



Lorraine Cochran-Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030

Wednesday June 11, 2025

Planning Department Staff Analysis



Cedric Hudson

Interim Director

N5. Case No: A-25-1247533

Parcel ID(s): 18 107 06 002

Commission District 02 Super District 06

Applicant: Jonathon Newman and Debra Newman
1147 Janes Lane NE
Atlanta, GA 30324

Owner: Jonathon Newman and Debra Newman
1147 Janes Lane NE
Atlanta, GA 30324

Project Name: 1147 Janes – Lot coverage for pool

Location: 1147 Janes Lane NE, Atlanta, GA 30324

Requests: Application by Jonathan and Debra Newman to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase lot coverage 35% to 36% to facilitate pool construction in the R-75 (Residential Medium Lot-75) zoning district.

Staff Recommendation: Approval with condition

Condition: The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance and condition(s) of approval.

STAFF FINDINGS:

The applicants are requesting a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase maximum lot coverage on an R-75 zoned parcel from 35% to 36% to allow construction of a small in-ground exercise pool intended for medical hydrotherapy. The proposed pool is medically recommended by Mr. Newman's neurosurgeon at Emory, Dr. Gerald Rodts, to assist with post-surgical spinal recovery.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

The lot presents natural constraints that contribute to the need for relief. While it meets the R-75 zoning requirement for minimum lot area, it falls short of the required lot width by 10 feet, measuring only 65 feet across where 75 feet is required. In addition, the site contains multiple mature specimen trees. These physical conditions were not created by the applicants and support a finding of extraordinary site constraints.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

The applicants have proposed a compact exercise pool sized strictly for therapeutic use. To further reduce lot coverage impact, the planned impervious deck surrounding the pool was removed from the final design. As a result, the request reflects the least deviation necessary to achieve the intended outcome while preserving zoning compliance to the greatest extent feasible.

This 1% increase is modest and falls well within a tolerable range of variance practice, especially when tied to a medical justification. Staff finds that the applicants have made sincere efforts to minimize the scope of their request, and that the design neither introduces luxury-scale improvements nor seeks relief for general convenience. The request is focused, appropriate, and does not constitute a special privilege.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

There is no indication that the proposed improvements will negatively impact neighboring properties or the general public. Letters of support have been submitted by adjacent residents. The pool design maintains residential character, is integrated into the landscape plan, and will be screened through plantings consistent with neighborhood aesthetics.

Additionally, stormwater management features are already present on-site, and the final plan includes native vegetation that supports sustainable landscape practices. The pool's size and location ensure that it does not compromise privacy, light, or noise conditions for nearby properties.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Enforcing the lot coverage limit without flexibility would effectively deny the applicant the opportunity to install a therapeutic water feature. Given the medical necessity of hydrotherapy for Mr. Newman's recovery, as certified by a licensed neurosurgeon, strict

application of the zoning standard would result in undue and unnecessary hardship. The alternative—relying on smaller, less effective solutions such as hot tubs—would reduce therapeutic benefit and pose accessibility challenges.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

The request aligns with the intent of the R-75 zoning district and the Comprehensive Plan's Suburban Character Area, which encourages modest, health-supportive residential amenities. The variance promotes personal health, reasonable infill development, and respect for the physical layout of the lot and surrounding homes. It neither disrupts the character of the neighborhood nor challenges the spirit of zoning regulations.

By preserving tree cover, reducing impervious footprint where possible, and limiting the project to therapeutic function, the applicants demonstrate alignment with DeKalb County's broader land use goals. The variance supports an individual medical need without undermining zoning integrity or encouraging precedent for out-of-scale improvements.

FINAL STAFF ANALYSIS:

Staff recommends approval of the variance request. The proposed increase in lot coverage is minimal, and designed in a way that preserves neighborhood character and environmental balance.

Staff Recommendation: Approval with condition

Condition: The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance and condition(s) of approval.



DeKalb County
GEORGIA

Development Services Center
178 Sams Street
Decatur, GA 30030
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 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:

Debra L. Newberry

DATE: 4-22-2025

Applicant
Signature:

[Signature]



DeKalb County
GEORGIA

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: [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



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.

