



DeKalb County  
GEORGIA

Development Services Center  
178 Sams Street  
Decatur, GA 30030  
[www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)  
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director  
Cedric Hudson

**ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)**

Applicant and/or  
Authorized Representative: (Jon) Jonathan Newman and (Debbie) Debra Newman  
Mailing Address: 1147 Jones Lane NE  
City/State/Zip Code: Atlanta, GA 30324  
Email: coachjonnewman@gmail.com  
Telephone Home: 770-316-6009 Business: \_\_\_\_\_

**OWNER OF RECORD OF SUBJECT PROPERTY**

Owner: Jonathan Newman and Debra Newman  
Address (Mailing): 1147 Jones Lane NE, Atlanta, GA 30324  
Email: coachjonnewman@gmail.com Telephone Home: 770-316-6009 Business: \_\_\_\_\_

**ADDRESS/LOCATION OF SUBJECT PROPERTY**

Address: 1147 Jones Lane NE City: Atlanta State: GA Zip: 30324  
District(s): 2/6 Land Lot(s): 36 Block: \_\_\_\_\_ Parcel: 18 107 06 002  
Zoning Classification: R-75 Commission District & Super District: \_\_\_\_\_

**CHECK TYPE OF HEARING REQUESTED:**

- ☒ VARIANCE (From Development Standards causing undue hardship upon owners of property.)  
☐ SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)  
☐ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

**\*PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.\***

Email [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) with any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

**ZONING BOARD OF APPEALS APPLICATION**

**AUTHORIZATION OF THE PROPERTY OWNER**

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

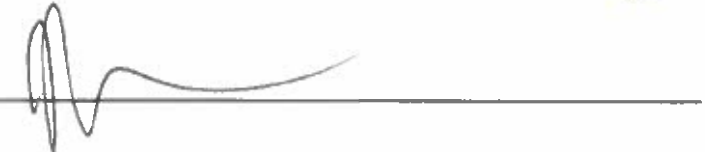
DATE: 4-22-2025

Applicant  
Signature:



DATE: 4-22-2025

Applicant  
Signature:



DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 4-22-2025 Applicant/Agent Signature: 

TO WHOM IT MAY CONCERN:

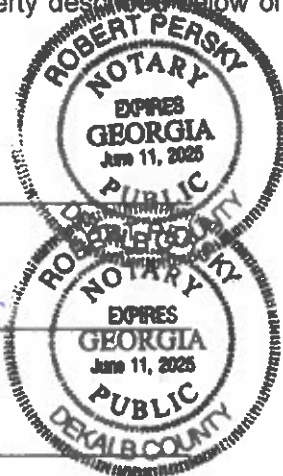
(I)/ (WE): Debra Newman and Jonathan Newman  
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

  
Notary Public

  
Notary Public

  
Notary Public



Debra L. Newman  
Owner Signature

  
Owner Signature

  
Owner Signature

Dekalb County Dept. Of Planning & Sustainability Zoning Boards of Appeals  
330 Ponce De Leon Ave Suite 300  
Decatur, GA, 30030

Subject: Variance Request for Increase in Lot Coverage from 35% to 36%- Section 27-2.2.1  
– Accessory Structure Construction

Dear Members of the Zoning Board of Appeals, My name is Jon, and I am writing to formally request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance. My request pertains to the Increase of allowable lot coverage of 35% to 36% for my property located at 1147 Janes Ln NE. The purpose of this variance is to facilitate the construction of an in ground concrete pool. The intended pool requires specific dimensions to serve as hydro therapy pool for recovery from multiple back surgeries.

1. Physical Conditions of the Site: The unique physical conditions of my property constitute a special case necessitating this variance. The parcel is characterized by a narrow shape in the rear of the reducing the space. Additionally, the presence of specimen trees, a natural feature of the land, further restricts the feasible location for constructing the accessory structure. These conditions are inherent and not a result of any actions taken by me or previous property owners.

2. Minimum Variance Necessary: I assure you that my request is solely for the minimum variance necessary to render my property usable, the pool must be constructed to a certain minimum parameter and size to accommodate the intended use. The elimination of an originally planned travertine pool deck around the pool has already been established to render the new impervious impact as minimal as possible.

3. Public Welfare: The proposed addition will provide a positive impact on the neighborhood and community. I have received numerous letters of support from my neighbors who do not feel the addition would intrude on their enjoyment or usage of their properties. The requested variance will not pose any harm to public welfare, neighboring

properties, or the overall improvements in the R-75 zoning district. There is also existing stormwater mitigation flow wells on site, and an extensive landscape plan incorporating many native plants to be added at the end of the construction of the planned pool.

. 4. Ordinance Hardship: A strict interpretation of the zoning laws, in this case, would cause undue hardship for me. The impracticality of adhering strictly to the 35% impervious maximum would limit my ability to use the property effectively. The variance is, therefore, essential to prevent unnecessary hardship and allow for a reasonable use of my land.

5. Alignment with the Spirit of the Law: I firmly believe that my variance request aligns with the intent of the Suburban Character Area, as outlined in the DeKalb County Comprehensive Plan. The proposed construction of a residential swimming pool is in line with the goals of recognizing traditional suburban land use patterns while encouraging increased connectivity and accessibility. The development aims to enhance community connectivity, preserve and improve existing greenspace, and provide an amenity for both current and future property owners.

