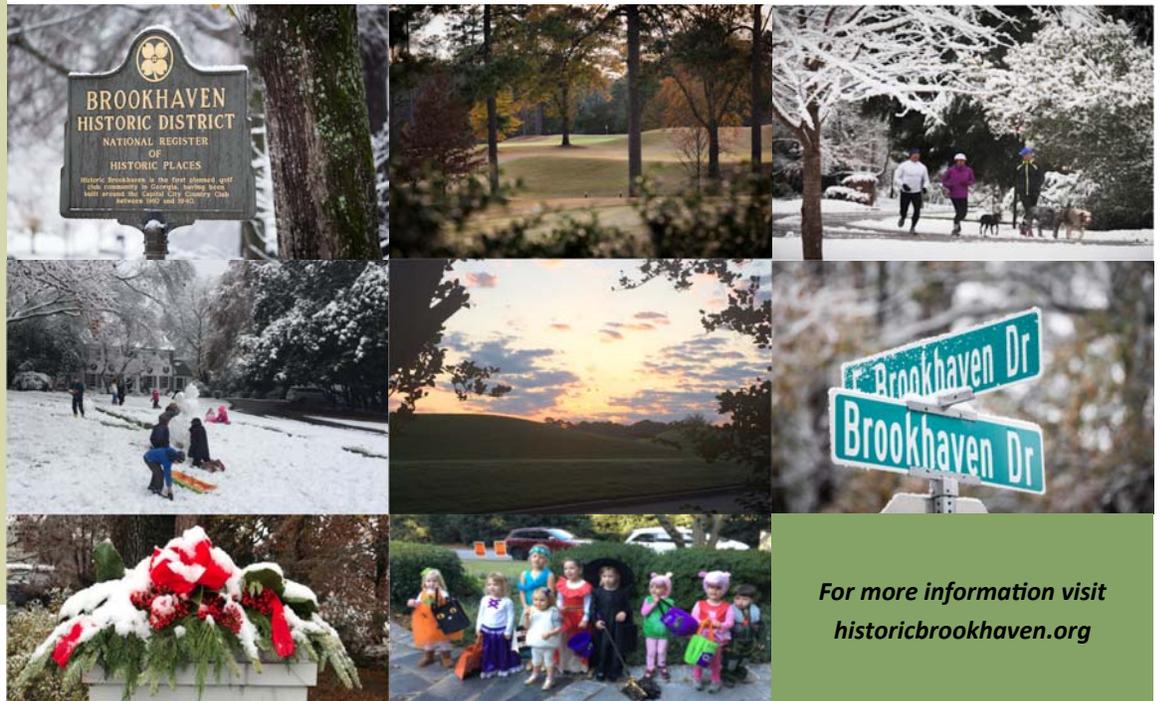


SPECIAL POINTS OF INTEREST:

- Camera & LPR Campaign Final Stretch
- A letter from the President of HBNA
- HBNA Participation statistics
- Navigating zoning and permitting in City of Atlanta and City of Brookhaven
- Updates from HBNA Committees
- Learn more about neighborhood clubs and activities

2017 Neighborhood Recap...

- ⇒ January launch of two new HBNA Committees:
 - Neighborhood Filming Committee to create guidelines for companies and neighbors around shooting commercials and films in the neighborhood
 - Surveillance Camera & LPR Committee to evaluate the need and propose a solution for surveillance cameras and / or license plate readers (“LPRs”)
- ⇒ Semi-Annual General Meeting in April
- ⇒ New Neighbor Party in May
- ⇒ New Monument on Carter Drive completed by Historic Brookhaven Foundation
- ⇒ Publication of *The Storied Homes of Historic Brookhaven*
- ⇒ Neighborhood Street Party in September
- ⇒ CHOA “Boo” Signs Fundraiser
- ⇒ Mom’s Club Halloween Street Party
- ⇒ Historic Brookhaven Candlelight Tour of Homes benefitting Atlanta Ronald McDonald House Charities
- ⇒ Semi-Annual General Meeting in November. Topics discussed included the Brookhaven Overlay, Changes on Peachtree Road, Camera and License Plate Reader Campaign, and the election of new HBNA Board Members
- ⇒ CHOA Mailbox Brigade Fundraiser



For more information visit historicbrookhaven.org

A letter from HBNA President



Bob Connelly,
President of HBNA

As President of the Historic Brookhaven Neighborhood Association, I would like to sincerely thank all the Board Members who work diligently toward the betterment of our community. They truly make my job easier and our neighborhood much better.