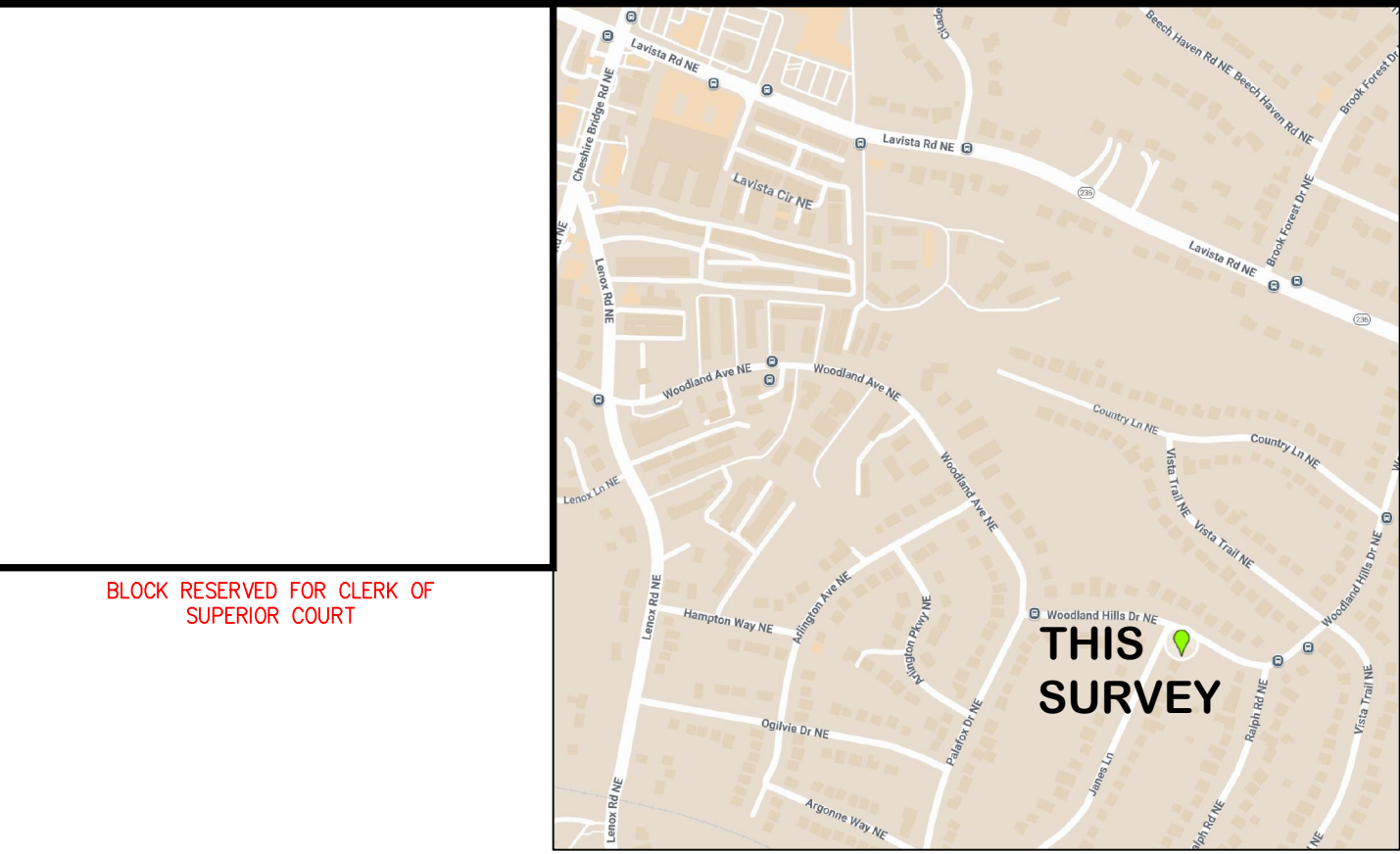
5. Alignment with the Spirit of the Law: I firmly believe that my variance request aligns with the intent of the Suburban Character Area, as outlined in the DeKalb County Comprehensive Plan. The proposed construction of a residential swimming pool is in line with the goals of recognizing traditional 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
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 - [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.