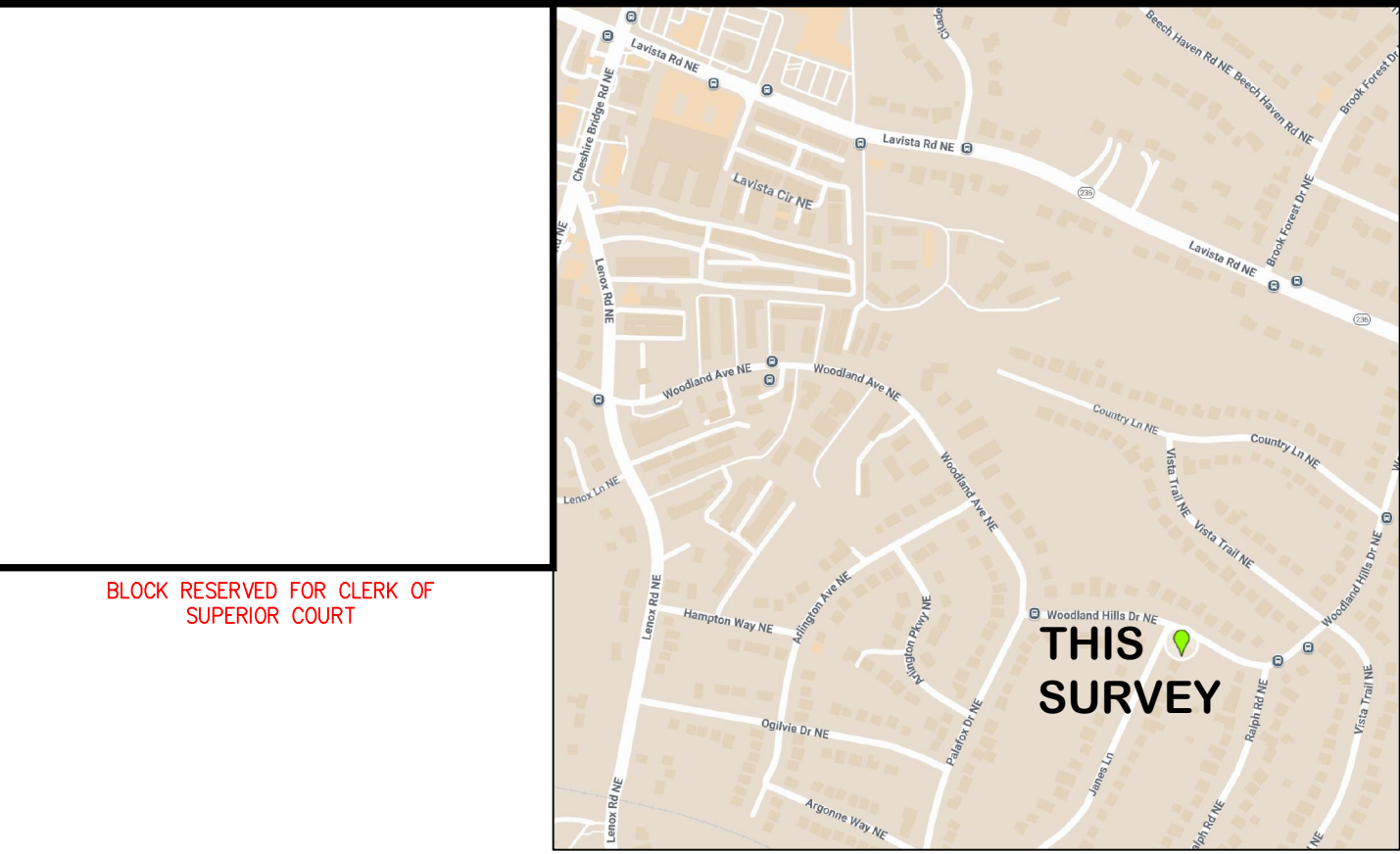
In conclusion, I appreciate your time and consideration of my variance request. I am committed to working collaboratively to ensure that my proposed changes align with the broader goals and policies of DeKalb County. Thank you for your attention to this matter.

Sincerely,

Jon Newman

1147 Janes Ln NE





- LEGEND**
- A = ARC LENGTH
  - A/C = AIR CONDITIONING UNIT
  - B/L = BUILDING SETBACK LINE
  - C&G = CURB & GUTTER
  - C/L = CENTERLINE
  - CALC = CALCULATED POINT
  - CHB = CHORD BEARING
  - CHL = CHORD LENGTH
  - CO = CLEANOUT
  - CRZ = CRITICAL ROOT ZONE
  - CTP = CRIMPED TOP PIPE
  - D = DELTA ANGLE
  - DB = DEED BOOK
  - EM = ELECTRIC METER
  - EX = EXISTING
  - FD = FRENCH DRAIN
  - FFE = FINISHED FLOOR ELEVATION
  - FH = FIRE HYDRANT
  - GM = GAS METER
  - IE = INVERT ELEVATION
  - IPF = IRON PIN FOUND
  - IPP = IRON PIN PLACED
  - L.L.L. = APPARENT LAND LOT LINE
  - LL = LAND LOT
  - MB = MAIL BOX
  - NF = NOW OR FORMERLY
  - OHW = OVERHEAD WIRE
  - OTP = OPEN TOP PIPE
  - P/C = PROPERTY CORNER
  - P/L = PROPERTY LINE
  - PB = PLAT BOOK
  - PG = PAGE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - PP = POWER POLE
  - PROP = PROPOSED
  - PVC = POLYVINYL CHLORIDE PIPE
  - R = RADIUS
  - R/W = RIGHT OF WAY
  - RB = REBAR
  - RE = RIM ELEVATION
  - SMH = SANITARY SEWER MANHOLE
  - SQFT = SQUARE FEET
  - SRP = STRUCTURAL ROOT PLATE
  - ST = STEPS
  - WM = WATER METER
  - WV = WATER VALVE

