



Michael L. Thurmond  
Chief Executive Officer

**DeKalb County Zoning Board of Appeals**  
Department of Planning & Sustainability  
330 Ponce De Leon Avenue, Suite 300  
Decatur, GA 30030

**Wednesday, December 9, 2020 at 1:00 PM**



**Planning Department Staff Analysis**

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**N5 Case No: A-20- 1244434 Parcel ID(s): 15-172-02-007**

**Commission District: 03 Super District 06**

**Applicant:** Mark S. Terry  
508 Summit Drive  
Decatur, GA 30032

**Owner:** Same as applicant

**Project Name:** 2034 Swazey Drive

**Location:** The property is located north of Swazey Drive, at 2034 Swazey Drive, Decatur, GA 30032.

**REQUEST:** Variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the side yard setbacks for a proposed second story addition, relating to the R-75 zoning district.

**Staff Recommendation:** "Approval" based on the submitted site plan received November 5, 2020.

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## **STAFF FINDINGS:**

**Site Location:** The property is located north of Swazey Drive, at 2034 Swazey Drive, Decatur, GA 30032.

**Variance request:** Variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the side yard setbacks for a proposed second story addition, relating to the R-75 zoning district.

**Variance Analysis:** Based on the submitted materials, the applicant is requesting to reduce the east side yard setback from 7.5 feet to 6.5 feet and the west side yard setback from 7.5 feet to 5.5 feet for a proposed second story addition to an existing single family detached structure. The DeKalb County zoning ordinance requires a 7.5 feet rear yard setback for all structures within the R-75 zoning district. Based on the submitted site plan, the proposed second story addition will be built over the existing single family detached structure, and based on the submit survey it appears the footprint of the existing structure is built over the existing side yard setbacks lot causing an undue hardship for the applicant.

Based on the submittal materials, due to the site constraints of the subject property, it appears that the requested variance meets the criteria for approval based on the following criteria:

**1. By reason of exceptional narrowness, shallowness or shape of a specific lot, or by reason of exceptional topographic conditions, which were not created by the owner or applicant, 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:**

Based on the submitted site plan, by reason of the shape of the lot, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners.

**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:**

Due to the existing site constraints, it appears that the requested variance does not go beyond that minimum necessary to afford relief. Therefore, granting this variance 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.

**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:**

Granting this 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.

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

Based on the submitted materials, due to the due to the placement of the existing structure, the strict application of the applicable provisions and requirements of this chapter would cause an undue hardship for the applicant.

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

Based on the submitted materials, it appears that the requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.

**FINAL STAFF ANALYSIS:**

Based on the submitted materials, due to the due to the placement of the existing structure, the strict application of the applicable provisions and requirements of this chapter would cause an undue hardship for the applicant. Therefore, the Department of Planning and Sustainability recommends that the application be “approved” as shown on the submitted site plan received on August 6, 2020.

**STAFF RECOMMENDATION: “Approval” based on the submitted site plan received November 5, 2020.**

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

BOA No. \_\_\_\_\_

Applicant and/or  
Authorized Representative Mark S. Terry - Managing Partner, First Wave Investments LLC

Mailing Address: 508 Summit Drive

City/State/Zip Code: Decatur, GA 30032

Email: mterrytx@gmail.com

Telephone Home: 713-408-9325 Business: \_\_\_\_\_ Fax No.: 404-891-7420

**OWNER OF RECORD OF SUBJECT PROPERTY**

Owner: First Wave Investments LLC

Address (Mailing): 508 Summit Drive

City/State/Zip Code: Decatur, GA 30032

Email: mterrytx@gmail.com

Telephone Home: \_\_\_\_\_ Business: 713-408-9325 Fax No.: 404-891-7420

**ADDRESS/LOCATION OF SUBJECT PROPERTY**

Address: 2034 Swazey Drive City: Decatur State: GA Zip: 30032

District(s): 15 Land Lot(s): 172 Block: 02 Parcel: 007

District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Parcel: \_\_\_\_\_

District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Parcel: \_\_\_\_\_

Zoning Classification: R-75 Commission District & Super District: 3 & 6

**CIRCLE 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.)
- ☐ **OFFICIALS APPEALS OF ADMINISTRATIVE DECISIONS.**

**TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT**

Date Received: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

## 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: November 4, 2020

Applicant:  
Signature

Mark A. Terry  
(First Wave Investments LLC)

DATE: \_\_\_\_\_

Applicant:  
Signature

\_\_\_\_\_

**VARIANCE LETTER OF INTENT – 2034 Swazey Drive, Decatur, GA 30032**

November 4, 2020

DeKalb County Department of Planning and Sustainability  
Zoning Board Of Appeals  
330 Ponce de Leon Ave.  
Suites 100 – 500  
Decatur, GA 30030

RE: 2034 Swazey Drive Decatur, GA 30032 Variance Letter of Intent

Board,

Regarding the lot at **2034 Swazey Drive in Decatur**, we are requesting variances to the following R-75 district minimum setbacks that are mandated in Table 2.2 of Section 27-2.2.1 in the Zoning Ordinance of DeKalb County:

- 1) the East "Side – interior building setback" from 7.5ft to 6.5ft
- 2) the West "Side – interior building setback" from 7.5ft to 5.5ft

2034 Summit is a legal non-conforming access lot, and due to its exceptional narrowness, strict application of the dimensional requirements would prevent us from constructing additions to the home.

