

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 02 Super District 06

Application of LaVista Investors Inc. c/o M. Hakim Hilliard to modify an existing Special Land Use Permit (S-10-16129) in the R-85 (Residential Medium Lot) District to add two adjacent parcels of land containing single-family homes to the synagogue campus and modify the existing SLUP conditions to allow the two homes to be used as single-family residences for synagogue parishioners, at 1252 Merry Lane.

PETITION NO: N2. SLUP-22-1245538 (2022-1470)

PROPOSED USE: Add two single-family homes to synagogue campus.

LOCATION: 1252 Merry Lane, 1253 Christmas Lane, and 2056 LaVista Road, Atlanta, Georgia 30329.

PARCEL NO. : 18-111-06-006, 18-111-06-007, 18-111-06-014

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of LaVista Investors Inc. c/o M. Hakim Hilliard to modify an existing Special Land Use Permit (S-10-16129) in the R-85 (Residential Medium Lot) District to add two adjacent parcels of land containing single-family homes to the synagogue campus and modify the existing SLUP conditions to allow the two homes to be used as single-family residences for synagogue parishioners. The property is located on the north side of LaVista Road, the east side of Christmas Lane and the west side of Merry Lane, at 2056 LaVista Road, 1253 Christmas Lane, and 1252 Merry Lane in Atlanta, Georgia. The property has approximately 440 feet of frontage along LaVista Road, 292 feet of frontage along Merry Lane and 385 feet of frontage along Christmas Lane and contains 3.6 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The proposed request to add two existing single-family homes to the synagogue (Place of Worship) campus is required to obtain a Special Land Use Permit (SLUP) since it is located in the R-85 (Residential Medium Lot-85) zoning district. Based on the submitted information, the proposed two homes will continue to be used for only single-family residential and no new additions or modifications are proposed. Therefore, it appears that the single-family residential homes to be added are compatible with adjacent and surrounding residential properties and consistent with the policies and strategies of the Suburban (SUB) character area to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density (Suburban Character Area Policy #1, page 115). Staff recommends, "Approval with Conditions".

PLANNING COMMISSION VOTE: Approval with Conditions 5-1-1. Lauren Blaszyk moved, Gwendolyn McCoy seconded for Approval with twelve (12) conditions, per Staff recommendation. Jana Johnson opposed; Tess Snipes abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 9-0-1.

SLUP-22-1245538 (2022-1470)
Recommended Conditions
1252 Merry Lane
May 2022

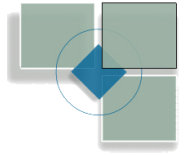
1. General compliance with the submitted site plan dated March 26, 2021 and titled "Combination Plat and SLUP Revisions for LaVista Investors LLC DBA Congregation Kehillat Ohrhatorah."
2. No new access is allowed with the exception of the existing single-family residential driveway access to 1252 Merry Lane and 1253 Christmas Lane and the existing access drive to the synagogue off LaVista Road at the Houston Mill intersection. An emergency vehicle access to Christmas Lane, or other location, may be provided if required by DeKalb County Fire Safety Officials.
3. The residential lot on Pinetree Circle will not be developed to contain any part of the synagogue building or parking area. The portion of the property behind the synagogue building which abuts the west side of 1252 Merry Lane, the east side of 1253 Christmas Lane, and the south side of 1725 Pinetree Circle will be used as a picnic or children's play area (with appropriate playground equipment) but will otherwise remain undeveloped.
4. Vehicular access through to 1725 Pinetree Circle shall be prohibited from LaVista Road. Vehicular access through to the place of worship is prohibited from 1725 Pinetree Circle.
5. Decorative signs shall be provided as follows: 1) at the entrance to the synagogue stating "Right Turn Only" to discourage vehicles from driving over the pedestrian plaza after entering the development; 2) at the pedestrian plaza indicating "No Parking" to discourage vehicles from parking on the plaza.
6. Property owner shall have a maximum of 73 parking spaces on site, subject to the approval of the Zoning Board of Appeals.
7. Maximum height of the building shall be 35 feet.
8. There will be one (1) ground sign for the Place of Worship along LaVista Road in accordance with Chapter 21 of the DeKalb County Code of Ordinances.
9. In lieu of complying with the DeKalb County Tree Ordinance, Section 14-39 of the Code of DeKalb County, property owner shall comply with a Tree Preservation and Replacement Plan to be approved by the County Arborist.
10. The two residential structures on 1252 Merry Lane and 1253 Christmas Lane shall only be used for single-family residential uses. Residential addition of heated floor area shall be subject to special land use permit (SLUP) approval by the Board of Commissioners. Additionally, any increase of square footage related to the sanctuary, parking, or accessory structures/uses shall be deemed major modifications, subject to Sec. 7.3.10 (Modifications and changes to approved conditions of zoning).
11. No ground signage is allowed on 1252 Merry Lane or 1253 Christmas Lane.
12. The consolidation of Parcel IDs 18 111 06 014 and 18 111 06 007 on Merry Lane and Christmas Lane with the synagogue parcel (Parcel ID# 18 111 06 006) shall occur via combination plat within 90 days from SLUP approval.



Michael Thurmond
Chief Executive Officer

DeKalb County Department of Planning & Sustainability

178 Sams Street
Decatur, GA 30030
(404) 371-2155 / www.dekalbcountyga.gov/planning



Planning Commission Hearing Date: May 3, 2022
Board of Commissioners Hearing Date: May 26, 2022

STAFF ANALYSIS

Case No.:	SLUP-22-1245538	Agenda #: N2
Location/ Address:	The north side of LaVista Road, the east side of Christmas Lane and the west side of Merry Lane, at 2056 LaVista Road, 1253 Christmas Lane, and 1252 Merry Lane in Atlanta, Georgia	Commission District: 2 Super District: 6
Parcel ID:	18-111-06-006, 18-111-06-007, 18-111-06-014	
Request:	To modify an existing Special Land Use Permit (S-10-16129) in the R-85 (Residential Medium Lot-85) Zoning District to add two adjacent parcels of land containing single-family homes to the synagogue campus and modify the existing SLUP conditions to allow the two homes to be used as single-family residences for synagogue parishioners.	
Property Owner:	Lakista Investors Inc.	
Applicant/Agent:	LaVista Investors Inc. c/o M. Hakim Hilliard	
Acreage:	3.6	
Existing Land Use:	Place of Worship and two single-family homes	
Surrounding Properties:	Single-family residential	
Adjacent Zoning:	North: R-85 South: R-85 East: R-85 West: R-85	
Comprehensive Plan:	SUB (Suburban)	Consistent <input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/>
Proposed Density: NA		Existing Density: NA
Proposed Units/Square Ft.: Add two adjacent parcels of land containing single-family homes to the synagogue campus to be used as single-family residences for synagogue parishioners.		Existing Units/Square Feet: Place of Worship
Proposed Lot Coverage: NA		Existing Lot Coverage: NA

Staff Recommendation: APPROVAL WITH CONDITIONS

ZONING HISTORY

The subject property has been zoned R-85 (Residential Medium Lot-85) since the adoption of the *Zoning Ordinance* on September 1, 2015. Parcel ID 18 111 06 006 (2056 LaVista Road) was approved for a Special Land Use Permit (SLUP-10-16129) with nine conditions on January 26, 2010 to allow the synagogue which is currently on the subject property.

PROJECT ANALYSIS

The proposed request is to modify the existing SLUP containing a synagogue at 2056 LaVista Road to add two adjacent parcels of land to the north containing single-family homes (1252 Merry Lane and 1253 Christmas Lane) so that the homes can be incorporated into the synagogue campus. These two homes are under common ownership by the synagogue and are already being used as residences for synagogue parishioners. The applicant is proposing the request to allow a tax saving benefit since these properties are used for synagogue purposes to support existing parishioners. The project is required to obtain a Special Land Use Permit (SLUP) since the property falls within a single-family residential zoning district (R-85, Residential Medium Lot-85). There is an existing synagogue on the property at 2056 LaVista Road which has one curb cut along LaVista Road (a two-lane minor arterial road with a center turn lane) with sidewalks, curb, and gutter. These two homes will only be used as single-family residences and Planning Department Staff will recommend as a condition of SLUP approval that there will be no further modifications or additions to the structures and any land use other than single-family residential will be prohibited.

LAND USE AND ZONING ANALYSIS

Section 27-7.4.6 of the DeKalb County Zoning Ordinance, "Special land use permit; criteria to be applied" states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit. No application for a Special Land Use Permit shall be granted unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application.

A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the size of the site is adequate for the use contemplated. No new additions or modifications are proposed to the two homes to be added into the synagogue campus, and no new driveways or access points are proposed. The two properties will continue to be used only as single-family residences for synagogue parishioners in accordance with the R-85 single-family residential zoning of these properties. Therefore, the size of the site is adequate for the use contemplated and complies with the requirements of the *Zoning Ordinance*.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:

There are no supplemental regulations for single-family, detached homes. No new additions or modifications are proposed to the two homes to be added into the synagogue campus, and no new driveways or access points are proposed. The two properties will continue to be used only as single-family residences for synagogue parishioners in accordance with the R-85 single-family zoning on these properties. Therefore, it appears that the proposed use is compatible with adjacent and surrounding residential properties.

C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:

Based on the submitted information, it appears that public transportation facilities are generally adequate to service the use contemplated since the site has frontage along and access to a minor arterial road (LaVista Road). Since no new construction is proposed, there will be no adverse impacts on the county school system and utilities should be adequate.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:

Based on the submitted site plan and information, as well as field investigation of the project site, the public street on which the proposed use is to be located appears to be generally adequate since the proposed project will have access to a minor arterial road (LaVista Road) and no new construction or access drives are proposed. The Planning Department is recommending as a condition of approval that the two homes to be added to the project boundaries will only be used for single-family residential purposes.

E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:

Based on the submitted site plan and information, as well as field investigation of the project site, it does not appear that the existing land uses located along access routes to the site would be adversely affected by the volume of traffic generated by the proposed use since no new construction or additions are proposed.

F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:

Based on the submitted site plan, as well as field investigation of the project site, it appears that ingress and egress to the subject property is adequate. There are existing sidewalks along Merry Lane and Christmas Lane to provide appropriate pedestrian access to the sidewalks along LaVista Road and the existing synagogue. Since the two proposed homes to be added to the project boundary of the synagogue campus will continue to be used as single-family residential there should be no adverse vehicular ingress/egress issues along Merry Lane or Christmas Lane.

G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:

Based on the submitted information, it does not appear that the proposed use would create adverse impacts upon adjoining and surrounding properties due to noise, smoke, odor, dust, or vibration. The request is to only add two existing single-family homes to the campus boundaries and no new construction is proposed.

H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:

Hours of operation will remain unchanged. The request is only to add two existing single-family residential homes to the synagogue project boundaries.

I. Whether or not the proposed use would create adverse impacts upon adjoining land use by reason of the manner of operation of the proposed use:

See criteria "H".

J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:

See criterial "A".

K. Whether or not the proposed use is consistent with the policies of the comprehensive plan:

No new additions or modifications are proposed to the two homes to be added into the synagogue campus and no new driveways or access points are proposed. The two properties will continue to be used only as single-family residences for synagogue parishioners in accordance with the R-85 single-family residential zoning on these properties. Therefore, it appears that the request is consistent with the following policy of the 2035 Comprehensive Plan: "Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density" (2035 *Comprehensive Plan* pg. 115).

L. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:

No transitional buffers are required since the site is currently zoned R-85 (Residential Medium Lot) and the proposed request is only to add two existing single-family residential homes into the synagogue campus boundaries.

M. Whether or not there is adequate provision of refuse and service areas:

Based on the submitted information, no refuse areas are required since no new construction is proposed.

N. Whether the length of time for which the special land use permit is granted should be limited in duration:

This is a permanent development and should not be limited in duration.

O. Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:

Given the nature of this project, size, scale, and massing restrictions do not directly apply here since there is no new construction.

P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:

Based on the submitted site plan and information, as well as field investigation of the project site, it does not appear that the proposed plan would adversely affect historic buildings, sites, districts, or archaeological resources.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:

There are no supplemental regulations for single-family, detached homes so this requirement is not applicable.

R. Whether or not the proposed building as a result of its proposed height, would create a negative shadow impact on any adjoining lot or building:

Given the nature of this building height and negative shadow impacts do not directly apply here since there is no new construction.

S. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:

See criterion K.

Planning and Sustainability Department Recommendation: APPROVAL WITH CONDITIONS

The proposed request to add two existing single-family homes to the synagogue (Place of Worship) campus is required to obtain a Special Land Use Permit (SLUP) since it is located in the R-85 (Residential Medium Lot-85) zoning district. Based on the submitted information, the proposed two homes will continue to be used for only single-family residential and no new additions or modifications are proposed. Therefore, it appears that the single-family residential homes to be added are compatible with adjacent and surrounding residential properties and consistent with the policies and strategies of the Suburban (SUB) character area to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density (Suburban Character Area Policy #1, page 115).

Therefore, it is the recommendation of the Planning and Sustainability Department that the application be “*Approved*” with the following conditions:

If approved, Staff recommends the following conditions:

1. General compliance with the submitted site plan dated March 26, 2021 and titled “Combination Plat and SLUP Revisions for LaVista Investors LLC DBA Congregation Kehillat Ohrhatorah.”
2. No new access is allowed with the exception of the existing single-family residential driveway access to 1252 Merry Lane and 1253 Christmas Lane and the existing access drive to the synagogue off LaVista Road at the Houston Mill intersection. An emergency vehicle access to Christmas Lane, or other location, may be provided if required by DeKalb County Fire Safety Officials.
3. The residential lot on Pinetree Circle will not be developed to contain any part of the synagogue building or parking area. The portion of the property behind the synagogue building which abuts the west side of 1252 Merry Lane, the east side of 1253 Christmas Lane, and the south side of 1725 Pinetree Circle will be used as a picnic or children’s play area (with appropriate playground equipment) but will otherwise remain undeveloped.
4. Vehicular access through to 1725 Pinetree Circle shall be prohibited from LaVista Road. Vehicular access through to the place of worship is prohibited from 1725 Pinetree Circle.
5. Decorative signs shall be provided as follows: 1) at the entrance to the synagogue stating “Right Turn Only” to discourage vehicles from driving over the pedestrian plaza after entering the development; 2) at the pedestrian plaza indicating “No Parking” to discourage vehicles from parking on the plaza.
6. Property owner shall have a maximum of 73 parking spaces on site, subject to the approval of the Zoning Board of Appeals.
7. Maximum height of the building shall be 35 feet.

8. There will be one (1) ground sign for the Place of Worship along LaVista Road in accordance with Chapter 21 of the DeKalb County Code of Ordinances.
9. In lieu of complying with the DeKalb County Tree Ordinance, Section 14-39 of the Code of DeKalb County, property owner shall comply with a Tree Preservation and Replacement Plan to be approved by the County Arborist.
10. The two residential structures on 1252 Merry Lane and 1253 Christmas Lane shall only be used for single-family residential uses. Residential addition of heated floor area shall be subject to special land use permit (SLUP) approval by the Board of Commissioners. Additionally, any increase of square footage related to the sanctuary, parking, or accessory structures/uses shall be deemed major modifications, subject to Sec. 7.3.10 (Modifications and changes to approved conditions of zoning).
11. No ground signage is allowed on 1252 Merry Lane or 1253 Christmas Lane.
12. The consolidation of Parcel IDs 18 111 06 014 and 18 111 06 007 on Merry Lane and Christmas Lane with the synagogue parcel (Parcel ID# 18 111 06 006) shall occur via combination plat within 90 days from SLUP approval.

Attachments:

1. Public Works Department Comments
 - a. Land Development Division
 - b. Traffic Engineering Division
2. Watershed Management Department Comments
3. Board of Health Comments
4. Board of Education Comments
5. Application
6. Site Plan
7. Zoning Map
8. Aerial Photograph
9. Photographs



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov**

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: SLUP-22-1245538
Parcel I.D. #: 18-111-06-006,18-111-06-007,18-111-06-014
Address: 2056 LaVista Road, 1253 Christmas Lane
and 1252 Merry Lane
Atlanta, Georgia.

WATER:

Size of existing water main: 6" adequate (adequate/inadequate)
Distance from property to nearest main: adjacent
Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: South Fork Peachtree Creek
Is sewer adjacent to property: Yes (x) No () If no, distance to nearest line: _____
Water Treatment Facility: Atlanta IGA () adequate () inadequate
Sewage Capacity: 40 (MGPD) Current Flow: 36.3 (MGPD)

COMMENTS:

Unless connections are being made, this doesn't pertain to watershed.

Signature: _____

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

4/13/2022

N.1

Z-22-1245447 2022-1469 18-108-07-001, 18-109-03-017

1493 LaVista Road, Atlanta, GA 30324

☐ Amendment

- Please review general comments.
- Septic system on several surrounding properties.

N.2

SLUP-22-1245538 2022-1470 18-111-06-006, 18-111-06-007, 18-111-06-014

1252 Merry Lane, Atlanta, GA 30329

☐ Amendment

- Please review general comments for details.

N.3

Z-22-1245544 2022-1471 15-010-01-004

4101 Bouldercrest Road, Ellenwood, GA 30294

☐ Amendment

- Please review general comments.
- Note: Several properties in the surrounding area utilize septic system.

N.4

Z-22-1245545 2022-1472 18-103-03-017, 18-103-03-018

1799 Clairmont Road, Decatur, GA 30033

☐ Amendment

- Please review general comments.
- Note: Several properties in the area operate on septic system.

ZONING COMMENTS – APRIL 2022

- N1.** LaVista Road is SR 236. GDOT review and approval required prior to land development permit. (GDOT District 7 Contact: Mwilson@dot.ga.gov). LaVista Road is classified as a minor arterial. Please see Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure improvements. Required right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10 foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Only one access point allowed on LaVista Road. I cannot read the site plan, but I would have the Fire Marshall take a look at your interior street widths. All interior streets must be private. No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO.
- N2.** No Comment
- N3.** Bouldercrest overlay District Tier Corr 1. Infrastructure requirements of the overlay district trump the zoning and land development code. Overlay trumps Zoning trumps Land Development. When silent, the next code on the list applies. Overlay code requirements should be verified with the appropriate planning staff assigned to that overlay district. Bouldercrest Road is classified as a major arterial. Please see Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure improvements. Required right of way dedication of 50 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO.
- N4-5.** Clairmont Road is SR 155. GDOT review and approval required prior to land development permit. (GDOT District 7 Contact: Mwilson@dot.ga.gov). Clairmont Road is classified as a major arterial. Required right of way dedication of 50 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Only one access point allowed at the traffic signal. Northern driveway ties to the existing traffic signal. Signal will need to be fully upgraded to accommodate the new vehicular phase and pedestrian phases. Developer responsible for all GDOT required traffic studies, plans and permits. No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO.
- N6.** No comment.
- N7.** Second Avenue is classified as a collector road. Please see Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure improvements. Required right of way dedication of 35 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Traffic study required. Developer needs to watch access management requirements in Land Development Code Section 14-200 (6). No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO. Make functional pedestrian and bicycle connections between the property destinations and the public right of way.
- N8.** North DeKalb Mall DRI. Lawrenceville Hwy is SR 8. GDOT review and approval required prior to land development permits. Both Lawrenceville Hwy and North Druid Hills are classified as major arterials. Please see Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure improvements. Required right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Contribute \$500,000 towards a future project to add a left turn lane at the



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control **(sections have been amended recently; please request the amended chapter)**, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was not** indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer **was not** reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

N-2

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

18-111-06-014
18-111-06-007

Case No.: SLUP-22-1245538 Parcel I.D. #: 18-111-06, 006

Address: 2056 Lavista Rd
1253 christmas Ln
1252 Merry Lane
Atlanta Ga.

