

# The Messenger

News for Candler Park

Our intown hometown

August 2002

## MEETINGS\*EVENTS

### CPNO MEETING AUG 12 @7 PM

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

#### JULY MEETING AGENDA:

- Officer Reports
- Old Business
- New Business
- Announcements

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

## EVENTS CALENDAR

### AUGUST 2002

**Monday, August 12 \* 7 PM**  
CPNO General Meeting

### OCTOBER 2002

**Saturday, October 12**  
Candler Park 5K Road Race

**Saturday, October 12**  
Candler Park Tour of Homes

**Saturday/Sunday, October 12-13**  
Candler Park FallFest



## DeKalb Avenue Development Creates A Stir At CPNO

*The redevelopment of the G&K Uniform property on DeKalb Avenue at Candler Street became a divisive issue in Candler Park last month. The following summary has been provided by CPNO officer George Dusenbury to fill all of our neighbors in on recent events (these included a heated exchange at the July CPNO meeting between neighbors and officers and a call for the impeachment of CPNO President Bert Bellinson). Following this summary are submissions from neighbors who wished to comment on the issue. —Editor*

I thought that it would be helpful to provide the perspective of the Candler Park Neighborhood Organization's board throughout this process. We have been called "unprincipled" and "devious," so I feel some explanation is required. As chair of the reconfigured group, I feel that it is my responsibility to provide it.

I will start at the June CPNO meeting. At that meeting, the developer expressed desire to pursue a live-work zoning classification instead of the C-2 classification they originally sought; a downgrading of the site's current industrial zoning. Here I must note that the developer was disingenuous as presenting this zoning as the perfect solution as it would allow them to develop their property in accordance with the 43-unit, ten-foot buffer proposal. However, the neighborhood was perfectly able to approve the rezoning contingent upon a particular site plan, so we still had room to negotiate.

CPNO did not vote to support rezoning, instead passing the following resolution almost unanimously: *Motion: That CPNO set up a Steering Committee to work with the developers to come up with a plan acceptable to CPNO and that the group is empowered to act on behalf of the CPNO in reaching resolution to the proposed plan.*

We did not constitute the membership of this committee, though it was generally agreed that Jack Kiely and Randy Pimsler would head the committee and that Walt Weimar would serve as board liaison. It is my understanding that the committee effectively became the Candler Park Neighbors [an independent group of neighbors primarily from streets near the proposed development, and unaffiliated with CPNO —Editor].

Following the CPNO meeting, I have been told that the committee met with the developers only twice. At the first meeting, the developer explained what live-work zoning would allow. The committee realized that they opposed this classification. No negotiating occurred. I understand that a second meeting occurred between the developer, Jack and Randy. I am unclear whether there were any negotiations, but am clear that no

compromises were reached on any of the issues. There were no other meetings with the developer.

According to a list-serve e-mail, Candler Park Neighbors was advised by an attorney they retained prior to the NPU meeting that they should oppose any rezoning. The committee promptly voted unanimously to oppose any rezoning. This vote was presented to the NPU as expressing the will of the neighborhood. The NPU refused to act on the rezoning proposal. Instead, they advised both parties to start making concessions and reach an agreement. On the eve of the July CPNO meeting, there still had been no further meetings between committee and developer. As noted in the above motion, and as reiterated by Lexa King at the NPU meeting, the committee was created and empowered to negotiate a compromise with the developer. Whether unfairly or not, the vast majority of the

(continued on page 3)

*Neighbor group  
clashes with  
CPNO officers at  
July meeting*



# The Messenger

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

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## DEADLINES

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

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

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

# CPNO Officers 2001

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## THE MESSENGER/CANDLER PARK

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

# Candler Park Tour Of Homes Needs YOU

We all share a desire to make Candler Park a better place to live. Here's one way you can contribute .... and it only requires a few hours of your time.

