

# The Messenger

News for Candler Park

Our intown hometown

December 2000

## MEETINGS\*EVENTS

### CPNO MEETING DEC 11@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!

#### DECEMBER MEETING AGENDA:

7:00 pm NOTE: EARLIER MEETING TIME!

- Dessert and Coffee
- Burglary Prevention Presentation
- DISCUSSION on Special Use permit (see back page and articles on pages 3-5)

TO SUBMIT AN AGENDA ITEM for the January meeting, contact any CPNO officer (see list on page 2). Deadline is December 18, 2000.

## EVENTS CALENDAR

### DECEMBER 2000

Monday, December 11 \* 7 PM

CPNO General Meeting

Monday, December 18 \* 7 PM

CPNO Executive Committee Meeting

Tuesday, December 19

NOTE: Early deadline for all *Messenger* articles and submissions

### FEBRUARY 2001

Friday & Saturday, February 2-3

Kid's Market, Morningside Day Out

### FALL 2001

October 2001

Candler Park FallFest

Volunteers welcome! Contact Bert Bellinson at bert@tangentindustries.com or call 404-351-8000.

## Burglary Prevention Presentation Coming to Candler Park on December 11

At the December meeting, CPNO will provide special holiday desserts and coffee.

Please come and enjoy scrumptious desserts and the company of your neighbors as you learn about protecting yourself and your home.

Atlanta Police Detective Rick Hall will give a PowerPoint presentation covering everything you ever wanted to know about home

invasion, burglary prevention, carjackings, and ATM cash machines.

*Anti-crime tips...*

*plus dessert & coffee!*

Detective Hall has been with the Atlanta Police for 26 years, including 19 years with the Burglary Division. This will be an excellent opportunity to learn more about these issues and to ask questions of an experienced and informed officer.

## CPNO Election Results: No Recount Required!

Unlike some other recent election proceedings, the results of the CPNO elections on November 13 are completely undisputed. At the November meeting, the following Candler Park residents were elected to the CPNO Executive Board. Many thanks to them all for volunteering their time on behalf of our neighborhood:

### CPNO Officers 2001

President .....	Greg Smith
Vice President .....	Bert Bellinson
VP Environment .....	Gary Brown
VP Special Events .....	Mike Heiser
VP Finance .....	Mike Brandt
VP Public Safety .....	Austin Wattles
VP Zoning .....	Walter Weimar
NPU Rep .....	Alexa King
VP Communications .....	Roger Johnson
(meeting minutes/website)	

In addition to our elected Board, Mike Heiser has volunteered to coordinate the *Messenger* distribution in 2001. Many thanks to Dagmar Campbell for a job well done in coordinating *Messenger* distribution all of this year.

A very special thanks to our outgoing officers: Debra Snell, Susan Grider and John Rick. All of these officers have worked very hard for our neighborhood this year. We appreciate you!



## The Messenger

The Messenger is published monthly by the Candler Park Neighborhood Organization. Deadline for articles for the Jan. issue is Dec. 19. Submit to:

### EDITOR

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

### AD RATES, SPECIFICATIONS AND PAYMENT

**CLASSIFIED ADS** ..... \$2 per line  
One line = 35 characters/spaces. First few words will be bold/capitalized. Must be printed/typed.

**DISPLAY ADS** ..... \$10 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:

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

## CPNO Officers 2000

### PRESIDENT

Debra Snell ..... 4/370-0040  
dsnell@gsu.edu

### 1<sup>ST</sup> VICE PRESIDENT

Greg Smith ..... 4/681-9945  
greg30307@yahoo.com

### VP COMMUNICATIONS

[open]

### VP ENVIRONMENT

Susan Grider ..... 4/373-2026  
avenir@mindspring.com

### VP FINANCES

Mike Brandt ..... 4/525-4214  
mbrandt@mindspring.com

### VP SAFETY

Austin Wattles ..... 4/577-1498  
awattles@mindspring.com

### VP SPECIAL EVENTS

Roger Johnson ..... 4/524-3202  
webmaster@candlerpark.org

### VP ZONING

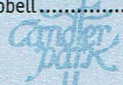
Walter Weimar ..... 4/377-1411  
WWeima01@sprintspectrum.com

