removing invasive plants) and considered some of our opportunities.

We have opportunities such as: Where do we put the playground? Where would parents congregate while the kids played? The old house has an interesting and apparently sturdy chimney — do we keep it or have the City tear it down? Where do we put the sidewalk and how do we slow traffic so a mom can make it across the road with a stroller?

These and many other questions need to be considered in our park master plan. While we probably can do the park plan by ourselves, we hope that Park Pride will award us their visioning grant, since they have a lot of experience and credibility in planning parks. Once we have a park master plan, which might take eight months to develop, it must be approved by our neighborhood planning unit (NPU-B) and by the Parks Department. Only then, can we start making permanent improvements. During the interim, we do plan to have volunteer work days in the park to start removing the privet and other problematic plants.

We submitted our application on February 12; however, the cutoff for the visioning applications to Park Pride is May 1. Some time after May 1st, we will know if we have won and can get down to the task of planning.

### What comes next?

We need to establish our "friends of the park" group. As stated previously, this group needs to be a joint effort between North Buckhead and Brookhaven and possibly other neighborhoods. Once we are organized and have a master plan, we have our work cut out for ourselves: getting volunteers, raising money, and creating our park.

In our visioning application to Park Pride, we listed the following individuals on our list of "Potential Steering Committee Members".

### Initial Steering Committee Members North Buckhead

- **Gordon Certain** (NBCA president)
- **Rita Christopher** (NBCA VP, Chair of NBCA Beautification Committee)
- **Nancy Jones** (NBCA Environment Chair, Executive Director of Blue Heron Nature Preserve)
- **Mandy LeCompte** (Chair of NBCA Playground Committee)

### Brookhaven

- **Lisa Dickerson** (Brookhaven Club Neighborhood Association (BCNA) board member)
- **Meade Conley** (Brookhaven resident)
- **Tucker Greene** (Brookhaven resident)
- **Mark Stovin** (Brookhaven resident)

### Contact us

If you have questions about the NBCA Playgrounds Committee, e-mail Mandy LeCompte at [Mandy.LeCompte@mindspring.com](mailto:Mandy.LeCompte@mindspring.com).

If you have questions about Brookhaven's involvement in the park, contact Lisa Dickerson at [dickerson\\_lisa@mindspring.com](mailto:dickerson_lisa@mindspring.com).

If you want to be a Friend of the Park and make sure you are notified about volunteering opportunities for our park, e-mail me at [gordon@nbca.org](mailto:gordon@nbca.org).



James L. Cosgrove, JD  
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NPU business representative



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# Not In My Backyard?

By Walda Lavroff, Chair  
Land Use/Zoning Committee

A young homeowner who recently moved from Texas to North Buckhead was upset when she was stopped by her neighbors from cutting down four-foot diameter hardwood trees in her backyard, where she wanted to build a pool. After her contractor filed an application at the Bureau of Planning (BOP), she was then told that a zoning variance was required for the pool. This homeowner informed our Land Use and Zoning Committee that she thought it was none of the neighborhood's business what she was doing in her backyard. In Texas she could do what she wanted and she intended to do likewise here. Well, like it or not, things work differently here in Atlanta than they do in Texas.

In another case, involving a North Buckhead location which also required a zoning variance, we were told by the applicant that they understood that they had to deal with NPU-B but not with North Buckhead because they had their own neighborhood association — "we are not a part of you guys". Again, while you may consider your part of North

Buckhead to be your neighborhood because you have a homeowners' association, the City has recognized certain neighborhoods as "official neighborhoods". If you are inside the boundaries of North Buckhead, as far as the City is concerned, your neighborhood is North Buckhead, one of the fifteen official neighborhoods which comprise NPU-B.

Neighborhood Planning Units (NPUs) emerged in 1973 after the General Assembly approved a new City Charter for Atlanta. That Charter requires public hearings and a maximum amount of citizen input. To assure avenues for input and participation, an ordinance (Code 1977, Par 6-3011, 3012, 3013 etc.) was adopted by the City Council in 1974; it institutionalized neighborhood planning by creating the NPU system. A total of 185 neighborhoods were clustered into 24 NPUs. The City adopted the NPU boundaries in 1975. As described below, the NPU system is also involved in some of the "grass roots" decision making about land use and zoning issues.