- SYMBOL LEGEND**
- [Orange box] = CONCRETE
  - [Grey box] = ASPHALT PAVEMENT
  - [Blue box] = BUILDING OUTLINE
  - [Blue dot] = IRON PIN FOUND
  - [Blue triangle] = IRON PIN PLACED (1/2" REBAR)
  - [Blue square] = BOUNDARY POINT
  - [Blue circle] = IPF CONCRETE MONUMENT
  - [Blue line] = OVERHEAD WIRE
  - [Blue arrow] = DIRECTION OF PIPE
  - [Blue dashed line] = FINISHED FLOOR ELEVATION
  - [Blue dashed line] = RIGHT-OF-WAY
  - [Blue dashed line] = CENTERLINE OF ROAD
  - [Blue dashed line] = INVERT ELEVATION
  - [Blue dashed line] = YELLOW UTILITY PAINT
  - [Blue dashed line] = BLUE UTILITY PAINT
  - [Blue dashed line] = CRITICAL ROOT ZONE
  - [Blue dashed line] = STRUCTURAL ROOT PLATE
  - [Blue dashed line] = DECIDUOUS TREE
  - [Blue dashed line] = CONIFEROUS TREE
  - [Blue dashed line] = SOIL TYPE
  - [Blue dashed line] = DIRECTION OF FLOW
  - [Blue dashed line] = PROPERTY LINE
  - [Blue dashed line] = PLAT BOOK
  - [Blue dashed line] = PAGE
  - [Blue dashed line] = POINT OF BEGINNING
  - [Blue dashed line] = POINT OF COMMENCEMENT
  - [Blue dashed line] = POWER POLE
  - [Blue dashed line] = PROPOSED
  - [Blue dashed line] = POLYVINYL CHLORIDE PIPE
  - [Blue dashed line] = RADIUS
  - [Blue dashed line] = RIGHT OF WAY
  - [Blue dashed line] = REBAR
  - [Blue dashed line] = RIM ELEVATION
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  - [Blue dashed line] = SQUARE FEET
  - [Blue dashed line] = STRUCTURAL ROOT PLATE
  - [Blue dashed line] = STEPS
  - [Blue dashed line] = WATER METER
  - [Blue dashed line] = WATER VALVE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

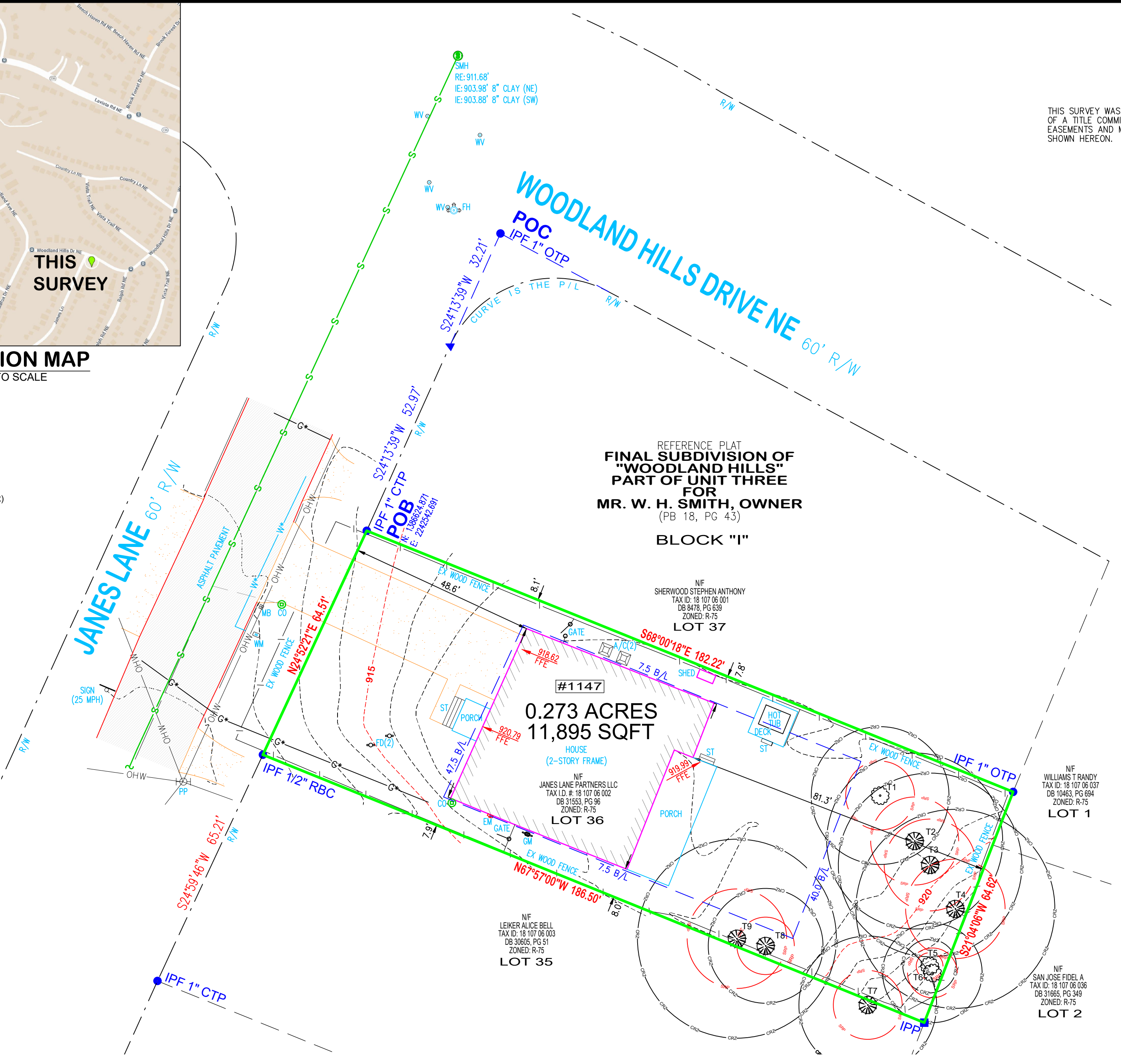
KENYON L. MILLER, P.L.S. #2595

DATE \_\_\_\_\_

DATE \_\_\_\_\_

**GEORGIA**  
PROFESSIONAL  
LAND SURVEYOR  
NO. 2595  
KENYON L. MILLER

**LOCATION MAP**  
NOT TO SCALE



REFERENCE MATERIALS INCLUDE:

- PB 18, PG 43
- DB 31553, PG 96
- DB 30605, PG 51
- DB 31665, PG 349
- DB 10463, PG 694
- DB 8478, PG 639

DEKALB COUNTY RECORDS

#	SPECIES	DBH
T1	OAK	18"
T2	PINE	23"
T3	PINE	24"
T4	PINE	26"
T5	SWEETGUM	7"
T6	SWEETGUM	13"
T7	PINE	18"
T8	PINE	15"
T9	PINE	26"

THIS SURVEY WAS PERFORMED IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ALL ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO THAT DATUM UNLESS OTHERWISE NOTED.

THIS SURVEY FEATURES TOPOGRAPHIC INFORMATION OBTAINED VIA GROUND-RUN GPS LOCATION.

THE REFERENCE MONUMENT OR GPS BASE FOR THIS SURVEY IS CARLSON VIRTUAL REFERENCE NETWORK.

ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY REAL TIME KINEMATIC (RTK) GPS. 100% OF THIS SURVEY WAS PERFORMED BY GPS. THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY WAS MADE BY CARLSON, MODEL: BRx7 AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.05'.

THE CURRENT PROPERTY OWNER IS JAMES LANE PARTNERS LLC PER DEED BOOK 31553, PAGE 96 OF DEKALB COUNTY, GEORGIA RECORDS.

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS **OUTSIDE** OF THE 100 YEAR FLOOD HAZARD AREA. PANEL #13089C0061K EFFECTIVE DATE: 08/15/2019

SUBJECT PROPERTY BEING LOT(S) 36 OF BLOCK "I", WOODLAND HILLS SUBDIVISION AS RECORDED IN PLAT BOOK 18, PAGE 43 OF DEKALB COUNTY, GEORGIA RECORDS.





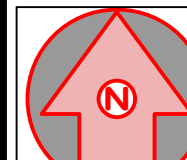
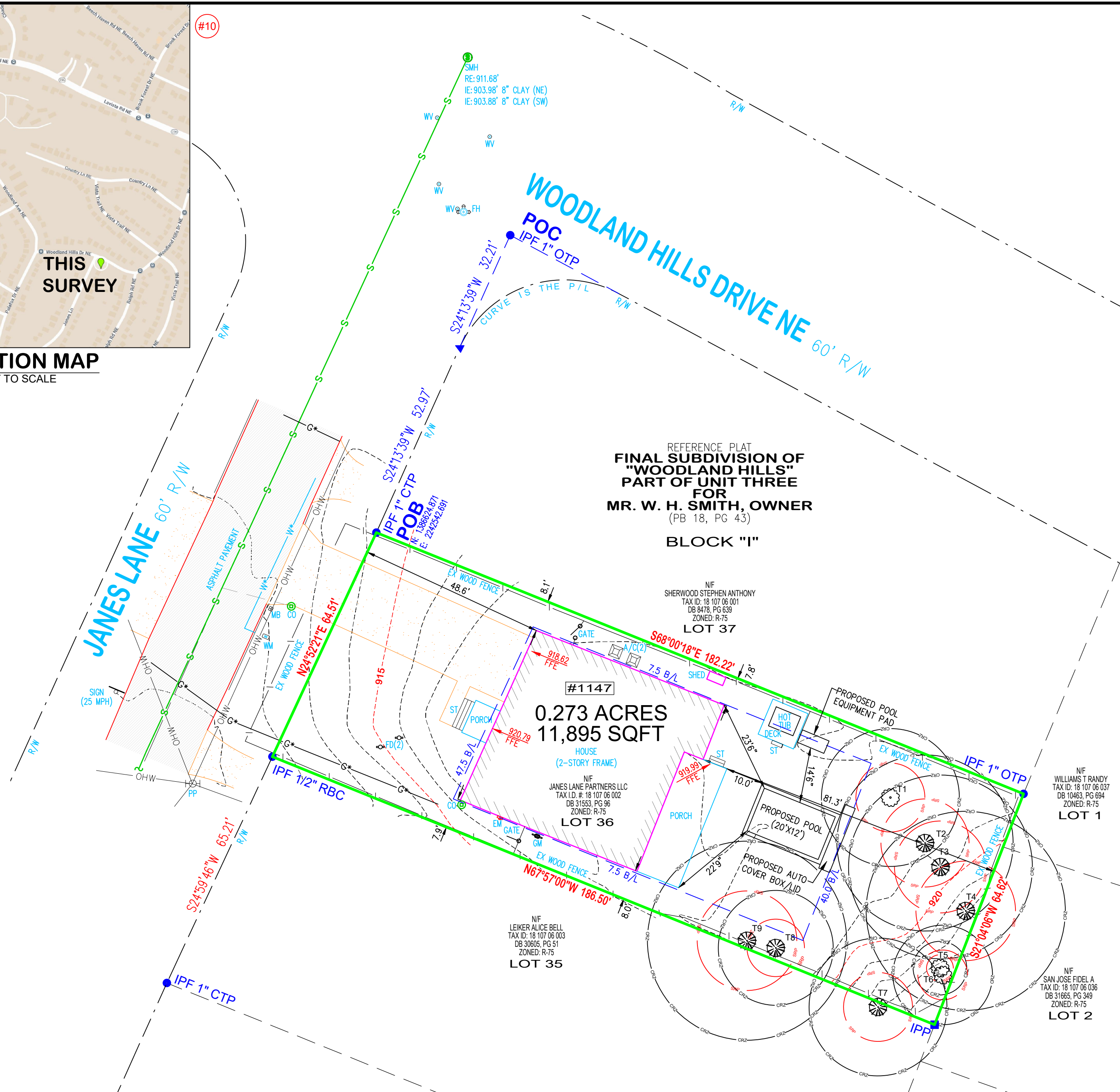
## LOCATION MAP