The Candler Park Tour of Homes is set for October 12 from 11:00 a.m. to 5:00 p.m. We're very excited about our tour homes this year - close to a dozen of the most interesting sites in the neighborhood - which range from updated two-bedroom bungalows to

new homes on North Avenue and Terrace Avenue. We need folks for a couple hours one afternoon in late September to put up flyers and signs, and we need folks for the day of the event, to work three-hour shifts at one of the homes. To volunteer or for more information, contact us at candlerparktour2002@yahoo.com. All money goes to the neighborhood. Thanks!

—Courtenay Dusenbury

# September 7 Celebration: Party Time At Clifton-McLendon!

Candler Park's own business district has a lot to celebrate in September, and you're invited to participate in the big bash!

On Saturday, September 7, join with us to celebrate all of these noteworthy events:

THREE Grand Openings: **The Spa at Salon Red** — and **Kelly's Closet** ... Home of the Opulent Bride — and **COLD CREAM** ... ice cream, coffee, sweets.

And celebrating FOUR anniversaries: 12<sup>th</sup> year - **Frock of Ages** ... vintage clothing — 9<sup>th</sup> year - **The Flying Biscuit Café** — 8<sup>th</sup> year - **Donna Van Gogh's Artists Market** — and 3<sup>rd</sup> year - **A Girl & Her Dog**.

And there will be MUSIC: Classical guitarist Peter Fletcher will be performing at **Full Moon Records**, with the show beginning at 6 pm. More music to be announced!

There will be lots of fun for all, including music, food and libations, so don't miss out. Make plans now to stop by with your family and friends! If you'd like more details, call 404-370-1003.

—Beth Martin, Donna Van Gogh's

## Laughter in the Park by Deb Milbrath





## DeKalb Avenue Development Creates A Stir *(continued from page 1)*

CPNO board felt that the committee had clearly failed in this task. We saw little if any negotiation. There were no compromises reached on any of the issues.

The CPNO Board's initial intention was to simply bring the rezoning to a vote and move on. We felt that the board and the organization had already spent more than enough time on the issue.

However, we were asked by the NPU to try to compromise and negotiate with the developer. After consulting the by-laws, we believed that the only legal and effective way to do this would be to reconstitute the committee. We agreed that the committee had been too big. We agreed that the committee was not representative of the neighborhood as a whole.

At the July meeting, we proposed a 5-member committee that understandably met with opposition from Candler Park Neighbors. The opposition to the committee climaxed in an effort to impeach Bert Bellinson, CPNO president.

At the meeting, Walter Brown proposed adding a sixth member to the committee and reorganizing it to better include Candler Park Neighbors. On Tuesday, I spoke with Walter and Bert to determine whether I had the authority to make this change. Being told that I did, I promptly contacted Randy Pimsler.

The final committee consisted of me, Eric Dusenbury (my brother), Mike Brandt, Jack Kiely, Randy Pimsler and Ian Campbell (the latter three all being members of Candler Park Neighbors).

On a final note, I must express my disappointment at some of the name-calling and allegations that have been liberally thrown out by some of the Candler Park Neighbors. I will personally vouch that the CPNO board members are motivated only to do what they feel is best for the neighborhood as a whole, and to represent the neighborhood as a whole. Just because people do not agree with you does not mean that they are corrupt and taking bribes. If that were the case, we wouldn't have such a hard time finding people to serve on the board.

NOTE: Shortly before *The Messenger* deadline, the reconfigured committee reached agreement regarding an official position for the neighborhood. At that time, there remained disagreement with the developer over the maximum number of units for the development. Compromises were reached on all other issues.

—George Dusenbury

**From Allen Broyles:** I requested information about beginning procedures to remove Bert Bellinson from CPNO office, which inspired a deluge of responses from current and past CPNO leadership, the gist of which was that I consider the divisive impact on the neighborhood of the required 3-month process. In spite of my still-strong feelings about the matter, this made sense to me, and since it came from a group that has given countless hours of work to us over a number of years (which I have not), I offered to postpone action until we hear Bert's response and explanation for the actions of last meeting, which I would like to see delivered at the upcoming meeting. Having said this, I am not convinced that Bert's removal from office isn't the right thing to do, but I want to help ensure it is considered in its larger context. I am encouraging all of you to attend the next meeting, and continue to try to resolve this. Personally, I could live with an apology and explanation, paired with an evaluation and possible restructuring of the by-laws that allowed this to happen.