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

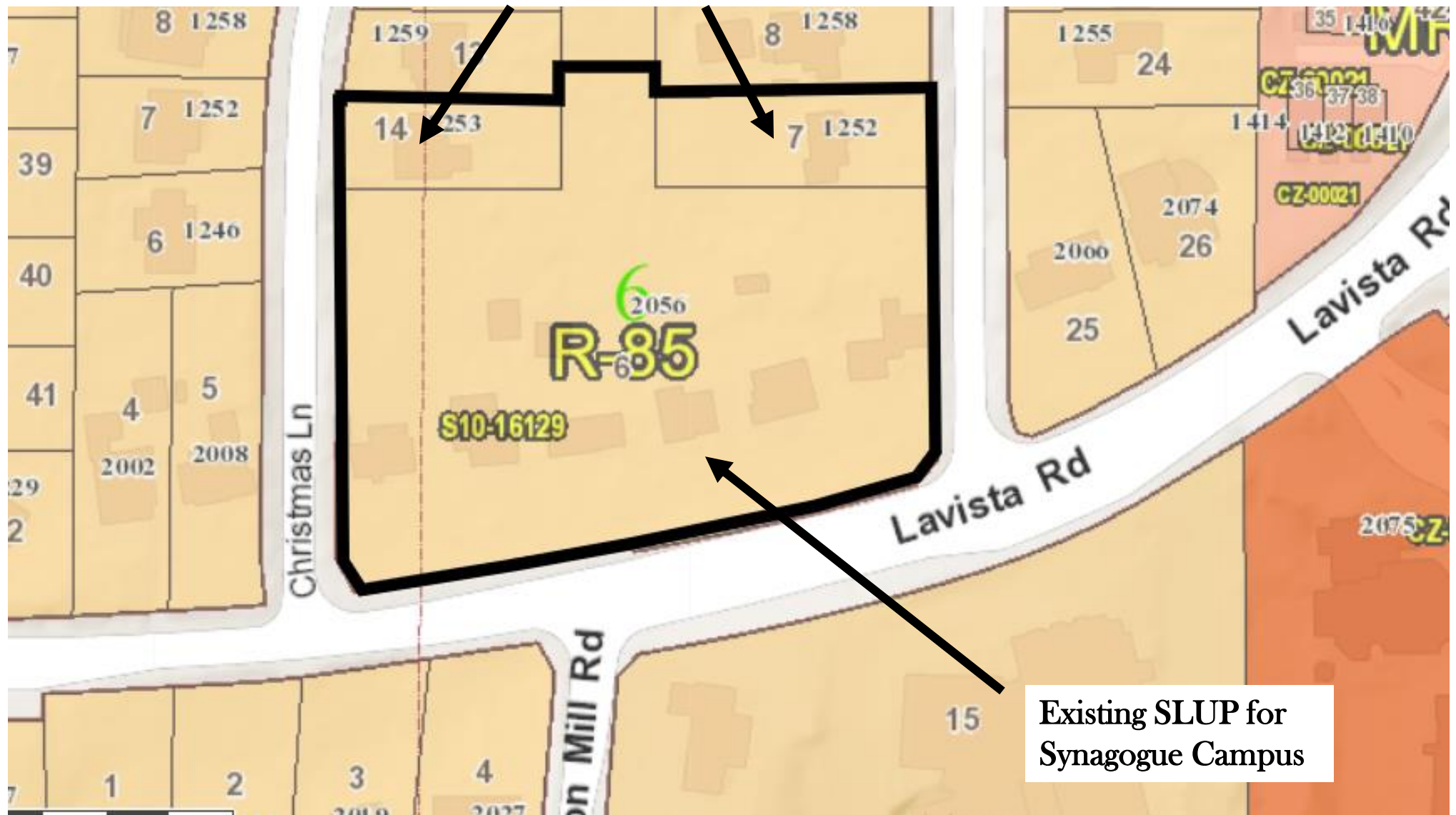
Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

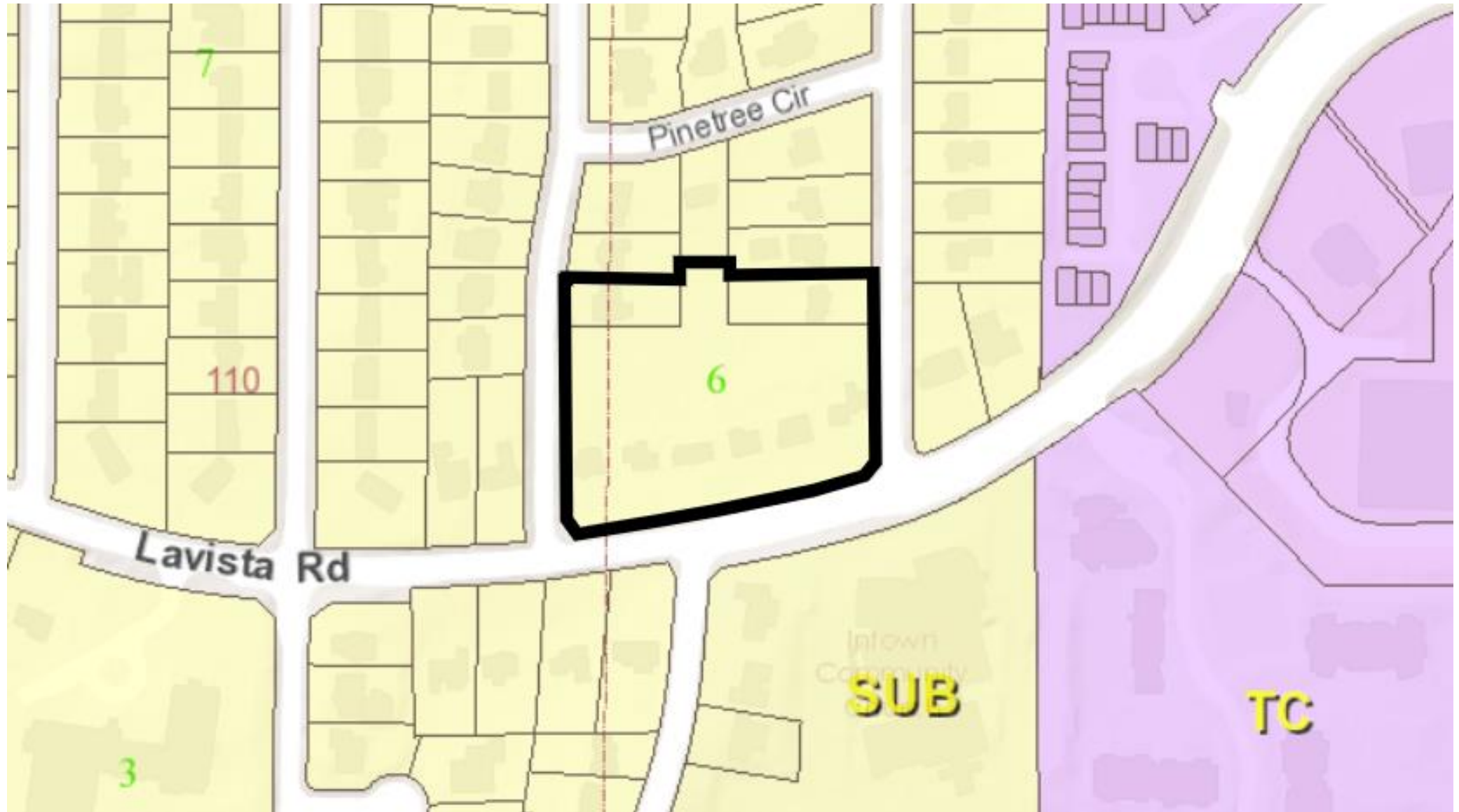
COMMENTS:

<u>Plans and field reviewed, no problem that would</u>
<u>interfere with Traffic flow.</u>

Signature: George White

Proposed amendment to Existing SLUP to add
Two Residential Properties to main campus





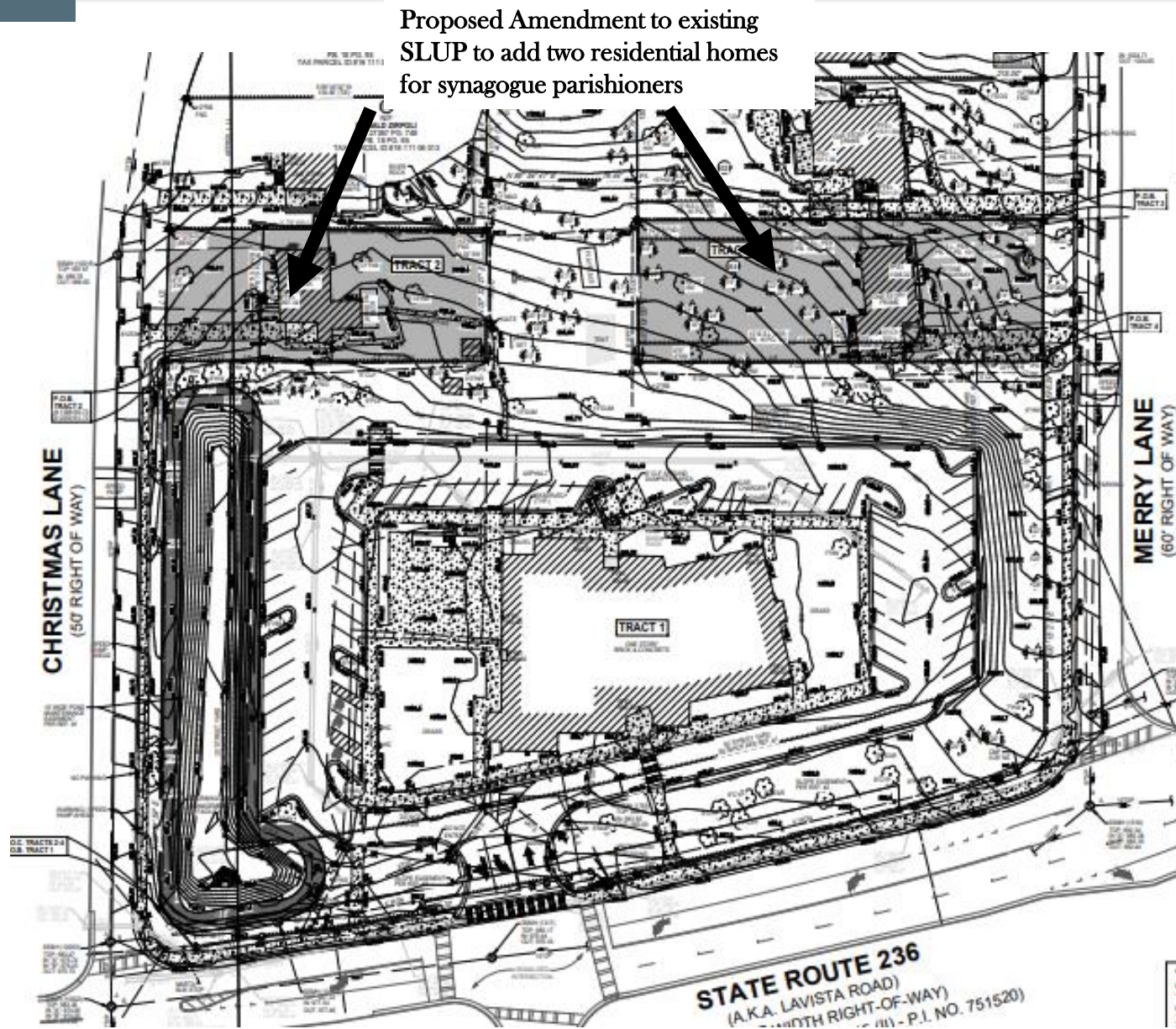


1252 Merry Lane



1253 Christmas Lane





DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date

Date Received: _____ Application No.: SLUP-22-1245538APPLICANT NAME: LaVista Investors, Inc./M. Hakim HilliardDaytime Phone #: 404.389.9085 Fax #: _____Mailing Address: 260 PEACHTREE STREET, Suite 401, ATLANTA, GA 30303E-mail: hhilliard@hstarlaw.comOWNER NAME: LAVISTA INVESTORS, INC. (If
more than one owner, attach contact information for each owner)Daytime Phone #: 404-842-2365 Fax #: _____Mailing Address: 1157 Houston Mill Road NE, ATLANTA, GA, 30329-3829E-mail: David.B.Price@morganstanley.comSUBJECT PROPERTY ADDRESS OR LOCATION: 1252 Merry Lane and 1253 Christmas Lane, Atlanta GA 30329;
and 2056 LAVISTA ROAD, ATLANTA, GA 30329, DeKalb County, GA, _____District(s): 2 & 6 Land Lot(s): 110 & 111 Block(s): _____ Parcel(s): 18 111 06 014 -
18 111 06 007; 18-111-06-006Acreage or Square Feet: 3.689 acres Commission District(s): 2 & 6 Existing Zoning: R-85Proposed Special Land Use (SLUP): Amend existing special use permit to add two adjacent parcels
of land to the synagogue campus.I hereby authorize the staff of the Planning and Development Department to inspect the property that is the
subject of this application.Owner: _____ Agent: ☒ Signature of Applicant: _____
(Check One)Printed Name of Applicant: LAVISTA INVESTORS, INC./M. HAKIM HILLIARD

Notary Signature and Seal:



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date

Date Received: _____ Application No.: SLUP-22-1245538

APPLICANT NAME: LaVista Investors, Inc./M. Hakim Hilliard

Daytime Phone #: 404.389.9085 Fax #: _____

Mailing Address: 260 PEACHTREE STREET, Suite 401, ATLANTA, GA 30303

E-mail: hhilliard@hstarlaw.com

OWNER NAME: LAVISTA INVESTORS, INC. (If
more than one owner, attach contact information for each owner)

Daytime Phone #: 404-842-2365 Fax #: _____

Mailing Address: 1157 Houston Mill Road NE, ATLANTA, GA, 30329-3829

E-mail: David.B.Price@morganstanley.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 1252 Merry Lane and 1253 Christmas Lane, Atlanta GA 30329;
and 2056 LAVISTA ROAD, ATLANTA, GA 30329, DeKalb County, GA, _____

District(s): 2 & 6 Land Lot(s): 110 & 111 Block(s): _____ Parcel(s): 18 111 06 014 -
18 111 06 007; 18-111-06-006

Acreage or Square Feet: 3.689 acres Commission District(s): 2 & 6 Existing Zoning: R-85

Amend existing special use permit to add two adjacent parcels
Proposed Special Land Use (SLUP): of land to the synagogue campus.

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: _____ Agent: ☒ Signature of Applicant: _____
(Check One)

Printed Name of Applicant: LAVISTA INVESTORS, INC./M. HAKIM HILLIARD

Notary Signature and Seal: _____



0 items in My Cart \$0.00

Check Out

Sign Out

CDR Home**Planning Home****My Account**[Modify Account](#)**Apply**[My Saved Applications](#)[Apply](#)**Plannings**[My Plans](#)**Reviews**[My Reviews](#)**Fees**[My Fees](#)**Lookup Plan**[Plan Number](#)[Applicant](#)[Address](#)[Parcel ID](#)**New Application for Michael Hilliard**

Application Type	Location	Job Description	Applicant Type	Additional Applicants	Details	Attachments	Application Confirmation
------------------	----------	-----------------	----------------	-----------------------	---------	-------------	--------------------------

Application Details

- ☐ Enter in the details.
- ☒ Click "Next"

- Please enter Frontage.
- Please enter Pre-Application Meeting date
- Please enter Area.
- Type of Project is required.
- Project name is required.

Special Land Use Permit Detail

Pre-Application Meeting* mm/dd/yyyy

SearchDate

Pre-Submittal Meeting* 08/26/2021

SearchDate

Property Location* 2056 Lavista Road, Atlanta, GA

Frontage*

4/27/21
474 ft on Lavista Rd**Portion of Parcel ID**

Parcel ID

18 111 06 014

Add

Parcel ID

Submitted 4 applications for Rezone or Land Use Amendment Walk-ins

- ☒ SLUP application
- ☐ Letter of Application
- ☐ Owner's Authorization
- ☒ Legal Description of Property
- ☐ Boundary Survey (Signed & Sealed)
- ☐ Detail Site Plan of Proposed Use (Signed & Sealed)
- ☐ Building Elevation
- ☒ Campaign Disclosure
- ☐ Current Zoning Classification
- ☒ Impact Analysis
- ☐ Landscape Plan for Parking Area
- ☐ Warranty Deed If Recently Purchased
- ☐ Statement of Current Zoning Classification
- ☒ Statement of Proposed Use of Property
- ☐ Supplemental regulations, if required
- ☐ Flash Drive of Application Materials

SLUP Zoning Detail

Area*

Units*

ACRE

Parcel ID

Zoning

Select One

Land Use

Select One

Add

Parcel ID Zoning Land Use

Project Details

Type of Project:*

GLOR

Select One

12/14/21

Project Name:*

Cancel

Previous

Next

Save For Later

© Copyright 2021 Infor. All rights reserved.



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date

Date Received: _____ Application No.: _____

APPLICANT NAME: LaVista Investors, Inc./M. Hakim Hilliard

Daytime Phone #: 404.389.9085 Fax #: _____

Mailing Address: 260 PEACHTREE STREET, Suite 401, ATLANTA, GA 30303

E-mail: hhilliard@hstarlaw.com

OWNER NAME: LAVISTA INVESTORS, INC.

(If more than one owner, attach contact information for each owner)

Daytime Phone #: 404-842-2365 Fax #: _____

Mailing Address: 1157 Houston Mill Road NE, ATLANTA, GA, 30329-3829

E-mail: David.B.Price@morganstanley.com

SUBJECT PROPERTY ADDRESS OR LOCATION: _____

2056 LAVISTA ROAD, ATLANTA, GA 30329, DeKalb County, GA, _____

District(s): 2 & 6 Land Lot(s): _____ Block(s): _____ Parcel(s): 18 111 06 014 - 18 111 06 007

Acreage or Square Feet: 3.0846 Commission District(s): 2 & 6 Existing Zoning: R-85

Proposed Special Land Use (SLUP): Amend existing special use permit to add two adjacent parcels of land to the synagogue campus.

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: _____ Agent: ☒ Signature of Applicant: _____
(Check One)

Printed Name of Applicant: LAVISTA INVESTORS, INC./M. HAKIM HILLIARD

Notary Signature and Seal:



404.374.2155 (ext)
404.374.4556 (fax)
DeKalbCountyGa.com

Clarke Harrison Building
330 W. Powers de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION AUTHORIZATION

The property owner should complete this form or a similar, signed and notarized form if the individual who will file the application with the County is not the property owner.

Date 11/2/21

TO WHOM IT MAY CONCERN

(I) (WE) LAVISTA INVESTORS, INC.
Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to
LAVISTA INVESTORS, INC./M. HAKIM HILLIARD
Name of Applicant or Agent

to file an application on my (our) behalf

[Signature] Notary Public [Signature] Owner 11/2/21

Notary Public _____ Owner _____

Notary Public _____ Owner _____

Notary Public _____ Owner _____





404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

**PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)**

Applicant Name: Congregation Kehillat Ohr Hatorah Phone: 404-389-9085 Email: hhilliard@hrstarlaw.com

Property Address: 1253 Christmas Lane

Tax Parcel ID: 18 111 06 014 18 111 06 007 Comm. District(s): 2 & 6

Acreage: .640 acres (after combination with existing adjacent church parcels, acreage is 3.0486)

Existing Use: Single-family residence Proposed Use Combine with previously approved SLUP on adjacent tracts for Place of worship

Supplemental Regs: YES Overlay District: NA DRI: NA

Rezoning: Yes No NA

Existing Zoning: R85 Proposed Zoning: NA Square Footage/Number of Units:

Rezoning Request:

Land Use Plan Amendment: Yes No

Existing Land Use: Proposed Land Use: Consistent Inconsistent

Special Land Use Permit: Yes X No Article Number(s) 27-

Special Land Use Request(s) Special Land Use Permit to add two parcels of land to an existing Place of Worship which is on Parcel 18 111 06 001 through 011..SLUP was approved in 2009 and church was built...

Major Modification:

Existing Case Number(s): NA

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: ☒ Review Calendar Dates: ☒ PC: 09/09/21 BOC:
09/30/21 Letter of Intent: ☒ Impact Analysis: ☒ Owner Authorization(s): ☒
Campaign Disclosure: ☒ Zoning Conditions: ☒ Community Council Meeting:
8/10/21 Public Notice, Signs: Applicant must post Tree Survey, Conservation:
☒ Land Disturbance Permit (LDP): ☒ Sketch Plat: Bldg. Permits:
☒ Fire Inspection: ☒ Business License: State License: Lighting Plan:
☒ Tent Permit: Submittal Format: NO STAPLES, NO BINDERS PLEASE

Deadline for hosting community meeting is 6/30/21 (must have 15 days notice)
Filing Deadline is 7/01/21

Review of Site Plan

Density: Density Bonuses: Mix of Uses: Open Space: ☒ Enhanced
Open Space: Setbacks: front ☒ sides ☒ side corner ☒ rear ☒ Lot Size:
Frontage: Street Widths: Landscape Strips: ☒ Buffers: ☒
Parking Lot Landscaping: Parking - Auto: Parking - Bicycle: Screening:
☒ Streetscapes: ☒ Sidewalks: ☒ Fencing/Walls: ☒ Bldg. Height:
Bldg. Orientation: ☒ Bldg. Separation: Bldg. Materials: Roofs: Fenestration:
Façade Design: Garages: Pedestrian Plan: Perimeter Landscape Strip:

Possible Variances:

Comments: Supplemental regulations for Place of Worship may apply. Applicant indicates existing two single-family homes to be added will be used as-is with no modifications. Article 5 regulations relating to sidewalks and landscaping may apply.



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Planner: John Reid Date 4/27/21

Filing Fees

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00

YOU ARE INVITED

to

**VIRTUAL PRE-ZONING APPLICATION SUBMITTAL
COMMUNITY MEETING**

of

**Congregation Ohr HaTorah
2056 Lavista Road, Atlanta, Georgia 30329**

on

Wednesday, January 12, 2022 at 6:30p.m.-8:00p.m.

**APPLICATION TO DEKALB COUNTY TO AMEND EXISTING
SPECIAL LAND USE PERMIT ("SLUP") TO ADD TWO
ADJACENT PARCELS OF LAND TO THE SYNAGOGUE
CAMPUS**

**(The Subject Property is the location of an existing place of
worship that was approved by SLUP in 2009. THIS REQUEST is
to amend the existing SLUP to add Tracts 2 and 3 on the attached
combination plat to the existing SLUP area.)**

MEETING LINK BELOW:

Join Zoom Meeting

<https://us06web.zoom.us/j/84611221110?pwd=L2FhODA3RUlVQitocmpnd2h2eGRjUT09>

Meeting ID: 846 1122 1110

Passcode: 822492

YOU ARE INVITED

to

**VIRTUAL PRE-ZONING APPLICATION SUBMITTAL
COMMUNITY MEETING
of**

**Congregation Ohr HaTorah
2056 LaVista Road, Atlanta, Georgia 30329**

on

AUGUST 26, 2021

At 6:30PM

**APPLICATION TO DEKALB COUNTY TO AMEND EXISTING
SPECIAL LAND USE PERMIT (“SLUP”) TO ADD TWO ADJACENT
PARCELS OF LAND TO THE SYNAGOGUE CAMPUS**

(The Subject Property is the location of an existing place of worship that was approved by SLUP in 2009. THIS REQUEST is to amend the existing SLUP to add Tracts 2 and 3 on the attached combination plat to the existing SLUP area.)

MEETING LINK BELOW:

Join Zoom Meeting

<https://us06web.zoom.us/j/85283355611?pwd=cWdsQXhqbUgycGU0UkFBR2pFa0RGQT09>

Meeting ID: 852 8335 5611

Passcode: 359330



VIRTUAL PUBLIC MEETING NOTICE RE: SPECIAL LAND USE APPLICATION TO DEKALB COUNTY

1 message

Hakim Hilliard <hhilliard@hstarlaw.com>

Wed, Aug 4, 2021 at 5:19 PM

To: tedaniel@mindspring.com, artghansen@gmail.com, ian@bogost.com, me9461@bellsouth.net, javasea2635@gmail.com, jtattravel@gmail.com, betty_blondeau@bellsouth.net, MasonMillCA@gmail.com, friendsofthomsonpark@gmail.com, jvbenator@juno.com, jrader@dekalbcountyga.gov, ted@dekalbcountyga.gov
Cc: raanon.gal@gmail.com, Kyle Epstein <kepstein@epsteinandassoc.com>, "Jeremy T. Berry" <JBerry@cglawfirm.com>, Hakim Hilliard <hhilliard@hstarlaw.com>, Denise Hayley <dwhayley@hstarlaw.com>, David.B.Price@morganstanley.com, "Reid, John" <jreid@dekalbcountyga.gov>

Greetings:

Our law firm represents Congregation Ohr HaTorah located at 2056 LaVista Road, Atlanta, GA 30329 regarding its proposed application to DeKalb County to amend its Special Land Use Permit to incorporate two adjacent parcels of land into its synagogue campus.

The purpose of this email is to invite you to a virtual meeting to share this SLUP application prior to filing it with DeKalb County. The virtual meeting will take place on Thursday, August 26 at 6:30PM via zoom. Please see the attached meeting notice with the details, including the ZOOM MEETING LINK, as well as a copy of the combination plat that shows the synagogue property and the parcels proposed to be added to it.

You are welcome to share this invitation with any adjacent or nearby residents you believe may be interested in this matter. Please otherwise let me know if you have any questions prior to the meeting date.

We hope you can join us!

Thank you.