NOT TO SCALE

## TREE IMPACT MINIMAL

IMPERVIOUS AREAS		
<u>EXISTING</u>		
HOUSE:	2,449	SQFT
CONCRETE DRIVE & WALKWAY:	931	SQFT
PORCHES:	459	SQFT
DECK:	62	SQFT
HOT TUB:	37	SQFT
STEPS:	33	SQFT
SHED:	10	SQFT
<u>PROPOSED</u>		
POOL:	240	SQFT
AUTO COVER BOX/LID:	36	SQFT
POOL EQUIP:	26	SQFT
TOTAL EXISTING:	3,981	SQFT
TOTAL PROPOSED:	302	SQFT
FINAL TOTAL:	4,283	SQFT
		36.0%

**LOT COVERAGE**  
**MAXIMUM R-75 = 35%**



GRID NORTH  
NAD83/GA WES


**IRONSTONE**  
**CONSULTING & DESIGN**  
96 Ernest Billes Drive, Jackson, Georgia 30233

**DEBBIEMAN NEWMAN**  
**FOR DEBBIE NEWMAN**

**GEORGIA811**  
www.Georgia811.com

SHEET NUMBER  
1 of 1

THIS DRAWING IS THE PROPERTY OF IRONSTONE CONSULTING AND DESIGN AND IS AN INSTRUMENT OF SERVICE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.

THIS DRAWING IS NOT VALID WITHOUT ALL SHEETS PRESENT, STAMPED, AND SIGNED BY THE REGISTERED SURVEYOR NAMED IN THE OFFICIAL SEAL STAMPED HEREON.

THIS PLAT WAS PREPARED FOR THE  
EXCLUSIVE USES OF THAT NAME  
APPEARING IN THE TITLE BLOCK AND  
IS CERTIFIED TO NO OTHER PARTY.

THIS MAP OR PLAT HAS BEEN  
CALCULATED FOR CLOSURE AND  
IS FOUND TO BE ACCURATE  
WITHIN ONE FOOT IN 94.161 FEET

SCALE  
1" = 20'