**From Jack Kiely, 350 Candler Street:**

Candler Park Neighbors was formed to address a single rezoning issue. In just three months, the group has become a driving force for change on a larger scale throughout Candler Park. Now CPN is working with CPNO to address the rezoning issue, and Candler Park Neighbors is poised to bring new life and energy to CPNO. Our vision is for both groups to become one unified CPNO as we address future issues affecting Candler Park.

**From Lori Grande, 350 Elmira Place**

Thank you Candler Park Neighbors group for the hard work, commitment, and good faith negotiations. I also appreciate the support from neighbors who do not live on Elmira or Candler. It truly showed the spirit of community in Candler Park. It is nice to live somewhere where people care about what happens in their community, even if it is not in their own backyard. Thanks especially to the leadership and dedication of Jack Kiely and Randy Pimsler.

**From Bill Murphy, 306 Candler Street**

When people are too busy or too unconcerned to get involved at the community level, then sometimes the wrong people step into positions of power. This appears to be the case with certain members of the CPNO Executive Committee. Please get involved and help CPNO become the proud and effective organization that it used to be.

**From Maureen Wilce, 306 Candler St.**

I am deeply saddened and disappointed at the behavior of CPNO President Bellinson and certain supporters on the executive committee regarding the Candler Station development. Their actions were callous and dishonorable and I am ashamed for them. They have completely taken the spirit of "neighbor" out of the CPNO.

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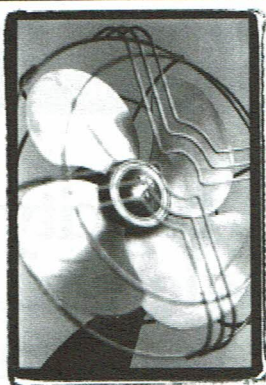


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## Freedom Park Update: Grass, Trees... And Kudzu!

I have received a lot of questions recently about the state of recently completed work in Freedom Park. As many of you can see, not all of the grass that was recently planted survived the hot summer. This has left us with many unsightly brown patches in the park. Some of the newly planted trees have also suffered in the heat.

The Freedom Park Conservancy is aware of these issues and is working to address them. Unfortunately, this is not the time to plant trees or grass — this is best done in the fall. In the interim the Conservancy has contracted with landscapers to water all recently planted trees twice a week during the hot dry weather.

When we reach the fall, areas of dead grass will be aerated and re-seeded and any dead trees will be replaced. This remediation effort will occur for all recent plantings in

the east-west section of the park that runs from downtown to Mary Lin Elementary.

In addition to this work, the Conservancy is focusing on maintenance issues such as removal of invasive species (kudzu, bamboo and privet), garbage pick-up, and turf maintenance. We are currently soliciting bids to spray the kudzu and address some erosion issues.

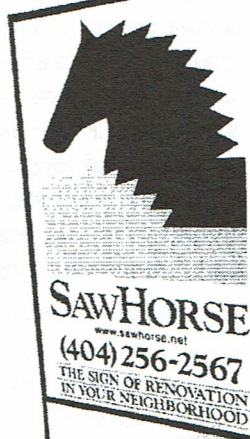
The Conservancy hopes to raise the funds needed to remove kudzu from the park and address bare spots in the turf. To that end we have mailed letters soliciting funds from neighborhood residents. Please show your concern for these issues by promptly responding to the letter.

Lastly the Conservancy is working with the City to perform a boundary survey of the park. This is necessary so the City can understand what areas are parkland and should therefore be mowed and policed for garbage. As part of this survey the City is placing concrete boundary markers along the border of the park. It is expected that there will be some errors in the initial survey, so if you find a concrete marker in your yard please do not remove it. The City will work to notify adjacent land owners of any potential incursions and work with them to identify any discrepancies.

Please contact Eric Dusenbury at 404-522-7130 or [ericandkarin@msn.com](mailto:ericandkarin@msn.com) if you have any questions or concerns about the Freedom Park Conservancy or the park.