### NPU REPRESENTATIVE

John Rick ..... 4/581-9944  
rick.5@mindspring.com

### MESSENGER DISTRIBUTION

Dagmar Campbell ..... 4/378-3357



THE MESSENGER/CANDLER PARK

PO Box 5418 \* Atlanta, GA 30307  
www.candlerpark.org

## How Visible Is *Your* House Number?

The Atlanta Police have asked that Candler Park residents make sure their house numbers are easily identifiable from the street and in the dark. Emergency calls are hindered when police, ambulance and fire department personnel cannot locate a residence. Please make sure your house number is clearly seen from the street. (It also helps with pizza deliveries!)

## Our Wild Side(walks): Preliminary Areas Targeted

Did you know homeowners in Atlanta are responsible for maintenance and repair of sidewalks adjacent to their property?

As part of the Candler Park Community Plan initiatives on pedestrian safety and convenience, CPNO is sponsoring a sidewalk improvement program. This program aims to identify and prioritize specific areas of concern and to assist homeowners with the financing and processing of their projects.

The Sidewalk Team has met twice and begun organizing the program, but they need more help. Sidewalks along McLendon Avenue, North Avenue, Clifton Road, Euclid Avenue, Candler Park Drive, and Oakdale Road have been preliminarily identified as highest priority.

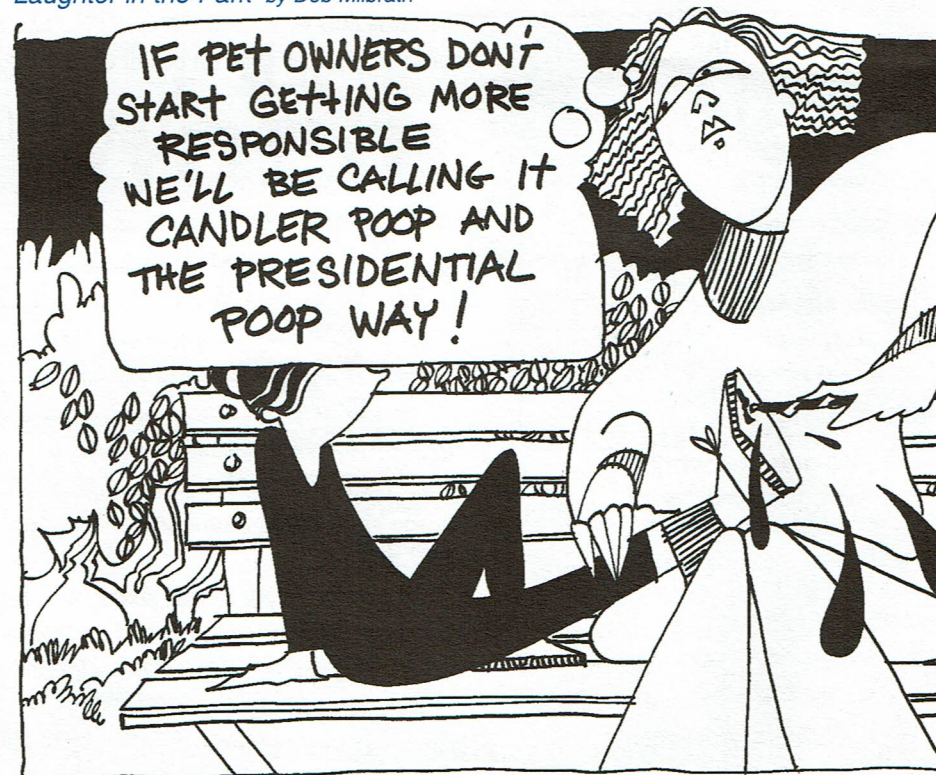
How can *you* help? You can volunteer to help identify and prioritize problem

sidewalks, help with fundraising, or help with communication. You can also organize a "Block Party" to identify and prioritize sidewalk needs on your street, or make a tax-deductible contribution to this effort by contacting Mike Brandt, VP Finance CPNO, at mbrandt@mindspring.com. (FYI: Most surveyed residents have pledged as much as \$100 for this initiative.)