M. Hakim Hilliard, Esquire
HILLIARD STARKEY LAW
260 Peachtree Street, NW, Suite 401
Atlanta, Georgia 30303
404.389.9085 (wk)
hhilliard@hstarlaw.com
www.hilliardstarkeylaw.com

2 attachments



PRE-FILING COMMUNITY MEETING NOTICE - DEKALB COUNTY.pdf
58K



Combination PLAT and SLUP revisions-WEA - Copy (2) (1).pdf
988K

only two individuals attended meeting (one was a community Council member)
- contemporaneously with this filing, we are making a notice for a second neighborhood meeting to take place on January 12, 2022.
Only 2 individuals attended second meeting.
Seth Lynn + Josh King

HOHNADDEL MICHAEL
1452 WEMBLEY CT
ATLANTA GA 30329

GROSSMAN ERIC Z
1309 BRAMBLE RD NE
ATLANTA GA 30329

CESTARO ANTHONY JOSEPH
1072 MASON WOODS DR NE
ATLANTA GA 30329

HUDGINS NANCY
1440 WEMBLEY CT NE
ATLANTA GA 30329

CHENG WINNIE WING KI
1530 12TH AVE UNIT 311
SEATTLE WA 98122

JACKSON JENNIFER
1075 MCCONNELL DR
DECATUR GA 30033

KHALAF HANI
1834 BERKELEY OAKS LN NE
ATLANTA GA 30329

FIER ERIC L
1180 EMPIRE RD NE
ATLANTA GA 30329

WHIGHAM MYRTICE DEMPSEY
1317 BILTMORE DR NE
ATLANTA GA 30329

NOEL ALAN ROSS
1234 BILTMORE DR NE
ATLANTA GA 30329

LEVENE JEFFREY S
1365 BRAMBLE RD NE
ATLANTA GA 30329

RUCHMAN JULIE E
1340 N CROSSING DR NE
ATLANTA GA 30329

MILLER JONATHAN L
1270 BILTMORE DR NE
ATLANTA GA 30329

FELDMAN ILAN
1582 BEECHCLIFF DR NE
ATLANTA GA 30329

ROOT CHRISTINE J
1356 N CROSSING DR NE
ATLANTA GA 30329

MTF DRUIDS LLC
897 N DRUID HILLS RD NE STE 164
ATLANTA GA 30329

11/03/20

KHALILI MAHIN S
1359 BILTMORE DR NE
ATLANTA GA 30329

JARET CHARLES L
1271 JODY LN NE
ATLANTA GA 30329

ALEXANDER RACHEL LEIGH
1930 TOWNSEND CT
ATLANTA GA 30329

SONDERVAN-ZWAAF MARYKE
1446 BILTMORE DR NE
ATLANTA GA 30329

MARGARET RITCHIE LLC
10130 LINK CT
JOHNS CREEK GA 30022

LANFORD WILLIAM T LIVING TRUST
2168 TANGLEWOOD RD
DECATUR GA 30033

MANSKER RICHARD W JR
1370 MERRY LN NE
ATLANTA GA 30329

HAAS CHERYL
1157 HOUSTON MILL RD
ATLANTA GA 30329

CARRAWAY ASHLEY
1252 MERRY LN
ATLANTA GA 30329

LOVETT STEVEN
1775 STEPHANIE TRL
ATLANTA GA 30329

ASHER ZAMIR DOV
1663 ADELIA PL NE
ATLANTA GA 30329

MARSHA D KERMAN INTER VIVOS
10675 OAKTON RIDGE CT
OAKTON VA 22124

MAY RHONDDA L
1067 MCCONNELL DR
DECATUR GA 30033

FROELICH BARBARA J
1134 VISTAVIA CIR
DECATUR GA 30033

EL-RASSI FAUD
1675 RAINIER FALLS DR NE
ATLANTA GA 30329

LEVIN HILLEL
1147 EMPIRE RD NE
ATLANTA GA 30329

ELKON SHELIA
PO BOX 15299
ATLANTA GA 30333

BECK YOKHANAN
1221 BILTMORE DR NE
ATLANTA GA 30329

SND REVOCABLE TRUST UA
1341 CHRISTMAS LN NE
ATLANTA GA 30329

ROSEN MEGAN
1358 N CROSSING DR NE # 1358
ATLANTA GA 30329

LOUI SHUN KUEN
2784 N DRUID HILLS RD NE
ATLANTA GA 30329

JOEL DARREN
1288 KITTREDGE CT NE
ATLANTA GA 30329

HUEY JOHN M
1112 MASON WOODS DR NE
ATLANTA GA 30329

BACHAR ROEL
2312 LAVISTA RD NE
ATLANTA GA 30329

KHAN OMER
1790 STEPHANIE TRL
ATLANTA GA 30329

FRANK SAMUEL JASON
1462 WEMBLEY CT NE
ATLANTA GA 30329

MENDOZA MARIA CORAZON BUENO
1382 N CROSSING DR NE
ATLANTA GA 30329

HIRSCH RAPHAEL
1590 ADELIA PL NE
ATLANTA GA 30329

CHEFER LAURA
1117 ROGERETTA DR NE
ATLANTA GA 30329

IZENBERG PAMELA
331 S YATES RD
MEMPHIS TN 38120

BORNSTEIN DEBORAH
1742 N HOLLY LN
ATLANTA GA 30329

COHEN DANIEL M
1389 MERRY LN NE
ATLANTA GA 30329

ARNOLD FOUNDATION INC
PO BOX 15469
ATLANTA GA 30333

ARNOLD LEILA LOUISE CHAR RE
PO BOX 15469
ATLANTA GA 30333

ALLISON STUART
1605 RAINIER FALLS DR NE
ATLANTA GA 30329

SOKOL SHARI J
1265 CHRISTMAS LN NE
ATLANTA GA 30329

COHEN INVESTMENTS GROUP LLC
1955 POPPLEFORD LN
DUNWOODY GA 30338

RABIN DAVID
1222 BILTMORE DR NE
ATLANTA GA 30329

TREADWAY JACQUELYN B
1323 HOLLY LN NE
ATLANTA GA 30329

HAGEN KARL S
1380 BRAMBLE RD NE
ATLANTA GA 30329

YAP JAIME M
1761 STEPHANIE TRL
ATLANTA GA 30329

JERROLD HARLYN ALEXANDER
1422 WALKER GRV NE
ATLANTA GA 30329

GILBERT CRAIG GILBERT CRAIG
1120 VISTAVIA CIR
DECATUR GA 30033

WEXLER EVE O
1118 EMPIRE RD NE
ATLANTA GA 30329

TILLERY CYNTHIA
1113 MASON WOODS DR NE
ATLANTA GA 30329

LOWE GARY ALAN
1267 MERRY LN NE
ATLANTA GA 30329

FAKHERI SHARON
1396 HOLLY LN NE
ATLANTA GA 30329

JOELLA WALKER REVOCABLE TRUST
1158 MASON WOODS DR NE
ATLANTA GA 30329

WU GANG
1760 ALEC PL # 200
ATLANTA GA 30329

OAMI SHIMON
1396 CAROLYN DR
ATLANTA GA 30329

NORD CHARLES
1106 ROGERETTA DR NE
ATLANTA GA 30329

BENATOR ANDREW
1151 VISTAVIA CIR
DECATUR GA 30033

SHAH VARSHA S IRREVOCABLE TRUST
5605 GROVE PT
ALPHARETTA GA 30022

ROBINSON ELIZABETH SMITH REVOCABLE TR
3535 PIEDMONT RD NE STE P88
ATLANTA GA 30305

SIEGEL MICHAEL H
1407 BILTMORE DR NE
ATLANTA GA 30329

PATRICK MILL ESTATES INC
1830 INDEPENDENCE SQ # D
ATLANTA GA 30338

ZUCKMAN ELCHANAN CHAIM
1344 KITTREDGE CT
ATLANTA GA 30329

SELEH PINCHAS
1393 CHRISTMAS LN NE
ATLANTA GA 30329

HIRSCH RAPHAEL
1324 CHRISTMAS LN NE
ATLANTA GA 30329

TRIPLE L AND P REAL ESTATE LLC
2910 N DRUID HILLS RD
ATLANTA GA 30329

MERRY LANE HOLDINGS LLC
2241 PAPER CHASE DR
LAWRENCEVILLE GA 30043

WASSERMAN RACHEL
1775 N HOLLY LN NE
ATLANTA GA 30329

RUBIN SYDNEY
1185 EMPIRE RD NE
ATLANTA GA 30329

CLARK CURTIS MITCHELL
1910 TOWNSEND CT
ATLANTA GA 30329

NIR EYAL
1325 CAROLYN DR NE
ATLANTA GA 30329

WEENER JEFFREY S
1259 ARBORVISTA DR NE
ATLANTA GA 30329

VANCE ARDEANA R
1352 N CROSSING DR NE
ATLANTA GA 30329

SIXTY NINE EIGHTY EIGHT
1969 UPPER WATER ST # 2101

BURNS TIMOTHY E
1385 BERKELEY LN NE
ATLANTA GA 30329

FOXBRUNNER DOV
1477 BILTMORE DR NE
ATLANTA GA 30329

JEFFERIES KATHLEEN M
1446 N CROSSING DR NE
ATLANTA GA 30329

LAVISTA INVESTORS INC
2056 LAVISTA RD
ATLANTA GA 30329

MAGINAS STEPHEN
1296 MERRY LN NE
ATLANTA GA 30329

SAFIER YEHUDA
1248 BRAMBLE RD NE
ATLANTA GA 30329

GOLDSCHMIDT DAVID I
1101 HOUSTON MILL RD NE
ATLANTA GA 30329

PEARSON ALBERT M
1047 HOUSTON MILL RD NE
ATLANTA GA 30329

ABRAMOV SION ELDAROVICH
1450 WEMBLEY CT NE
ATLANTA GA 30329

ROGERS STEVE D
1286 JODY LN
ATLANTA GA 30329

QUIN H MARSHALL III LIVING TRUST
1620 RAINIER FALLS DR NE
ATLANTA GA 30329

NEWFIELD PETER M
1126 WALDORFS CT
DECATUR GA 30033

ROSS JAMES
1351 N CROSSING DR
ATLANTA GA 30329

STEIN AARON
1307 BREEZY LN NE
ATLANTA GA 30329

FRIEDMAN NACHMAN
1347 BREEZY LN NE
ATLANTA GA 30329

VOGT PROPERTIES LLC
1084 HOUSTON MILL RD NE
ATLANTA GA 30329

ROGERS SARAH
1408 N CROSSING DR NE
ATLANTA GA 30329

WISNIEWSKI TOM C
1125 WALDORFS CT
DECATUR GA 30033

1263 BRAMBLE ROAD LLC
3616 CLAIRMONT RD NE
ATLANTA GA 30345

LUBEL IRIS M
1324 JODY LN NE
ATLANTA GA 30329

GRIS WILLIAM MALCOLM
1300 CAROLYN DR NE
ATLANTA GA 30329

GIANNAKOPOULOS PAULINE
1260 HOLLY LN NE
ATLANTA GA 30329

HOFFMAN YOSEF AHARON
1363 HOLLY LN NE
ATLANTA GA 30329

BACHAR MARLENE
1609 ADELIA PL
ATLANTA GA 30329

GOLDBERGER EMANUEL
1725 N HOLLY LN NE
ATLANTA GA 30329

MARIE VERONIQUE DOWNER REV TRS
1557 NE BEECHCLIFF DR NE
ATLANTA GA 30329

2027 LAVISTA ROAD LLC
3616 CLAIRMONT RD NE
ATLANTA GA 30345

CHANG JASON V
1047 VISTAVIA CIR
DECATUR GA 30033

PORTER KELLI
1426 N CROSSING DR
ATLANTA GA 30329

MINKOW DANIEL ERIC
1295 CHRISTMAS LN NE
ATLANTA GA 30329

SHAH AMAN D
1866 WILDWOOD PL NE
ATLANTA GA 30324

SIXTY NINE EIGHTY EIGHT
1969 UPPER WATER ST # 2101

CHITALWALA AMIN
1961 ROSECLIFF DR NE
ATLANTA GA 30329

GUTIERREZ WILSON F JR
1569 ADELIA PL NE
ATLANTA GA 30329

WEIDEN JASON
1303 BRAMBLE RD NE
ATLANTA GA 30329

INTOWN COMMUNITY CHURCH INC
2059 LAVISTA RD NE
ATLANTA GA 30329

MILLER ALICE T
1128 MCCONNELL DR
DECATUR GA 30033

BARKER KAREN
1139 MCCONNELL DR
DECATUR GA 30033

MULLER ERIK R
1388 MERRY LN NE
ATLANTA GA 30329

HOWARD SHAYNA
1346 BREEZY LN NE
ATLANTA GA 30329

MACKEY HORACE C III
1922 TOWNSEND CT NE UNIT 7
ATLANTA GA 30329

SASLAFSKY NATHANIEL
1786 N HOLLY LN NE
ATLANTA GA 30329

PIEDRAHITA JAIME
1252 ARBORVISTA DR NE
ATLANTA GA 30329

SCOTT KAY
1348 N CROSSING DR NE
ATLANTA GA 30329

HENDERSON ILZE S
1098 MCCONNELL DR
DECATUR GA 30033

VARON ROZA
1273 BILTMORE DR NE
ATLANTA GA 30329

JONES FRANK WAYNE JR
1822 BERKELEY OAKS LN
ATLANTA GA 30329

REDWINE NICHOLE LEIGH
1028 VISTAVIA CIR
DECATUR GA 30033

HALPERN ROBIN S
1291 KITTREDGE CT NE
ATLANTA GA 30329

SIRNER COHEN GABRIELLE ROSE
1112 HOUSTON MILL RD NE
ATLANTA GA 30329

MILLER META
1140 EMPIRE RD NE
ATLANTA GA 30329

MARTIN ELIZABETH
1264 BILTMORE DR NE
ATLANTA GA 30329

RATLIFF RONALD S
1895 LAVISTA RD NE
ATLANTA GA 30329

FREEDMAN ALLEN
PO BOX 49105
ATLANTA GA 30359

CAPITAL FUND LLC
1576 BEECHCLIFF DR NE
ATLANTA GA 30329

XU KAREN MANN
1004 MASON WOODS DR NE
ATLANTA GA 30329

WIMBLEY COURT LLC
100 SOUTH MAIN ST
MIDDLETON MA 1949

LOVINGER ZENA S MRS
1312 KITTREDGE CT NE
ATLANTA GA 30329

ETHERIDGE ROBERT C
1136 MASON WOODS DR
ATLANTA GA 30329

SHULMAN MARSHA T
1203 BILTMORE DR
ATLANTA GA 30329

FARAZMAND BAHMAN B
1421 HOLLY LN NE
ATLANTA GA 30329

CAVALIER JOSEPH J
1341 BRAMBLE RD NE
ATLANTA GA 30329

MILLER JAMAL SHARIF
1002 MASON WOODS DR NE
ATLANTA GA 30329

BILY CHARLES B
31 SCHOONER LN
BLUFFTON SC 29909

SINGER KIMBERLY D
1468 WEMBLEY CT NE
ATLANTA GA 30329

AVINER ZVI
1383 BILTMORE DR NE NA
ATLANTA GA 30329

BACHAR MOSHE
1626 ADELIA PL
ATLANTA GA 30329

MILLER MICHELLE
1936 TOWNSEND CT
ATLANTA GA 30329

REDD LEWIS CHAD
1836 STEPHANIE TRL NE
ATLANTA GA 30329

MOORE PATRICIA W
1418 CHRISTMAS LN NE
ATLANTA GA 30329

UNITARIAN UNIVERSALIST CONGREGATION OF
2650 N DRUID HILLS RD NE
ATLANTA GA 30329

WESTMORELAND MICHELLE
1407 MERRY LN NE
ATLANTA GA 30329

ATKINSON WILLIAM STEWART
1783 STEPHANIE TRL
ATLANTA GA 30329

COHEN BART S
1645 ADELIA PL
ATLANTA GA 30329

KANUKUNTA JEEVITH
236 EAGLES LANDING WAY
MCDONOUGH GA 30253

LEVINSON MOLLY
1404 N CROSSING DR NE
ATLANTA GA 30329

GERBER TOBY
1266 JODY LN NE
ATLANTA GA 30329

BENARROCH GAMPEL JAIME
2066 LAVISTA RD NE
ATLANTA GA 30329

ROSENTHAL STEVEN M
1188 EMPIRE RD NE
ATLANTA GA 30329

GILLIS HUGH M P
2958 ATTERBERRY CT
DECATUR GA 30033

ESTREICHER NAFTALI
1362 BRAMBLE RD NE
ATLANTA GA 30329

DRUID HILLS REALTY LLC
P O BOX 29130
ATLANTA GA 30359

TAC TOCO HILLS LLC
2100 POWERS FERRTY RD STE 350
ATLANTA GA 30339

PELISHEV DMITRIY
1743 REINDEER DR NE
ATLANTA GA 30329

FERNHOFF PAUL MARTIN
1542 RAINIER FALLS DR NE
ATLANTA GA 30329

YOON SONNY
1100 FRANK E RODGERS BLVD S APT 410
HARRISON NJ 7029

JOSEPH JASON STEPHEN
1264 MERRY LN NE
ATLANTA GA 30329

POWELL MICHAEL
1381 FAMA DR NE
ATLANTA GA 30329

POURMORTEZA AMIR
1137 MASON WOODS DR NE
ATLANTA GA 30329

CHASE SALLY S
1041 MASON WOODS DR NE
ATLANTA GA 30329

EATON VICTOR L
1752 ALEC PL NE
ATLANTA GA 30329

HIGHT HOLLI DIANE
1126 ROGERETTA DR NE
ATLANTA GA 30329

ARBISER JACK LEONARD
1690 PARLIAMENT PT NE
ATLANTA GA 30329

LAMBHA MEENAKSHI
1432 DRUID MANOR BLVD
ATLANTA GA 30329

ANGEL EMILE M
1133 ROGERETTA DR NE
ATLANTA GA 30329

FISHER BARBARA L
1229 ARBORVISTA DR NE
ATLANTA GA 30329

ARNOLD FOUNDATION INC
TWO RAVINIA DR STE 610
ATLANTA GA 30346

LANGWELL KATHRYN ESTES TRUSTEE
18 COLONIAL PL
ASHEVILLE NC 28804

BLOOM DAVID J
1322 BREEZY LN NE
ATLANTA GA 30329

SIMON HAROLD K
1686 ROSEMONT PL NE
ATLANTA GA 30329

SHLEIFER HELENE F
1664 MASON MILL RD NE
ATLANTA GA 30329

THOMPSON KIM SCHREE
1342 FAMA DR NE
ATLANTA GA 30329

WITTENBERG JOSHUA
1165 EMPIRE RD NE
ATLANTA GA 30329

SABOO FARHAD S
1276 CAROLYN DR NE
ATLANTA GA 30329

KATZ MICAH GABRIEL
1129 EMPIRE RD
ATLANTA GA 30329

GREEN MOSHE N
1188 HOUSTON MILL RD NE
ATLANTA GA 30329

JUTAN SETH M
1071 HOUSTON MILL RD NE
ATLANTA GA 30329

SALBERG NAOMI E
1071 VISTAVIA CIR
DECATUR GA 30033

HILBER ALEXANDRA KAY
1410 WEMBLEY CT NE
ATLANTA GA 30329

FRANK MICHELLE R
1306 JODY LN NE
ATLANTA GA 30329

GOLDSMITH JOSHUA ISAAC
1517 BEECHCLIFF DR NE
ATLANTA GA 30329

FLETCHER IRBY R
1951 TOWNSEND CT NE
ATLANTA GA 30329

GORIN CYNTHIA B
1445 CHRISTMAS LN NE
ATLANTA GA 30329

SCHER STEVEN
1444 WEMBLEY CT
ATLANTA GA 30329

BANKAMP BETTINA
1414 HOLLY LN NE
ATLANTA GA 30329

TEMIMA HIGH SCHOOL INC
1839 LAVISTA RD
ATLANTA GA 30329

PLANER RICHARD W
1570 NANTAHALLA CT NE
ATLANTA GA 30329

PEFINES GEORGE
2331 LAVISTA RD NE
ATLANTA GA 30329

BUI AND LE REAL ESTATE CORP
2221 SEVER RD
LAWRENCEVILLE GA 30043

LIADY GERALDINE G
1618 MASON MILL ROAD RD NE
ATLANTA GA 30329

MARTIN JULIE ALLISON
1129 VISTAVIA CIR
DECATUR GA 30033

GOLD RANDY
1668 ADELIA PL
ATLANTA GA 30329

MURRAY MARY BUTLER
1145 WALDORFS CT
DECATUR GA 30033

FRENKEL YISRAEL
1418 BILTMORE DR NE
ATLANTA GA 30329

WOLFE MICHAEL J
1306 CHRISTMAS LN NE
ATLANTA GA 30329

STRAZYNSKI MARSHA GILMER
1358 BILTMORE DR NE
ATLANTA GA 30329

SHANKER MARGARET K
1470 BILTMORE DR NE
ATLANTA GA 30329

MANDELBAUM GAIL H
1493 BILTMORE DR NE
ATLANTA GA 30329

TANENBAUM MICHAEL
1346 JODY LN NE
ATLANTA GA 30329

BASU SIDHARTHA S
1371 MERRY LN NE
ATLANTA GA 30329

WONG YAM
1854 BERKELEY OAKS LN NE
ATLANTA GA 30329

LEWIS MATTHEW H
1730 REINDEER DR NE
ATLANTA GA 30329

MAMAN ELI
1320 BRAMBLE RD NE
ATLANTA GA 30329

COHEN ABRAHAM ITZHAK
4905 LAVISTA RD STE B
TUCKER GA 30084

H AND P PROPERTY LLC
4651 ROSWELL RD STE 1804
ATLANTA GA 30342

PERRY BOLING B III TRUSTEE
1371 N CROSSING DR NE
ATLANTA GA 30329

PNC BANK
130 S JEFFERSON ST STE 300
CHICAGO IL 60601

RAMA SUNDEEP
1915 TOWNSEND CT NE
ATLANTA GA 30329

WANDERMAN ROBERT ALLEN
1414 WALKER GRV NE UNIT 18
ATLANTA GA 30329

JOEL JOSHUA YEHUDA
1268 BRAMBLE RD
ATLANTA GA 30329

DIONNE RICHARD R
1442 N CROSSING DR NE
ATLANTA GA 30329

BREIMAN ROBERT F
1586 RAINIER FALLS DR NE
ATLANTA GA 30329

DEERY PATRICK
1187 MCCONNELL DR
DECATUR GA 30033

MOSES BATSHEVA C
1331 BREEZY LN NE
ATLANTA GA 30329

MILLS THOMAS D
2374 CLEVELAND RD
BOGART GA 30622

SREEVATSAVA MEGHANA
1392 MASOMA RD