Your HBNA Board and I understand and appreciate the importance of the history and uniqueness of our neighborhood and we are all fully committed to protecting that history and the lifestyle we enjoy here.

Once again, this year approximately 700 residents have joined HBNA and we look forward to continued growth and participation from all our neighbors.

We currently maintain ten standing committees (listed on the following page), each of which is chaired by an HBNA Board Member and populated by volunteers from the neighborhood. This year we have added two new committees, Neighborhood Filming and Surveillance Camera & LPR Committees, both of which have accomplished a lot in a short period of time. This is indicative of all of our committees who devote

many hours to the betterment of our community. There is a never-ending need for additional volunteers willing to pitch in and help. We can always find a committee spot for neighbors who wish to be more involved (see contacts listed on the following page).

HBNA remains financial stable and we have committed additional funds to this year's budget for several exciting improvements in our neighborhood.

I and your Board thank you for your continued support.

Sincerely,
Bob Connelly

“Let’s increase our participation to an organization that works for the betterment of the neighborhood for all that live here”

HBNA Membership Details..

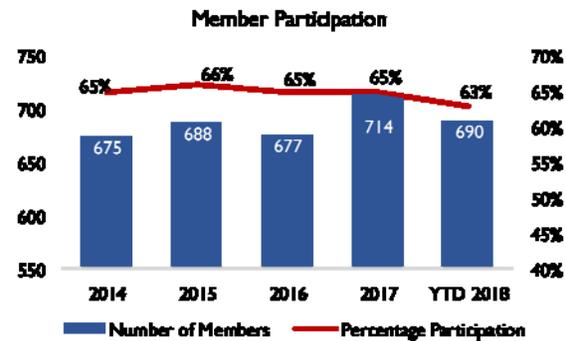
The HBNA currently includes a total of 1,094 houses/lots up from 1,039 in 2016 as several new streets and homes have been added over last 2 years.

685 (63%) of these lots are in Fulton County and 409 (37%) are in DeKalb County.

Year to date 2018, HBNA has collected membership dues from 690 or 63% of homes. HBNA has historically had approximately 65% of all homes join the association and hope to meet or exceed that percentage this year as new residents join our neighborhood.

Dues are collected by check or Paypal with an increasing trend toward the use of Paypal. 76% of payments were by check in 2014 compared to 67% for 2018.

If you have not joined HBNA, please consider making your dues payment of \$150 today and let's increase our participation in an organization that is trying to make the neighborhood better for everyone that lives here.



You can make your payment by going to the HBNA website (<http://www.historicbrookhaven.org/paydues.htm>) or by sending a check for \$150 to HBNA, 4062 Peachtree Rd, Suite A, Box 427, Brookhaven, GA 30319.

HIGHEST MEMBERSHIP STREETS:

- | | | |
|-----------------------|---------------------------|---------------------------|
| Angelo Drive 67% | Club Station Drive 88% | Mabry Lane 81% |
| Bellaire Drive 75% | Davidson Avenue 78% | Moore's Club Place 78% |
| Bellaire Lane 100% | East Brookhaven Drive 82% | Stone Brook Park 100% |
| Brookgate Way 75% | East Club Lane 76% | Stovall Boulevard 83% |
| Brookhaven Drive 68% | Farm Brook Lane 100% | Town Commons Circle 81% |
| Brookhaven Lane 68% | Farmington Lane 100% | Vermont Place 78% |
| Brookhaven Square 78% | Fuller Road 100% | West Brookhaven Drive 81% |
| Calvert Lane 80% | Hunters Brook Court 100% | West Club Lane 92% |
| Club Drive 79% | | |

HBNA Committee Updates

Community Maintenance & Enhancement

We are very fortunate to live in one of the most amazing areas of Atlanta. Not only is Historic Brookhaven beautiful, but we can be extremely proud of the history behind our 100+ year old neighborhood.

As you might imagine, taking care of all the green space in a neighborhood the age and size of ours is a huge undertaking and requires a lot of man hours. We have 19 triangles / entrances that need almost year round attention. The HBNA landscape budget is limited, so for 2018 we have outlined a tentative work schedule for three areas (triangles) we feel are in need of immediate attention outside of our routine maintenance contract. Once these are completed, likely later this year, we can move on to other areas of the neighborhood. These areas include: (i) Vermont Park; (ii) Lakehaven / Davidson / E. Brookhaven triangle area; and (iii) W. Club/Davidson corner.