The NPU process functions roughly as follows: The City Council, with the Mayor's approval, enacts ordinances which are the rules within which the City operates. (The state has comparable laws.) Some of these ordinances affect what homeowners can do. For instance, want to remove a big tree? You will need a permit. More significantly, the zoning ordinances set out how homes and other improvements (like pools) can be situated. If you have unusual improvement needs that don't fit the City's zoning code, you may apply for a zoning variance. If you prepare justification which meets their guidelines, a variance may be granted so you can proceed. Within this context of their ordinances, the City has shared certain review responsibilities with the NPUs. To change zoning and land use plans, legislation is required to be approved by the City Council and the NPUs are expected to advise the City on the change.

Most of the now 25 NPUs have monthly meetings. Each operates according to their own, City-approved by-laws. Their basic meeting agendas are prepared by the City Bureau of Planning. All meetings are open to the public.

(Continued on page 7)

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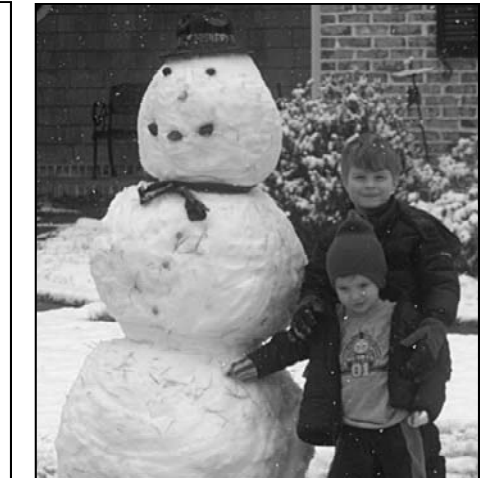
# Snowpeople in North Buckhead



The snow came down and the kids came out on January 19, 2008. Clockwise, from upper left:

- Sophie Kieffer
- Pearl, Alison Bearman's dog
- Eric Muckenfuss
- Nathan & Thomas Barnette
- Max & Savannah Denton
- George & Sarah Pope

We have many more pictures than we can include here. See them all at [www.nbca.org/Snowmen\\_2008](http://www.nbca.org/Snowmen_2008).



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## Save the Library!

An Opinion, by Sue Certain

I am a patron of the Atlanta-Fulton County Library, and visit the Buckhead Library, in the Buckhead Village, about once every other week. It is a high point of my week, as I return books and look forward eagerly to ones I have reserved or new surprises waiting on the bookshelves. When people give me books or I buy a book, after I have read it I often give it to my favorite library for others to enjoy.

I've thought of going to the Sandy Springs Library: larger building, more books, more sophisticated. But for some reason, I always return to the little library on Buckhead Avenue. Maybe it's because my younger daughter grew up going to this interesting, architecturally distinctive building, learning to love to read, proudly listing books for the Vacation Reading Club, and putting her name up on the wall for reading a certain number of books. Maybe it's because of the large, light-filled room where the sun shines in. Or maybe it's because of the devoted librarian named Mr. Neville who told me that when the library was built, the architects asked the employees for suggestions as to what to do. He suggested the great window at one end of the library—all glass, where there is a beautiful view: you almost feel like you are outdoors. He felt really good about that.

Last Monday, February 11, I read with shock and sadness in the AJC that our library was standing in the way of "progress": it was getting in the way of Ben Carter's massive redevelopment plan for the Buckhead Village and might be "razed" to become a parking lot. I SO object, and it is more than just me loving that library. It is architecturally significant and distinctive. It is beautiful and special. It has a warm, homey feeling to it, in part because of the history which has happened there, and in part because of its design. Atlanta has an unfortunate history of destroying old neighborhoods, homes, trees, and buildings which stand in the way of "progress" and "development". To destroy our local library would be another distressing example of that. I urge the City and County not to let this happen.

I urge all of you who also love this library to appeal to our public officials to preserve it. Email your comments to John F. Szabo, Atlanta-Fulton Library System's head, at [Comments@co.fulton.ga.us](mailto:Comments@co.fulton.ga.us). Contact all our county commissioners, especially Robb Pitts at [Robb.Pitts@co.fulton.ga.us](mailto:Robb.Pitts@co.fulton.ga.us), John Eaves [John.Eaves@co.fulton.ga.us](mailto:John.Eaves@co.fulton.ga.us) and Tom Lowe [Tom.Lowe@co.fulton.ga.us](mailto:Tom.Lowe@co.fulton.ga.us). Contact all City Council members, especially Howard Shook, [hshook@AtlantaGa.gov](mailto:hshook@AtlantaGa.gov), and Mary Norwood [mnorwood@AtlantaGa.gov](mailto:mnorwood@AtlantaGa.gov).