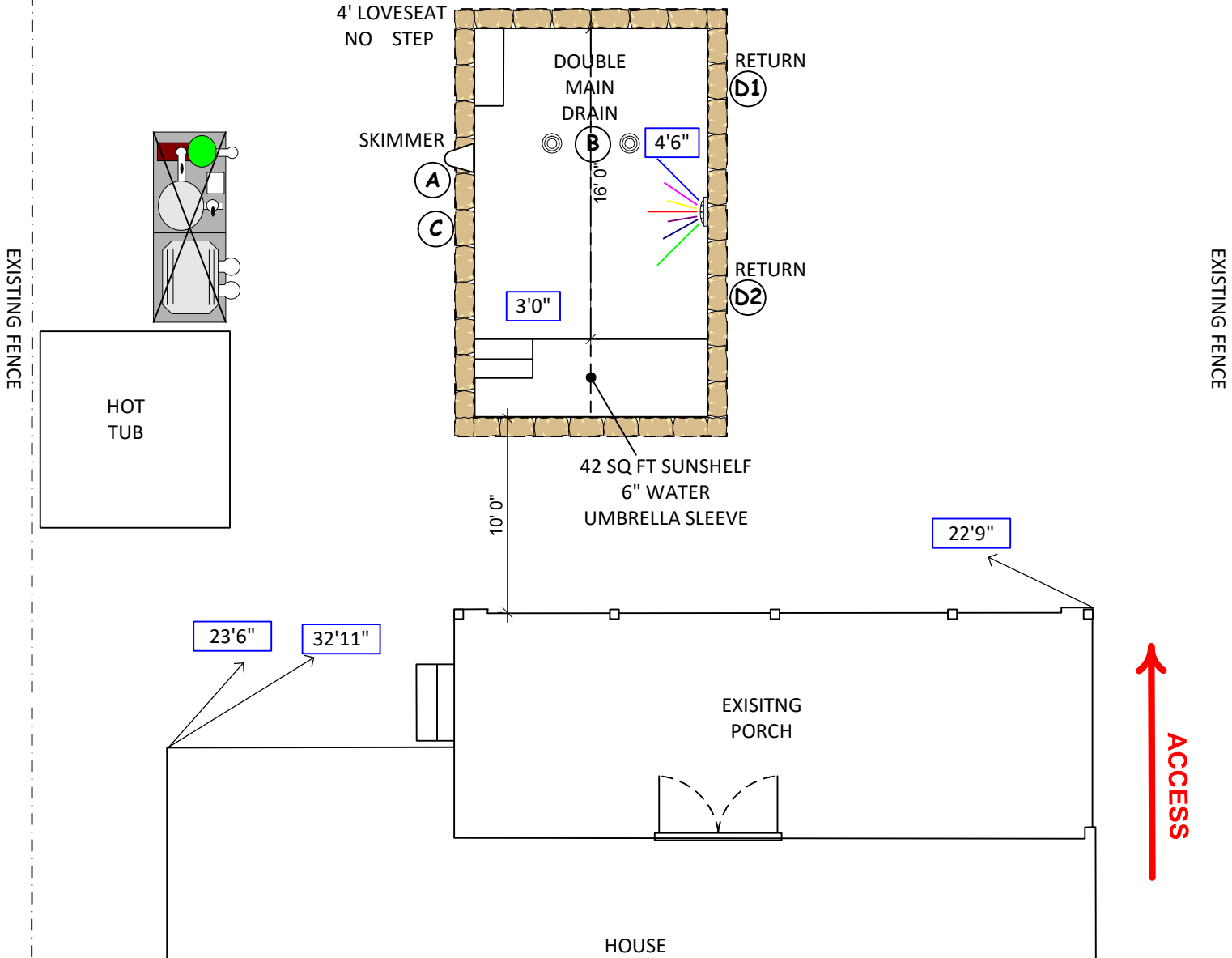


CABLE/UTILITY NUMBER

#

NOT FOR CONSTRUCTION

PLUMBING SIZE		RUN
A- SKIMMER	2"	15 FT
B- MAIN DRAIN	2"	15 FT
C- CLEANER	1.5"	15 FT
D1-RETURN	2"	39 FT
D2-RETURN	1.5"	14 FT



\*\*\*\*\*CREWS\*\*\*\*\*

PLEASE KEEP SITE CLEAN & FREE OF TRASH

TOTAL WATER:  
240 SQ FT

TOTAL PERIMETER:  
64 LN FT

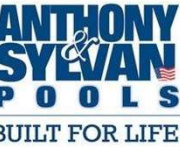
ACCESS: USE  
RIGHT SIDE

EXCAVATOR:  
SEE DETAILS PG 2

TOPOGRAPHICAL SURVEY AVAILABLE

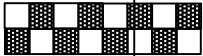
PLAN APPROVED FOR:
ELEVATION
LOCATION - TRIANGULATIONS
STRUCTURAL ELEMENTS
DEPTH PROFILE
EQUIPMENT LOCATION
ACCESS
OTHER
OTHER
FINAL GRADE
FENCE
WATER
SIGN DATE

ANTHONY & SYLVAN POOLS LEGEND									
Newman				JOB NO:		2584110012			
CUSTOMER INFORMATION									
CUSTOMER:	JON NEWMAN			CUSTOMER:	DEBBIE NEWMAN				
ADDRESS:	1147 JANES LN NE			SUBDIVISION:					
CITY:	ATL			STATE:	GA				
ZIP:	30004			COUNTY:	DEKALB				
MR. CELL:	770-316-6009			MS. CELL:	770-316-7440				
MR. EMAIL:	coachjonnewman@gmail.com			MS. EMAIL:	debnew312@gmail.com				
POOL INFORMATION									
MAX. WIDTH:	12.0	FT	POOL/NEB PERIMETER:	64	FT				
MAX. LENGTH:	20.0	FT	POOL/NEB SQ. FT.:	240	SQFT				
DEPTH:	3 to 4.5		APPROX. VOLUME/T.O.:	5,275	GAL				
DIVING POOL:	No		INTERNAL AREA:	480	SQFT				
EXCAVATION									
DIG TYPE:	STANDARD		CONCRETE REMOVAL:	0	SF				
STUMP REMOVAL:	0	QTY	ADD. GRADING HRS:	3	HRS				
FENCE/WALL REMOVAL:	YES	LF	SILT FENCE TYPE:	SILT FENCE	1	LF			
DIRT HAUL:	STAY								
POOL SPECIFICATIONS									
POOL COPING:	12" X 24" TRAVERTINE (TIER 1)			POOL COPING LF:	64	LF			
EBB COPING:	NONE			SPA/RBB COPING LF:	0	LF			
COPING COLOR CHOICE:	TBD			NOTCH BEAM:	0	LF			
COPING GROUT COLOR:	TBD			BROWN COAT:	0	SF			
EXT. 2ND STEP/BENCH:	0	LF	TILE CHOICE:	TBD					
SWIM OUT:	4	LF	TILE GROUT COLOR:	TBD					
SUN SHELF:	1	QTY	TRIM TILE:	NONE					
NONE	0	LF	INTERIOR FINISH TYPE:	WHITE PLASTER					
NONE	0	LF	INTERIOR FINISH COLOR:	Stonescapes Level 1					
NONE	0	LF	INTERIOR OPTIONS:	NONE					
NONE	0	LF	FITTINGS:	TBD					
POOL EQUIPMENT									
FILTER TYPE:	200 SQ. FT. CARTRIDGE FILTER			BOOSTER PUMP:	NONE				
FILTER RUN FT:	25	SIZE:	2.0"	BOOSTER PUMP RUN:	0	SIZE:	2.0"		
POOL PUMP	1.65 HP VS PUMP			BOOSTER PUMP:	NONE				
SKIMMERS:	1	QTY	BOOSTER PUMP RUN:	0	SIZE:	2.0"			
ADDL. SKIMMERS RUN:	0	LF	AUTOMATION:	NONE					
RETURNS:	2	QTY	AUTO MISC:	NONE		0			
FILL TYPE:	NONE			CHLORINATOR:	IN-LINE CHLORINATOR				
FILL LINE DISTANCE:	0	LF	SANITIZER:	NONE					
HEATER:	399K BTU NG HEATER			SANITIZER:	NONE				
POOL LIGHTS:	LED POOL LIGHT	QTY	1	2ND HEATER:	NONE				
OTHER POOL LIGHTS:	NONE	QTY	0	CLEANER:	NONE				
ACCESSORIES:	NONE			CLEANER:	NONE				
ACCESSORIES:	NONE			CLEANER LINE:	NO				
CUP ANCHORS:	NO			VACUUM KIT:	YES				
COVER PUMP:	None			POOL COVER:					
				AUTO COVER LID:					
WATER FEATURES									
WATER FEATURE 1:	NONE			NEGATIVE EDGE:	NO				
W/F 1 QTY/RUN:	0	LF		NEGATIVE EDGE RUN:	0	LF			
WATER FEATURE 2:	NONE			ACCESSORIES:	NONE				
W/F 2 QTY/RUN:	0	LF		ACCESSORIES RUN:	0	LF			
WATER FEATURE 3:	NONE			ACCESSORIES:	NONE				
W/F 3 QTY/RUN:	0	LF		ACCESSORIES RUN:	0	LF			
WATER FEATURE 4:	NONE								
W/F 4 QTY/RUN:	0	LF							
SPA SPECIFICATIONS									
SPA SQ. FT:	0			WIDTH/LENGTH					
SPA PERIMETER:	0	LF		SPA PLBG RUN:	0	SIZE:	2.0"		
SPA LIGHT(S) TYPE:	NONE	QTY	0	SPA RAISED HEIGHT:	LEVEL		INCHES		
AIR BLOWER:	1.0 HP BLOWER			SPA FACING (POOLSIDE)					
JETS (QTY):	0			SPA FACING (DRYSIDE):					
SPA ACCESSORIES:	NONE	QTY	0	SPA VENEER AREA:			SQFT		
SPA ACCESSORIES:	NONE	QTY	0	SPILLWAY TYPE/WIDTH:	NOTCH	LF			
DECK - ELECTRIC - GAS SPECIFICATIONS									
POOL DECK AREA:	0	SF	POOL DECK DRAINAGE:	NONE		0			
POOL DECK MATERIAL:	NONE			OTHER DECK DRAINAGE:	NONE		0		
POOL DECK COLOR:	N/A			OTHER DECK DRAINAGE:	NONE		0		
EXISTING DECK TOPPING	NONE			DOWNSPOUT CONNECTS					
EXISTING DECK AREA:	0				DECK OTHER:	NONE		0	
DECK CONTRACTOR:	BY OTHERS			DECK OTHER:	NONE		0		
ELECTRIC CONTRACTOR:	A&S			CONCRETE PUMP:	No				
SUB PANEL:	YES			STEP TREAD/RISER:	NONE				
FENCE CONTRACTOR:	BY HOMEOWNER			POOL DECK STEPS:	0	LF			
DOOR / GATE ALARMS:	A&S			TURNDOWN:	0	SQFT			
HEATER GAS PLUMB:	0	LF	OTHER GAS PLUMB:	0	LF				
GAS SIZE & TYPE:	1"	120	GAS SIZE & TYPE:	N/A					
HEATER GAS TRENCH:	NONE		0	OTHER GAS TRENCH:	NONE		0		