As part of this work we need **YOUR** help and are looking for neighbors to assist with the work that needs to be done. We would like to have participation from some of the residents that live close to each of the areas mentioned, but would be happy to have help from anyone in the neighborhood. If you've always looked around the neighborhood and thought "someone should really do something about..." or "I wish I knew more of my neighbors but..." we would love to have you working with us. With enough help, the tasks at hand shouldn't be too difficult or require too much time. And think of the great satisfaction you'll get when you see what's been accomplished!

So please consider volunteering to help us. Please contact either Carole Simpson (404.788.2311) or Kathy Boltwood (713.825.4893) with questions or to sign up to volunteer.



Traffic Committee

As we begin 2018, let's all be aware of much needed traffic calming for our neighborhood. Slow down; make full stops at stop signs; and cautiously yield at yield signs...If we are speeding and disregarding traffic signs, how do we expect the cut-through traffic to act differently?

Pedestrians should walk facing the traffic and bicycles should ride with the traffic.

Street parking should take place on one side of the street and parked cars should be facing with the flow of traffic. Encourage your commercial vehicles for construction and lawn service trucks to park in your driveway or on your property if at all possible.

Let's enjoy our beautiful neighborhood with everyone and consider safety our #1 priority!

Film Committee

Have an offer for commercial filming on your property? Refer to HBNA Guidelines for how to work with the production companies and your neighbors. HBNA Filming Guidelines can be found at:

<http://www.historicbrookhaven.org/news.htm>



HBNA COMMITTEE CONTACTS

- Communications:
Maribett Varner; maribett.varner@bkv.com
- Community Maintenance & Enhancement:
Carol Simpson; csimpson@fdn.com
- Directory & Membership:
Mark Roberts; maroberts65@yahoo.com
- Events & New Neighbors:
Rebecca Harvill; rebecca.harvill@gmail.com
- City of Brookhaven Zoning:
Kevin Quirk; kq@quirklaw.com
- City of Atlanta Zoning:
Cathy Boston; cgboston@yahoo.com
- Transportation:
Boyd Johnson; bjohnson@johnson-hailey.com
- Surveillance Cameras & LPRs:
Blake Dexter; bdexter@dextercos.com
- Neighborhood Filming:
Gene Hoff; ghoff@theprossource.com

Keep Brookhaven Beautiful

No Littering Please

If you walk in the neighborhood you have probably noticed the amount of trash and poop bags thrown on yards, ivy, curbing and green space.

It is our hope and desire to raise awareness that we need to keep the most beautiful neighborhood in the city as beautiful and inviting as possible.

Surveillance Camera & LPR Campaign...the Final Stretch



THE HISTORY

On behalf of the community, the HBNA has been working in coordination with the Cities of Atlanta and Brookhaven Police to identify the best technology solutions available to reduce and discourage crime in Historic Brookhaven. Through research, numerous conversations with police officials and a thorough diligence process, HBNA Surveillance Camera & LPR Committee has developed a comprehensive program that utilizes a combination of surveillance cameras and license plate readers ("LPRs") to record and monitor activity in the neighborhood. As this project has developed, the findings and recommendations of the committee have been presented at several neighborhood meetings/events and have received overwhelming support.

Over the last 45 days, the committee has worked hard to finalize the details and scope of the program. Based on the benefits outlined below as well as strong neighborhood support, the program has been significantly enhanced to include a technology package more centered around LPRs.

THE BENEFIT OF LICENSE PLATE READERS

The fundamental benefits of cameras are to act as a deterrent (each installed camera will have an active blue light) and to help solve crimes after the fact. Cameras record all the time and are differentiated from LPRs as they can assist in individual/pedestrian identification. As diligence and research has played out, the benefits and effectiveness of LPRs significantly outweigh those of cameras. In contrast to cameras, which again only allow for analysis after a crime has been committed, LPRs act in real time, instantly scanning license plates, looking them up in a database and immediately alerting police officials when a "hit" - a stolen car, wanted person, stolen tag, etc. - is identified. The benefits of the LPRs are geared to proactive crime prevention while also providing the fundamental benefits of the cameras (deterrent with blue light atop equipment and the Police's ability to search historical data collected with 24x7 access to the systems).