NORTH BRUNSWICK NJ 8902

MDI HOMES LLC
1278 CHRISTMAS LN NE
ATLANTA GA 30329

TIGGES JOHANNES W
1409 CHRISTMAS LN NE
ATLANTA GA 30329

GOLDSTEIN ERIC L
1341 HOLLY LN
ATLANTA GA 30329

MARBERRY KELLER STEPHANIE JEAN
1830 STEPHANIE TRL
ATLANTA GA 30329

BORCHERS ONI C
1050 VISTAVIA CIR
DECATUR GA 30033

JENKINS STEVEN R
1385 HOLLY LN NE
ATLANTA GA 30329

ZAVULUNOV ARTHUR
1456 WEMBLEY CT NE
ATLANTA GA 30329

TRUSLER GEORGE J III
1400 N CROSSING DR NE
ATLANTA GA 30329

CHUNG TSUNG CHEN
1429 WEMBLEY CT NE
ATLANTA GA 30329

LE RIEDER DUONG
1583 BEECHCLIFF DR NE
ATLANTA GA 30329

2003 LAVISTA INVESTORS LLC
1369 JODY LN
ATLANTA GA 30329

WASSERMAN DANIEL A
1255 BILTMORE DR
ATLANTA GA 30329

GERONA CARLA
1112 VISTAVIA CIR
DECATUR GA 30033

FELDMAN AARON DAVID
1272 HOLLY LN NE
ATLANTA GA 30329

BURMENKO SARA
1554 BEECHCLIFF DR
ATLANTA GA 30329

ROBBINS JEAN P
1315 KITTREDGE CT NE
ATLANTA GA 30329

WESTFIELD CAPITAL LLC
4795 WESTFIELD DR
ATLANTA GA 30342

BRAMLETTE CARAN
1432 N CROSSING DR
ATLANTA GA 30329

ISAACSON CORY HELENE
1308 HOLLY LN NE
ATLANTA GA 30329

WEMPLE STEFANIE
1025 HOUSTON MILL RD NE
ATLANTA GA 30329

CARMICHEL JANICE A
1331 JODY LN NE
ATLANTA GA 30329

LEADER ELIANA
1560 ADELIA PL NE
ATLANTA GA 30329

JORDAN HAROLD W II
1665 HILLSHIRE PL NE
ATLANTA GA 30329

PREUSS TODD M
1150 MCCONNELL DR
DECATUR GA 30033

ALARCON RACHEL
1362 N CROSSING DR NE
ATLANTA GA 30329

SHAPIRO EDAN Y
1608 ADELIA PL NE
ATLANTA GA 30329

SILVERMAN DORON
1321 BRAMBLE RD NE
ATLANTA GA 30329

HARTLEY DAVID L
1350 AMANDA CIR
DECATUR GA 30033

ASHER ZAMIR DOV
1764 N HOLLY LN NE
ATLANTA GA 30329

BILEK JENNIFER J
1075 MCCONNELL DR
DECATUR GA 30033

POTEK NATHAN A
1644 ADELIA PL NE
ATLANTA GA 30329

BLAZER DANIEL
1116 MCCONNELL DR
DECATUR GA 30033

CHEN YIQIONG
1916 TOWNSEND CT
ATLANTA GA 30329

BERGER EUGENE RONALD PATT CHARLOTTE
1251 JODY LN
ATLANTA GA 30329

NORTHERN REALTY LLC
45 OTTAWA AVE SW STE 600
GRAND RAPIDS MI 49503

TSCHOPP MARY H
1344 N CROSSING DR NE
ATLANTA GA 30329

SANDLER RACHEL
1795 N HOLLY LN
ATLANTA GA 30329

OZERI ZOHARA
P O BOX 47116
ATLANTA GA 30362

WONG YAM FONG
1854 BERKELEY OAKS LN
ATLANTA GA 30329

BERNHARD JORDANA R
1402 CHRISTMAS LN NE
ATLANTA GA 30329

WILLIAMS JACK F
1355 CHRISTMAS LN
ATLANTA GA 30329

BELDIE MICHAEL B
1162 EMPIRE RD
ATLANTA GA 30329

SIEGMAN ELIHU RON
1074 MCCONNELL DR
DECATUR GA 30033

BELINKY HARLEY ALAN
1315 CHRISTMAS LN NE
ATLANTA GA 30329

S WATTS LLC
PO BOX 723054
ATLANTA GA 31139

WAYNE SCOTT
1396 N CROSSING DR NE
ATLANTA GA 30329

K2LM LLC
2166 LAVISTA RD NE
ATLANTA GA 30329

STRONGIN SARAH MICHELLE
1428 WEMBLEY CT NE
ATLANTA GA 30329

ASHER JOSEPH
1633 ADELIA PL NE
ATLANTA GA 30329

BLOUNT LISA
1798 STEPHANIE TRL
ATLANTA GA 30329

CONGREGATION BETH JACOB
1459 LAVISTA RD NE
ATLANTA GA 30329

SHALIYEHSABOO RONA
1451 BILTMORE DR NE
ATLANTA GA 30329

NELSON JOYCE
1283 BRAMBLE RD NE
ATLANTA GA 30329

GREIFF MARY FRANCES TRAXLER
1030 MASON WOODS DR NE
ATLANTA GA 30329

SCOTT NATHAN
1810 STEPHANIE TRL

FUCHS LASZLO
4504 LAUDUN ST
METAIRIE LA 70006

IPX MF DRUID HILLS LLC
PO BOX 56607
ATLANTA GA 30343

MINSK MALCOLM NORMAN
1150 CORONET CT NE
ATLANTA GA 30329

YUSUPOV MIKHAIL
1278 CHRISTMAS LN
ATLANTA GA 30329

CONGREGATION BET HAVERIM INC
P.O. BOX 29548
ATLANTA GA 30359

GRAISER LEVI M
1255 HOLLY LN NE
ATLANTA GA 30329

SMITH MELVIN L
1420 WEMBLEY CT NE
ATLANTA GA 30329

ALTMAN DEREK BRICE
1279 MERRY LN NE
ATLANTA GA 30329

WILLIAMS JACK F
1355 CHRISTMAS LN NE
ATLANTA GA 30329

AMBROCIO CELERINO CLEMENTE
1168 HOUSTON MILL RD NE
ATLANTA GA 30329

GAFFGA NICHOLAS H
1961 TOWNSEND CT NE
ATLANTA GA 30329

HAMILTON WRIGHT KIM L
1374 N CROSSING DR NE
ATLANTA GA 30329

HURWITZ S J
1335 BRAMBLE RD NE
ATLANTA GA 30329

HARRIS GUY
1371 FAMA DR NE
ATLANTA GA 30329

WALKER GLENDA M
4620 AMBER DR
MCDONOUGH GA 30252

KESSLER RANDALL M
1466 WEMBLEY CT NE
ATLANTA GA 30329

SNIDER GREGG WINTER
1794 STEPHANIE TRL
ATLANTA GA 30329

2789 NORTH DRUID HILLS LLC
3616 CLAIRMONT RD NE
ATLANTA GA 30345

STARR ADAM
1682 ROSEMONT PL NE
ATLANTA GA 30329

LAWLEY THOMAS J III
1621 RAINIER FALLS DR NE
ATLANTA GA 30329

MERRY HILLS REALTY LLC
2897 N DRUID HILLS RD NE STE 355
ATLANTA GA 30329

FELDMAN JANE W
1284 BREEZY LN NE
ATLANTA GA 30329

TOCO HILLS (E&A) LLC
1221 MAIN ST # 1000
COLUMBIA SC 29201

SCHOLTEN RICHARD DALE
1728 N HOLLY LN NE
ATLANTA GA 30329

RUBIN HAROLD F
1285 JODY LN NE
ATLANTA GA 30329

JEAN GEORGE
1412 N CROSSING DR NE
ATLANTA GA 30329

NADLER RONALD D
2008 LAVISTA RD NE
ATLANTA GA 30329

KONTOES SPYROS P
1568 RAINIER FALLS DR NE
ATLANTA GA 30329

FIEDLER JEAN HEE
1771 STEPHANIE TRL NE
ATLANTA GA 30329

KESSLER RANDALL M
1123 HOUSTON MILL RD NE
ATLANTA GA 30329

JAY CINNAMON REVOCABLE TRUST
1691 PARLIAMENT POINT NE
ATLANTA GA 30329

NEEDLEMAN MATTHEW ERIC
1406 HOLLY LN NE
ATLANTA GA 30329

WARTELL ROGER M
1158 ROGERETTA DR NE
ATLANTA GA 30329

HALPERN AKIVA M
1099 HOUSTON MILL RD
ATLANTA GA 30329

LEVY LISA R
1749 REINDEER DR NE
ATLANTA GA 30329

VARON GIL
3500 LENOX RD FLOOR 15TH
ATLANTA GA 30326

SEVRANSKY JONATHAN E
1145 MASON WOODS DR NE
ATLANTA GA 30329

SUBURBAN PARTNERS LLC
3549 HILL FOREST TRL NW
ACWORTH HI 30101

CHANG HUIBIN
1949 TOWNSEND CT NE
ATLANTA GA 30329

LERNER MARGARET
1505 BILTMORE DR NE
ATLANTA GA 30329

ELSTON BRENT
1750 ALEC PL NE
ATLANTA GA 30329

PASCHAL BONITA
1359 N CROSSING DR NE
ATLANTA GA 30329

CLAYBORN FELICIA
1005 WINTHROPE PARK DR
ALPHARETTA GA 30009

ISAACS TOBI
1386 BILTMORE DR
ATLANTA GA 30329

SELLITTO ADAM
1367 NORTH CROSSING DR NE
ATLANTA GA 30329

HOFFMAN GERALD
1127 ROGERETTA DR NE
ATLANTA GA 30329

BRILL PAMELA BETH
1329 KITTREDGE CT NE
ATLANTA GA 30329

BENEFIELD THOMAS LAWSON
1093 VISTAVIA CIR
DECATUR GA 30033

LIVNAT ELIEZER
1330 BREEZY LN NE
ATLANTA GA 30329

JOTKOWITZ ROBERT H
1210 BILTMORE DR NE
ATLANTA GA 30329

ROBBINS JILL
1135 VISTAVIA CIR
DECATUR GA 30033

RABIN FLORENCE F
1230 JODY LN NE
ATLANTA GA 30329

COHEN FRED M
1401 MERRY LN NE
ATLANTA GA 30329

HUNTER STEPHEN B
1600 MASON MILL RD NE
ATLANTA GA 30329

ZIRKMAN KENNETH LEE
1123 EMPIRE RD NE
ATLANTA GA 30329

1348 FAMA LLC
2228 STEPHEN LONG DR
ATLANTA GA 30305

VARON NISIM EITAN
1246 JODY LN NE
ATLANTA GA 30329

SAMBER ADAM
1310 JODY LN NE
ATLANTA GA 30329

LYNN SETH
12460 CRABAPPLE RD 202-402
ALPHARETTA GA 30004

SANTELLI TIMOTHY
1757 STEPHANIE TRL NE
ATLANTA GA 30329

HOUSTON MILL PARTNERS LLC
1664 HILLSHIRE PL NE
ATLANTA GA 30329

WALLENSTEIN SYLVAN
1339 CAROLYN DR
ATLANTA GA 30329

FREEDMAN YACOV Z
1369 JODY LN
ATLANTA GA 30329

BOGART AVRAHAM Y
1272 JODY LN NE
ATLANTA GA 30329

LI YING
2271 LAVISTA SQ NE
ATLANTA GA 30324

WOLF TREVOR
1350 N CROSSING DR NE
ATLANTA GA 30329

TOCO HILL INC
PO BOX 15518
ATLANTA GA 30333

GOLDING AHRON S
1155 ROGERETTA DR NE
ATLANTA GA 30329

MEHTA MEENA M
2009 LAVISTA RD NE
ATLANTA GA 30329

FEINBERG ADRIANNE
1302 BRAMBLE RD NE
ATLANTA GA 30329

SHABBIR AAMER
1430 CHRISTMAS LN
ATLANTA GA 30337

SALVATION ARMY
1424 NORTHEAST EXPY NE
ATLANTA GA 30329

ANDREWS DWIGHT D
1462 BILTMORE DR NE
ATLANTA GA 30329

GOLDFEDER MARK A
1323 BREEZY LN
ATLANTA GA 30329

FRYMIRE MARTIN
1064 MASON WOODS DR NE
ATLANTA GA 30329

KALAB JOSHUA
1409 BERKELEY LN
ATLANTA GA 30329

YOUNG JON
1147 ARBORVISTA DR NE
ATLANTA GA 30329

KAY SHLOMO YEHUDA
1588 NANTAHALLA CT NE
ATLANTA GA 30329

SHETH MADHURI
1626 MASON MILL RD NE
ATLANTA GA 30329

GREENBERG MEYER J
1660 ADELIA PL NE
ATLANTA GA 30329

SOBEL GIDON
1285 BILTMORE DR NE
ATLANTA GA 30329

COCHRAN CURTIS L III
1360 HOLLY LN NE
ATLANTA GA 30329

SLOAN ALAN
1266 HOLLY LN NE
ATLANTA GA 30329

BETON ROSE H
1307 KITTEDGE CT NE
ATLANTA GA 30329

LANDMAN ELIAHU
1172 ROGERETTA DR NE
ATLANTA GA 30329

NYGAARD ROLF
1069 MASON MILL RD
ATLANTA GA 30329

GINGHER ROBERT G
1074 HOUSTON MILL RD NE
ATLANTA GA 30329

WARGA ADAM H
1545 BEECHCLIFF DR NE
ATLANTA GA 30329

GOTTLIEB GEORGE R
1262 BRAMBLE RD NE
ATLANTA GA 30329

STEWART CHRISTOPHER M
1438 N CROSSING DR
ATLANTA GA 30329

EHRHARDT DEREK
1033 VISTAVIA CIR
DECATUR GA 30033

DAN AMIR
1400 MERRY LN NE
ATLANTA GA 30329

SHAH ANAND D
1155 MCCONNELL DR
DECATUR GA 30033

DIENER CHARLES N
1323 JODY LN NE
ATLANTA GA 30329

STEFANINI DOUGLAS
1336 MERRY LN NE
ATLANTA GA 30329

OVADIA YOSHI
1335 BILTMORE DR NE
ATLANTA GA 30329

YAARI JONATHAN
1368 JODY LN NE
ATLANTA GA 30329

CRAIG JANICE
1454 WEMBLEY CT NE
ATLANTA GA 30329

KONIVER DEENA
1911 LAVISTA RD NE
ATLANTA GA 30329

KAHN PATRICIA R
1530 BEECHCLIFF DR NE
ATLANTA GA 30329

GILBERT CRAIG C
1120 VISTAVIA CIR
DECATUR GA 30033

LEVITT BENJAMIN
1608 CAMP RD 70
CHARLESTON SC 29412

LAUTER JANI DEMOTTE
1142 MCCONNELL DR
DECATUR GA 30033

ADLER MICHAEL A
1384 CHRISTMAS LN
ATLANTA GA 30329

BALGARI DAVID IVANOV
1459 BILTMORE DR NE
ATLANTA GA 30329

YE YUNING
76 STALEY DR
TUCKER GA 30084

ANTONIOU HARRY
1307 CHRISTMAS LN NE
ATLANTA GA 30329

BETTY W PEGG REVOCABLE TRUST
1822 STEPHANIE TRL
ATLANTA GA 30329

ZAVACKI RAYMOND
1141 WALDORFS CT
DECATUR GA 30033

SMITH REGINALD BRAY
1249 BILTMORE DR
ATLANTA GA 30329

HAN TIFFANY
1808 STEPHANIE TRL NE
ATLANTA GA 30329

TOCO INSTANT PRINTING INC
2960 N DRUID HILLS RD NE
ATLANTA GA 30329

BESSHO DAVID M
1436 DRUID MANOR BLVD NE
ATLANTA GA 30329

SIMÕES EDUARDO J TRUSTEE
1935 DEVONSHIRE DR
COLUMBIA MO 65203

EDELSTEIN MICHAEL
1233 BILTMORE DR NE
ATLANTA GA 30329

HACHAMOFF RAMI
1772 N HOLLY LN
ATLANTA GA 30329

EWING ROBERT SCOTT
1426 WEMBLEY CT NE # 5-506
ATLANTA GA 30329

TUCKER ZIEGLER PEGGY JEAN LIVING TRUST
1614 ADELIA PL NE
ATLANTA GA 30329

BUTLER REBECCA A
1112 MCCONNELL DR
DECATUR GA 30033

TORRES KRISTINA ELAINE
1565 RAINIER FALLS DR NE
ATLANTA GA 30329

BAXTER SUSANNA LYNN
1010 MASON WOODS DR
ATLANTA GA 30329

SHELLEY ASHLEY
1393 BERKELEY LN NE
ATLANTA GA 30329

KHANIMOV ABO
2771 N DRUID HILLS RD NE
ATLANTA GA 30329

BERKOW GEOFFREY
1638 RAINIER FALLS DR NE
ATLANTA GA 30329

MOOREFIELD ROBERT C
1315 BRAMBLE RD NE
ATLANTA GA 30329

LANFORD WILLIAM F
1376 MERRY LN NE
ATLANTA GA 30329

CAS LAVISTA LLC
210 SANDY SPRINGS PL NE
ATLANTA GA 30328

LENT WILLIAM E
126 ELSIE AVE
MERRICK NY 11568

TRYON CHERYL T
1246 BILTMORE DR NE
ATLANTA GA 30329

MTF DRUIDS LLC
2897 N DRUID HILLS RD NE
ATLANTA GA 30329

MILLER DENISE ROURKE
1091 MCCONNELL DR
DECATUR GA 30033

POYNOR MICHAEL OWEN
1332 N CROSSING DR NE
ATLANTA GA 30329

PERRY JESSICA L
1918 TOWNSEND CT NE
ATLANTA GA 30329

PENG KEVIN
1398 N CROSSING DR
ATLANTA GA 30329

BACHAR ROEI
1657 ADELIA PL NE
ATLANTA GA 30329

ILYABAYEVA ZOYA
1229 JODY LN NE
ATLANTA GA 30329

ZATZOS ANASTASIA ATHENA
1342 N CROSSING DR NE
ATLANTA GA 30329

ZALIK RAYA
1141 EMPIRE RD NE
ATLANTA GA 30329

KOFFSKY LYNN E
1252 KITTREDGE CT NE
ATLANTA GA 30329

ITALIAANDER SCOTT
1487 LACHONA CT
ATLANTA GA 30329

PELLEGRINO THOMAS J
1142 VISTAVIA CIR
DECATUR GA 30033

JENKINS PATRICIA S
1284 MERRY LN NE
ATLANTA GA 30329

CONGREGATION BETH JACOB
1855 LAVISTA RD NE
ATLANTA GA 30329

GERCHIKOV HELEN
1252 JODY LN NE
ATLANTA GA 30329

LAPIDOT MOSHE
1074 VISTAVIA CIR
DECATUR GA 30033

DILZ JAMES L
1355 N CROSSING DR
ATLANTA GA 30329

ASHER YAHOUDA
1360 CHRISTMAS LN NE
ATLANTA GA 30329

ROBIN C POOLE TRUST NUMBER ONE
1046 MCCONNELL DR
DECATUR GA 30033

OR FRIED SPIRA JUDY
1438 BILTMORE DR NE
ATLANTA GA 30329

WENGER DEBORAH
1333 CHRISTMAS LN
ATLANTA GA 30329

LIPIS JUDITH
1296 KITTREDGE CT
ATLANTA GA 30329

BEHDADNIA FARIDEH
1258 MERRY LN NE
ATLANTA GA 30329

LA LUZ EDUARDO O NEILL
1566 ADELIA PL NE
ATLANTA GA 30329

DRUID FOREST CONDOMINIUM ASSOC
45 W CROSSVILLE RD # 515
ROSWELL GA 30075

LEVINSON MARC JASON
807 GLENWOOD AVE
RALEIGH NC 27605

LOUI HARRY
2461 FLAIR KNOLL DR
ATLANTA GA 30345

MOGUL MARCIA FEINBERG
1209 EMPIRE RD NE
ATLANTA GA 30329

BHULLAR VINOD B
1412 STEPHENS DR NE
ATLANTA GA 30329

FRANCO KENNETH
1756 ALEC PL
ATLANTA GA 30329

SWANSON SARAH
1596 ADELIA PL NE
ATLANTA GA 30329

NIETO MARIA CAROLINA GONGORA
1853 BERKELEY OAKS LN
ATLANTA GA 30329

ARNOLD FOUNDATION INC
PO BOX 15469
ATLANTA GA 30333

RICE LOUISE ARANT
1600 CLAIRMONT LK APT 128
DECATUR GA 30033

CHEN HWEI LING
1305 JODY LN NE
ATLANTA GA 30329

ARCHAMBEAU JASON R LIVING TRUST
1399 BILTMORE DR NE
ATLANTA GA 30329

HERTZBERG ELAN
1355 BRAMBLE RD NE
ATLANTA GA 30329

MINICK MARY P TLENE
1748 N HOLLY LN NE
ATLANTA GA 30329

SIM SUNGHO
1779 STEPHANIE TRL
ATLANTA GA 30329

FASS 1978 TRUST
1472 WEMBLEY CT NE # 2-201
ATLANTA GA 30329

FOUNTAINVIEW CENTER L P THE
267 W WIEUCA ROAD RD STE 201
ATLANTA GA 30342

REZNICK EVELYN P
1337 KITTREDGE CT NE
ATLANTA GA 30329

GROSSBLATT ADAM
1374 BRAMBLE RD NE
ATLANTA GA 30329

BETTSACK SAMUEL E
1647 RAINIER FALLS DR NE
ATLANTA GA 30329

ASHER ABRAHAM
1306 BREEZY LN NE
ATLANTA GA 30329

BRICKMAN STANLEY P
1731 REINDEER DR NE
ATLANTA GA 30329

YAZBAK WALLY M
1691 ROSEMONT PL NE
ATLANTA GA 30329

ROSSETTI DAVID A
1416 N CROSSING DR NE
ATLANTA GA 30329

FRANCO RENEE NORMA
1373 CHRISTMAS LN NE
ATLANTA GA 30329

REDWOOD COTTAGE LLC
P O BOX 29130
ATLANTA GA 30359

HINDS SHIRA
1105 TOWN BLVD NE UNIT 3506
ATLANTA GA 30319

CHASEN HALLIE R
1492 BILTMORE DR NE
ATLANTA GA 30329

FRIEDMAN STEPHEN A
P O BOX 15275
ATLANTA GA 30333

FRANKLIN ANDREA N
1357 NORTH CROSSING DR
ATLANTA GA 30329

BOUHADANA MICHAEL D
PO BOX 15562
ATLANTA GA 30333

CHRISTMAN JOYCE C
1121 MASON WOODS DR NE
ATLANTA GA 30329

DONG FONG
1410 BILTMORE DR NE
ATLANTA GA 30329

INFANTE LOPARO SHARON
1763 STEPHANIE TRL NE
ATLANTA GA 30329

FOTION NICHOLAS GEORGE
1113 VISTAVIA CIR
DECATUR GA 30033

PUMPERNICKELL HOLDINGS LLC
P O BOX 29130
ATLANTA GA 30359

