

(C. V. ...)
254 Alberta Drive, N. E.
Atlanta, Georgia 30305

July 14, 1967

The Board of Aldermen
of the City of Atlanta
City Hall
68 Mitchell Street, S. W.
Atlanta, Georgia

Re: Zoning Application #Z-67-50
22 acre tract on Piedmont Road
between Ivy Road and Roswell Road

Gentlemen:

Within the past year, I purchased a home at 254 Alberta Drive, N. E. in the belief that I would enjoy quiet possession. This has not been the case.

Since the time of purchase, it seems that I have spent a great deal of my time attending zoning hearings before your Board. I have gladly done this, as a homeowner must be prepared to make his position known when his neighborhood is in jeopardy, and I wish to take this opportunity to make my personal feelings known to the Board.

I am concerned about the recurring statements that numerous applicants have made to the Board that the area of Piedmont Road between Peachtree Road and Roswell Road is no longer suited to residential purposes. If substantial citizens continue to live in the area and are willing to defend their residences as vigorously as have the homeowners in this area, I believe these facts clearly prove the contrary.

The Board of Aldermen
of the City of Atlanta
Page Two
July 14, 1967

It is true that some homes have been sold in this area over a period of years and it is true that speculators and developers have purchased the property because they are able to pay more than a homeowner if they are confident that they can get the property rezoned for business purposes.

I do not believe it is necessary to expand on the methods of developers who purchase residential property and allow it to consciously fall into disrepair, thereby blighting the neighborhood.

At the present time, there is no way to prohibit this unfortunate situation by direct action; however, through our elected representatives, I would hope that it is possible to stop this tactic by making it clearly understood that developers may not create an undesirable situation and then capitalize on it by coming before this Board and arguing that the property is now unsuited for residential purposes, thereby requiring its conversion to business purposes. It is my firm belief that it would take but a few instances of the Board upholding the homeowners in established neighborhoods to effectively halt the creation of transitional neighborhoods. It would be ill-advised for developers to purchase such property if they were aware that the Board of Aldermen would not grant requests for rezoning merely because they are creating an undesirable situation in a neighborhood.

In short, gentlemen, the citizens and homeowners of this City must rely on you to protect their interests, and it was for this purpose that you were chosen by the voters and it would seem to be your duty and responsibility to do so as long as it does not interfere with the growth and development of our City.

This raises the question whether it is in the best interests of Atlanta to preserve these neighborhoods or to allow sprawling development anywhere developers can create an unstable situation. If the latter is allowed to continue, the City of Atlanta will be composed eventually of business establishments,

The Board of Aldermen
of the City of Atlanta
Page Three
July 14, 1967

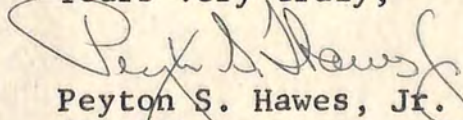
housing which generally is being rented from unconcerned landlords and isolated residential sections of Atlanta which appear secure but which very few individuals may take advantage of both because of limited physical area and finances.

I am thirty years of age with a family and at the time of purchasing my home, I considered whether it would be best to live in the City or in an outlying area such as Sandy Springs. After careful consideration, I chose the former because I did not wish to divide and isolate my business and residential activities. In general, I felt it was to my interest and hopefully of benefit to the City to place both my business and civic loyalty in one place and I will continue to do so if I am allowed to remain in a neighborhood within the City in which I can take pride. I say this only because I believe many families in my same age group share the same feelings.

If, however, you feel that the City would prosper best under the well-known "doughnut" development of many American cities, then I concede that the application in question should be approved.

Gentlemen, I am sure that all of the opinions and beliefs stated in this letter are already well-known to you and that as conscientious public servants you have weighed them carefully. My only purpose in communicating them to you is to notify you that this homeowner, and others as well, feel that the ultimate questions to be decided by you are the ones stated above; that we are aware of this situation; and that we are awaiting anxiously your decision. The proposed encroachment on this residential area will not strike a death blow to the entire residential city, of course, but I suggest that it presents a classic and typical case and the lines for future action can be seen in your decision on this application.

Yours very truly,



Peyton S. Hawes, Jr.
254 Alberta Drive, N. E.
Atlanta, Georgia 30305

PSHjr:js