Specifically, our intent is to add a second story to the existing house, add a covered, ground-level open porch on the South-facing front of the house, and add a covered, ground-level open porch on the West side of the house, per the site plan that is included in our application package.

**Requested variance for second story addition:**

Per the survey, the existing northeast corner of the house is 6.6ft from the East side interior property line. Therefore, we are requesting a variance to the East Side – interior setback as specified above, to accommodate the second story addition.

**Requested variance for covered, ground-level open porch addition on the South-facing front of the house**

The variance to the East Side – interior setback as specified above will also accommodate the addition of a covered, ground-level open porch on the South-facing front of the house.

**Requested variance for covered, ground-level open porch addition on the West side of the house**

We are requesting a variance to the West Side – interior building setback as specified above, to accommodate the addition of a ground-level open porch on the West side of the house, on the existing concrete driveway

If you have questions regarding our intent, please do not hesitate to contact me.

Regards,

 11/4/2020

Mark S. Terry  
Managing Partner,  
First Wave Investments LLC  
714-408-9325  
mterrytx@gmail.com

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.  
NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES.

THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

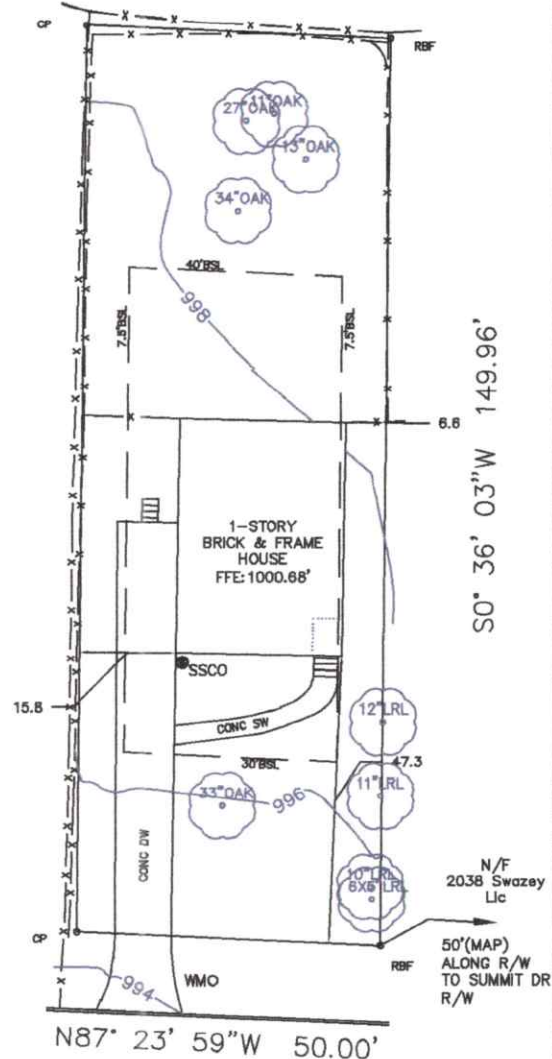
NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.



S87° 21' 14"E 50.00'

N0° 36' 05"E 150.00'

S0° 36' 03"W 149.96'



N87° 23' 59"W 50.00'

SWAZEY DRIVE ~ 50' R/W  
25'± BC/BC

**\* LEGEND \***

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.  
AKA ALSO KNOWN AS  
APP AS PER DEED  
APP AS PER PLAT  
BSL BUILDING (SETBACK) LINE  
CP COMPUTED POINT  
CTP CRIMP TOP PIPE FOUND  
D DEED (BOOK/PAGE)  
DW DRIVEWAY  
EP EDGE OF PAVEMENT  
FFE FINISH FLOOR ELEVATION  
FKA FORMERLY KNOWN AS  
HWD HARDWOOD TREE  
IPF IRON PIN FOUND  
L ARC LENGTH  
LL LAND LOT  
LLL LAND LOT LINE  
N NEIGHBOR'S  
N/F NOW OR FORMERLY  
NAIL NAIL FOUND  
P PLAT (BOOK/PAGE)  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
R RADIUS LENGTH  
R/W RIGHT-OF-WAY  
RBF REINFORCING BAR FOUND (1/2" UNO)  
RBS 1/2" REINFORCING BAR SET  
SW SIDEWALK  
SSE SANITARY SEWER EASEMENT  
SSCO SANITARY SEWER CLEANOUT  
-X- FENCE LINE  
WALL

N/F  
Baker,  
Jaunita

N/F  
2038 Swazey  
Lic

50'(MAP)  
ALONG R/W  
TO SUMMIT DR  
R/W

PROPERTY ADDRESS:  
2034 Swazey Dr  
Decatur, GA 30032

LAND AREA:  
7494 SF  
0.172 AC

IMPERVIOUS AREA:  
DW: 660 SF  
SW: 106 SF  
HOUSE: 1053 SF  
EXIST= 1819 SF=24.3%

ZONING: R-75

0 20  
SCALE 1" = 20'