—Eric Dusenbury

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## A Hawaiian Luau For All At Candler Park Pool

Candler Park Pool is having a party... and you are invited!

Have you never been to the pool? Perhaps you haven't been there this year. Well, now is your chance to come and enjoy one of the neighborhood's nicest places to have fun.

August 24 at 5:30 we are opening the pool for a Hawaiian Luau for the whole neighborhood. We will start early (so bring the kids) and go late (so get a sitter) and Don Ho the night away. Elvis may even show up. This will be Candler Park's finest. Bring two friends, your suit, and see what all the excitement is about the pool! For more info, email [bert@tangentindustries.com](mailto:bert@tangentindustries.com).

Want to save some money on next year's dues? You can sign up for 2003 at the luau and save \$20. Stop by the pool or mail in your application form now. There is going to be a price increase in 2003, so you can save a little with an early subscription. This makes a great holiday gift—shop early at the Candler Park Pool!

—Bert Bellinson

## Political Party 2002... Live!

Hands On Atlanta, Creative Loafing & Dad's Garage are hosting a series of live talk shows featuring prominent Atlantans, entertainers and politicians for frank and fun political discussions.

The next FREE Political Party takes place August 21 at Dad's Garage, with future parties scheduled for September 4 and October 2). For more information, call 404-879-2743.

## Get Ready For L5P Halloween

Our funky neighborhood center is putting out a call to all intown neighborhoods! Neighbors and individuals are invited to enter a float or other unit in its annual Halloween parade on Saturday, October 26 at 5 pm. October will sneak up on us fast, so for you folks who want to help Candler Park take home the grand prize, act fast!

To register for the parade, call 404-378-4306 or visit [www.L5PHalloween.com](http://www.L5PHalloween.com).

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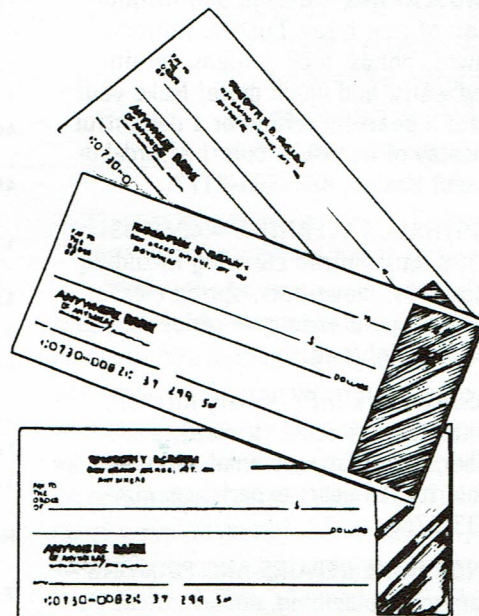
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Candler Park family with one-year-old boy looking to share his wonderful, energetic and experienced Nanny with a family in the neighborhood that has a child in the 12-18 month age range. Location: Josephine Street, M-F 7:30 am – 6 pm. Call 404.897.7472.

**CraZy MoOn aRt RoOm! Hosting** – Art parties, classes, & events for adults, kids & groups. We are located in Epworth Church, Candler Park. 678.878.6161 [www.CraZyMoOnaRt.com](http://www.CraZyMoOnaRt.com).

**FOR PERSONALIZED RELIABLE CLEANING SERVICE** – with 10 years experience, call Pat Felty, 404-822-8043. From a neighborhood near and with neighborhood references.