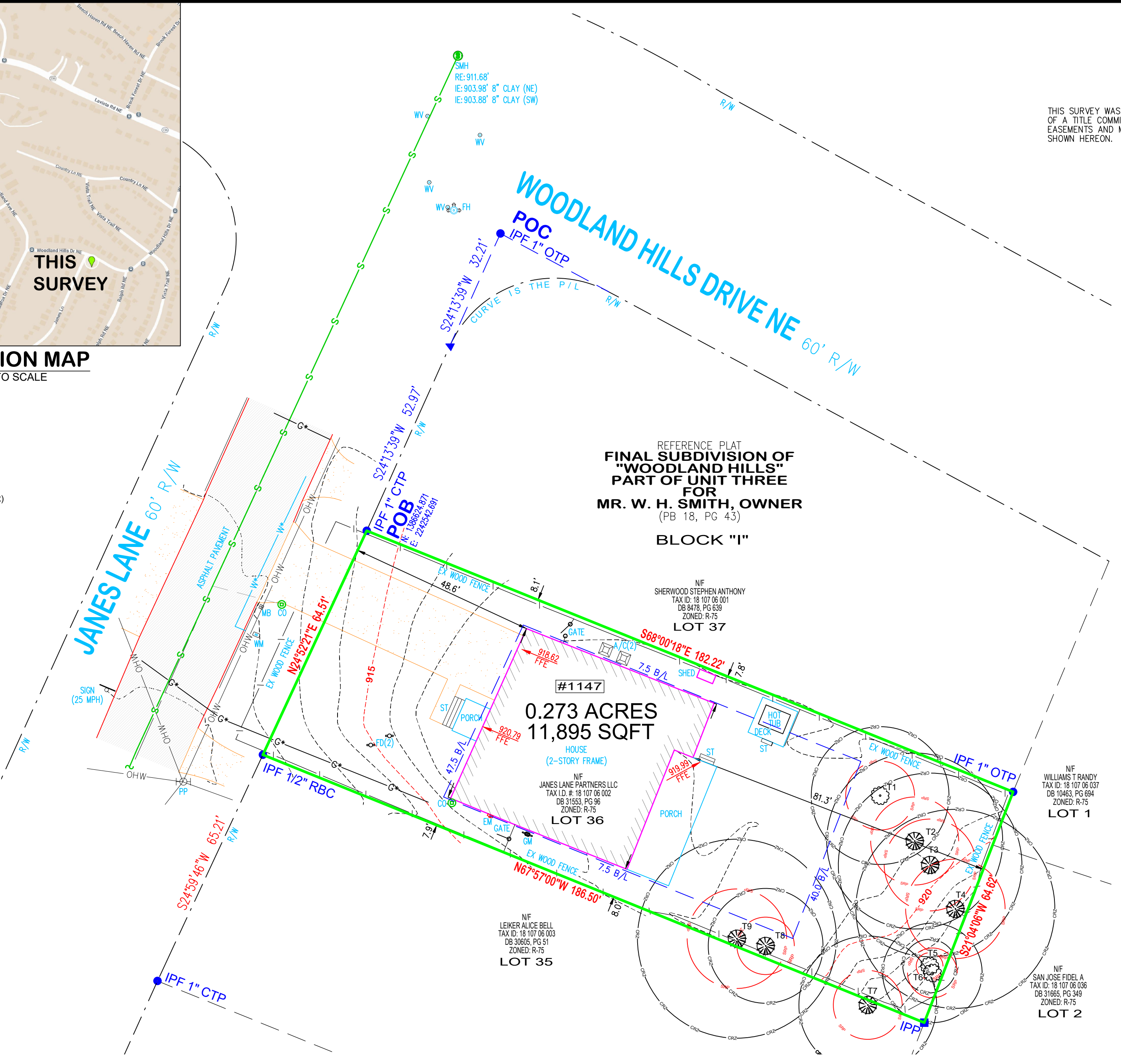
KENYON L. MILLER, P.L.S. #2595

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