**PLAT PREPARED FOR:**

2034 Swazey  
Dr

PARCEL ID: 15 172 02 007

LAND LOT 172 15th DISTRICT

DeKALB COUNTY, GEORGIA

FIELD DATE: 10-30-2020

BY:

LOCATED IN UNINCORP

DRAWN DATE: 11-04-2020

SS

REFERENCE: PLAT BOOK , PAGE  
REFERENCE: DEED BOOK , PAGE

ALL MATTERS OF TITLE ARE  
EXCEPTED, NOT TO BE RECORDED  
NOR USED TO CONVEY PROPERTY.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 40,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

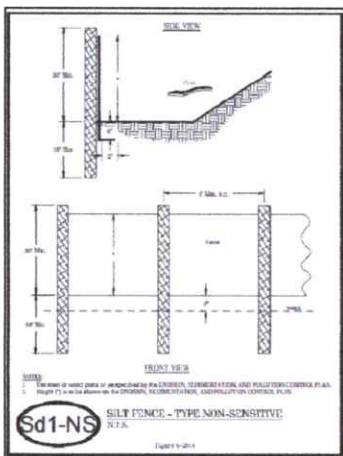
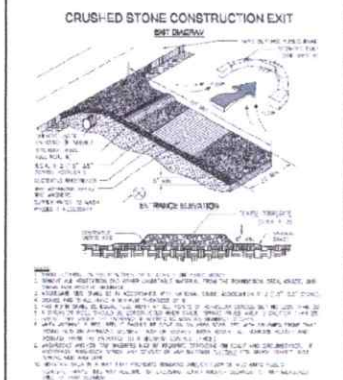
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



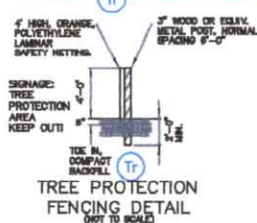
SURVEY SYSTEMS ATLANTA  
2156 W Park Ct, Ste D, Stone Mtn, GA 30087  
COA #LSF000867, info@SurveySystemsAtlanta.com  
Cell 678-591-8064 ~ Office 404-760-0010

dropped. Adhered, extracted from vehicles or the pipe openings or else storm drains must be installed in a suitable

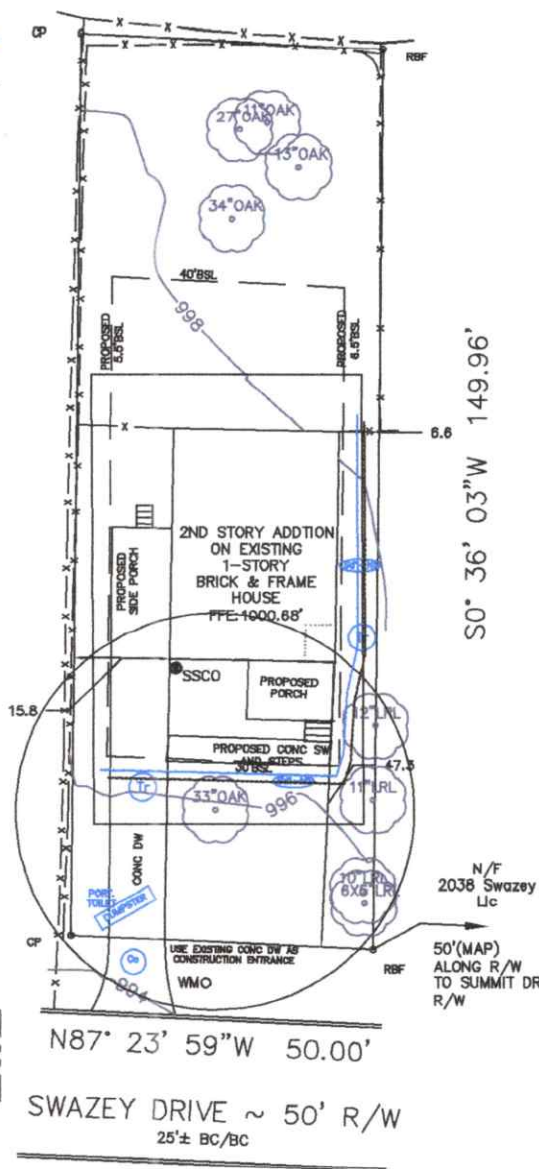
NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR  
THIS PROPERTY BY THIS SURVEYOR.