## Backyard — continued

(Continued from page 6)

When dealing with land use issues, typically our NPU-B works as follows: request for a change in zoning or a variance starts with an application by the property owner made to the City BOP. The applicant is directed to contact the NPU. The NPU, in turn, directs the application to the affected neighborhood. In our case, applications are considered by our North Buckhead Land Use and Zoning Committee, a group of highly-qualified, civic-minded volunteers. We hold monthly meetings to consider such applications and make recommendations and/or comments to the NPU and City about how we think the application impacts our neighborhood. The final decision in these cases is made by the City.

It is our committee's task to bring the neighborhood perspective to the process, to help applicants through the process, and to protect the common good of our property owners. We are here to help. But you as a new neighbor need to understand that the rules the city has set up sometimes makes what you do in your backyard your neighbors' and NBCA's business.

You can find answers to many of your questions plus very helpful links to City websites at our Committee website [northbuckheadzoning.com](http://northbuckheadzoning.com), created and maintained by vice-chair Andrea Bennett. This site can also be accessed via [NBCA.org](http://NBCA.org), click Zoning.

*Walda Lavroff, Ph.D. is a retired Georgia State University administrator and professor. She also recently completed four years of service as Chair of Neighborhood Planning Unit-B.*

## Playground Committee

By Mandy LeCompte, Playground Committee Chair

The Playground Committee continues to focus our efforts on placing a playground in the new park space along Peachtree Dunwoody Road. Our goal is for a playground to be incorporated in a "Park Visioning" Master Plan granted through the City of Atlanta's Park Pride department (see "Park Status", Page 3). A key requirement of getting this grant is the establishment of an active "Friends of the Park" group. Ideally, many of the Playground Committee members would contribute to this group's formation.

We are so grateful to **Zeb Bradford** who led the effort to organize this committee and did a great job as its first chair. But in a good news/bad news development, Zeb was recently promoted and no longer has time to lead the committee. Thanks for all you accomplished, Zeb! **Mandy LeCompte** has taken over as committee chair.

If you are interested in joining the committee and/or getting Playground updates, please contact Mandy at [mandy.lecompte@mindspring.com](mailto:mandy.lecompte@mindspring.com).

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# Land Use: Corner Lots

By Bob Young

What's so special about a corner lot? In zoning terms, quite a "lot". The NBCA Land Use and Zoning Committee has reviewed a number of applications involving corner lots. It has seen some misunderstanding on the part of applicants in some cases and has agreed on the direction it would like to see the development of corner lots take.

Not surprisingly, a corner lot is on a corner. That means it has streets on two intersecting boundaries. Still not rocket science! Street frontage (the width of the lot) and setbacks (distance between the property line and where construction can begin) are defined differently in the zoning ordinance for corner lots than they are for lots not on a corner.

A lot not on a corner has a required front yard setback, a rear yard setback, and two side yard setbacks. For R-3 zoning which is what most of NBCA is, these setbacks are 50', 20', and two side yard setbacks at 10' each. The corner lot has a front yard setback, a half-depth front yard setback, a rear yard setback, and a side yard setback, 50', 25', 20', and 10' respectively. The half-depth front yard setback requirement "recognizes" that a house on a corner lot will have a significant visual presence on each of the two streets so increases what would have been a 10' setback to 25' — not the full 50' setback but a larger area where construction is prohibited than if it were just the 10' side yard setback. For those waiting for the higher math,  $50/2=25$ , that's it! The zoning ordinance states that the "front" of a corner lot is the shortest boundary adjacent to a street for the purpose of establishing which setback is 25' and which is 50'. For lots in R-4 zoning the setbacks and frontage are

somewhat smaller but the concept is the same.

To compensate somewhat for placing this limitation on the buildable area of a corner lot, an additional ordinance requirement is that the lot frontage along each of the two streets is 110% of what would be required for a non-corner lot. Minimum R-3 required frontage is 100' so minimum corner lot frontages are 110'.