The LPR Campaign...

The HBNA Surveillance Camera & LPR Committee has finalized a technology package that will include LPRs at all 14 entrances to the Historic Brookhaven Neighborhood. In addition and based on funding support received, the program will include cameras at key points along neighborhood streets (with a focus on streets with high pedestrian traffic). Following the fundraising process, the HBNA will execute a contract with Georgia Power for the lease, required electricity and maintenance of the camera and LPR equipment over a three year period. The committee has recommended the three year lease option based on the continued focus of the City of Atlanta and City of Brookhaven Police Departments to increase their camera and LPR infrastructure, estimating that at the end of the three year lease the respective departments may have deployed their own assets or would want to take ownership of the assets installed in Historic Brookhaven.

The annual cost of the proposed package is a little over \$100,000. In order to provide funding for the Camera & LPR program, HBNA increased annual dues from \$100 to \$150 which based on current participation levels represents almost half of the annual program costs. In addition, the Brookhaven Security Association has committed to fund 2 of the LPRs, further reducing the funding gap.

In the fall HBNA launched a pledge campaign to raise the additional dollars needed to fund the project. We are happy to report that we have received excellent support and are very close to achieving our goal. **To date, we have received pledges representing 87% of HBNA's targeted funding goal for the project.**

LPR Case Study Statistics

The City of Brookhaven currently maintains two active LPRs in close relation to Historic Brookhaven — one on Windsor Parkway and one on Colonial Drive and Peachtree. The statistics below reflect activity for the month of December.

SEE



501,221 LPR detections (license plates read)

IDENTIFY



9,939 LPR “hits” (vehicles with a violation)*

ALERT



Only seconds from scan to squad car

SEND



Officers **immediately** redirect to specific area

**Note: Police officials are not utilizing LPR equipment for low-level violations (i.e. expired tags, traffic offenses)*

Time is running out... Get involved today!

As the camera and LPR program benefits all neighbors, we believe that everyone will understand the importance in participating in the funding campaign. Whether you are a member of Historic Brookhaven Neighborhood Association or not, we invite you to join your fellow neighbors in making our community safer!

To that end, we have made pledging and submitting payments simple via the three options below. On average neighbors have pledged \$250 per year with some neighbors committing over \$1,000 annually to the program. Pledges may be made in annual contribution amounts or one time donations.

Act now...the pledge campaign will run through the end of March. Targeted implementation of the camera and LPRs is July 2018.

VIA CHECK

Pledge amounts and payments made to HBNA at 4062 Peachtree Rd, Suite A, Box 427, Brookhaven, GA 30319

VIA EMAIL

Pledge amounts may be emailed to membership@historicbrookhaven.org. Invoices to follow via mail

VIA PAYPAL

By visiting www.historicbrookhaven.org/paydues.htm

Navigating Zoning and Permitting...

CITY OF ATLANTA

In order to build a new home or renovate an existing home, neighbors are required to obtain a building permit from the City of Atlanta. Construction plans along with a site plan must be submitted to the City by the homeowner for permit approval. After a thorough review, if the proposed construction is compliant with all the building codes and requirements, a building permit is granted. If plans do not meet the zoning requirements, a request for variance will need to be filed.

Single family residential homes within the Fulton County/City of Atlanta portion of Historic Brookhaven are zoned R-100. As with any type of zoning, this designation imposes certain building restrictions and stipulations. In Historic Brookhaven, the most common items subject to a variance application include the following:

- Homes may not be constructed closer than 50' from the front yard right of way, 10' from the side yard property line & 20' from the rear yard property line
- Limitations on size and height of the home, including auxiliary structures such as a garage or pool house
- Restrictions on the percentage of the lot with impervious surface

Variances are granted through a lengthy process and only when it's recognized that there is not a good alternative to building within set requirements (often referred to as a hardship). As neighbors in a fairly densely populated area, it's easy to understand how construction on one home can have impact on adjacent neighbors.

To file a variance, a variance application that includes site plans and elevations along with the rationale for the vari-

ance must be completed. Once filed, the City will assign a date for the variance to be presented to the Atlanta Zoning Review Board. The homeowner will be issued a sign for placement on the property for a period of time prior to appearing before the Zoning Review Board.