INDICATES TREE PROTECTION FENCE



N0° 36' 05"E 150.00'



\* L E G E N D \*

NOTE: ALL ITEMS IN THIS LEGEND  
MAY NOT APPEAR ON THIS PLAT.  
AKA ALSO KNOWN AS  
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APP AS PER PLAT  
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CP COMPUTED POINT  
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HWD HARDWOOD TREE  
IPF IRON PIN FOUND  
L ARC LENGTH  
LL LAND LOT  
LLL LAND LOT LINE  
N NEIGHBOR'S  
N/F NOW OR FORMERLY  
NAIL NAIL FOUND  
P PLAT (BOOK/PAGE)  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
R RADIUS LENGTH  
R/W RIGHT-OF-WAY  
RBF REINFORCING BAR FOUND  
1/2" UNDO  
RBS 1/2" REINFORCING BAR SET  
SW SIDEWALK  
SSE SANITARY SEWER EASEMENT  
SSCO SANITARY SEWER CLEANOUT  
-X- FENCE LINE  
WALL

DISTURBED AREA  
3335 SF SF=  
0.7 AC

PROPERTY ADDRESS:  
2034 Swazey Dr  
Decatur, GA 30032

LAND AREA:  
7494 SF  
0.172 AC

IMPERVIOUS AREA:  
DW: 660 SF  
SW: 106 SF  
HOUSE: 1053 SF  
EXIST= 1819 SF=24.3%  
PROPOSED PORCH: 140 SF  
PROPOSED SW AND  
STEPS: 105 SF  
TOTAL IMPERVIOUS: 2062 SF  
= 30.3%

0 ZONING: R-75 20  
SCALE 1" = 20'

SITE PLAN PREPARED FOR:  
2034 Swazey  
Dr

PARCEL ID: 15 172 02 007

LAND LOT 172                      15th DISTRICT

DeKALB COUNTY, GEORGIA

LOCATED IN UNINCORP

REFERENCE: PLAT BOOK

REFERENCE: DEED BOOK

SURVEY SYSTEMS & ASSO  
RESPONSIBILITY FOR ERRO

SITE PLANS. IT IS THE C  
PLANS FOR COMPLETION

COMMENTS, CORRECTIONS,

ANYONE EXCEPT THE CLIENT  
BILLABLE AND ADDITIONAL

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2034 Swazey Dr		15th DISTRICT	BY:
A	FIELD DATE: 10-30-2020	MF	SS
, PAGE , PAGE	DRAWN DATE: 11-04-2020	ALL MATTERS OF TITLE ARE EXCEPTED, NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY	

SURVEY SYSTEMS & ASSOC., INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEMO OR SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. (FROM ANYONE EXCEPT THE CLIENT) SHALL BE DEEMED AS BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.

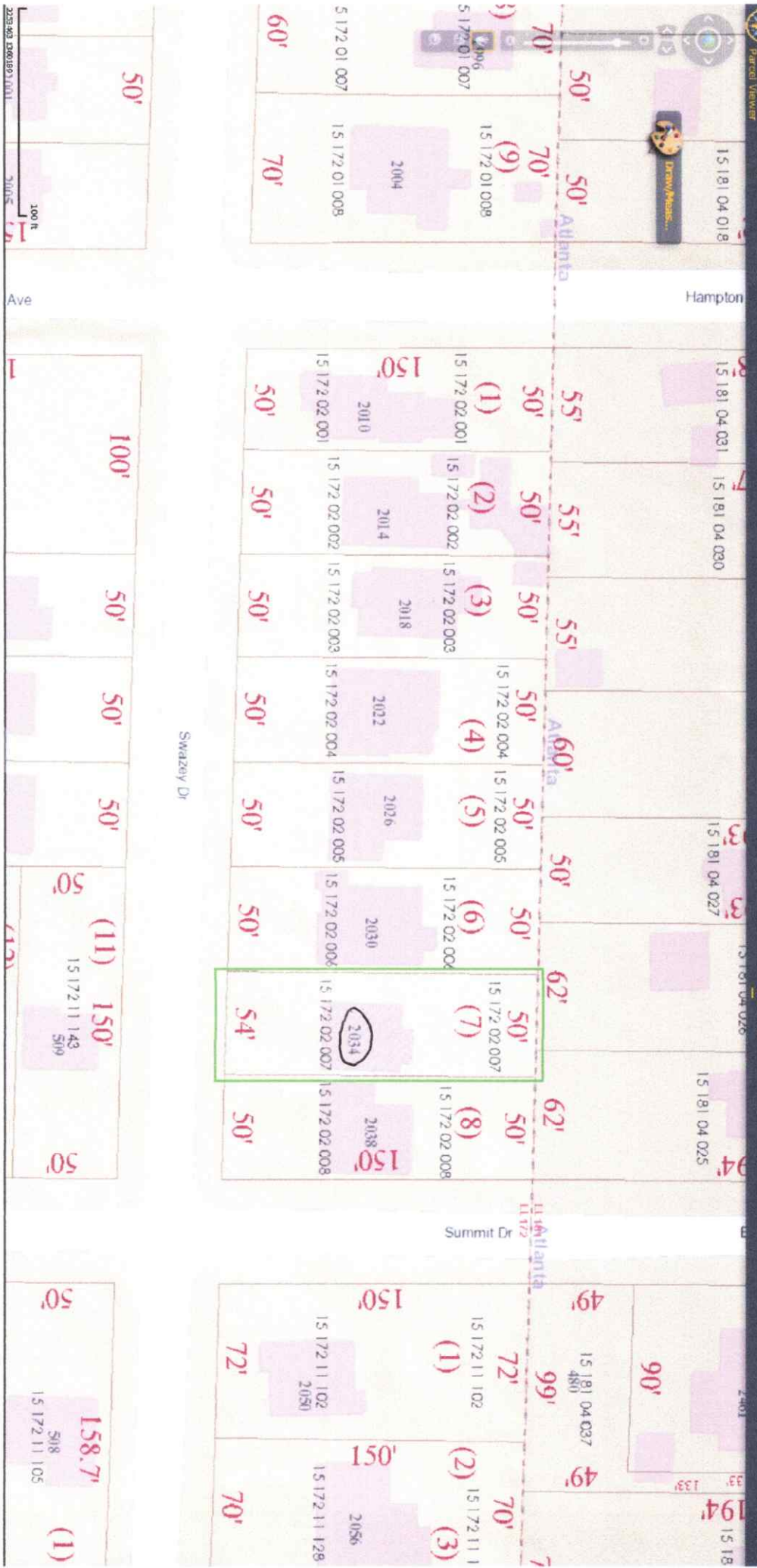
### REVISIONS:

24 HR CONTACT:

MARK TERRY  
713-408-9325



**SURVEY SYSTEMS ATLANTA**  
2156 W Park Ct, Ste D, Stone Mtn, GA 30087  
COA #LSF000867, info@SurveySystemsAtlanta.com  
Cell 678-591-6084 ~ Office 404-760-0010



## Sec. 5.1.2. - Lots.

All lots shall conform to the minimum requirements for the zoning district in which such lot is located, to all applicable requirements of this article, and the requirements of chapter 14 of the Code. In the event of a conflict between the provisions of this chapter and chapter 14 of the Code with respect to regulation of lots, the provisions of this chapter shall prevail.

( Ord. No. 15-06, 8-25-2015)

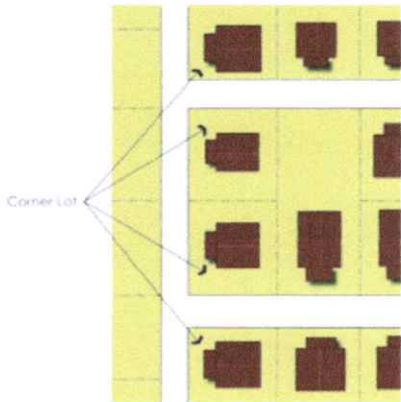
Sec. 5.1.3. - Lots, access.

← 2034 Swazey Dr.  
lot type

Each lot shall have vehicular access to a public or approved private street, or, in the case of townhouses, fee simple condominiums or cottage lots, to an alley or private internal drive, provided the overall townhouse or cottage development site provides access to a public street. In new subdivisions with three (3) or more single-family detached or single-family attached units, lots on minor or major thoroughfares with lot frontages less than one hundred (100) feet shall have driveway access via shared driveways.

( Ord. No. 15-06, 8-25-2015)

## Sec. 5.1.4. - Lots, corner.



Corner Lot

- A. *Front yard building setback.* On corner lots, the lot frontage with the shortest distance to a public right-of-way shall be designated as the front yard, and development shall comply with front yard building setback requirements of the zoning district in which the lot is located.
- B. *Side corner yard.* Once the front of a corner lot is determined pursuant to subsection A., the remaining side adjacent to a street is the side corner yard.
- C. *Side corner yard building setback.* The minimum side corner yard building setback on corner lots shall be as designated by the zoning district regulations in article 2. Unless otherwise restricted, buildings may face either the front or side corner.
- D. *Lot width.* The minimum width of corner lots with residential uses shall be increased by fifteen (15) feet above the minimum width required for the zoning district in which the lot is located.
- E. *Side corner yard for nonconforming residential.* The side corner yard building setback in residential districts may be reduced to sixty (60) percent of the minimum front yard building setback in the zoning district if:
  1. The lot is a legal nonconforming lot; and
  2. The lot does not abut a thoroughfare.

( Ord. No. 15-06, 8-25-2015)

27-2.2 DIVISION 2. - RESIDENTIAL ZONING DISTRICTS: DIMENSIONAL REQUIREMENTS

Sec. 2.2.1. - Dimensional requirements.

Dimensional requirements, such as overall site requirements, individual lot dimensions, and setbacks for residential zoning districts are established in Table 2.2, "Residential Zoning Districts Dimensional Requirements." Residential infill development may also be subject to compatibility regulations as specified in sections 5.2.3 and 5.2.4. (Amended 3/24/15).