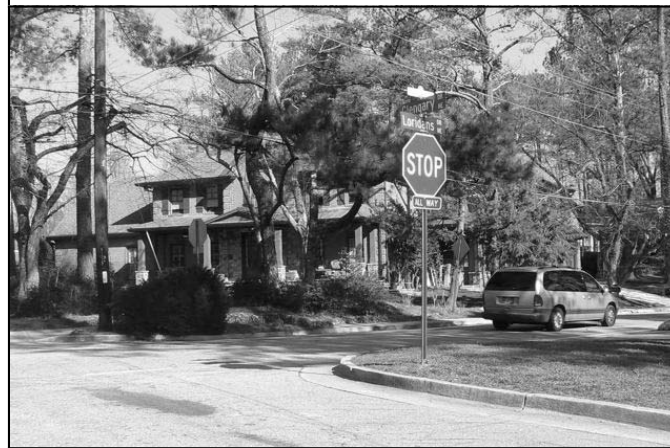
From a planning standpoint all of this has two effects: 1) when viewed from the street having the half-depth front yard setback the house will frequently be built much closer to the street than its neighbors, and 2) the "face" to that street is frequently less pleasant visually because it is the "side" of a house rather than a true front.

Sometimes we have applications for variances to reduce the required front yard setback with the applicant arguing that it is asking for nothing more than the same setback as the neighbor down on the corner. In cases like that, it must be remembered that there are two sets of criteria that must be applied since a corner lot is unique and it is not an apple to apple comparison. In the

ordinance the 25' half-depth front yard setback on the corner simply can't be equated to the 50' front yard setback required of an interior parcel.

Taking a broader view, the greater potential impact on the neighborhood is the visual impact of one street exposure "winning" and getting a "front" and the other coming in second with a "side".

If zoning permits denser development than R-3, such as PDH, the individual lots become smaller with smaller setbacks and less physical space to readily develop a "front" on each street and the issue be-



Examples of good corner development: Midvale Drive at Rickenbacker Way, above, and Glengary Drive at Loridans Drive, below.

(Continued on page 9)

# Corner Lots — continued

(Continued from page 8)

comes aggravated.

Your Committee cannot dictate placement within the buildable area of a lot nor can it mandate appearance of the structure, but does encourage that development on a corner lot should recognize each exposure as visually important and that each exposure will have an impact on its neighbors and the community. Sometimes we are successful and sometimes not.

You have all seen enough examples where a corner lot has not been developed with sensitivity so space is not devoted to pictures of them. However, a couple of photos of well-done and appreciated corner lot development are provided.

Note: Lots laid out before the area became a part of Atlanta may not follow the dimensions outlined above.

*Robert J. Young, PE, AIA, a licensed architect and structural engineer, was a Professor of Architecture at Georgia Tech, retired in 2004 as Corporate Architect for Georgia-Pacific. He was a founding member of NPU-B, and is on the Zoning Committee of NBCA and its Board.*

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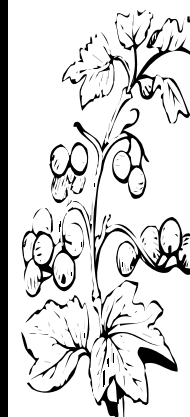
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# NPU-B Report

By Andrea Bennett, North Buckhead's NPU-B Rep.

NPU-B has a new home! As of January, 2008, NPU-B began meeting on the first floor of the Hyland Center at the Cathedral of Christ the King, 2699 Peachtree Road. Board meetings convene on the first Tuesday of each month at 7:00 PM. Committee meetings take place as follows: Public Safety (Liquor Licenses, Police Reports, etc): first Tuesday of each month, 6:00 PM; Development & Transportation: second to last Tuesday of each month, 7:00 PM; Zoning & Land Use: last Tuesday of each month, 7:00 PM. Meetings are held on the first floor.

Despite reports of an economic slowdown, development has continued apace in Buckhead with several projects coming before NPU-B. As we've all seen, work has begun on the Streets of Buckhead project, with large areas of the old Buckhead Village already being demolished. Slated to open in the fall of 2009, the development covers nearly eight blocks and will include a half-million square feet of retail, restaurant space and entertainment space, three world-class hotels, high-rise residential units and 300,000 square feet of office space. Details are available at [www.thestreetsofbuckhead.com](http://www.thestreetsofbuckhead.com). [See related article, "Save the Library!", Page 10. —Ed.]

Read more about NPU-B at [www.nbca.org/npu-b](http://www.nbca.org/npu-b).

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