The next meeting of the Sidewalk Team will be Tuesday, December 12 at 7 PM at the home of Austin Wattles, 1425 Miller Street. If you are interested in joining this dynamic group, please call Eric Worrell at 4/522-3946, Austin Wattles (see left) or Michael Hintze at cpsidewalks@hotmail.com. We need more volunteers, so please join us — and take a walk on the wild side!

—Eric Worrell

Laughter in the Park by Deb Milbrath





## Neighborhood Input Requested By Prospective Restaurant Tenant At 353-361 Moreland Avenue

*[Editor's Note: The following text has been submitted by the author and has been edited only for spelling/grammar. The Messenger and CPNO take no responsibility for the facts, statements, and opinions expressed by the author. All residents are encouraged to learn more about this issue by attending the December CPNO meeting.]*

**From:** Joshua Sagarin  
**To:** Candler Park Residents  
**Re:** Planned restaurant project  
**Dear Neighbors:**

I am planning on renovating the Asher's Appliances / W. B. George site located at 353-361 Moreland Avenue into a 1930s style streetscape, including restaurants, office space and hidden parking.

The site is located on the north side of the Bank of America Little 5 Points

Branch. In building this project I would like to not only comply with the current C-1 zoning, but I would like to build the first example of NC (Neighborhood Commercial) development. In order to assist with the passage of the new NC zoning, we have voluntarily redesigned the project with the guidelines of the soon-to-be-adopted NC zoning in mind.

I have lived on Sterling Street in Candler Park for 13 years. The Architect, David Green, is also a Candler Park resident.

The owner of the property at 353-361 Moreland also owns the building where my existing restaurant, Front Page News, is located. When I was informed of his plans to develop a large "big box" retail develop-

ment for the 353-361 Moreland Avenue site, I approached him and asked him to give me an opportunity to match the rent they would have received from a large retail tenant.

He agreed (after payment of a substantial deposit) to wait six months before signing with CVS, Blockbuster, Wolf Camera or a similar large tenant. After my six months option, he plans to lease the site to someone else to generate cash flow to support the mortgage on the site.

The site is currently zoned C-1 with 35,000+ square feet of building zoned for retail, with only the 11 existing parking

spaces. The landlord plans to demolish one building and leave 20,000 sq. ft. of retail and put in approximately 40 parking spaces in a large open parking lot (similar to Sevananda's new store). This plan can go forward with no variances,

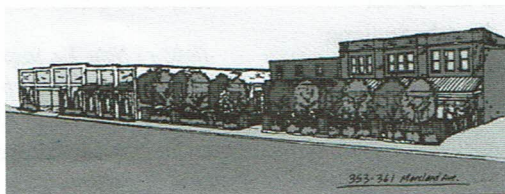
rezoning, special permits or any other opportunity for neighborhood input.

**Our Alternate Proposal:** We plan to take the existing 1920s-1960s era structures and turn them into a 1930s style streetscape, including restaurants, office space and hidden parking (*see above*).

Our plan includes two family style restaurants of approximately 3200 sq. feet each, with outdoor patios located in front where the current parking area is now located. The restaurants are separated by an entrance and elevator lobby that serves the second floor office space. The second floor is around 9,500 sq. ft., to be divided into 5-7 small office spaces. Tenant preference will be 9-5, M-F tenants. *(continued on next page)*



*The current site (above), and artist's rendering of proposed site (below)*



## Mary Lin Holiday Program December 12

Happy Holidays! To encourage your continued generosity, please accept our invitation to attend Mary Lin's Holiday Program on December 12 at 7 PM. We will have a volunteer appreciation reception after the program, so please plan to join us.