Table 2.2 Residential Zoning Districts Dimensional Requirements

**Residential Single-Family Zoning Districts**

KEY:

Housing Types: SF: Single-Family, TF: Two-Family, TRF: Three-Family, MF: Multi-Family

Character Areas: RC: Regional Center, TC: Town Center, NC: Neighborhood Center, SUB: Suburban

Element	RE	RLG	R-100	R-85	R-75	R-60	MHP	RNC*
<b>Lot Dimensions (minimum)</b>								
Lot area (square feet)	43,560 (1 acre)	20,000	15,000	12,000	10,000	6,000/3,500 cottage	Parks: 20 acres Lots: 4,000	*
Lot width, street frontage (feet)	150	65	100	85	75	60	Parks: 400 Lots: 50	*
Lot width at building line (feet)	150	65	100	85	75	60	N/A	*
Lot width fronting cul-de-sac (feet)	35	35	35	35	35	35	N/A	*
Lot coverage (maximum %)	25	30	35	35	35	35	N/A	*
<b>Building Setbacks (minimum) Subject to Article 5, Averaging Requirements</b>								
Front thoroughfares (feet)	60	70	50	50	45	30	Parks: 250 Lots: 10	*
Front arterials (feet)	50	60	40	40	35	20	150	*
Front collector and all other streets (feet)	45	55	35	35	30	If RC/TC/NC: 15 If SUB: 20	100	*

Front with alley access(feet)	N/A	25	25	25	25	10	Parks: N/A Lots: 10	*
Side - interior building setback (feet)	20	10	10	8.5	7.5	7.5	Parks: 50 Lots: 7.5	*
Side - corner lot on public street (feet)**	Same as district indicates front setback, following street type along the corner side property line							
Rear (feet)	40	40	40	40	40	30	Parks: 40**** Lots: 7.5****	*
Unit Size, heated living area (minimum)								
Unit size (square feet)	2,000	2,000	2,000	1,800	1,600	1,200 if cottage: 800— 1,200	N/A	*
Height (maximum)								
Main building (feet) (Residential infill overlay = 28 feet)	35	35	35	35	35	35	35	*
Accessory building (feet)	24	24	24	24	24	24	N/A	*
Open Space (minimum %)								
Open space	20%***	20%***	20%***	20%***	20%***	20%***	20%***	*

\* See division 10 of this article


\*\* See article 5, corner lots section for reduction eligibility

\*\*\* Open space requirement shall apply to new subdivisions if project is > 5 acres or > 36 units (chapter 14)

\*\*\*\* 100 feet if adjacent to property zoned or used for residential purposes

( Ord. No. 15-06, 8-25-2015)

**2034 SWAZEY DRIVE  
PROPOSED RENOVATION PROJECT  
MARK TERRY AND JULIE SANDAHL, OWNERS**

NAME	ADDRESS	PHONE NUMBER	FOR	AGAINST
Suzanne Baker	2030 Swazey Dr	4-207-4225	Suzanne Baker	-
Raymond Dupre	2062 Swazey Dr. 30032	404-788-6743	Raymond Dupre	
Carrie Stahlke	509 Summit R	7-403-9340	Carrie Stahlke	
Thomas O'Reilly	2059 Swazey Dr	678-478-2212		







Floor plan of a house with a gabled roof and a large front porch. The plan includes dimensions for rooms and overall exterior measurements.

**Overall Dimensions:**

- Overall Width: 16' 7"
- Overall Depth: 27' 1"