KHOSHBAKHSH NASIR
603 N HIGHLAND AVE
LOS ANGELES CA 90036

MULKEY WILLIAM M
1267 ARBORVISTA DR NE
ATLANTA GA 30329

HOFFMAN DAVID B
1052 CASTLE FALLS DR NE
ATLANTA GA 30329

SIERADZKI KRISTINE K
1147 HOUSTON MILL RD NE
ATLANTA GA 30329

SULTANIK ILYSSA LAUREN
1751 STEPHANIE TRL NE
ATLANTA GA 30329

OTTAVIANO ANTONIO REVOCABLE TRUST
1330 FAMA DR NE
ATLANTA GA 30329

WILTSEE KENNETH W JR
1089 HOUSTON MILL RD NE
ATLANTA GA 30329

1357 HOLLY LANE LLC
2897 N DRUID HILLS RD NE # 244
ATLANTA GA 30329

YASCHIK MICHAEL
1305 BILTMORE DR NE
ATLANTA GA 30329

JOSEPH HILTON H
1296 CHRISTMAS LN NE
ATLANTA GA 30329

FLIEGEL CATHERINE A
913 TELFAIR CLOSE
ATLANTA GA 30350

TOCO HILL INC
P O BOX 15518
ATLANTA GA 30333

LAVISTA INVESTORS INC
2056 LAVISTA RD
ATLANTA GA 30329

MARGOL STEVEN
1816 STEPHANIE TRL
ATLANTA GA 30329

MANHATTAN NDH PROPERTIES LLC
5064 ROSWELL RD # 101D
ATLANTA GA 30342

GOTTLIEB JOSHUA
1282 BRAMBLE RD NE
ATLANTA GA 30329

WRIGHT GEORGE LIVING TRUST
1029 MASON WOODS DR NE
ATLANTA GA 30329

FOX STEPHEN M
1452 N CROSSING DR
ATLANTA GA 30329

SHKAROFSKY MARVIN DAVID
1292 JODY LN NE
ATLANTA GA 30329

RUTLAND HARRY MERRITT III
1436 N CROSSING DR NE
ATLANTA GA 30329

BECKERT MEREDITH B
1097 MASON WOODS DR NE
ATLANTA GA 30329

SPANER BRIAN C
1243 BRAMBLE RD NE
ATLANTA GA 30329

MADDOX BROOKS WELLS III
1134 WALDORFS CT
DECATUR GA 30033

SHARP LACEY
1431 CHRISTMAS LN
ATLANTA GA 30329

LIPSCHUTZ MAX S
1332 HOLLY LN NE
ATLANTA GA 30329

LINKWALD WILLIAM S
1508 BEECHCLIFF DR NE
ATLANTA GA 30329

HUDSON ANN K
959 LIAWEN CT NE
ATLANTA GA 30329

SHELTON MARTHA ALICE
1733 N HOLLY LN NE
ATLANTA GA 30329

PSC HOLDINGS DRUID HILLS LLC
30 ROLLING ROCK CT
SAINT LOUIS MO 63124

MCMASTER SEAN RYAN
1333 N CROSSING DR NE
ATLANTA GA 30329

RUBIN CHERYL M
1561 ADELIA PL NE
ATLANTA GA 30329

JDS ENTERPRISES LLC
1292 CAROLYN DRS NE
ATLANTA GA 30329

SZCZUPAK JOSEPH
1288 HOLLY LN NE
ATLANTA GA 30329

SCHWARZMER YEHOANATAN
1523 BEECHCLIFF DR NE
ATLANTA GA 30329

GINDLER JACQUELINE
1267 BILTMORE DR NE
ATLANTA GA 30329

WINER JOSHUA
1295 HOLLY LN NE
ATLANTA GA 30329

ENGLER ZACHARY
1563 BEECHCLIFF DR NE
ATLANTA GA 30329

YUSUPOVA ELIZABETH
2825 NE EXPRESSWAY APT F3
ATLANTA GA 30345

WALSH STEPHEN M
1448 N CROSSING DR NE
ATLANTA GA 30329

POVERO ANTHONY J
1394 BERKELEY LN
ATLANTA GA 30329

SHAPIRO ILAN DAVID IAN
108 RALEIGH DR
MACON GA 31210

WIMBISH R ALLAN
1673 HILLSHIRE PL NE
ATLANTA GA 30329

POLLOCK MARK
1240 BRAMBLE RD NE
ATLANTA GA 30329

FLORES CORTES MARLA I
1354 N CROSSING DR
ATLANTA GA 30329

SHENK PAUL H
1591 ADELIA PL NE
ATLANTA GA 30329

PELJOVICH ISRAEL
1345 JODY LN NE
ATLANTA GA 30329

REZNICK EVELYN P
1337 KITTEDGE CT NE
ATLANTA GA 30329

DAVIS WALTER RAY JR
1604 RAINIER FALLS DR NE
ATLANTA GA 30329

SHERRY LEVINE ODUM LIVING TRUST
1124 MCCONNELL DR
DECATUR GA 30033

GRIS AVRAHAM
1354 BREEZY LN NE
ATLANTA GA 30329

GARDNER ARTHUR WRIGHT JR
1088 MASON WOODS DR NE
ATLANTA GA 30329

BRUCE JEAN PEARSON
1503 BEECHCLIFF DR NE
ATLANTA GA 30329

GAVANT JONATHAN E
1437 BILTMORE DR NE
ATLANTA GA 30329

KESSLER JUDY A
2970 CLAIRMONT RD STE 170
ATLANTA GA 30329

BOLGLA MICHELE A
1792 N HOLLY LN NE
ATLANTA GA 30329

PRICE THOMAS
1432 WEMBLEY CT NE
ATLANTA GA 30329

TATE RACHEL
1545 RAINIER FALLS DR NE
ATLANTA GA 30329

TACHDJIAN RAFFI
427 S BUNDY DR
LOS ANGELES CA 90049

BROWN BARBARA L
1415 HOLLY LN NE
ATLANTA GA 30329

SNOW JEFFREY A
1118 HOUSTON MILL RD NE
ATLANTA GA 30329

LAU JEREMIAH L
1388 N CROSSING DR NE
ATLANTA GA 30329

CHITALWALA AZIZ
1802 STEPHANIE TRL NE
ATLANTA GA 30329

PORAT KAREN G
1320 KITTREDGE CT NE
ATLANTA GA 30329

ASHER BARBARA O
1633 ADELIA PL
ATLANTA GA 30329

YANG PING
1442 DRUID MANOR BLVD
ATLANTA GA 30329

WITTENBERG BURTON T
1096 VISTAVIA CIR
DECATUR GA 30033

SZLAM SABINA
1297 BRAMBLE RD NE
ATLANTA GA 30329

GEZGIN SELVIN
1448 CHRISTMAS LN NE
ATLANTA GA 30329

ACE BUILDING SERVICES INC
1290 CHRISTMAS LN NE
ATLANTA GA 30329

PEARLMAN LEE DAVID
1379 BRAMBLE RD NE
ATLANTA GA 30329

WESTCOTT TAYLOR
1926 TOWNSEND CT
ATLANTA GA 30329

GOLDSTEIN DAVID GEORGE
1274 KITTREDGE CT NE
ATLANTA GA 30329

MADER BURTON J
1131 MCCONNELL DR
DECATUR GA 30033

CORTELL SELMA HARRIET
1345 FAMA DR
ATLANTA GA 30329

AZCUY JOSE G
1334 AMANDA CIR
DECATUR GA 30033

JAYASHANKAR ASHOK
77 DOVECREST CV
JACKSON TN 38305

TWENTY NINE SIXTY THREE NORTH
6000 LAKE FORREST DR STE 100
ATLANTA GA 30360

STREET MICHAEL W
1662 RAINIER FALLS DR
ATLANTA GA 30329

DRUID HILLS LAND LLC
1050 CAMBRIDGE SQ A
ALPHARETTA GA 30009

GOPIN DANIEL
1349 BRAMBLE RD NE
ATLANTA GA 30329

MUCHE AYANAW
1756 N HOLLY LN NE
ATLANTA GA 30329

DU JUN
1070 MOUNTCLAIRE DR
CUMMING GA 30041

ALTERMAN MICHAEL L
1354 BRAMBLE RD NE
ATLANTA GA 30329

BATEMAN JAMES B
1714 N HOLLY LN NE
ATLANTA GA 30329

GUO HUAN JIN
2777 N DRUID HILLS RD NE
ATLANTA GA 30329

ISKHAKOV ARTHUR
1470 WEMBLEY CT NE
ATLANTA GA 30329

SPECTOR S JAN
1690 ROSEMONT PL NE
ATLANTA GA 30329

HILMES MARTHA HELEN MOSELEY
1222 CLIFTON RD NE
ATLANTA GA 30307

ALLISON LENONG
1552 RAINIER FALLS DR
ATLANTA GA 30329

DJOURAEV ARKADI
1314 BREEZY LN NE
ATLANTA GA 30329

MATATOV DAVID
1240 BILTMORE DR
ATLANTA GA 30329

EE AND M LLC
54 STAR SPANGLED LN
PEACHTREE CITY GA 30269

PATEL GIRISHKUMAR B
114 CELESTE CT
THOMASVILLE GA 31792

MATZKIN DENNIS C
1422 N CROSSING DR NE
ATLANTA GA 30329

MURRAY ANN E
1264 CHRISTMAS LN NE
ATLANTA GA 30329

DAVIS NEAL A
1375 BILTMORE DR
ATLANTA GA 30329

HANCOCK WILLIAM THANE
PO BOX 7132
KAMUELA HI 96743

CAMPBELL A LAURA
1323 CHRISTMAS LN NE
ATLANTA GA 30329

ZENITH INTERNATIONAL CONSULTING LTD
4034 COYTE DR
MARIETTA GA 30062

KRESSES MAMIE
8021 PARK OVERLOOK DR
BETHESDA MD 20817

KNAUFT BRUCE M
1424 WEMBLEY CT
ATLANTA GA 30329

ARNOLD FOUNDATION INC
1 AUTO CLUB DR
DEARBORN MI 48126

ASHER YAHODA
1360 CHRISTMAS LN NE
ATLANTA GA 30329

EDEN TERRY
1304 KITTREDGE CT
ATLANTA GA 30329

MOKHTAR DINA MOHAMED
1434 DRUID MANOR BLVD
ATLANTA GA 30329

BRAUNSTEIN STEPHANIE
1361 N CROSSING DR NE
ATLANTA GA 30329

CINNAMON MINDY
1182 HOUSTON MILL RD NE
ATLANTA GA 30329

STEWART LIANNE
1342 MERRY LN NE
ATLANTA GA 30329

WEIN JAMES J
1637 RAINIER FALLS DR NE
ATLANTA GA 30329

SADINOFF SHARON A
1737 REINDEER DR NE
ATLANTA GA 30329

COLE DAVID LEE
1953 TOWNSEND CT NE
ATLANTA GA 30329

EREG
2250 N DRUID HILLS RD NE STE 278
ATLANTA GA 30329

DRUID HILLS REALTY LLC
P O BOX 29130
ATLANTA GA 30359

ROBBINS RAYMOND M
1022 HOUSTON MILL RD NE
ATLANTA GA 30329

ZISHOLTZ BARRY MITCHEL
1161 SWEETWOOD CT
ATLANTA GA 30329

SLOVIN JOSHUA
1132 ROGERETTA DR NE
ATLANTA GA 30342

ALEXANDER ELAINE
3463 EVANS RIDGE DR
ATLANTA GA 30341

GILBERT CRAIG C
1120 VISTAVIA CIR
DECATUR GA 30033

O'ROURKE THOMAS W
1331 N CROSSING DR NE
ATLANTA GA 30329

GOMEZ PAULA C
1450 N CROSSING CIR NE
ATLANTA GA 30329

NOH HYOUNGHO
6075 STANDARD VIEW DR
DULUTH GA 30097

JONES BRYANT
1365 NORTH CROSSING DR NE
ATLANTA GA 30329

FEINBERG BETTY ANN MOGUL
1203 EMPIRE RD NE
ATLANTA GA 30329

ENCLAVE AT DRUID HILLS TOWNHOME
2675 PACES FERRY RD SUITE 125
ATLANTA GA 30339

TENNENT JACQUELYN SHIVERS
1260 ARBORVISTA DR NE
ATLANTA GA 30329

MAYER CHRIS E
1277 CAROLYN DR NE
ATLANTA GA 30329

EICHORN AHARON S
5 PLUMBUSH RD
SUFFERN NY 10901

ZUVER GEORGE HENRY
1077 VISTAVIA CIR
DECATUR GA 30033

HOUSTON MILL PARTNERS LLC
1664 HILLSHIRE PL NE
ATLANTA GA 30329

HERSCOVICI SERGIU L REVOCABLE TRUST
1270 MERRY LN
ATLANTA GA 30329

STROUP MATTHEW JOSEPH
1051 MASON WOODS DR NE
ATLANTA GA 30329

TIBBALS RANDALL ALAN
1139 HOUSTON MILL RD NE
ATLANTA GA 30329

RYMSHA MICHAEL P
1425 WEMBLEY CT
ATLANTA GA 30329

CHAVDA JAYMEN
1767 STEPHANIE TRL
ATLANTA GA 30329

LAVISTA PROPERTIES LLC
1830 INDEPENDENCE SQ D
ATLANTA GA 30338

MCKEMIE BENJAMIN H G
1215 ARBORVISTA DR NE
ATLANTA GA 30329

JERRY TILLEM RESIDUAL TRUST
201 ALLEN RD # 300
ATLANTA GA 30328

NOONAN PATRICK
1129 MASON WOODS DR NE
ATLANTA GA 30329

BIEHN ALEXANDER G
1121 VISTAVIA CIR
DECATUR GA 30033

MILLER BEVERLY TALANSKY
1648 ADELIA PL NE
ATLANTA GA 30329

NEW RICKELLE
1280 HOLLY LN NE
ATLANTA GA 30329

SKIBELL JOSEPH
1314 BRAMBLE RD NE
ATLANTA GA 30329

KAZACHKA VERA D
1442 WEMBLEY CT NE # 4-404
ATLANTA GA 30329

AFRAH BIJAN
1390 DECLAIR DR NE
ATLANTA GA 30329

ELIZABETH S STRAUSS TRUST
1478 BILTMORE DR
ATLANTA GA 30329

LEDBETTER LEIGH ANN
1058 VISTAVIA CIR
DECATUR GA 30033

SINCLAIR LESLEE
1164 ROGERETTA DR NE
ATLANTA GA 30329

UM JUNG W
1463 WEMBLEY CT NE # 1-102
ATLANTA GA 30329

SLOVIN SANDRA L
1576 NANTAHALLA CT NE
ATLANTA GA 30329

RUEDA EFREN CARMONA
1406 N CROSSING DR
ATLANTA GA 30329

OBRIEN DENNIS A
1753 STEPHANIE TRL
ATLANTA GA 30329

MCCOY LEE
1444 N CROSSING DR
ATLANTA GA 30329

REDMAN PHILIP
1165 HOUSTON MILL RD NE
ATLANTA GA 30329

BJORGAN DAVID W
1412 WALKER GRV

IACULLO WALTER
1585 ADELIA PL NE
ATLANTA GA 30329

WEATHERSTONE TOWNHOME OWNERS
2144 BUFORD HWY STE 110
BUFORD GA 30518

FISHER AARON H
1165 ARBORVISTA DR NE
ATLANTA GA 30329

JOHANSSON SHELIA
1370 BILTMORE DR NE
ATLANTA GA 30329

LINDER HARVEY R
1337 JODY LN NE
ATLANTA GA 30329

KOPLAN STEPHEN M
1363 MERRY LN NE
ATLANTA GA 30329

MICHALOVE LOIS SARAH
1274 BRAMBLE RD NE
ATLANTA GA 30329

GREENBAUM JESSICA
1337 HOLLY LN NE
ATLANTA GA 30329

SCOTT NANCY ALISON
1594 RAINIER FALLS DR NE
ATLANTA GA 30329

PHILLIPS SUZANNE E
959 LIAWEN CT
ATLANTA GA 30329

MORRIS LEWIS A
1546 BEECHCLIFF DR
ATLANTA GA 30329

TOCO HILLS (E&A) LLC
1221 MAIN ST # 1000
COLUMBIA SC 29201

HOROWITZ SHALOM
1275 BRAMBLE RD NE
ATLANTA GA 30329

SULTAN STEPHANIE MIRIAM
1430 N CROSSING DR NE
ATLANTA GA 30329

RIVNER PETER A
1502 BEECHCLIFF DR
ATLANTA GA 30329

OLIKER ELENA
1565 ADELIA PL NE
ATLANTA GA 30329

EISSA SHERIEF
1430 WEMBLEY CT NE
ATLANTA GA 30329

HARTMAN SANFORD STUART
1664 HILLSHIRE PL
ATLANTA GA 30329

LENTINI ELAINE
1384 N CROSSING DR
ATLANTA GA 30329

ENDER LIVING TRUST
1554 ADELIA PL
ATLANTA GA 30329

ALEXANDER ELAINE A
3463 EVANS RIDGE DR
ATLANTA GA 30341

KATZ PROPERTIES LLC
2598 OAK CROSSING DR
DECATUR GA 30033

EIGHTEEN EIGHTY FIVE INVEST
1340 HOLLY LN NE
ATLANTA GA 30329

SWEET ANDREW
1324 HOLLY LN
ATLANTA GA 30329

GORDIN MARIAN
1654 RAINIER FALLS DR NE
ATLANTA GA 30329

MILLS SHELIA
1373 BRAMBLE RD
ATLANTA GA 30329

LEWIS JOSEPHINE M
1388 BERKELEY LN NE
ATLANTA GA 30329

GOLDIN MARC
1276 BILTMORE DR
ATLANTA GA 30329

LASSITER BONNIE M
1324 MERRY LN NE
ATLANTA GA 30329

PATEL KAVITA
1531 BEECHCLIFF DR NE
ATLANTA GA 30329

HUCKLEBERRY PROPERTIES
5 BREWSTER ST
GLEN COVE NY 11542

MTF DRUIDS LLC
2897 N DRUID HILLS RD NE STE 164
ATLANTA GA 30308

M AND S REAL ESTATE II LLC
1261 BILTMORE DR NE
ATLANTA GA 30329

ZIEGLER FRANCES JO
1080 MASON WOODS DR NE
ATLANTA GA 30329

HILL MARC R
1368 N CROSSING DR NE
ATLANTA GA 30329

KERZNER ELLIOT
1352 JODY LN NE
ATLANTA GA 30329

JORGENSEN HOWARD E EST PERS REP AND HEIR
1104 VISTAVIA CIR
DECATUR GA 30033

LUO YAN
1336 N CROSSING DR NE
ATLANTA GA 30329

ALARCON MARCO ANTONIO
1139 ROGERETTA DR NE
ATLANTA GA 30329

MAOR LAURI MAREN
1410 LIVELY RIDGE RD NE
ATLANTA GA 30329

PRICE DAVID BENJAMIN
1669 ADELIA PL NE
ATLANTA GA 30329

NEIDITCH JASON A
1235 BRAMBLE RD NE
ATLANTA GA 30329

WEBB IRA JO
1398 CHRISTMAS LN NE
ATLANTA GA 30329

PSOMIADIS JOHN
1826 STEPHANIE TRL
ATLANTA GA 30329

YOUNG AND HELEN YOON LIVING TRUST
2920 TOWNE VILLAGE DR
DULUTH GA 30097

WANG AARON X
1814 STEPHANIE TRL NE
ATLANTA GA 30329

JOEL LYNETTE
500 FRANKLIN RD NE
ATLANTA GA 30342

VORA PREMAL A
1842 BERKELEY OAKS LN NE
ATLANTA GA 30329

MOORE PATRICIA W
1418 CHRISTMAS LN NE
ATLANTA GA 30329

GORDON DAVID E
886 ARLINGTON PL
ATLANTA GA 30306

MURPHY MARIANNA
1390 N CROSSING DR # 1390
ATLANTA GA 30329

KYLE CHARLES RAYMOND
1066 MCCONNELL DR
DECATUR GA 30033

ARGO CATHERINE SUE
1576 RAINIER FALLS DR
ATLANTA GA 30329

KUTER DAVI
1172 EMPIRE RD NE
ATLANTA GA 30329

HILL ELENA BRITTAIN
1162 HOUSTON MILL RD NE
ATLANTA GA 30329

BOROOSAN YEHUDA
1334 BRAMBLE RD NE
ATLANTA GA 30329

FISCHER PAUL
816 CLERMONT DR APT F
ATLANTA GA 30306

GARBER MICHAEL J
1578 ADELIA PL NE
ATLANTA GA 30329

OHNSTAD LEONARD M
1364 N CROSSING DR NE
ATLANTA GA 30329

FRENKEL JOEL MATTHEW
1329 BRAMBLE RD NE
ATLANTA GA 30329

ALVO JULIA
1738 N HOLLY LN NE
ATLANTA GA 30329

ESRAL FAYE D
1351 BILTMORE DR NE
ATLANTA GA 30329

LINGARD KEVIN
1914 TOWNSEND CT NE 3
ATLANTA GA 30329

GRAISER MICHAEL A
1292 BREEZY LN NE
ATLANTA GA 30329

WILLIAMS FARRIS B
1349 N CROSSING DR NE
ATLANTA GA 30329

MOSS PATRICIA ANN
1334 N CROSSING DR NE
ATLANTA GA 30329

PRICE MARIAH A
220 TROTTERS RDG
FAYETTEVILLE GA 30215

ZIRPOLI RONALD
386 FERGUSON ST NE
ATLANTA GA 30307

TRILOKEKAR SUMUKH K
3632 GOVERNOR DR
SAN DIEGO CA 92122

SCHER ALLAN I
1153 EMPIRE RD NE
ATLANTA GA 30329

KARRAS ANDREAS JOHN
420 LAZY WIND LANE
JOHNS CREEK GA 30097

JACOBSON ELEANOR PEGGY
1443 BILTMORE DR NE
ATLANTA GA 30329

WIESEN ERIC SETH
204 CALIBER WOODS DR
ATLANTA GA 30329

BRATSCHITSCH IRENE A
1414 N CROSSING DR NE
ATLANTA GA 30329

YAN FU
1959 TOWNSEND CT NE
ATLANTA GA 30329

BOLANIS NANCY ANN
2320 LAVISTA RD NE
ATLANTA GA 30329

WEST DALE ALLEN
1143 VISTAVIA CIR
DECATUR GA 30033

BENTON STEPHANIE
1932 TOWNSEND CT NE
ATLANTA GA 30329

THOMAS JEFFREY
1762 ALEC PL
ATLANTA GA 30329

IDOV BERNARD A
1394 BILTMORE DR NE
ATLANTA GA 30329

PORTER CARLA PERKINS
1380 N CROSSING DR NE
ATLANTA GA 30329

ROBISON REVOCABLE LIVING TRUST
1681 PARLIAMENT PT
ATLANTA GA 30329

COURTNEY BRIAN
1469 WEMBLEY CT
ATLANTA GA 30329

WHITE JOYCE E
1364 MERRY LN NE
ATLANTA GA 30329

FINK HENRY
1708 N HOLLY LN NE
ATLANTA GA 30329

HALLFORD LEANN R
1613 RAINIER FALLS DR NE