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

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

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

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

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

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

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## CRIME REPORT

*Reported June 13–July 16, 2002 in Zone 6 police records.*

**200 block Josephine St**, 6/13, residence forcibly entered, property taken.

**Dekalb Ave & Whitefoord Ave**, 6/14, 4pm, damage to vehicle when manhole cover came up off street.

**300 block Josephine**, 6/14, 12pm, vehicle stolen.

**1500 block Moreland**, 6/17, 4pm, bicycle stolen.

**1500 block McLendon**, 6/18, 5pm, vehicle damage.

**200 block Josephine St**, 6/18, 8pm, residential burglary.

**1200 block Druid Pl**, 6/19, damage to vehicle tires.

**1200 block Druid Pl**, 6/20, 3am, vehicle damaged.

**400 block Moreland Ave**, 6/21, 4pm, suspect arrested on warrant, credit card fraud.

**400 block Moreland Ave**, 6/21, 3am, victim physically assaulted by arrestee.

**1500 block McLendon Ave**, 6/21, 3pm, cash grabbed from cash register.

**1300 block North Ave**, 6/21, vehicle break-in.

**400 block Oakdale Rd**, 6/22, vehicle break-in.

**1200 block McLendon**, 6/23, suspicious person, apparently working on construction job.

**1200 block Euclid**, 6/23, home entered, items stolen.

**500 Page Ave**, 6/21, home entered, items stolen.

**1200 block Euclid Ave**, 6/25, 3pm, threatening language by unknown person.

**Moreland Ave & Dekalb Ave**, 6/27, 12pm, vehicle damaged by juveniles.

**200 block Josephine St**, 6/25, damage to vehicle while parked on street.

**300 block Candler Park Dr**, 6/28, 10am, items stolen from home while front door unlocked.

**400 block Moreland Ave**, 6/28, 6pm, threatening language.

**1500 block Moreland Ave**, 6/30, 3pm, people fighting.

**1300 block Dekalb Ave**, 6/30, afternoon, home entered, items stolen.

## MORE CRIME REPORT

**1600 block McLendon Ave**, 7/1, home entered forcefully, items stolen.

**1500 block McLendon**, 7/3, 4pm, theft by taking.

**400 block Candler Park Dr**, 7/3, subjects fled from stolen vehicle.

**1300 block Hooper Ave**, 7/4, shed broken into, items taken.

**300 block Candler Park Dr**, 7/5, vehicle break-in.

**300 block Candler Park Dr**, 6/3, vehicle broken into, bicycle stolen.

**1500 block McLendon Ave**, 7/9, 6pm, youth pushed off skateboard, skateboard stolen.

**500 block Candler St**, 7/9, 4pm, house burglary.

**500 block Terrace Ave**, 7/9, checkbook stolen, possibly from unlocked car.

**300 block Ferguson St**, 7/11, storage shed broken into, items stolen.

**300 block Moreland Ave**, 7/12, aggravated assault, cell phone taken.

**300 block Candler St**, 7/12, theft from auto.

**500 block Oakdale Rd**, 7/13, 11pm, car broken into, attempted theft.

**Oakdale Rd & Dekalb Ave**, 7/14, 12am, pedestrian robbery and assault.

**1100 block Mansfield Ave**, 7/16, early morning, car broken into, items stolen.

## LAND USE ISSUES

**316 JOSEPHINE STREET**—Robert F. Cook, owner of 316 Josephine Street, seeks a variance to reduce the front yard setback from 30' (required) to 20.5'; to reduce the north side yard setback from 7' (required) to 4' 2"; and to reduce the south side yard setback from 7' (required) to 5' 6" to allow for an addition to a single-family residence. The applicant has indicated that the non-conforming "footprint" of the existing structure's will not be enlarged, but elevations will be affected. This matter is currently scheduled for hearing by NPU-N at 7PM on Thursday, August 29th at Epworth Methodist Church, and by the Atlanta Board of Zoning Adjustment on Friday, September 6th at Atlanta City Hall.

**343 CANDLER STREET**—Thomas A. Nicol, owner of 343 Candler Street, seeks a variance to reduce the east side yard setback from 7' (required) to 1' 7" to allow for an addition to a single-family residence. The applicant has indicated that the non-conforming "footprint" of the existing structure will not be enlarged, but elevations will be affected. A 2-story covered deck addition to the rear of the structure is also requested, which applicant has indicated will not threaten or damage any trees or root systems. This matter is currently scheduled for hearing by NPU-N at 7PM on Thursday, August 29th at Epworth Methodist Church, and by the Atlanta Board of Zoning Adjustment at 1 pm on September 20th at Atlanta City Hall.