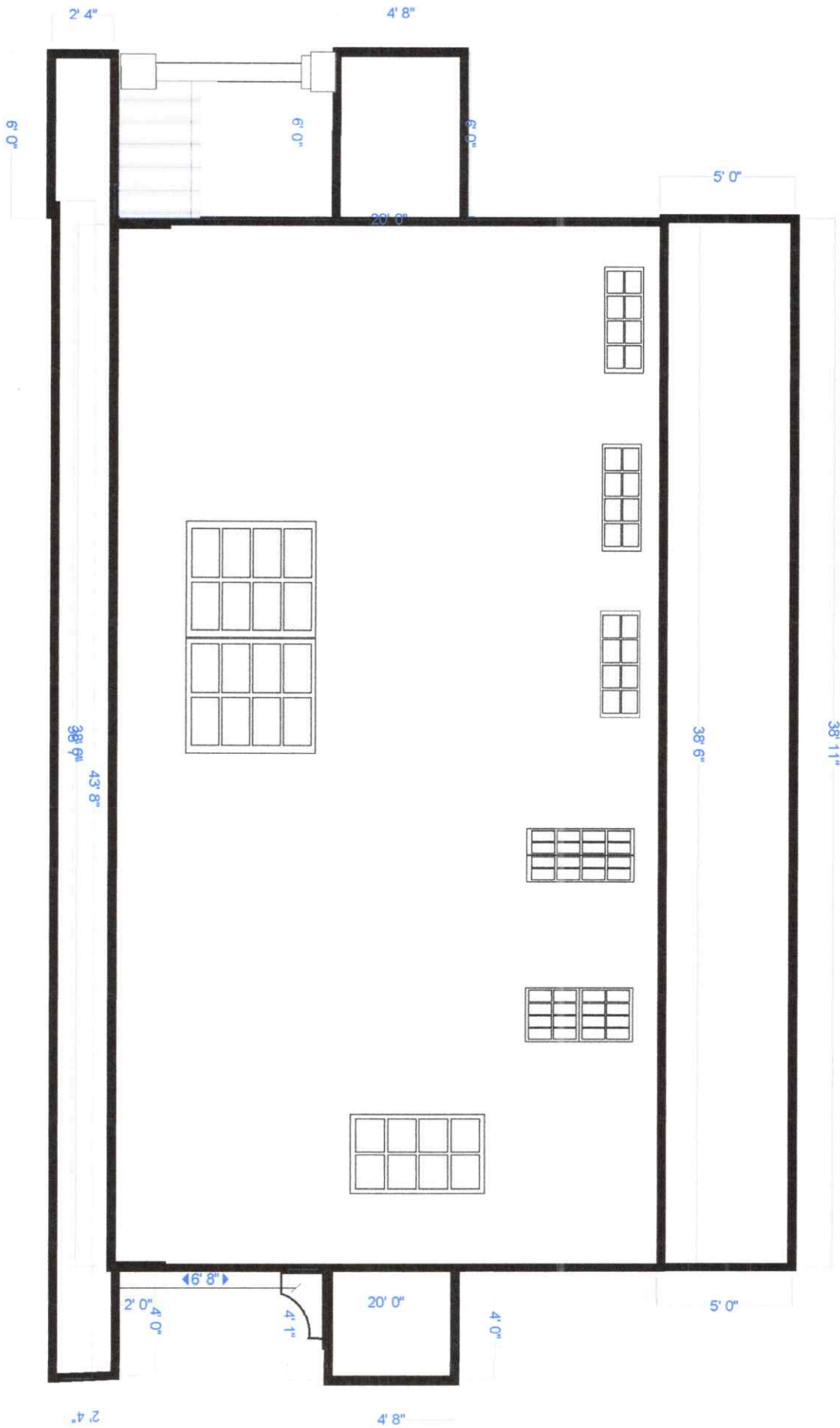
**Room Dimensions:**

- Front Porch: 18' 0" (width) x 27' 1" (depth)
- Main Living Area: 18' 0" (width) x 13' 8" (depth)
- Kitchen: 10' 3" (width) x 10' 3" (depth)
- Bathroom: 4' 4" (width) x 4' 3" (depth)
- Bedroom: 10' 3" (width) x 10' 3" (depth)

**Other Features:**

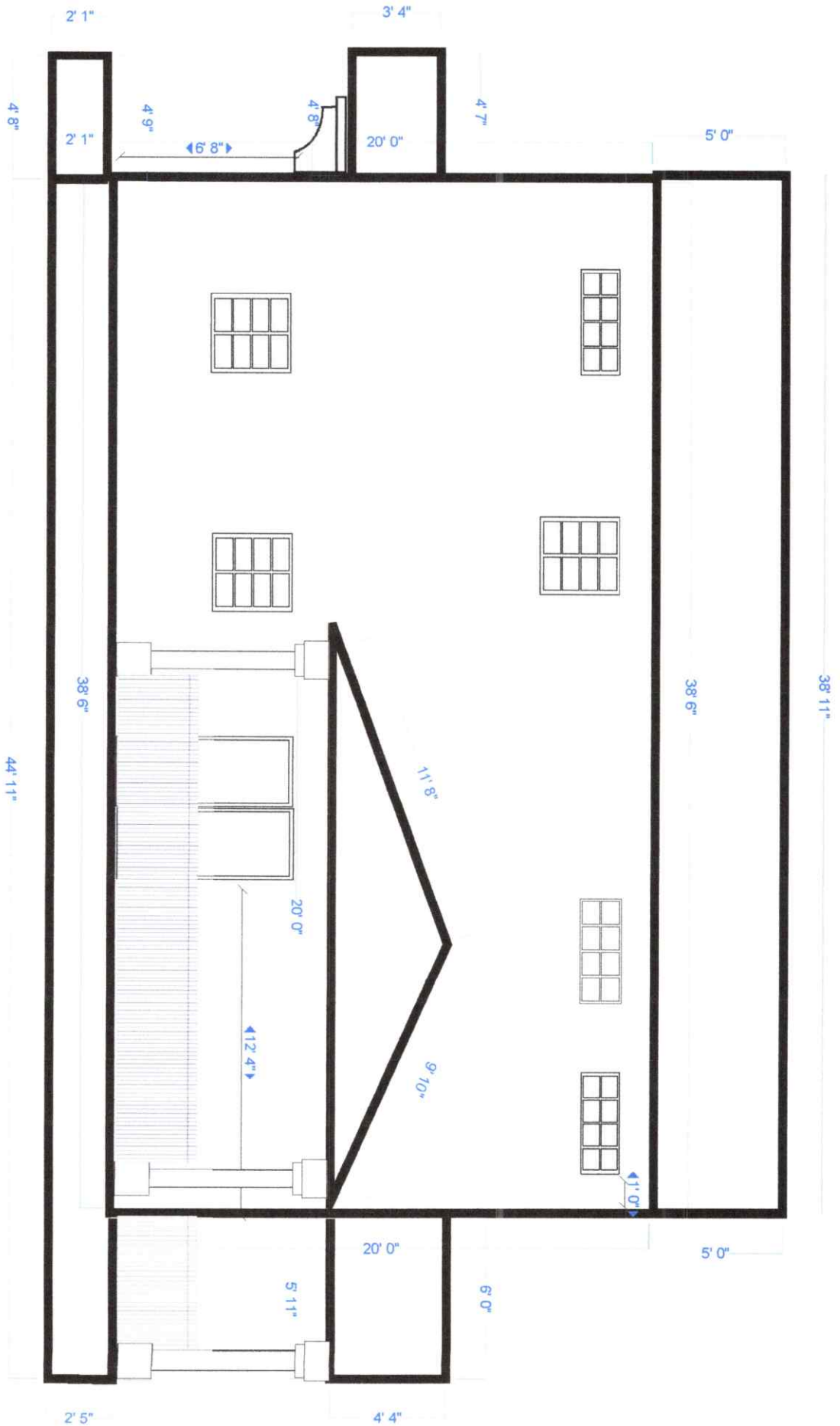
- Three windows in the main living area, each 8' 10" wide.
- One window in the kitchen, 10' 3" wide.
- One window in the bedroom, 10' 3" wide.
- One window in the bathroom, 4' 3" wide.
- Two doors leading from the front porch into the main living area.
- Two doors leading from the main living area into the kitchen and bedroom.
- One door leading from the bedroom into the bathroom.