Prior to the Zoning Review Board date, an applicant must complete 2 steps.

1. Present application to HBNA Neighborhood Zoning Group. It is the applicant's responsibility to contact the HBNA Zoning Group (see page 3 for contacts) to schedule a meeting date. At this meeting, the homeowner presents their plans and variance request (surrounding neighbors are invited as well). The homeowner is then excused and the neighbors have an opportunity to voice their opinions and concerns to HBNA. Following this discussion, the neighbors leave and HBNA Zoning Group votes to either recommend approval, recommend approval with changes, or recommend denial. The applicant is notified of the decision and if denied may opt to alter the application/project to receive approval. Final HBNA Zoning decision is forwarded to the NPU-B.
2. The applicant must appear before the Neighborhood Planning Unit ("NPU"), a group of appointed and elected individuals sanctioned by the City of Atlanta. Historic Brookhaven is part of NPU-B. The variance application is sent to NPU-B by the City. The homeowner presents to NPU-B who vote to recommend approval or not and sends the recommendation to the City of Atlanta.

Finally, the applicant appears before the Atlanta Zoning Review Board on the appointed date to present their case. Atlanta Zoning Review Board is the final and controlling vote for approval or denial of the variance.

**PUBLIC NOTICE:
VARIANCE/SPECIAL
EXCEPTION/APPEAL**
The City of Atlanta Board
of Zoning Adjustment
shall hold a public hearing
on application
affecting this property on
Thursday at 12:00pm
in the Council Chamber on
the second floor of Atlanta
City Hall, 55 Trinity Ave.,
SW, Atlanta, Georgia.
For further information
contact the Office of
Planning at 404-330-6145

City of
Atlanta
Variance
Sign

CITY OF BROOKHAVEN

The City of Brookhaven also required a building permit for the construction or renovation of a home. In order to obtain a building permit in the City of Brookhaven, the homeowner needs to bring building plans, site plan, and recent survey to the permit counter of the Building Department in Brookhaven City Hall (4362 Peachtree Rd). The City of Brookhaven will review your plans to determine if plans meet the City Codes and if so, will process a building permit application.

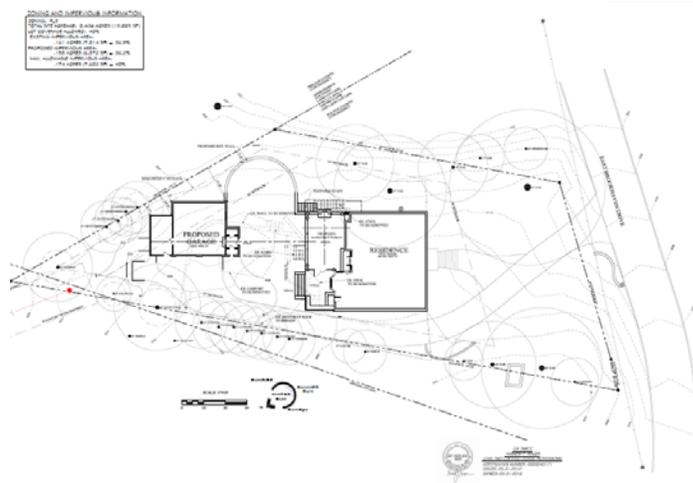
If it is determined that plans do not meet City Codes, a variance will be required and the City will direct you to the Planning and Zoning department. The three most unanticipated reasons for requiring a variance in City of Brookhaven include the following:

- The front yard setback distance is non-compliant
- The impervious surface square footage exceeds the maximum allowance
- The plans show an encroachment into the 75' stream buffer

Under a variance scenario, the City of Brookhaven Planning staff will attempt to help modify plans so that variance is not needed. However, if a variance is ultimately required, they commence the variance application process. This process/application requires a letter from the applicant or an attorney explaining the hardship that calls for a variance. The Planning staff will notify all nearby neighbors that the homeowner has filed for a variance, and post a yellow sign on the property with details on the variance request. After 5-6 weeks, unless the variance is minor and can be handled administratively, the applicant will appear before the Zoning Board of Appeals to state their case for the variance.

In order to improve chances of garnering the variance, it is recommended that the homeowner meet with all adjoining/impacted neighbors as well as the Brookhaven Zoning Committee of HBNA (see page 3 for contacts) to explain the project. If possible, the homeowner should obtain a letter of approval signed by all adjoining/impacted neighbors as well as the HBNA Zoning Committee.