DRAWING SCALED AT 1/8" = 1'

1" = 8'



UNLESS OTHERWISE NOTED

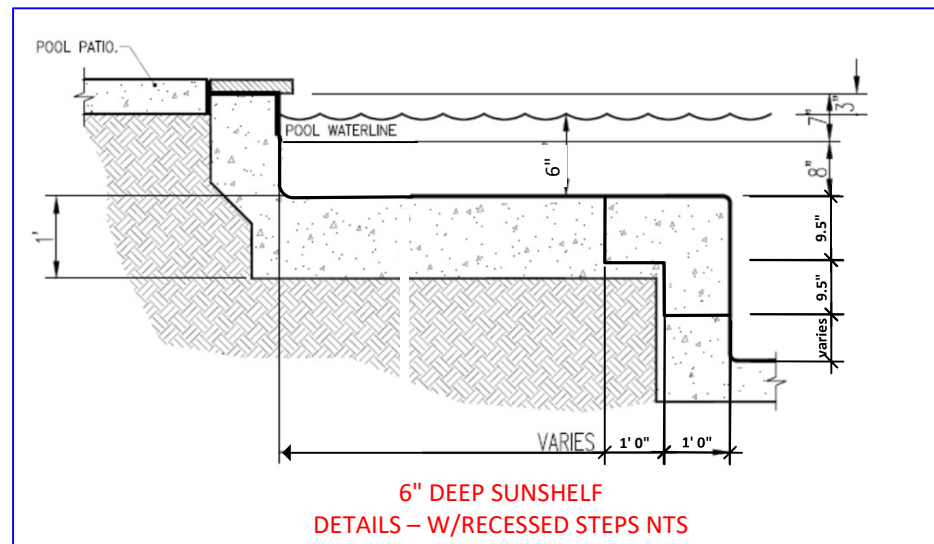
\*\*\*NOTE\*\*\*

CHANGES FROM THE AGREEMENT ARE BY ADDENDUM ONLY, SIGNED BY BOTH PARTIES, AND PAID IN FULL AT TIME OF AFFIXING SIGNATURE. NO CHANGES WILL OCCUR PRIOR TO SIGNING AND PAYMENT.