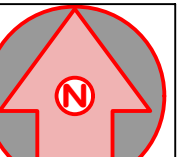
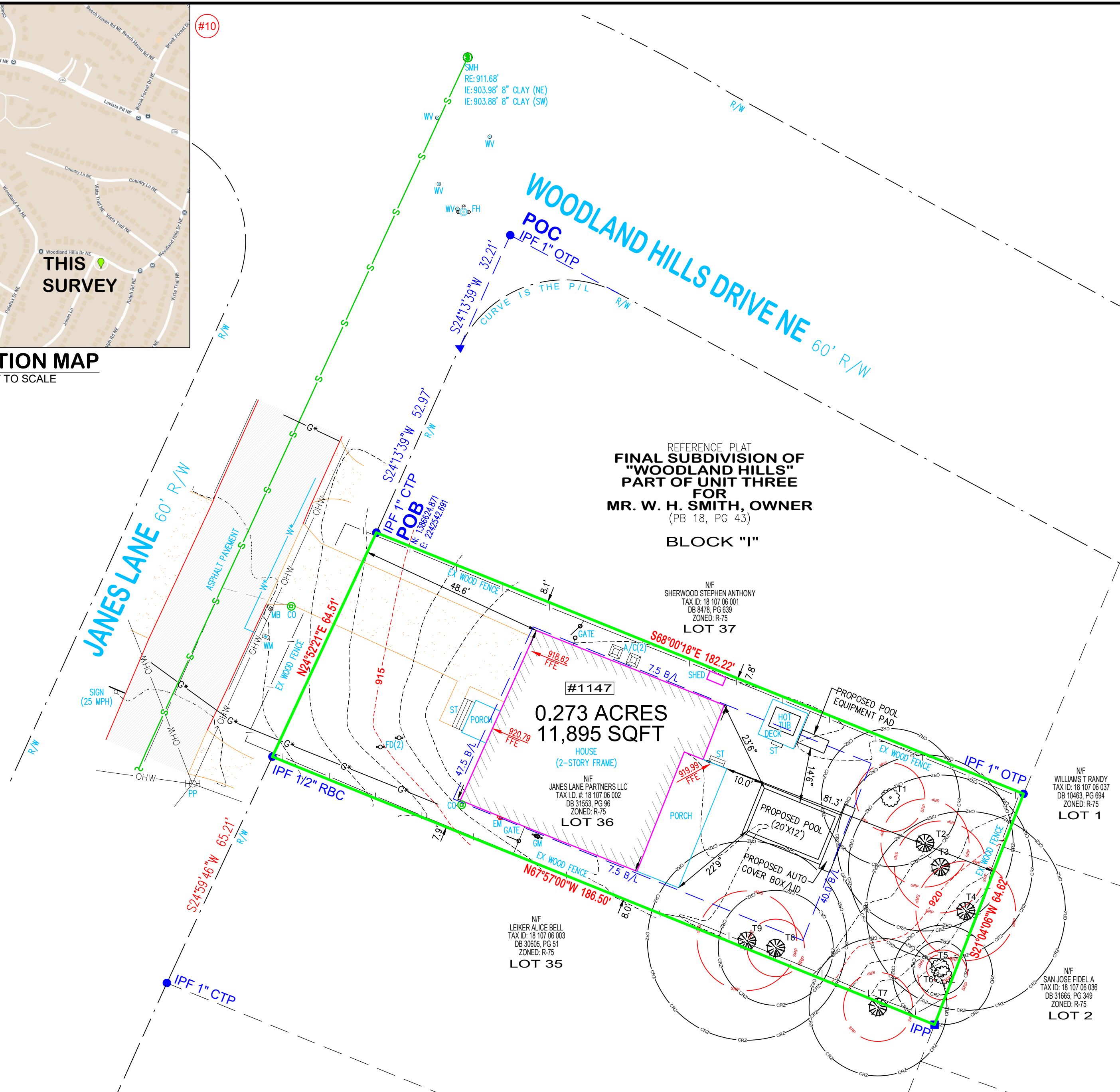
NOT TO SCALE