Everyone needs to attend at least one school holiday program per year. Wherever your kids go to school, or your neighbors' kids go to school, this year plan to take the time and go see what they can do. I can promise, it will be an experience!

And don't forget during the holiday season, use those grocery cards to benefit the school of your choice. If you shop online, use Schoolpop.com and register for the school of your choice. Both of these require little effort from you with big payoffs for your schools.

—Julia Murray

## Kid's Market To Return To Morningside Day Out

Morningside Day Out (MDO) is once again planning to hold its Annual Kid's Market on Friday and Saturday, February 2-3, 2001. This will be the 8th Annual Kid's Market, which raises funds for the MDO program.

If you're looking for great deals on gently-used items, mark your calendar now. Items include year-round children's clothes, shoes and accessories, baby equipment, toys, books, games and maternity items. Visit us at our NEW location at Peachtree Baptist Church at the corner of Briarcliff and LaVista. For more info or to register to be a seller, call (404)-873-1364 or visit us online, [www.accessatlanta/community/groups/mdo](http://www.accessatlanta/community/groups/mdo).

—Lisa Young



## Playground Equipment, Coming Soon!

The Candler Park Playground Task Force is pleased to announce that equipment has now been ordered for the rebuilding of the playground! The new equipment is scheduled to arrive around the first of the year, with installation by the City to follow. We are expecting the playground to be complete by the time Spring arrives.

We've received brick orders and other donations from more than 50 individuals and families from Candler Park and surrounding neighborhoods, as well as some generous grants from local businesses and grant-awarding institutions. We also raised a significant amount at our December 2 yard sale. *Thank you all* for the support that is making our wonderful new playground a reality!

### Last Chance To Participate

If you have been intending to send in a donation but haven't gotten around to it, this is your last chance. Please cut out the form below and send it in today. We will accept donations only through December 31, 2000 (and did we mention that an engraved brick makes a great holiday gift?)

As always, please contact me at stacywms@aol.com or 404.378.5564 if you have questions or would like to participate.

—Stacy Williams

## Proposed Moreland Avenue Restaurants *(continued from page 3)*

My favorite aspect of the design is that the parking is located inside the existing structure/paved yard and is not visible from the street or abutting properties! The site has grandfathered parking for 175 cars. We are also adding 56 new parking spaces (the largest new lot to be added to L5P in the last 25 years). For reference, the new parking area is comparable in size to the existing lot behind La Fonda/Bridgetown/Yacht Club (56 spaces). The lot behind Abbadabba/BOND/Star Bar is close to the same size (63 spaces). The lots in front of Junkman's Daughter/Liquor store, and the drugstore complex are somewhat smaller at 44 and 42 spaces respectively.

The two planned restaurants will be: Front Page News, a family-style New Orleans/ Cajun restaurant, (recently voted Best Cajun, Best Outdoor Dining and Best Brunch by *Creative Loafing* Readers Poll), and Sonoma, a new Southwestern/Tex-Mex Restaurant similar to Pappasitos, or an upscale El Azteca. Front Page News will serve lunch and dinner as well as our award-winning Sunday Brunch. Sonoma will initially be open only for dinner with plans for lunch in 2002. Both will serve beer, wine and mixed drinks. Both restaurants will have separate children's menus.

Our goal is to add a missing element to the Little Five Points commercial mix: a

location where Candler Park and Inman Park residents along with their children can enjoy a meal that is a change from the pizza and burgers currently available, without going to the expense and hassle of fine dining. To generate neighborhood business we plan on substantial advertising in the BOND, The Messenger, and the *Advocator*.

We are asking to be added to the December Agenda for two reasons:

1. Under section 16-29.010 of the city code, (Accessory Outdoor dining) the patios we plan on building require a Special Use Permit because they are located within 1,000 feet of a building used as a residence.
2. We will be serving beer, wine and liquor at both locations so we also need the NPU's approval for the liquor license.