NOTE: TO BE NUMBERED AND REFERRED TO ON PLAN VIA SYMBOL	
	T.O.C. = @ BM
	---
	---

REVISIONS		
DRAWN BY	DATE	DESCRIPTION
DP	03.24.25	INITIAL DRAFT
----	----	----
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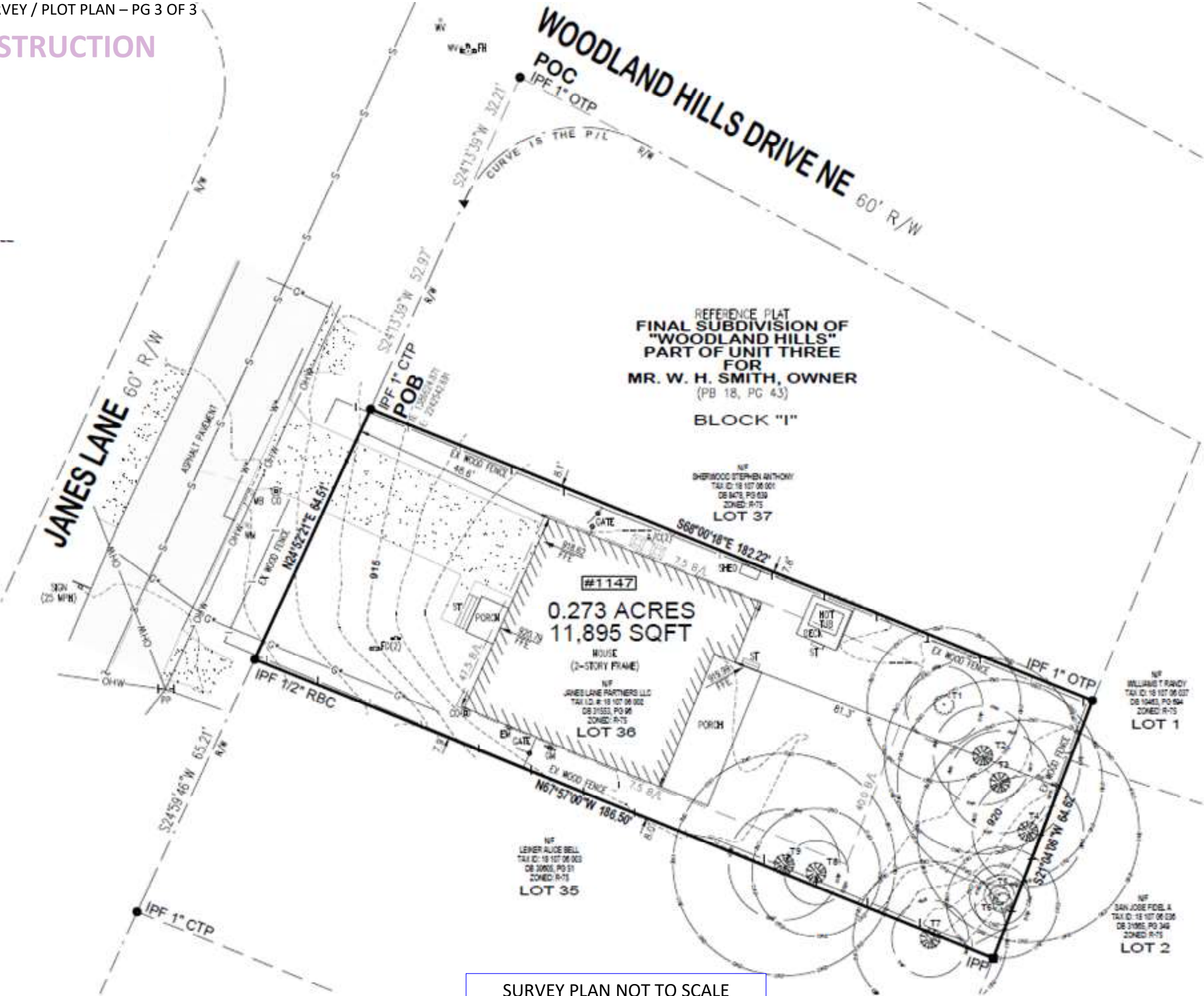




PHASE	EXTRA DETAILS		
PRE EXC	IE. STAKEOUT INSPECT(ALSO NOTE IF E&S CONTROLS NEEDED)		
EXCAVATION	FILL CONDITION		
	PREP EQUIPMENT AREA TO DETAIL		
STEEL	A&S		
PLUMBING	A&S		
CONCRETE	A&S		
TILE/COPING	A&S		
ELECTRIC	A&S		
WALL	---		
DECK	OFF CONTRACT		
FENCE	BY HOMEOWNER		
FINAL GRADE	OWNERS CONTRACTOR		
PLASTER AND WATER	WATER NOT INCLUDED		
NG LINE	120LF OF NATURAL GAS LINE INCLUDED		
OTHER	N/A		
OTHER	N/A		

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NOT FOR CONSTRUCTION



SURVEY PLAN NOT TO SCALE

TIME RECEIVED  
April 7, 2025 at 9:41:25 AM EDTREMOTE CSID  
404 686 8266DURATION  
60PAGES  
1STATUS  
Received

From: EUHM Head&amp;Neck Nurse Station

404 686 8266

04/07/2025 09:18

#827 P.001/001

# EMORY

## ORTHOPAEDICS & SPINE CENTER

Emory Midtown Office Tower  
550 Peachtree St, NE  
Suite 1060, 10<sup>th</sup> Floor  
Atlanta, GA 30308  
Phone: 404-778-3350  
Fax: 404-686-1055

Date: April 4, 2025

Patient: Jonathan Newman

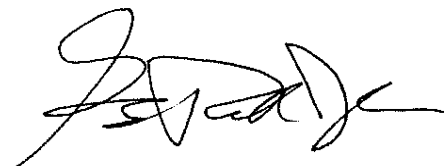
DOB: 6/21/1961

To Whom It May Concern:

I am the treating neurosurgeon for Mr. Newman. He had cervical spine fusion in March. He also has a history of lumbar spine surgery and continues to have low back pain. He has been using a hot tub for muscle spasms that are common with spine surgeries.

He is attempting to have one installed at his home but has been told he is over the allowable land coverage for his property. I feel that the water therapy provided by a small in-ground therapy pool would allow for more space so he can do better stretching and strengthening than a traditional hot tub would provide. I believe this will be beneficial for his recovery and I consider it medically necessary.

Please contact my office if you have any questions or concerns.



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