ATLANTA GA 30329

FOLEY SOPHIA
1464 WEMBLEY CT NE
ATLANTA GA 30329

LOCK GERALD N
1683 ROSEMONT PL NE
ATLANTA GA 30329

DAVID A QUINTERO REVO TRT
1055 VISTAVIA CIR
DECATUR GA 30033

TIMMONS JAMES D
1663 RAINIER FALLS DR NE
ATLANTA GA 30329

RADPARVAR KHOSROW
1299 CAROLYN DR NE
ATLANTA GA 30329

EAW HOMES LLC
1407 SHEFFIELD DR
ATLANTA GA 30329

BENNETT REGNA CARROLL
1700 MASON MILL RD NE
ATLANTA GA 30329

SCHLOSS NORMAN H
1338 BREEZY LN NE
ATLANTA GA 30329

1216 BILTMORE DRIVE LLC
2897 N DRUID HILLS RD # 265
ATLANTA GA 30329

MARQUARDT NATHAN RUSSELL
1104 MASON WOODS DR NE
ATLANTA GA 30329

HILLER BEN
1351 JODY LN NE
ATLANTA GA 30329

JAIN SHALEEN
1420 WALKER GRV NE
ATLANTA GA 30329

POULOS ANASTASIA
1265 HOLLY LN NE
ATLANTA GA 30329

TRAINOR CHRISTOPHER N
1385 CHRISTMAS LN NE
ATLANTA GA 30329

VAN GELDER ANTHONY JAMES
1759 STEPHANIE TRL NE
ATLANTA GA 30329

GUTTMAN JOSHUA
1273 MERRY LN
ATLANTA GA 30329

MARKS LISA ARNOVITZ
1336 KITTREDGE CT NE
ATLANTA GA 30329

TORAH DAY SCHOOL OF ATLANTA
1985 LAVISTA RD NE
ATLANTA GA 30329

BELINFANTE JOHAN G F
1238 JODY LN NE
ATLANTA GA 30329

JONES WILLIAM
1099 VISTAVIA CIR
DECATUR GA 30033

SHASHIDHARAN SUBHADRA
1041 HOUSTON MILL RD NE
ATLANTA GA 30329

ARNOLD FOUNDATION INC
PO BOX 15469
ATLANTA GA 30333

SAIMAN JACK Y
1296 BRAMBLE RD NE
ATLANTA GA 30329

CLEMENT JEFFREY
1522 BEECHCLIFF DR NE
ATLANTA GA 30329

MASTOV ARIEL
1323 MERRY LN NE
ATLANTA GA 30329

HALLER JACOB
1388 HOLLY LN
ATLANTA GA 30329

DOURRON RODNEY M
1134 MCCONNELL DR
DECATUR GA 30033

ROLNICK JONATHAN MICHAEL
1381 JODY LN NE
ATLANTA GA 30329

KAPLAN SAMUEL BRETT
1454 BILTMORE DR NE
ATLANTA GA 30329

STORCH SHLOMO
1255 BRAMBLE RD NE
ATLANTA GA 30329

JOHNSON JOHN WESLEY
1401 BERKELEY LN NE
ATLANTA GA 30329

STEIN BRIAN R
1736 REINDEER DR NE
ATLANTA GA 30329

LYNN SETH
1335 MERRY LN
ATLANTA GA 30329

EUBANKS DEREK W
1917 TOWNSEND CT NE
ATLANTA GA 30329

LEGENER V TRUST
1280 JUDY LN
ATLANTA GA 30329

CHARME JONI
1575 ADELIA PL NE
ATLANTA GA 30329

MONHEIT ELIECER
1650 MASON MILL RD NE
ATLANTA GA 30329

ELBEIN BRADLEY M
1110 ROGERETTA DR NE
ATLANTA GA 30329

UDE GEORGE R
1079 MASON WOODS DR NE
ATLANTA GA 30329

LIMESTONE WELLS LLC
200 S BISCAYNE BLVD FLOOR 6TH
MIAMI FL 33131

FOUR WAY REALTY
PO BOX 8905
ASHEVILLE NC 28814

OVDAT ALAN D
1254 BRAMBLE RD NE
ATLANTA GA 30329

GOLD CAROLINE DARA
1668 ADELIA PL
ATLANTA GA 30329

ALLOY LAUREN
1369 N CROSSING DR NE
ATLANTA GA 30329

AROGETI PHYLLIS GAIL
1332 JODY LN NE
ATLANTA GA 30329

STENHOUSE JACKSON CODY
1105 MASON WOODS DR
ATLANTA GA 30329

RUBIN ELLYN JOY
1361 JODY LN NE
ATLANTA GA 30329

MERRY HILLS REALTY LLC
2897 N DRUID HILLS RD NE STE 355
ATLANTA GA 30329

FRANK DANIEL
1198 BILTMORE DR NE
ATLANTA GA 30329

SAWYER KATHLEEN
1374 JODY LN
ATLANTA GA 30329

SHIKANY MICHAEL M
1715 N HOLLY LN NE
ATLANTA GA 30329

EMMET PETER RICHARD
1338 N CROSSING DR NE
ATLANTA GA 30329

KRAUS RICHARD
2968 N DRUID HILLS RD NE
ATLANTA GA 30329

GOOCH KEVIN
1827 BERKELEY OAKS LN NE
ATLANTA GA 30329

HAAS RENEE LIVING TRUST
1146 HOUSTON MILL RD NE
ATLANTA GA 30329

CREEDS DAVID
1279 BILTMORE DR NE
ATLANTA GA 30329

TOBIN ILAN
1603 ADELIA PL NE
ATLANTA GA 30329

CARTER STANLEY
1448 WEMBLEY CT NE
ATLANTA GA 30329

I N HABIF LLC
4004 SUMMIT BLVD NE SUITE 800
ATLANTA GA 30319

PAEZ CLAUDIA A TRUSTEE OF
1147 MCCONNELL DR
DECATUR GA 30033

WALDEN TRACY J
1054 MASON WOODS DR NE
ATLANTA GA 30329

DONLAN TIMOTHY W
1200 HOUSTON MILL RD NE
ATLANTA GA 30329

TOLBERT ERNEST A JR
1361 FAMA DR NE
ATLANTA GA 30329

BLEICH SHEILA S
1301 BREEZY LN NE
ATLANTA GA 30329

TELLER MICHAEL D
1317 JODY LN NE
ATLANTA GA 30329

SHAPIRO HYMAN
1128 VISTAVIA CIR
DECATUR GA 30033

GIANNAKOPOULOS PAULINE
1260 HOLLY LN NE
ATLANTA GA 30329

FLEISHMAN SETH
1394 MERRY LN NE
ATLANTA GA 30329

YAKUBOV ARKADIY
983 NOTTINGHAM LN NE
ATLANTA GA 30319

SANTOIANNI CARMINE ANTHONY
1370 N CROSSING DR NE
ATLANTA GA 30329

BERMAN EARL J
4080 N 44TH AVE
HOLLYWOOD FL 33021

ARBISER SHMUEL EST ADMIN EX HEIRS
1690 PARLIAMENT PT
ATLANTA GA 30329

BENDECK VICTOR E JR
1151 ROGERETTA DR NE
ATLANTA GA 30329

SANFORD CARLEE
1420 N CROSSING DR
ATLANTA GA 30329

HARRIS JAY DEE
1583 NANTAHALLA CT NE
ATLANTA GA 30329

CDI GLENRIDGE LLC
56 MOUNT PARAN RD
ATLANTA GA 30327

VOGT PROPERTIES LLC
1084 HOUSTON MILL RD NE
ATLANTA GA 30329

YADGAROV BORIS A
6574 SAUNDERS ST APT 4B
REGO PARK NY 11374

INTOWN COMMUNITY CHURCH INC
2059 LAVISTA RD NE
ATLANTA GA 30329

KEMP DONNA LEE
1806 STEPHANIE TRL
ATLANTA GA 30329

VAN HOUTEN OLIVIA L
1082 VISTAVIA CIR
DECATUR GA 30033

FREEDMAN MARK S
1628 RAINIER FALLS DR NE
ATLANTA GA 30329

VIENNA MICHAEL PAUL
1785 STEPHANIE TRL
ATLANTA GA 30329

HABIF LEONARD N
1260 KITTREDGE CT NE
ATLANTA GA 30329

JAFFE HELAINA L
1258 BILTMORE DR NE
ATLANTA GA 30329

GOLDMAN JOANNA A SMITH
1034 MCCONNELL DR
DECATUR GA 30033

FRAND CAROL
1412 CHRISTMAS LN NE
ATLANTA GA 30329

BELLSOUTH
PO BOX 182333
COLUMBUS OH 43218

GHANTA PRAVEEN
1434 LAVISTA DR
DECATUR GA 30033

SIQUEIROS HECTOR REVO TRUST
3945 COVERLY CT
LONGWOOD FL 32779

DINUR ALEXANDER
1171 ARBORVISTA DR NE
ATLANTA GA 30329

BERMAN ALLISON
1134 EMPIRE RD NE
ATLANTA GA 30329

PETER AND JUDITH BRANDEIS FAMI
10040 E HAPPY VALLEY RD TRIPLEX 322
SCOTTSDALE AZ 85255

BOGART ELEANOR C
PO BOX 93664
ATLANTA GA 30377

TRAVIS SUSANNA
1612 RAINIER FALLS DR NE
ATLANTA GA 30329

OBRIEN THOMAS JUSTIN
1058 MCCONNELL DR
DECATUR GA 30033

SALOMON MARTIN
1302 HOLLY LN NE
ATLANTA GA 30329

GLENRIDGE TOCO HILLS LLC
1504 MACY DR
ROSWELL GA 30076

KAYSER VICTORIA M
1245 ARBORVISTA DR NE
ATLANTA GA 30329

TUCK LEON
1423 BILTMORE DR NE
ATLANTA GA 30329

BENEDICT HENRY
1346 N CROSSING DR UNIT 1346
ATLANTA GA 30329

GREYHOUND REAL ESTATE
1014 VINE ST FLOOR 7TH
CINCINNATI OH 45202

ASHER FARIMAH K
1467 BILTMORE DR NE
ATLANTA GA 30329

MILLER P SCOTT
1632 ADELIA PL NE
ATLANTA GA 30329

GRABBE KRISTINA L
1649 ADELIA PL NE
ATLANTA GA 30329

VIRAL PATEL
1820 STEPHANIE TRL
ATLANTA GA 30329

BETH JACOB LEGACY FUND INC
1486 HOLLY LN NE
ATLANTA GA 30329

MCCORKLE MERY LYNN
1150 VISTAVIA CIR
DECATUR GA 30033

KAHN ROSELYN P
1255 MERRY LN
ATLANTA GA 30329

WELFELD RACHAEL
1209 BILTMORE DR NE
ATLANTA GA 30329

WHITE CHRISTINE A
1838 STEPHANIE TRL
ATLANTA GA 30329

CONGREGATION BETH JACOB
1855 LAVISTA RD NE
ATLANTA GA 30329

COHEN BRETT H
1300 BREEZY LN NE
ATLANTA GA 30329

HSU CHUANCHING
1458 WEMBLEY CT NE
ATLANTA GA 30329

ROSS NANETTE S
1366 N CROSSING DR NE
ATLANTA GA 30329

SIMONDS REBECCA
1410 N CROSSING DR NE
ATLANTA GA 30329

TRIPATHY HIMANSU
1934 TOWNSEND CT
ATLANTA GA 30329

WITTE JOHN JR
1144 MASON WOODS DR NE
ATLANTA GA 30329

PACIGA RAYMOND J
1299 JODY LN NE
ATLANTA GA 30329

MEHTA PUJA K
1839 BERKELEY OAKS LN
ATLANTA GA 30329

1343 BILTMORE DRIVE LLC
3616 CLAIRMONT RD NE
ATLANTA GA 30345

SADINOFF JONATHAN
1737 REINDEER DR NE
ATLANTA GA 30329

NEWMAN SARAH HALEY
1194 HOUSTON MILL RD NE
ATLANTA GA 30329

ROTHSTEIN MATTHEW BRIAN
1428 BILTMORE DR NE
ATLANTA GA 30329

LAVISTA INVESTORS INC
2056 LAVISTA RD NE
ATLANTA GA 30329

KERMAN FAMILY LIMITED PARTNERS
10675 OAKTON RIDGE CT
OAKTON VA 22124

JOHNSTON ELEANOR
1353 N CROSSING DR NE
ATLANTA GA 30329

LEVITT JUDITH
1368 BRAMBLE RD NE
ATLANTA GA 30329

SOCIETY OF ST ANNA THE PROPHET
P O BOX 15118
ATLANTA GA 30333

SANKAR LAKSHMI N
1217 EMPIRE RD NE
ATLANTA GA 30329

GAMBOA JACOB M
1754 ALEC PL NE
ATLANTA GA 30329

MCNEILL JEAN M
1687 ROSEMONT PL NE
ATLANTA GA 30329

MINSK ALAN G
1135 EMPIRE RD NE
ATLANTA GA 30329

BUGGE JOHN M
1096 MASON WOODS DR NE
ATLANTA GA 30329

PALMER HOUSE LLC
2911 PIEDMONT RD NE B
ATLANTA GA 30305

RAAB GAIL
1484 BILTMORE DR NE
ATLANTA GA 30329

SHAPIRO HOWARD Z
1391 BILTMORE DR NE
ATLANTA GA 30329

CHANG CHUN HAO
1433 DRUID MANOR BLVD
ATLANTA GA 30329

LAWRENCE LEONARD
1311 BILTMORE DR
ATLANTA GA 30329

SESSIONS MARTHA H
1658 MASON MILL RD NE
ATLANTA GA 30329

CRAWFORD LESLIE H
1678 MASON MILL RD NE
ATLANTA GA 30329

ARNOLD FOUNDATION INC
1800 BRIARCLIFF RD NE
ATLANTA GA 30329

HECHT DAVID
1284 CAROLYN DR
ATLANTA GA 30329

ELON ARYEH S
1377 MERRY LN NE
ATLANTA GA 30329

SEWELL JAMES R
1379 CHRISTMAS LN
ATLANTA GA 30329

WESTEN LAURA A
1471 WEMBLEY CT NE
ATLANTA GA 30329

OGEN RUTH
17451 NE 23 AVE
NORTH MIAMI BEACH FL 33160

BAKER MATTHEW
1336 FAMA DR NE
ATLANTA GA 30329

MY JAPAN TRUST
1063 VISTAVIA CIR
DECATUR GA 30039

GOLD CAROLINE DARA
1668 ADELIA PL
ATLANTA GA 30329

DEKALB COUNTY
1300 COMMERCE DR
DECATUR GA 30030

PEARLMAN HEATHER W
1246 JODY LN NE
ATLANTA GA 30329

TOMALKA JEFF ALAN
1107 VISTAVIA CIR
DECATUR GA 30033

OVADIA TAL
1402 BILTMORE DR NE
ATLANTA GA 30329

STEINBERG ANNA W
1173 EMPIRE RD
ATLANTA GA 30329

WENGER DANIEL
1302 CHRISTMAS LN NE
ATLANTA GA 30329

TRITT JORDAN EVAN
1300 JODY LN NE
ATLANTA GA 30329

FISCHER ELIA
1288 BRAMBLE RD NE
ATLANTA GA 30329

KALNITZ NEIL D
1380 HOLLY LN NE
ATLANTA GA 30329

CALATLANTIC GROUP INC
1000 MANSELL EXCHANGE W # 200
ALPHARETTA GA 30022

BODZY DAVID
1328 BRAMBLE RD
ATLANTA GA 30329

WESTFIELD CAPITAL LLC
4795 WESTFIELD DR
ATLANTA GA 30342

LEIFER AARON J
1315 MERRY LN NE
ATLANTA GA 30329

LAVISTA INVESTORS INC
2056 LAVISTA RD
ATLANTA GA 30329

DENNIS S PALEY REV TRUST
1291 CAROLYN DR NE
ATLANTA GA 30329

REPASKY JACK MICHAEL
1957 TOWNSEND CT UNIT 18
ATLANTA GA 30329

PARIKH MEHUL R
1416 WALKER GRV
ATLANTA GA 30329

BENDICOFF ARI
1419 CHRISTMAS LN NE
ATLANTA GA 30329

TERPENNING SILANATH
1089 MASON WOODS DR
ATLANTA GA 30329

CHAPMAN SHIRLEY B
1331 MERRY LN NE
ATLANTA GA 30329

CRAWFORD JANE A
1376 N CROSSING DR NE
ATLANTA GA 30329

ARNOVITZ DOLORES B
1259 KITTREDGE CT NE
ATLANTA GA 30329

WALLACE GREGORY STEPHEN
1042 MASON WOODS DR NE
ATLANTA GA 30329

GLAZER HILLEL
1573 BEECHCLIFF DR NE
ATLANTA GA 30329

KAMINETZKY ANNA F
1338 JODY LN NE
ATLANTA GA 30329

HOUBEN ALLAN
1485 BILTMORE DR NE
ATLANTA GA 30329

ZARINA INVESTMENTS LLLP
3987 MERRIWEATHER WOODS
ALPHARETTA GA 30022

HILLER MURRAY B
1351 JODY LN NE
ATLANTA GA 30329

BERENDT JASON E
1741 N HOLLY LN
ATLANTA GA 30329

FARAZMAND DINAH
1415 BILTMORE DR NE
ATLANTA GA 30329

FISCHER JOSEF
6 HILLTOP PL
MONSEY NY 10952

MERRY HILLS REALTY LLC
2897 N DRUID HILLS DR NE STE 355
ATLANTA GA 30329

OAMI EMILY
1396 CAROLYN DR NE
ATLANTA GA 30329

LYNCH CAROL
1722 REINDEER DR NE
ATLANTA GA 30329

VARON GIL CHAIM
100 TAMARISK DR NE
ATLANTA GA 30342

KHOSHKHERAMAN KOROSH
1340 HOLLY LN NE
ATLANTA GA 30329

LIU GUANGPENG
1434 N CROSSING DR NE
ATLANTA GA 30329

LIPSON AARON W
1033 HOUSTON MILL RD NE
ATLANTA GA 30329

RALEIGH GILLIAN RENEE SCHROFF
1142 WALDORFS CT
DECATUR GA 30033

BEEBE JASON
1516 BEECHCLIFF DR
ATLANTA GA 30329

LASRY ARIELLE
1535 MASON MILL RD
ATLANTA GA 30329

NEISHLOSS EMMA L
1335 N CROSSING DR NE # 1335
ATLANTA GA 30329

SCHOEN DAVID I
1669 HILLSHIRE PL NE
ATLANTA GA 30329

MANI RAMESH
1120 MCCONNELL DR
DECATUR GA 30033

MAY SHELDON
1147 ROGERETTA DR NE
ATLANTA GA 30329

KARPOVSKY ISAAC
41 OLD FARM RD
NEWTON MA 2459

MCCOLLUM MARY ANNA
1339 BREEZY LN NE
ATLANTA GA 30329

COHEN MORDECHAI
1336 CHRISTMAS LN NE
ATLANTA GA 30329

GREEN SARAH A
1442 BRIAROAKS TRL NE
ATLANTA GA 30329

R G HALPERN INVESTMENT GROUP
2160 LAVISTA RD
ATLANTA GA 30329

COOLE DAVID FRANKLIN
1392 N CROSSING DR NE
ATLANTA GA 30329

GLUSMAN FRED
1323 KITTREDGE CT NE
ATLANTA GA 30329

LEES RYAN R
1353 FAMA DR NE
ATLANTA GA 30329

MYLREA SAMUEL DAVID
1798 N HOLLY LN NE
ATLANTA GA 30329

AGICHTEIN YEVGENY
1380 JODY LN NE
ATLANTA GA 30329

JOHNSON GEOFFREY DAVID
1800 STEPHANIE TRL
ATLANTA GA 30329

SASLAFSKY GABRIEL
1442 CHRISTMAS LN NE
ATLANTA GA 30329

KERENDIAN SHOKROLLAH
1562 BEECHCLIFF DR NE
ATLANTA GA 30329

KATZMAN DAVID A
1638 ADELIA PL NE
ATLANTA GA 30329

FINK JOSEPH L
1406 CHRISTMAS LN NE
ATLANTA GA 30329

CONNER ALANNA CATHERINE
1418 N CROSSING DR NE
ATLANTA GA 30329

BACHAR MARLENE
1602 ADELIA PL
ATLANTA GA 30329

WILSON JOHN
1787 STEPHANIE TRL NE
ATLANTA GA 30329

MEDWED ROBERT J
1360 N CROSSING DR NE
ATLANTA GA 30329

CHIERT MICHAEL
1090 VISTAVIA CIR
DECATUR GA 30033

COBB WILLIAM J
1044 VISTAVIA CIR
DECATUR GA 30033

PRANSKY DONIEL
1289 BRAMBLE RD NE
ATLANTA GA 30329

KRAMER JAY MICHAEL
1268 KITTREDGE CT NE
ATLANTA GA 30329

GALLAGHER CARRIE A
1082 MCCONNELL DR
DECATUR GA 30033

KOWALSKY RICHARD
1832 STEPHANIE TRL
ATLANTA GA 30329

WELLCOME HOME ENTERPRISES LLC
1153 EMPIRE RD NE
ATLANTA GA 30329

DAVIS ORRIN
1154 EMPIRE RD NE
ATLANTA GA 30329

WALTER WILLIAMS CHARLES JR REVOC LIV TRU
1928 TOWNSEND CT NE
ATLANTA GA 30329

FREUNDLICH SAMUEL
1296 HOLLY LN NE
ATLANTA GA 30329

HARTSTEIN LAWRENCE
1126 EMPIRE RD
ATLANTA GA 30329

SENIOR TAL
1597 ADELIA PL NE
ATLANTA GA 30329

MILLER ELAINE R
1293 BREEZY LN NE
ATLANTA GA 30329

KAKUNES ENTERPRISES LLC
2167 FISHER TRL NE
ATLANTA GA 30345

AZCUIY JOSE G
1340 AMANDA CIR
DECATUR GA 30033

RUBIN LAWRENCE P
1354 CHRISTMAS LN NE
ATLANTA GA 30329

BARKSDALE MICHAEL REID
1360 FAMA DR NE
ATLANTA GA 30329

FLUSBERG BENJAMIN A
1429 BILTMORE DR
ATLANTA GA 30329

SHUSTER AMIR
1269 WILDCLIFF PKWY NE
ATLANTA GA 30329

CINNAMON MINDY
1174 HOUSTON MILL RD NE
ATLANTA GA 30329

MACLEAN JENNIFER L
1818 STEPHANIE TRL
ATLANTA GA 30329

TUBEL WAYNE PATRICK
325 E PACES FERRY RD NE # 705
ATLANTA GA 30305

ALEXANDER DON
1629 RAINIER FALLS DR NE
ATLANTA GA 30329

KAZI PROPERTIES LLC
171 MCCLAIN CIR
MACON GA 31216

GELLER ANDREW I
1189 BILTMORE DR
ATLANTA GA 30329

EREG
2250 N DRUID HILLS RD NE STE 278
ATLANTA GA 30329

HALEPOTA JAMAL
1121 MCCONNELL DR
DECATUR GA 30033

NAFISI MOZAFAR
1367 BILTMORE DR NE
ATLANTA GA 30329