On the date of the hearing with the Zoning Board of Appeals, the homeowner or their attorney should present the plans, elevation drawings, survey, and any letters of support from the neighbors and HBNA. The homeowner should explain the hardship and need for the variance. The Zoning Board will then determine if a variance is approved and if approval is granted, the homeowner will continue the process to obtain a building permit.



Meet your Neighbors...Get involved in a Neighborhood Organization

LITTLE NANCY CREEK PARK

We'd like to say a heartfelt thank you to everyone for their amazing support of Little Nancy Creek Park! Thanks to your generosity, we have only a few spots remaining in the Legacy Club. This will mark the final phase of capital improvements to the park, so we are hoping to get as much participation and support from the community as possible.

Legacy Club level donors will be recognized on a bronze plaque at the front entrance of the playground. Several donors have used this as an opportunity to honor loved ones while others simply have been looking for a way to give back. Certainly, all have welcomed the chance to help create a place that adds so much joy to people's lives! Whatever your reason, please go to this link, <http://www.littlenancycreekpark.org/portal/index.html>, to donate today.

In other news, there has been a lot going on at the park. Last fall, we held another wonderful concert at the park with music from Carter Rude & Friends along with great food from Southern Crust Catering and King of Pops. A big shout out goes to Atlanta Orthodontic Specialists for sponsoring the concert and making such a fun evening with family and friends possible! If you are interested in sponsoring our spring concert, please get in touch with us as these sponsorships go quickly.

We also continue to make huge improvements to the park based on feedback you've provided to us. Our newly-built pavilion



overlooks the park's lawn at the far corner and affords a serene setting to keep an eye on your kids, read a book, or just take a moment to relax. Our new bench-swings sit across the creek from the playground and provide a fantastic view of the park. Further, we have added a stepping stone path in the middle of the creek to make for a quick crossing of the creek – we expect this last addition to be ever more popular as the weather warms up!

We've also listened to you about parking, and while we cannot buy additional land, we have added spaces, improved the overall parking surface, and made the entry and exit easier to navigate. We are very grateful to the City of Atlanta for the repairs it made to the bridge and other areas of the park after the damage done by floods last year. Many of you may remember the overturned trees the City of Atlanta removed after they collapsed on the chimney of the old hunting lodge. There are lots of other improvements and happenings too numerous to mention here, so we invite you to stop by and take a look for yourself.

Thank you again for your generosity and ongoing support of the park. As always, we hope to see you there!



FRIENDS OF BROOKHAVEN

"Friends" is the community volunteer organization of Children's Healthcare of Atlanta where neighborhood groups plan fundraisers and events that provide an opportunity to interact with friends and neighbors while supporting the patients at Children's. Brookhaven "Friends" hosts several fundraising and volunteer initiatives right here in our neighborhood.

- "Boo" Signs for Halloween
- Mailbox Brigade for Christmas
- Holiday Happy Hour
- Spring Family Movie Night
- Coffee with Friends (several dates on location at the hospital)



If you have any questions or would like to volunteer, please contact Jennifer Champion (jenchamp7@gmail.com) or Jere Metcalf (jere@jeremetcalf.com).

BROOKHAVEN BIBLE STUDY

Ladies of Brookhaven: Did you make a resolution to grow in your faith in 2018? Or to meet more of your neighbors?

Please join the Brookhaven Bible Study as we begin our new study for 2018: Seamless: Understanding the Bible as One Complete Story by Angie Smith.

We meet each Thursday morning (taking a break for Summer and Christmas) and enjoy coffee, fellowship, Bible study and prayer time. We love to welcome new members! We are also involved in service opportunities in the community.

All ladies are welcome!! For questions or more information, please contact Suzy Brister at suzbrister@aol.com.

BROOKHAVEN MOM'S CLUB

The Historic Brookhaven Mom's Club is a group of neighborhood moms who plan social events for both mom's and families. This group is open to mothers with children of all ages. Events hosted by the Mom's Club include the annual Halloween Block Party, Christmas Caroling with children, a yearly Easter egg hunt, and smaller mom's night out events. This is a great opportunity to meet families in the neighborhood. Please contact Kristin Higgins (khigkies@yahoo.com), Mom's club chair, if you are interested in participating.