TREE IMPACT MINIMAL

#	SPECIES	DBH	CRZ RADIUS	SRP DIAM	CRZ IMPACT	SRP IMPACT
T1	OAK	18"	18'	9"	4.42%	0%
T2	PINE	23"	23'	11.5"	1.50%	0%
T3	PINE	24"	24'	12"	0%	0%
T4	PINE	26"	26'	13"	0%	0%
T5	SWEETGUM	7"	7'	3.5"	0%	0%
T6	SWEETGUM	13"	13'	6.5"	0%	0%
T7	PINE	18"	18'	9"	0%	0%
T8	PINE	15"	15'	7.5"	0%	0%
T9	PINE	26"	26'	13"	0.09%	0%

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 33.5%
TOTAL PROPOSED:	302	SQFT 2.5%
FINAL TOTAL:	4,283	SQFT 36.0%

LOT COVERAGE
MAXIMUM R-75 = 35%



GRID NORTH
AD83/GA WEST

[illegible]

IRONSTONE
CONSULTING & DESIGN
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-957-4614 / Email office@ironstonesurveying.com

ES & PC PRELIMINARY SITE PLAN
FOR DEBBIE NEWMAN
IN LAND LOT 107, DISTRICT 18, DEKALB COUNTY, GEORGIA

GEORGIA811
www.Georgia811.com

 **Contact 811** before you dig. 

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'