CORTELL HARRIETT
1345 FAMA DR NE
ATLANTA GA 30329

ASHER JOSEPH
1633 ADELIA PL NE
ATLANTA GA 30329

ESRAL MICHAL
1348 BRAMBLE RD NE
ATLANTA GA 30329

LI ZHUNAN
1439 DRUID MANOR BLVD
ATLANTA GA 30329

LEFF SANDRA T
1722 PINETREE CIR NE
ATLANTA GA 30329

COUCH KENNETH
1560 RAINIER FALLS DR NE
ATLANTA GA 30329

BOOMSAAD ZACKARY E
1792 STEPHANIE TRL
ATLANTA GA 30329

LIPSTADT DEBORAH E
1674 RAINIER FALLS DR NE
ATLANTA GA 30329

RODRIGUEZ JOSE ANTONIO JR
1361 CHRISTMAS LN
ATLANTA GA 30329

ERICKSON BETH B
1120 MASON WOODS DR NE
ATLANTA GA 30329

BELLSOUTH
PO BOX 182333
COLUMBUS OH 43218

ARNOLD FOUNDATION INC
PO BOX 15469
ATLANTA GA 30333

LAMEY BLAIR JOHN
1940 NE TOWNSEND CT UNIT 15
ATLANTA GA 30329

LINDENBLATT STEVEN
1279 JODY LN NE
ATLANTA GA 30329

FIRST NATIONAL BANK OF ATLANTA
PO BOX 26665
RICHMOND VA 26665

PATEL SUNNY DINESH
1773 STEPHANIE TRL
ATLANTA GA 30329

JORDAN HENRY C
3951 BOLTON ST
AUGUSTA GA 30909

DEVENEY WILLIAM D
1153 MASON WOODS DR NE
ATLANTA GA 30329

1059 MASON WOODS DRIVE LAND
PO BOX 98222
ATLANTA GA 30359

KOPECKY ALEXANDER P
1348 MERRY LN NE
ATLANTA GA 30329

ER REVOCABLE TRUST
1337 KITTREDGE CT NE
ATLANTA GA 30329

BOURBO DAVID N
1424 WALKER GRV
ATLANTA GA 30329

KATZ ROBERT N
219 MOUNT VERNON DR
DECATUR GA 30030

ZUGHAIER SUSA
1395 MERRY LN NE
ATLANTA GA 30329

LAVISTA PROPERTIES LLC
1830 INDEPENDENCE SQ STE D
ATLANTA GA 30338

RAUSHER SCOTT
1372 N CROSSING DR NE
ATLANTA GA 30329

FRIEDMAN SHERRY N
P O BOX 15275
ATLANTA GA 30333

MANN JORDAN
1253 ARBORVISTA DR NE
ATLANTA GA 30329

DOSETAREH KHOSRO
1268 ARBORVISTA DR NE
ATLANTA GA 30329

SANFORD SARA
1337 N CROSSING DR
ATLANTA GA 30329

TOCO HILL INC
107 S PENNSYLVANIA ST 400
INDIANAPOLIS IN 46204

GERSON RAPHAEL Y
1119 EMPIRE RD NE
ATLANTA GA 30329

STANGL NICOLE FRANCIS
1032 HOUSTON MILL RD NE
ATLANTA GA 30329

AGEE CAROL MELINDA
2107 N DECATUR RD # 279
DECATUR GA 30033

GROSS ARLENE
1318 CHRISTMAS LN NE
ATLANTA GA 30329

ESTREICHER DANIEL B
1318 JODY LN NE
ATLANTA GA 30329

HUCKABY GERTRUDE B
1272 BREEZY LN NE
ATLANTA GA 30329

ASA ARIEL
1402 HOLLY LN NE
ATLANTA GA 30329

DOLAN BETTY JEAN
1329 HOLLY LN NE
ATLANTA GA 30329

PALEFSKI NATANEL AVRAHAM
1311 CAROLYN DR NE
ATLANTA GA 30329

PURDIE BEVERLY A
1427 WEMBLEY CT NE
ATLANTA GA 30329

HOWELL SOSH A
1755 REINDEER DR
ATLANTA GA 30329

ALLEN JOSHUA M
1755 STEPHANIE TRL NE
ATLANTA GA 30329

SONSINO TOMER
1465 WEMBLEY CT NE
ATLANTA GA 30329

GAL RAANON
1725 PINETREE CIR
ATLANTA GA 30329

TYKOCKI IVONNE S
1349 MERRY LN NE
ATLANTA GA 30329

EDWARDS CLAUDE
6402 LAKE VISTA DR
TUSCALOOSA AL 35406

WOLFE BRITT ROTBERG
1066 VISTAVIA CIR
DECATUR GA 30033

AFRAH LEVI E
1378 BILTMORE DR
ATLANTA GA 30329

SAXE CHARLES L III
1608 MASON MILL RD NE
ATLANTA GA 30329

MALKA DAPHNA
1315 BREEZY LN NE
ATLANTA GA 30329

SPOTTS JOEL D
1375 JODY LN NE
ATLANTA GA 30329

WILLIAMS MARY BETH
1634 MASON MILL RD NE
ATLANTA GA 30329

CASTELLI ANTHONY
10 JAMES PL
STATEN ISLAND NY 10305

MENKOWITZ GEOFFREY BENTON
1331 CAROLYN DR NE
ATLANTA GA 30329

SOLON WENDY MINSK
1113 HOUSTON MILL RD NE
ATLANTA GA 30329

DEARWENT STEPHEN M JR
1163 ROGERETTA DR NE
ATLANTA GA 30329

NEUBERGER MAYER S
1420 HOLLY LN NE
ATLANTA GA 30329

CENKER MICHAEL S
1308 BRAMBLE RD NE
ATLANTA GA 30329

DIAMOND TREES LLC
1284 MERRY LN NE
ATLANTA GA 30329

SMITH TARA
1373 N CROSSING DR NE
ATLANTA GA 30329

MANGA YATIN
1911 TOWNSEND CT NE
ATLANTA GA 30329

TOCO HILL INC
P.O. BOX 528
COLUMBIA SC 29201

PARK CHONG WOO
2996 N DRUID HILLS RD NE
ATLANTA GA 30329

EBELT STEFANIE T
1410 WALKER GRV NE
ATLANTA GA 30329

ZUSSMAN BENJAMIN MORRIS
1155 ARBORVISTA DR NE
ATLANTA GA 30329

ZEV SCHLOSS LIVING TRUST
1291 BILTMORE DR NE
ATLANTA GA 30329

ELLMAN GAVIN M
1654 ADELIA PL
ATLANTA GA 30329

DJOURAEV SLAVIC
1269 BRAMBLE RD NE
ATLANTA GA 30329

REAVIS PAUL
1399 CHRISTMAS LN
ATLANTA GA 30329

MYATT HUNTER
1424 CHRISTMAS LN NE
ATLANTA GA 30329

KESSLER RANDALL M
1123 HOUSTON MILL RD NE
ATLANTA GA 30329

1242 ARBORVISTA ROAD LLC
3616 CLAIRMONT RD NE
ATLANTA GA 30345

KISHORE CHADALAVADA
2500 DAYLOR CT
ALBANY GA 31721

FLESHEL JACKY
1582 NANTAHALLA CT
ATLANTA GA 30329

KROMBACH DAVID L
2019 LAVISTA RD NE
ATLANTA GA 30329

HODAN LIONSA M
1041 VISTAVIA CIR
DECATUR GA 30033

BERGER MICHAEL S
1369 HOLLY LN NE
ATLANTA GA 30329

XU KAREN M
1106 MCCONNELL DR
DECATUR GA 30033

CRAWFORD TERRY F JR
1668 MASON MILL RD NE
ATLANTA GA 30329

TIBOR SUZAN D
1551 BEECHCLIFF DR NE
ATLANTA GA 30329

NOBLIN JENNA
1402 N CROSSING DR NE
ATLANTA GA 30329

MORRIS PETER
2002 LAVISTA RD NE
ATLANTA GA 30329

TENDLER YITZCHOK
1540 BEECHCLIFF DR NE
ATLANTA GA 30329

MILLER GERALD DENNIS II REVOCABLE TRUST
1438 DRUID MANOR BLVD
ATLANTA GA 30329

SILVERMAN DAVID
1368 HOLLY LN NE
ATLANTA GA 30329

RUSSELL JULIA C
1424 N CROSSING DR
ATLANTA GA 30329

BERGEN MIRA D
1615 ADELIA PL NE
ATLANTA GA 30329

BROCK EVANNE L
1110 NORTHCHASE PKWY STE 150
MARIETTA GA 30067

HANSON RONALD D
1440 N CROSSING DR NE # U1440
ATLANTA GA 30329

HOWELL SARAH E
1330 MERRY LN NE
ATLANTA GA 30329

GLEICHER RHODA WEXLER
1328 KITTREDGE CT NE
ATLANTA GA 30329

LEVIN RICH
1468 LACHONA CT NE
ATLANTA GA 30329

KATZMAN DAVID
1301 CHRISTMAS LN NE
ATLANTA GA 30329

HUANG WEI
1234 VININGS PLACE PT
MABLETON GA 30126

DAVIS ERICA M
1620 ADELIA PL NE
ATLANTA GA 30329

BILY JUSTIN C
2178 LAVISTA RD NE
ATLANTA GA 30329

WOODS PATSY BROWN
1306 CAROLYN DR NE
ATLANTA GA 30329

ADELMAN ERIC J
1244 KITTREDGE CT NE
ATLANTA GA 30329

CHRISTINE G CAMP TRUST
PO BOX 98307
ATLANTA GA 30359

KAMRASS ANNA LEE
1299 KITTREDGE CT NE
ATLANTA GA 30329

MULLINS BETTY JEAN
1392 CHRISTMAS LN NE
ATLANTA GA 30329

ALEXANDER ELAINE A
3463 EVANS RIDGE DR
ATLANTA GA 30341

ARONOFF MARLENE V
1360 JODY LN NE
ATLANTA GA 30329

PEREZ RICHARD D
1780 N HOLLY LN NE
ATLANTA GA 30329

MOORE KELLIE C
1824 STEPHANIE TRL NE
ATLANTA GA 30329

2056 LAVISTA ROAD / STATE ROUTE 236

SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 110 AND 111, 18TH DISTRICT, DEKALB COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHRISTMAS LANE (50 FOOT RIGHT-OF-WAY WIDTH), SAID POINT LOCATED .19 FEET SE OF A CONCRETE MONUMENT FOUND AT THE NORTHWESTERLY END OF THE MITRED RIGHT OF WAY LINE FROM LAVISTA ROAD / STATE ROUTE 236;

THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 31 MINUTES 59 SECONDS EAST A DISTANCE OF 289.39 FEET TO ½" IRON ROD FOUND;

THENCE, WITH SAID RIGHT OF WAY LINE, NORTH 01 DEGREES 59 MINUTES 49 SECONDS EAST A DISTANCE OF 69.92 FEET TO A 1" OPEN TOP PIPE FOUND;

THENCE, LEAVING SAID RIGHT OF WAY LINE, SOUTH 89 DEGREES 55 MINUTES 44 SECONDS EAST A DISTANCE OF 168.17 FEET TO A POINT .29 FEET NE OF A ½" REBAR FOUND;

THENCE, NORTH 00 DEGREES 32 MINUTES 37 SECONDS EAST A DISTANCE OF 25.91 FEET TO AN IRON PIN SET;

THENCE, NORTH 89 DEGREES 54 MINUTES 47 SECONDS EAST A DISTANCE OF 79.44 FEET TO AN IRON PIN SET;

THENCE, SOUTH 00 DEGREES 18 MINUTES 55 SECONDS EAST A DISTANCE OF 21.21 FEET TO A POINT .39 FEET SE OF A ½" REBAR FOUND;

THENCE, NORTH 89 DEGREES 54 MINUTES 23 SECONDS EAST A DISTANCE OF 214.63 FEET TO A ½" REBAR FOUND ON THE WESTERLY RIGHT IF WAY LINE OF MERRY LANE (60 FOOT RIGHT OF WAY WIDTH);

THENCE, WITH SAID RIGHT OF WAY, SOUTH 00 DEGREES 07 MINUTES 14 SECONDS WEST A DISTANCE OF 75.24 FEET TO AN IRON PIN SET;

THENCE, WITH SAID RIGHT OF WAY LINE, SOUTH 00 34 DEGREES 15 MINUTES 27 SECONDS EAST A DISTANCE OF 196.39 FEET TO AN IRON PIN SET;

THENCE, WITH SAID RIGHT OF WAY LINE, SOUTH 34 DEGREES 42 MINUTES 19 SECONDS WEST A DISTANCE OF 25.14 FEET TO AN IRON PIN SET ON THE NOTHERLY RIGHT OF WAY LINE OF LAVISTA ROAD / STATE ROUTE 236 (RIGHT OF WAY WIDTH VARIES);

THENCE, WITH SAID RIGHT OF WAY LINE, FOLLOWING A COUNTERCLOCKWISE CURVE WITH AN ARC DISTANCE OF 65.52 FEET, HAVING A RADIUS OF 2,280.00 FEET, SUBTENDE BY A CHORD WITH BEARING OF SOUTH 72 DEGREES 57 MINUTES 25 SECONDS WEST AND DISTANCE OF 65.52 FEET TO A POINT .26 FEET SW OF A CONCRETE MONUMMENT FOUND;

THENCE, WITH SAID RIGHT OF WAY LINE, FOLLOWING A COUNTERCLOCKWISE CURVE WITH AN ARC DISTANCE OF 32.62 FEET, HAVING A RADIUS OF 2,280.00 FEET, SUBTENDE BY A CHORD WITH BEARING OF SOUTH 74 DEGREES 33 MINUTES 20 SECONDS WEST AND DISTANCE OF 32.62 FEET TO A POINT;

THENCE, WITH SAID RIGHT OF WAY LINE, SOUTH 76 DEGREES 48 MINUTES 31 SECONDS WEST A DISTANCE OF 94.84 FEET TO A CONCRETE MONUMNET FOUND;

THENCE, WITH SAID RIGHT OF WAY LINE, FOLLOWING A COUNTERCLOCKWISE CURVE WITH AN ARC DISTANCE OF 29.65 FEET, HAVING A RADIUS OF 2,262.01 FEET, SUBTENDED BY A CHORD WITH BEARING OF SOUTH 77 DEGREES 14 MINUTES 18 SECONDS WEST AND DISTANCE OF 29.65 FEET TO A POINT;

THENCE, WITH SAID RIGHT OF WAY LINE, NORTH 55 DEGREES 29 MINUTES 49 SECONDS WEST A DISTANCE OF 8.42 FEET TO A POINT;

THENCE, WITH SAID RIGHT OF WAY LINE, SOUTH 79 DEGREES 30 MINUTES 11 SECONDS WEST A DISTANCE OF 90.00 FEET TO A POINT;

THENCE, WITH SAID RIGHT OF WAY LINE, SOUTH 34 DEGREES 30 MINUTES 11 SECONDS WEST A DISTANCE OF 6.97 FEET TO A POINT;

THENCE, WITH SAID RIGHT OF WAY LINE, FOLLOWING A COUNTERCLOCKWISE CURVE WITH AN ARC DISTANCE OF 82.18 FEET, HAVING A RADIUS OF 693.06 FEET, SUBTENDED BY A CHORD WITH BEARING OF SOUTH 81 DEGREES 37 MINUTES 03 SECONDS WEST AND DISTANCE OF 82.14 FEET TO A POINT;

THENCE, WITH SAID RIGHT OF WAY LINE, SOUTH 79 DEGREES 22 MINUTES 37 SECONDS WEST A DISTANCE OF 35.95 FEET TO A POINT .97 FEET NW OF A CONCRETE MONUMENT FOUND;

THENCE, WITH SAID RIGHT OF WAY LINE, SOUTH 79 DEGREES 22 MINUTES 37 SECONDS WEST A DISTANCE OF 35.95 FEET TO A POINT .97 FEET NW OF A CONCRETE MONUMENT FOUND ON THE NORTHERLY RIGHT OF WAY LINE OF CHRISTMAS LANE (50 RIGHT OF WAY WIDTH);

THENCE, WITH SAID RIGHT OF WAY LINE, NORTH 41 DEGREES 43 MINUTES 09 SECONDS WEST A DISTANCE OF 28.31 FEET TO **THE POINT OF BEGINNING.**

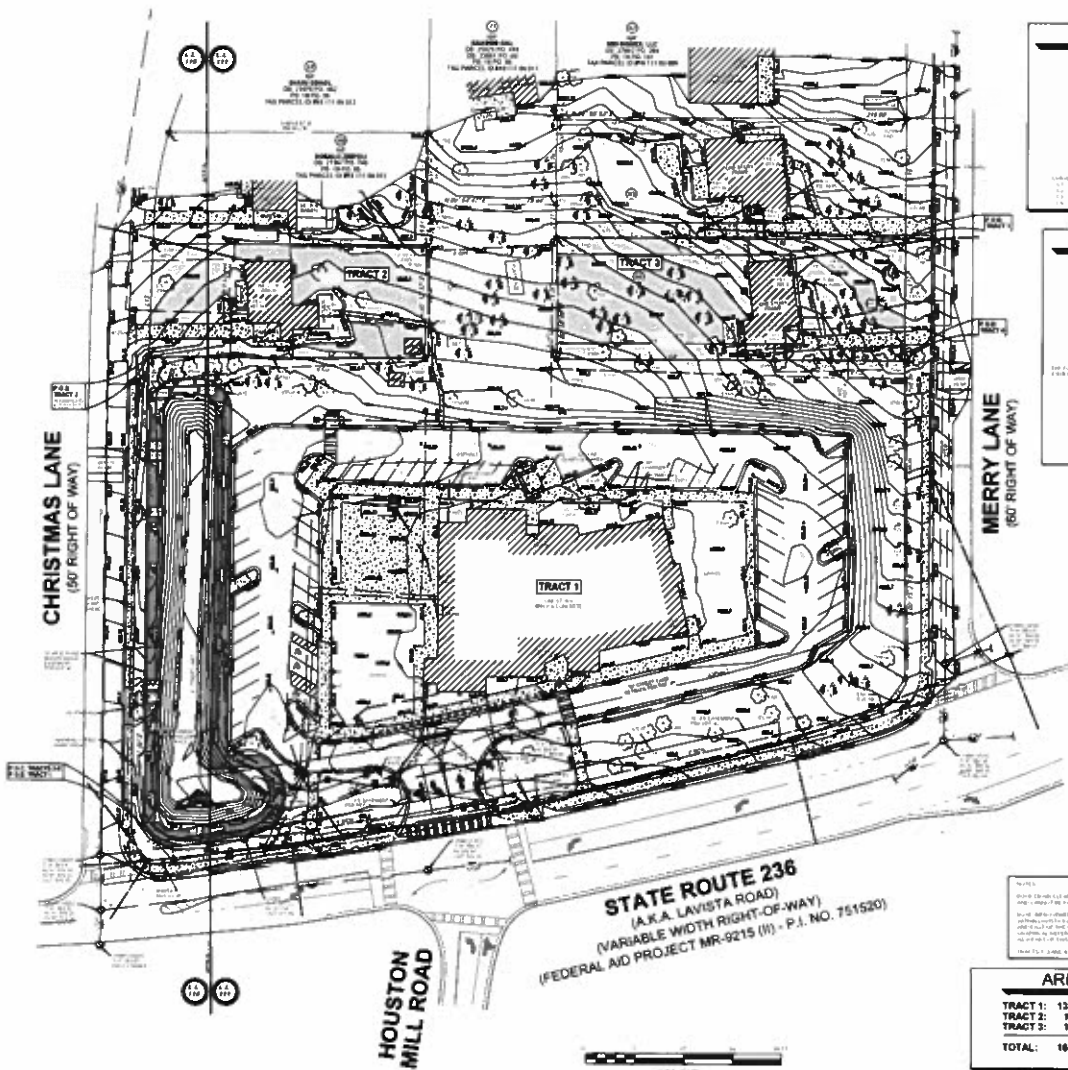
SAID TRACT CONTAINS 3.6892 ACRES (160,703 SQUARE FEET) AS SHOWN ON A PLAT OF SURVEY PREPARED FOR LAVISTA INVESTORS, INC. BY PAUL B. CANNON (TERRA MARK LAND SURVEYING, INC.), GEORGIA REGISTERED LAND SURVEYOR #2928 DATED 29 SEPTEMBER 2020;



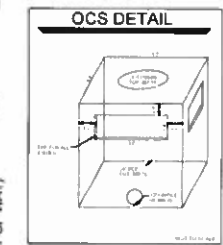
LEGEND	
	10' wide easement
	20' wide easement
	30' wide easement
	40' wide easement
	50' wide easement
	60' wide easement
	70' wide easement
	80' wide easement
	90' wide easement
	100' wide easement
	120' wide easement
	150' wide easement
	200' wide easement
	250' wide easement
	300' wide easement
	400' wide easement
	500' wide easement
	600' wide easement
	700' wide easement
	800' wide easement
	900' wide easement
	1000' wide easement

TREE LEGEND (ABBREVIATIONS)	
	10' wide easement
	20' wide easement
	30' wide easement
	40' wide easement
	50' wide easement
	60' wide easement
	70' wide easement
	80' wide easement
	90' wide easement
	100' wide easement
	120' wide easement
	150' wide easement
	200' wide easement
	250' wide easement
	300' wide easement
	400' wide easement
	500' wide easement
	600' wide easement
	700' wide easement
	800' wide easement
	900' wide easement
	1000' wide easement

ABBREVIATIONS	
	10' wide easement
	20' wide easement
	30' wide easement
	40' wide easement
	50' wide easement
	60' wide easement
	70' wide easement
	80' wide easement
	90' wide easement
	100' wide easement
	120' wide easement
	150' wide easement
	200' wide easement
	250' wide easement
	300' wide easement
	400' wide easement
	500' wide easement
	600' wide easement
	700' wide easement
	800' wide easement
	900' wide easement
	1000' wide easement



CALL TABLE	
1.00	10' wide easement
1.01	20' wide easement
1.02	30' wide easement
1.03	40' wide easement
1.04	50' wide easement
1.05	60' wide easement
1.06	70' wide easement
1.07	80' wide easement
1.08	90' wide easement
1.09	100' wide easement
1.10	120' wide easement
1.11	150' wide easement
1.12	200' wide easement
1.13	250' wide easement
1.14	300' wide easement
1.15	400' wide easement
1.16	500' wide easement
1.17	600' wide easement
1.18	700' wide easement
1.19	800' wide easement
1.20	900' wide easement
1.21	1000' wide easement



AREA TABLE	
TRACT 1:	132,786 SQ. FT. OR 3.0486 AC.
TRACT 2:	11,824 SQ. FT. OR 0.2714 AC.
TRACT 3:	16,081 SQ. FT. OR 0.3682 AC.
TOTAL:	160,733 SQ. FT. OR 3.6882 AC.



HILLIARD STARKEY LAW

260 PEACHTREE STREET, N.W., SUITE 401 ATLANTA,
GEORGIA 30303
404.389.9085

OFFICES:
MABLETON, GA
ATLANTA, GA

M. HAKIM HILLIARD
hhilliard@hstarlaw.com

October 25, 2021

VIA ELECTRONIC MAIL

DeKalb County Department of Planning & Sustainability
Clark Harrison Building
330 W Ponce de Leon Avenue
Decatur, GA 30030

RE: Letter of Intent

Application of LaVista Investors, Inc./M. Hakim Hilliard
To Amend Special Land Use Permit No. 10-16129
Approx. 3.6892 acres of land located at 2056 LaVista Road, DeKalb County, GA
Tax Parcel ID Number: 18-111-006; 18-111-06-014; 18-111-06-007

To Whom It May Concern:

This firm represents LaVista Investors, Inc. (the "Applicant"), the Applicant for the above-referenced application to amend Special Land Use Permit No. 10-16129 to add two (2) parcels of land to an existing place of worship located at 2056 LaVista Road, DeKalb County, Georgia (the "Subject Property"). In this regard, on or about January 26, 2010, the DeKalb County Board of Commissioners approved SLUP 10-16129, subject to conditions, to allow for Congregation Ohr HaTorah to operate a place of worship on the Subject Property. The Applicant now seeks to amend its existing SLUP to add two parcels of land located immediately adjacent to the Subject Property to the area of its place of worship.