Please contact me with any questions you may have!

—Joshua Sagarin

404-271-0811 cell and voice mail

404-659-7242 home

mejosh@bellsouth.net

*[Editor's Note: Mr. Sagarin invited Candler Park residents to attend a pre-meeting at his home November 29. Due to deadline requirements, the results of that meeting are not included in this issue of The Messenger, but will be discussed at the December 11 CPNO meeting. All interested parties are encouraged to attend.]*

This is your last chance to help rebuild Candler Park Playground. DONATIONS of any size are gratefully accepted through December 31st. All are fully tax-deductible and eligible for employer matching contributions. (We will mail a receipt for your records.) MESSAGE BRICK DONATION: As a special thank you for donations of \$75 (individuals or families) or \$150 (businesses), you may have the message of your choice engraved on a brick that will become a permanent part of the new playground!

## Last Chance to help Candler Park Playground!

Name \_\_\_\_\_ Phone \_\_\_\_\_

Complete Address \_\_\_\_\_

### Your Donation Choice:

- ☐ \$\_\_\_\_\_ (any amount is welcome and tax-deductible!)
- ☐ \$75 engraved brick (individuals and families only)
- ☐ \$150 engraved brick (businesses only)
- ☐ My employer will match my contribution: Employer name \_\_\_\_\_

### Your Brick Message (Choose only ONE option):

Option 1: 14 large characters OR Option 2: Two lines of 14 small characters

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTE: Spaces between words DO count as characters.

Make checks payable to Park Pride and mail c/o James Johnson, 344 Josephine St., Atlanta, GA 30307. Please write 'Candler Park Playground' in the memo area!



## City Ordinances And Issues Related To Proposed Moreland Avenue Restaurants

To help Candler Park residents form an educated opinion on the proposed restaurants on Moreland Avenue (*see story on pages 3-4*), CPNO's VP of Zoning, Walter Weimar, has provided the following key points related to City of Atlanta ordinances and the proposed L5P Commercial District.

### Special Use Permit for Outdoor Dining: Josh Sagarin, Tenant

This project involves adaptive reuse of the former W.B. George building to accommodate two restaurants (each with full liquor license) to be operated by the applicant on property leased from the landowner. There are concerns with respect to this project by members of the L5P Business Association and Inman Park Neighborhood Association. However, there is also possible support among CPNO and NPU-N board members concerned about less attractive alternatives which may be permitted by right under existing zoning at the site. The applicant, a resident of Candler Park, was reluctant to delay this application due to having been scheduled for a January 11th City of Atlanta hearing on this matter, and because any delay will impact a seasonally-critical project completion date in the summer of 2001, when full rental obligations to the landlord will commence.

Prior to the December CPNO meeting, Candler Park residents with concerns may contact Walt Weimar at 770-772-2238 (D), or 404-377-1411 (N), or Lexa King, CPNO NPU Representative-elect, at 404-609-9898.

### City of Atlanta Ordinance

1. Protect character of existing commercial districts
2. Preserve and restore "pedestrian friendly" environment
3. Promote balance within the district (i.e., not too many bars, restaurants, night clubs, etc.)
4. Control and discourage development of highway oriented (i.e., "big box")

development

5. Establish building facade, height and sidewalk requirements
6. Establish adequate parking requirements
7. Establish reasonable controls to prevent expansion of commercial district into the adjacent neighborhood
8. Include all parcels within the commercial district - nonconforming parcels "grandfathered" in until such time as they change
9. Encourage replanting of trees and greenery
10. Each commercial district is covered by a separate ordinance which:
  - A. Defines its geographic area
  - B. Defines any parking requirements
  - C. Identifies any special uses
  - D. Identifies any special restrictions (hours of operation, balance of businesses, maximum building heights, etc.