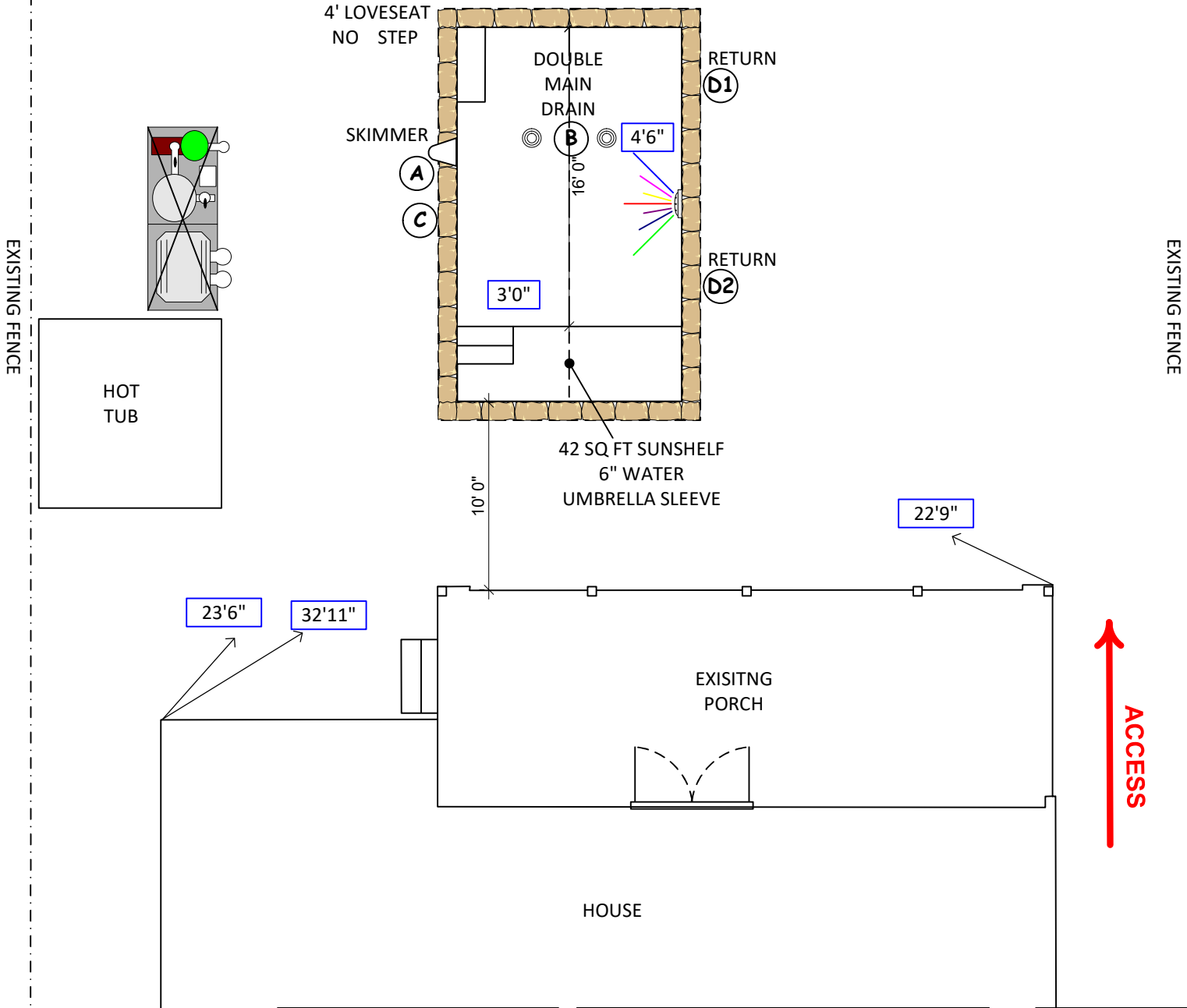
SHEET NUMBER:
1 of 1

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:					
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				

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

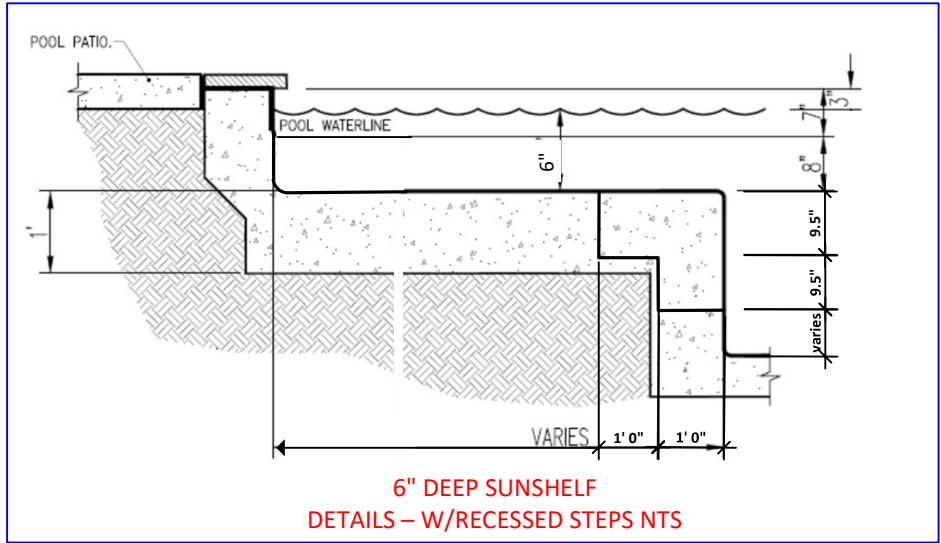
REVISIONS		
DRAWN BY	DATE	DESCRIPTION
DP	03.24.25	INITIAL DRAFT
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DECK BY OWNERS LANDSCAPER