Pursuant to the DeKalb County Code of Ordinances, the Subject Property is zoned R-85 and located in the Suburban in the DeKalb County 2035 Comprehensive Plan 5-Year Update.

The Applicant has no current plans to redevelop the portion of the Subject Property that it proposes to add to the existing SLUP area. Moreover, while Condition No. 1 of the original SLUP (defining the area) must be amended to include the additional parcels to the existing SLUP, all other conditions shall remain unchanged. No other changes are proposed related to the operation of the place of worship.

The Applicant looks forward to working on this request with the planning staff, the community stakeholders and other interested persons to discuss the project in more detail. We otherwise thank you for your thoughtful attention to the information provided herein.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Hilliard', with a long horizontal flourish extending to the right.

M. Hakim Hilliard

Cc: File

DEKALB COUNTY

ITEM NO.

BOARD OF COMMISSIONERS

ZONING AGENDA / MINUTES

MEETING DATE: January 26, 2010

HEARING TYPE
PUBLIC HEARING

ACTION TYPE
ORDINANCE

SUBJECT: Special Land Use Permit – Laurel David

COMMISSION DISTRICTS: 2 & 6

DEPARTMENT: Planning

PUBLIC HEARING: ☒ YES ☐ NO

ATTACHMENT: ☒ YES ☐ No

INFORMATION CONTACT: Patrick Ejike/Kevin Hunter

PAGES: 20

PHONE NUMBER: (404) 371-2155

PURPOSE:
SLUP-10-16129

Application of Laurel David to request a Special Land Use Permit to construct a place of worship. The property is located on the west side of Merry Lane, the east side of Christmas Lane, the north side of LaVista Road and the south side of Pinetree Circle. The property has approximately 225 feet of frontage on Merry Lane, 444 feet on LaVista Road, 318 feet on Christmas Lane, 80 feet of frontage on Pinetree Circle and contains 3.38 acres.

Subject Property: 18-111-06-001 thru 006; 18-111-06-011

RECOMMENDATIONS:

PLANNING DEPARTMENT

APPROVAL WITH CONDITIONS. Based on the submitted information as well as field investigation of the project site, it appears that the 3.37 acre property meets the minimum requirements of the zoning ordinance for approval of the requested Special Land Use Permit. Located within the Suburban Character Area, the proposed use is consistent with the following Plan Policies and Strategies of the 2005-2025 DeKalb County Comprehensive Plan: SCAP11 – Locate development and activities within easy walking distance of transportation facilities; SCAP6 – The non-residential development in suburban areas shall meet the needs of the surrounding residents; SCAS21: Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction. Therefore, it is the recommendation of the Planning and Development Department that the application be "Approved, subject to the following conditions":

1. General compliance with the submitted site plan dated November 11, 2009 as prepared by Warren Epstein & Associates and date stamped received by the DeKalb Planning and Development Department on November 12, 2009.
2. Provide one (1) point of access on LaVista Road. Access, the curb cut alignment with Houston Mill Road as well as circulation shall be subject to approval of the Transportation Division of the Public Works Department and the Development Division of the Planning and Development Department.
3. Drainage improvements shall be subject to the approval of the Development Division of the Planning and Development Department, and the Drainage Division of the Public Works Department.
4. Provide roadway improvements such as a deceleration lane as may be required by the Transportation Division of the Public Works Department.
5. Vehicular access shall be prohibited from Merry Lane and Christmas Lane.
6. Vehicular access thru to 1725 Pinetree Circle shall be prohibited from LaVista Road. Vehicular access thru to the place of worship is prohibited from 1725 Pinetree Circle.
7. Provide one (1) ground sign along LaVista Road in accordance with Chapter 21 of the DeKalb County Code of Ordinances.

FOR USE BY COMMISSION OFFICE/CLERK ONLY

ACTION: D9 (SLUP-10-16129)


MOTION was made by Commissioner Gannon, seconded by Commissioner Rader and passed 7-0-0-0, to approve with 9 conditions submitted by Commissioner Gannon, the Special Land Use Permit – Laurel David.

JAN 26 2010

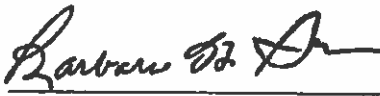
JAN 26 2010

 ADOPTED: _____
 (DATE)

 CERTIFIED: _____
 (DATE)



 PRESIDING OFFICER
 DEKALB COUNTY BOARD OF COMMISSIONERS



 CLERK,
 DEKALB COUNTY BOARD
 OF COMMISSIONERS
MINUTES:

Laurel David, 3500 Lenox Road, Suite 760, Atlanta, Ga. 30326, spoke in support and submitted a list of Conditions also Flo Wolf, 1508 Holly Lane, Atlanta, Ga. 30329, Shirley Brickman, 1731 Reindeer Drive, and Edward M. Koffsky, 1252 Kittredge Court, Atlanta, Ga. 30329, spoke in support.

No one spoke in opposition of the application.

	FOR	AGAINST	ABSTAIN	ABSENT
DISTRICT 1 - ELAINE BOYER	<u> X </u>	_____	_____	_____
DISTRICT 2 - JEFF RADER	<u> X </u>	_____	_____	_____
DISTRICT 3 - LARRY JOHNSON	<u> X </u>	_____	_____	_____
DISTRICT 4 - SHARON BARNES SUTTON	<u> X </u>	_____	_____	_____
DISTRICT 5 - LEE MAY	<u> X </u>	_____	_____	_____
DISTRICT 6 - KATHIE GANNON	<u> X </u>	_____	_____	_____
DISTRICT 7 - CONNIE STOKES	<u> X </u>	_____	_____	_____

CONDITIONS OF ZONING

Young Israel Synagogue, SLUP Application SLUP-10-16129

1. The property shall be developed similar to the sketched site plan attached, titled "Site Plan Sketch – Scheme B," dated January 15, 2010.
2. The Property will have one vehicle entrance located on LaVista Road at the Houston Mill intersection. There will be no vehicle entrances on Merry Lane, Pinetree Circle, or Christmas Lane. An emergency vehicle access to Christmas Lane, or other location, may be provided if required by DeKalb County Fire Safety officials.
3. The residential lot on Pinetree Circle will not be developed to contain any part of the synagogue building or parking area. The residential lot on Pinetree Circle may be re-parcelled to create two separate areas: 1) a legal single family residential lot with public road frontage on Pinetree Circle, which will remain a residential use; and 2) a small area adjoining the rear of the main synagogue property that will remain part of Young Israel's SLUP and will be used as a picnic or children's play area (with appropriate playground equipment), but will otherwise remain undeveloped.
4. Vehicular access between Pinetree Circle and Lavista Road shall be prohibited through 1725 Pinetree Circle.
5. Decorative signs shall be provided as follows: 1) at the entrance to the synagogue stating "Right Turn Only" to discourage vehicles from driving over the pedestrian plaza after entering the development; 2) at the pedestrian plaza indicating "No Parking" to discourage vehicles from parking on the plaza.
6. Young Israel will have a maximum of 73 parking spaces on site, subject to the approval of Zoning Board of Appeals.
7. The maximum height of the building will be 35-feet.
8. There will be one (1) ground sign for the Young Israel Synagogue along LaVista Road in accordance with Chapter 21 of the DeKalb County Code of Ordinances.
9. In lieu of complying with the DeKalb County Tree Ordinance, Section 14-39 of the Code of DeKalb County, Developer shall comply with a Tree Preservation and Replacement Plan to be approved by the arborist.



The Honorable Burrell Ellis
Chief Executive Officer

DeKalb County
Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030

Phone: (404)371-2155

Fax: (404)371-2813

Website: www.co.dekalb.ga.us/planning



N 7

Commission District: 2 Super District: 6

PARCEL ID: 18-111-06-001, 18-111-06-002, 18-111-06-003, 18-111-06-004, 18-111-06-005, 18-111-06-006

APPLICATION NO: A-12-17865

APPLICANT: Lavista Investors Inc.

OWNER: Milton Kunianski And Lavista Investors

LOCATION: The property is located on the north side of Lavista Road between Christmas Lane and Merry Lane.

PROJECT NAME: Young Israel Of Toco Hills

THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, JUNE 13, 2012 REACHED THE FOLLOWING DECISION ON THE ABOVE REFERENCED APPLICATION:

BOA ACTION: Approved with conditions, of variances to: (1) Increase lot coverage in the front yard from thirty-five (35%) percent to thirty-nine point six (39.6%) percent; (2) Increase total lot coverage from thirty-five (35%) percent to fifty-one (51%) percent; and (3) Reduce parking from 208 parking spaces to 67 parking spaces, to build a Place of Worship, (pursuant to SLUP-10-16129) and conditioned to the use as described by the applicant (see attachment).

Note: Section 27-821 of the DeKalb County Zoning Ordinance states that any person aggrieved by a final decision of the Board of Appeals may seek review of such decision by petitioning the Superior Court of DeKalb County for a Writ of Certiorari setting forth plainly the alleged errors. Such petition shall be filed within 30 days after final decision to the Board of Appeals is rendered.

This is the deadline for filing such an appeal.

If the project applicant(s) decides to proceed with building/construction (plans) of the proposed project prior to the deadline shown they do so at their own risk.

STATEMENT OF INTENT

and

Other Material Required by
the Zoning Ordinance of DeKalb County

Application for Special Land Use Permit for a Place of Worship

(To amend existing SLUP to add two adjacent parcels to the area of existing place of worship)

of

LAVISTA INVESTORS, INC./M. HAKIM HILLIARD

for

± 3.6892 acres of land located at
2056 LaVista Road
DeKalb County, Georgia 30329

Submitted for Applicant by:

M. Hakim Hilliard, Esq.
Hilliard Starkey Law, LLC
260 Peachtree Street, Suite 401
Atlanta, Georgia 30303
404.389.9085
hhilliard@hstarlaw.com

A.

SUMMARY OF PROPOSED PROJECT

This is an application of Lavista Investors, Inc./M. Hakim Hilliard (hereinafter referred to as the “Applicant”) to amend Special Land Use Permit (SLUP”) No. 10-16129 to add two (2) parcels of land to an existing place of worship located at 2056 LaVista Road, DeKalb County, Georgia (the “Subject Property”). In this regard, on or about January 26, 2010, the DeKalb County Board of Commissioners approved SLUP 10-16129, subject to conditions, to allow for Congregation Ohr HaTorah to operate a place of worship on the Subject Property. See, Copy of SLUP 10-16129, attached hereto as Exhibit A. The Applicant now seeks to amend its existing SLUP to add two parcels of land located immediately adjacent to the Subject Property to the area of its place of worship.

Pursuant to the DeKalb County Code of Ordinances, the Subject Property is zoned R-85 and located in the Suburban in the DeKalb County 2035 Comprehensive Plan 5-Year Update.

The Applicant has no current plans to redevelop the portion of the Subject Property that it proposes to add to the existing SLUP area. Moreover, while Condition No. 1 of the original SLUP (defining the area) must be amended to include the additional parcels to the existing SLUP, all other conditions shall remain unchanged. No other changes are proposed related to the operation of the place of worship.

The Subject Property is located wholly within Commission Districts 2 and 6. The Applicant has conducted its pre-submittal community meeting, but it was not well-attended. As such, it intends to host a second immediate neighbor meeting immediately filing this request, and otherwise looks forward to having thoughtful conversations with adjacent and surrounding community stakeholders as the application proceeds through the County’s review process. In anticipation of

these discussions, the Applicant refers to the conditions outlined in 2010 (attached hereto as Exhibit A) as the existing conditions for the Subject Property. We look forward to reviewing these conditions with all interested neighbors to determine whether any updates may be necessary.

B.

DOCUMENTED IMPACT ANALYSIS

Pursuant to Section 7.4.6 of the DeKalb County Code of Ordinance, no application for a special land use permit shall be granted by the board of commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and the application is in compliance with all applicable regulations of this Code:

A.

Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.

A SLUP was originally approved in 2010 and construction of a place of worship immediately followed. Upon information and belief, the existing place of worship has operated in full compliance with all conditions negotiated related to its operation and has otherwise been a good neighbor to the adjacent and nearby neighborhoods.

B.

Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.

Per the DeKalb County Code of Ordinances, DeKalb County has determined as a policy matter that places of worship are appropriate to be located in residential areas, subject to an analysis of

the manner in which a particular use will impact adjacent and surrounding uses and properties. In the present case, a SLUP for a place of worship was approved in 2010 and the existing operators have operated in a way that is compatible with the area. In fact, many of the congregants live in the immediate vicinity and walk to weekly services.

C.

Adequacy of public services, public facilities, and utilities to serve the proposed use.

The existing place of worship has existed and operated at its present location since 2010. During this time period, all public services, public facilities and utilities serving the Subject Property have been sufficient. The Applicant does not anticipate that the request made herein will change the existing conditions in a manner and to a degree that will change these circumstances.

D.

Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.

The Subject Property is located on LaVista Road, a high traffic right-of-way that has sufficient capacity to accommodate the existing place of worship. The Applicant does not anticipate that the amendment to the SLUP proposed herein will change the existing conditions.

E.

Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

The Applicant does not anticipate that the amendment to the SLUP proposed herein will change the character of the vehicles or the volume of traffic generated by the proposed use.

F.

Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.

The Applicant's current place of worship has proven adequate in meeting all of the concerns listed related to ingress and egress to the Subject Property. The ingress and egress to the Subject Property and to all proposed buildings, structures and uses thereon are not proposed to be changed as a part of this application.

G.

Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

In consideration of these uses for the original SLUP approved in 2010, substantial attention was given to ensure that the design and operation of the existing place of worship would not burden adjacent and nearby land uses. The Applicant intends to continue to operate in a manner so as not to cause a burden to its neighbors.

H.

Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

The hours of operation will not adversely impact adjoining land uses.

I.

Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The manner of operation will not adversely impact adjoining land uses.

J.

Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

Per the DeKalb County Code of Ordinances, DeKalb County has determined as a policy matter that places of worship are appropriate to be located in residential areas, subject to an analysis of the manner in which a particular use will impact adjacent and surrounding uses and properties. In the present case, a SLUP for a place of worship was approved in 2010 and the existing operators have operated in a way that is compatible with the area. In fact, many of the congregants live in the immediate vicinity and walk to weekly services.

K.

Whether the proposed use is consistent with the policies of the comprehensive plan.

The Subject Property is designated as Suburban ("SUB") in the Comprehensive Development Plan of DeKalb County. The Applicant's proposed use (or continuation of an existing use) is consistent with the policies in the SUB Comprehensive Development Plan category.

L.

Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

The “proposed” use is existing and all required buffers were implemented as a part of the original redevelopment of the Subject Property in 2010. The addition of the two parcels as a part of this SLUP application does not intend to compromise any existing required buffers.

M.

Whether there is adequate provision of refuse and service areas.

All existing refuse and services areas associated with the place of worship located on the Subject Property shall continue in their current location.

N.

Whether the length of time for which the special land use permit is granted should be limited in duration.

The existing SLUP associated with the Subject Property is not restricted in time. The Applicant requests that the amendment requested herein also not contain such a restriction. In this regard, the Applicant has made a substantial investment in the Subject Property and, over time, many of the congregants of the subject place of worship have located their residents adjacent and nearby to the Subject Property. So, the assurance provided by an operational permit that is not limited by time is critically important to the Applicant.

O.

Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.

This question is not directly applicable to the request herein, as there are no new buildings proposed to be constructed. The two parcels being added to the SLUP have residential structures located thereon and there are no current plans to redevelop them in any way.

P.

Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

This SLUP will have no impact on historic buildings, sites, districts or archaeological resources.

Q.

Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permits.

The requirements contained in the supplemental regulations ARE satisfied by the Applicant for such a special land use permit.

R.

Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

No shadow will be created based upon the approval of this request to amend an existing SLUP.

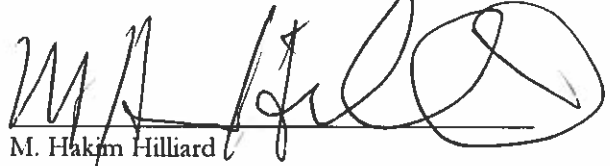
S.

Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.

For the reasons outlined above in response to earlier questions, this use is entirely consistent with the needs of the community where it is located.

CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the request to amend SLUP 10-1629 be approved in the manner presented herein. The Applicant also invites and welcomes any comments from Staff or other officials of DeKalb County so that such recommendations or input might be incorporated as conditions of approval of this Application.



M. Hakim Hilliard

For the Applicant

DEKALB COUNTY

ITEM NO.

BOARD OF COMMISSIONERS

ZONING AGENDA / MINUTES

MEETING DATE: January 26, 2010

HEARING TYPE
PUBLIC HEARING

ACTION TYPE
ORDINANCE

SUBJECT: Special Land Use Permit – Laurel David

COMMISSION DISTRICTS: 2 & 6

DEPARTMENT: Planning

PUBLIC HEARING: ☒ YES ☐ NO

ATTACHMENT: ☒ YES ☐ No

INFORMATION CONTACT: Patrick Ejike/Kevin Hunter

PAGES: 20

PHONE NUMBER: (404) 371-2155

PURPOSE:
SLUP-10-16129

Application of Laurel David to request a Special Land Use Permit to construct a place of worship. The property is located on the west side of Merry Lane, the east side of Christmas Lane, the north side of LaVista Road and the south side of Pinetree Circle. The property has approximately 225 feet of frontage on Merry Lane, 444 feet on LaVista Road, 318 feet on Christmas Lane, 80 feet of frontage on Pinetree Circle and contains 3.38 acres.

Subject Property: 18-111-06-001 thru 006; 18-111-06-011

RECOMMENDATIONS:

PLANNING DEPARTMENT

APPROVAL WITH CONDITIONS. Based on the submitted information as well as field investigation of the project site, it appears that the 3.37 acre property meets the minimum requirements of the zoning ordinance for approval of the requested Special Land Use Permit. Located within the Suburban Character Area, the proposed use is consistent with the following Plan Policies and Strategies of the 2005-2025 DeKalb County Comprehensive Plan: SCAP11 – Locate development and activities within easy walking distance of transportation facilities; SCAP6 – The non-residential development in suburban areas shall meet the needs of the surrounding residents; SCAS21: Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction. Therefore, it is the recommendation of the Planning and Development Department that the application be "Approved, subject to the following conditions":

1. General compliance with the submitted site plan dated November 11, 2009 as prepared by Warren Epstein & Associates and date stamped received by the DeKalb Planning and Development Department on November 12, 2009.
2. Provide one (1) point of access on LaVista Road. Access, the curb cut alignment with Houston Mill Road as well as circulation shall be subject to approval of the Transportation Division of the Public Works Department and the Development Division of the Planning and Development Department.
3. Drainage improvements shall be subject to the approval of the Development Division of the Planning and Development Department, and the Drainage Division of the Public Works Department.
4. Provide roadway improvements such as a deceleration lane as may be required by the Transportation Division of the Public Works Department.
5. Vehicular access shall be prohibited from Merry Lane and Christmas Lane.
6. Vehicular access thru to 1725 Pinetree Circle shall be prohibited from LaVista Road. Vehicular access thru to the place of worship is prohibited from 1725 Pinetree Circle.
7. Provide one (1) ground sign along LaVista Road in accordance with Chapter 21 of the DeKalb County Code of Ordinances.

FOR USE BY COMMISSION OFFICE/CLERK ONLY

ACTION: D9 (SLUP-10-16129)


MOTION was made by Commissioner Gannon, seconded by Commissioner Rader and passed 7-0-0-0, to approve with 9 conditions submitted by Commissioner Gannon, the Special Land Use Permit – Laurel David.

JAN 26 2010

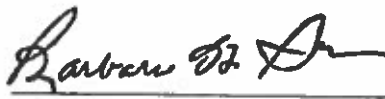
JAN 26 2010

 ADOPTED: _____
 (DATE)

 CERTIFIED: _____
 (DATE)



 PRESIDING OFFICER
 DEKALB COUNTY BOARD OF COMMISSIONERS



 CLERK,
 DEKALB COUNTY BOARD
 OF COMMISSIONERS
MINUTES:

Laurel David, 3500 Lenox Road, Suite 760, Atlanta, Ga. 30326, spoke in support and submitted a list of Conditions also Flo Wolf, 1508 Holly Lane, Atlanta, Ga. 30329, Shirley Brickman, 1731 Reindeer Drive, and Edward M. Koffsky, 1252 Kittredge Court, Atlanta, Ga. 30329, spoke in support.

No one spoke in opposition of the application.

	FOR	AGAINST	ABSTAIN	ABSENT
DISTRICT 1 - ELAINE BOYER	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
DISTRICT 2 - JEFF RADER	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
DISTRICT 3 - LARRY JOHNSON	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
DISTRICT 4 - SHARON BARNES SUTTON	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
DISTRICT 5 - LEE MAY	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
DISTRICT 6 - KATHIE GANNON	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
DISTRICT 7 - CONNIE STOKES	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

CONDITIONS OF ZONING

Young Israel Synagogue, SLUP Application SLUP-10-16129

1. The property shall be developed similar to the sketched site plan attached, titled "Site Plan Sketch – Scheme B," dated January 15, 2010.
2. The Property will have one vehicle entrance located on LaVista Road at the Houston Mill intersection. There will be no vehicle entrances on Merry Lane, Pinetree Circle, or Christmas Lane. An emergency vehicle access to Christmas Lane, or other location, may be provided if required by DeKalb County Fire Safety officials.
3. The residential lot on Pinetree Circle will not be developed to contain any part of the synagogue building or parking area. The residential lot on Pinetree Circle may be re-parcelled to create two separate areas: 1) a legal single family residential lot with public road frontage on Pinetree Circle, which will remain a residential use; and 2) a small area adjoining the rear of the main synagogue property that will remain part of Young Israel's SLUP and will be used as a picnic or children's play area (with appropriate playground equipment), but will otherwise remain undeveloped.
4. Vehicular access between Pinetree Circle and Lavista Road shall be prohibited through 1725 Pinetree Circle.
5. Decorative signs shall be provided as follows: 1) at the entrance to the synagogue stating "Right Turn Only" to discourage vehicles from driving over the pedestrian plaza after entering the development; 2) at the pedestrian plaza indicating "No Parking" to discourage vehicles from parking on the plaza.
6. Young Israel will have a maximum of 73 parking spaces on site, subject to the approval of Zoning Board of Appeals.
7. The maximum height of the building will be 35-feet.
8. There will be one (1) ground sign for the Young Israel Synagogue along LaVista Road in accordance with Chapter 21 of the DeKalb County Code of Ordinances.
9. In lieu of complying with the DeKalb County Tree Ordinance, Section 14-39 of the Code of DeKalb County, Developer shall comply with a Tree Preservation and Replacement Plan to be approved by the arborist.