### L5P Commercial District Committee Proposal

Adapt the "standard" ordinance with the following modifications:

1. The area is all commercial properties, any part of which fall within either side of a line running down the center of Moreland Ave. from the Freedom Parkway intersection to the ramps leading to DeKalb Ave. or a line running down the center of Euclid Ave. from Moreland Ave. to Austin Ave., as well as the area between those two areas lying north of Austin Ave.
2. There are to be no more than two (2) gasoline stations
3. There will be a limitation on bars and restaurants to no more than 25% of the total number of businesses (currently 105, of which 22 - not including theaters - serve food or drink)
4. Define supplemental zones in Davis Plaza as being 15 feet from each building, leaving a center sidewalk of


at least 15 feet (the effect of this would be to designate areas in Davis Plaza for outdoor dining)

5. Establish all hard paved ground level areas of Findley and Davis Plazas as sidewalk
6. Establish business closing times as 2 am

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*Here's To  
A Warm  
And  
Happy Holiday  
Season*



**Maya Hahn**

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mayah@mindspring.com  
<http://mayahahn.realtor.com>



## CRIME REPORT

Crimes reported Sept. 24 - Nov. 18, 2000 in Zone 6 police records. (Block numbers rounded to closest hundred.)

350 Sterling, 9/24, 3 pm, basement window broken.

500 Oakdale Rd., 10/02, 7:00 am, theft from auto.

500 Oakdale Rd., 10/02, 8:00 am, auto damaged.

400 Moreland, 10/02, 1:00 pm, theft from store - thirty bracelets.

500 Oakdale Rd., 10/15, 12:45 am, known person entered apartment, took jewelry, other valuables.

500 Oakdale Rd., 10/15, 8:00 pm, person called and threatened victim with death.

1700 McLendon, 10/23, 8:35 am, vehicle had tag belonging to someone else.

1200 North Ave., 10/23, 11:55 pm, vehicle window broken by rock, victim saw person running away.

1200 North Ave., 10/25, 8 am, truck window broken.

1400 Euclid Ave., 10/29, 8:45 am, two women arrested for sexual act in public - taken to jail.

400 Moreland, 10/28, 4:30 am, suspect left restaurant without paying; stopped and arrested.

1500 Miller, 11/02, 2:00 pm, vehicle broken into, CD radio and book bag gone.

1400 Euclid Ave., 11/03, 11:00 pm, homeless man found dead - no evidence of foul play.

Candler Park and North Ave., 11/05, 5:20 am, woman drove car down North path in Candler Park to bridge, where it stuck between bridge and stone wall. She was unconscious when officer arrived but became abusive later. Arrested and taken to hospital.

400 Moreland, 11/08, 9:37 am, nude male in restaurant, later came back, said "was looking for his wife."

1300 McLendon, 11/14, 9:57 am, alarm call, window broken, door open, only the door key gone.

350 Josephine St., 11/18, 12:10 am, three visitors robbed at gunpoint, suspect fled on foot.

**ZONE 6 POLICE: CALL 911 FIRST!**

Individual Officers: 404-371-5002

## VARIANCE REQUESTS

Discussion on the following issue will be held at the December CPNO meeting.

### 353-361 MORELAND AVENUE

**Special Use Permit for Outdoor Dining.** Josh Sagarin, Tenant. This project involves adaptive reuse of the former W.B. George building to accommodate two restaurants (each with full liquor license) to be operated by the applicant on property leased from the landowner. (See full story on pages 3-5.)

## CLASSIFIED ADS

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*Happy Holidays to you and all of our Candler Park neighbors!*



## Celebrate Christmas With Us.

Selections from Messiah: Sunday, December 10th at 11 am  
Christmas Music Service: Sunday, December 17th at 11 am  
Christmas Eve Candlelight & Communion Service for the  
Whole Family: Sunday, December 24th at 5 pm

### Druid Hills Presbyterian Church

1026 Ponce De Leon Ave., across from the Majestic Diner  
404-875-7591 • www.dhpc.org • email: dhpcusa@yahoo.com

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Happy Holidays

and thanks for a great year!



Michael  
Lewis



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