GAS BY A&S

FENCE BY OWNER

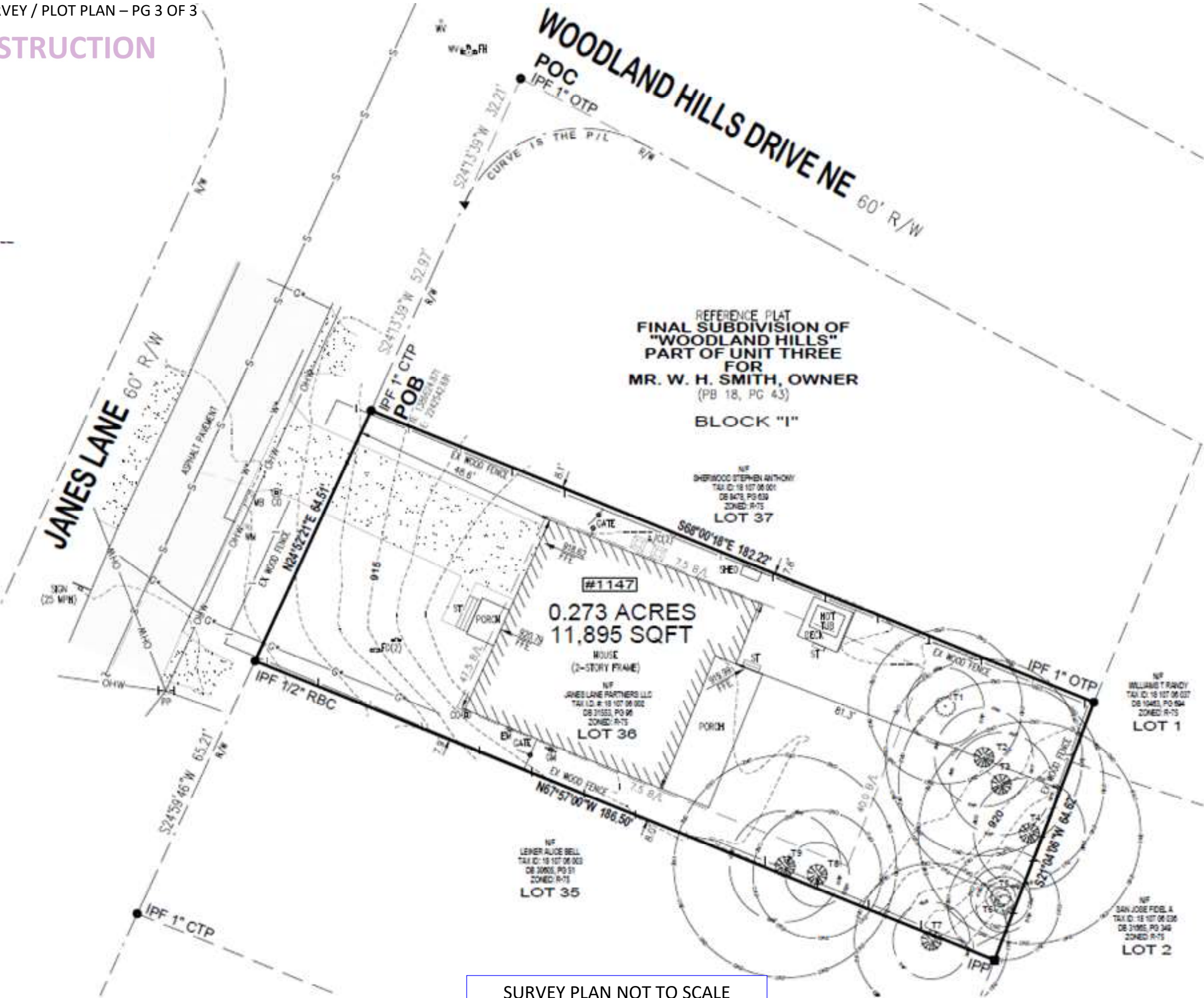
3X3 WASH OUT PIT



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 EDT

REMOTE CSID
404 686 8266

DURATION
60

PAGES
1

STATUS
Received

From: EUHM Head&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, 10th Floor
Atlanta, GA 30308
Phone: 404-778-3350
Fax: 404-686-1055

Date: April 4, 2025

Patient: Jonathan Newman

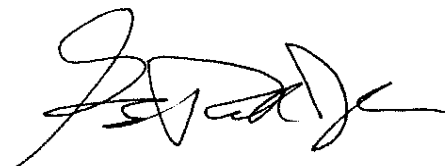
DOB: 6/21/1961

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.



Gerald E. Rodts, Jr., M.D.
Professor of Neurosurgery and Orthopaedic Surgery
The Emory Spine Center, Emory University
School of Medicine
Chief of Service, EUHM Neurosurgery
Co-Director, Emory Neurosurgery Spine Fellowship