East Elevation

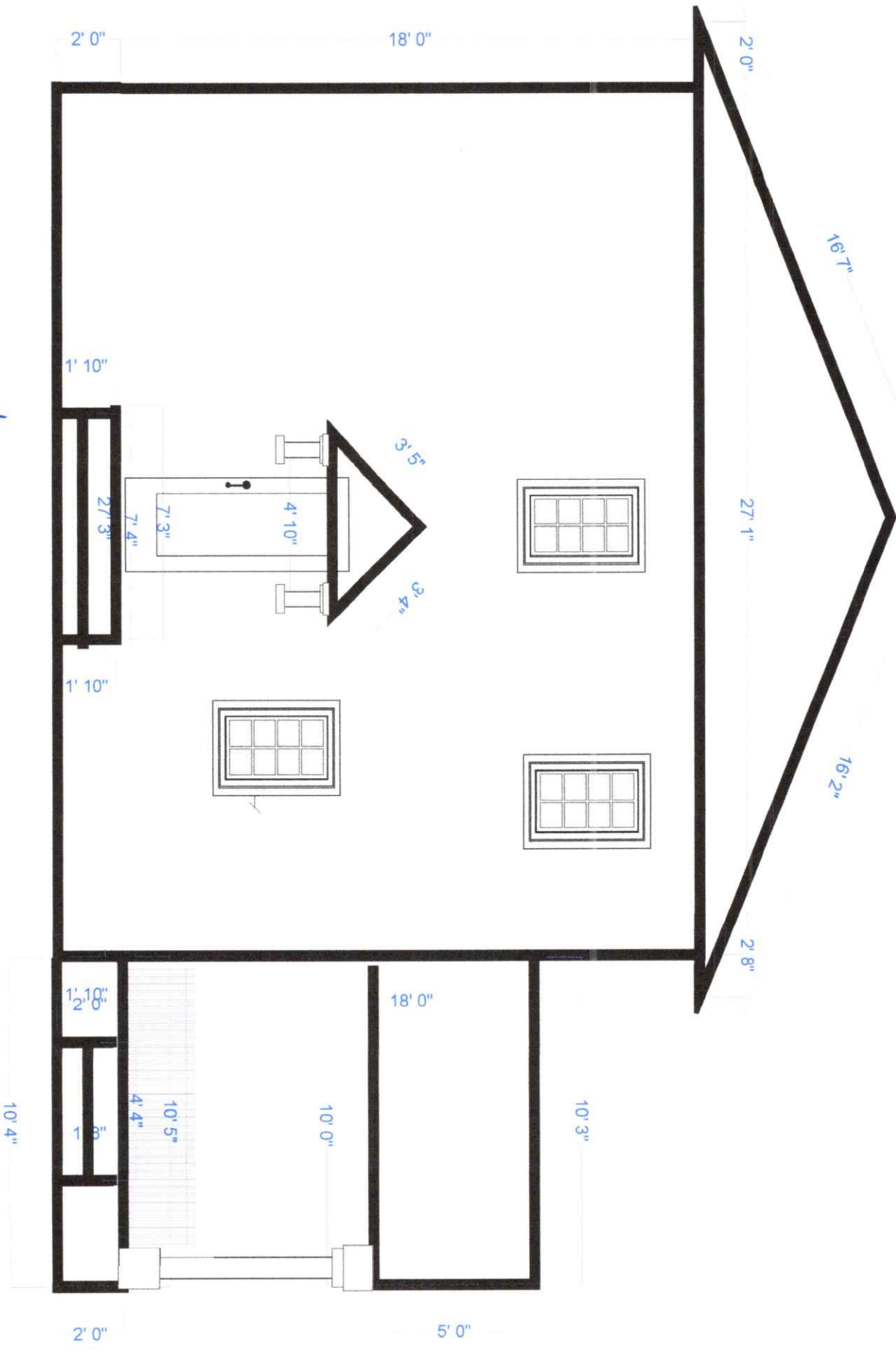


WEST

SIDE ELEVATION-LEFT



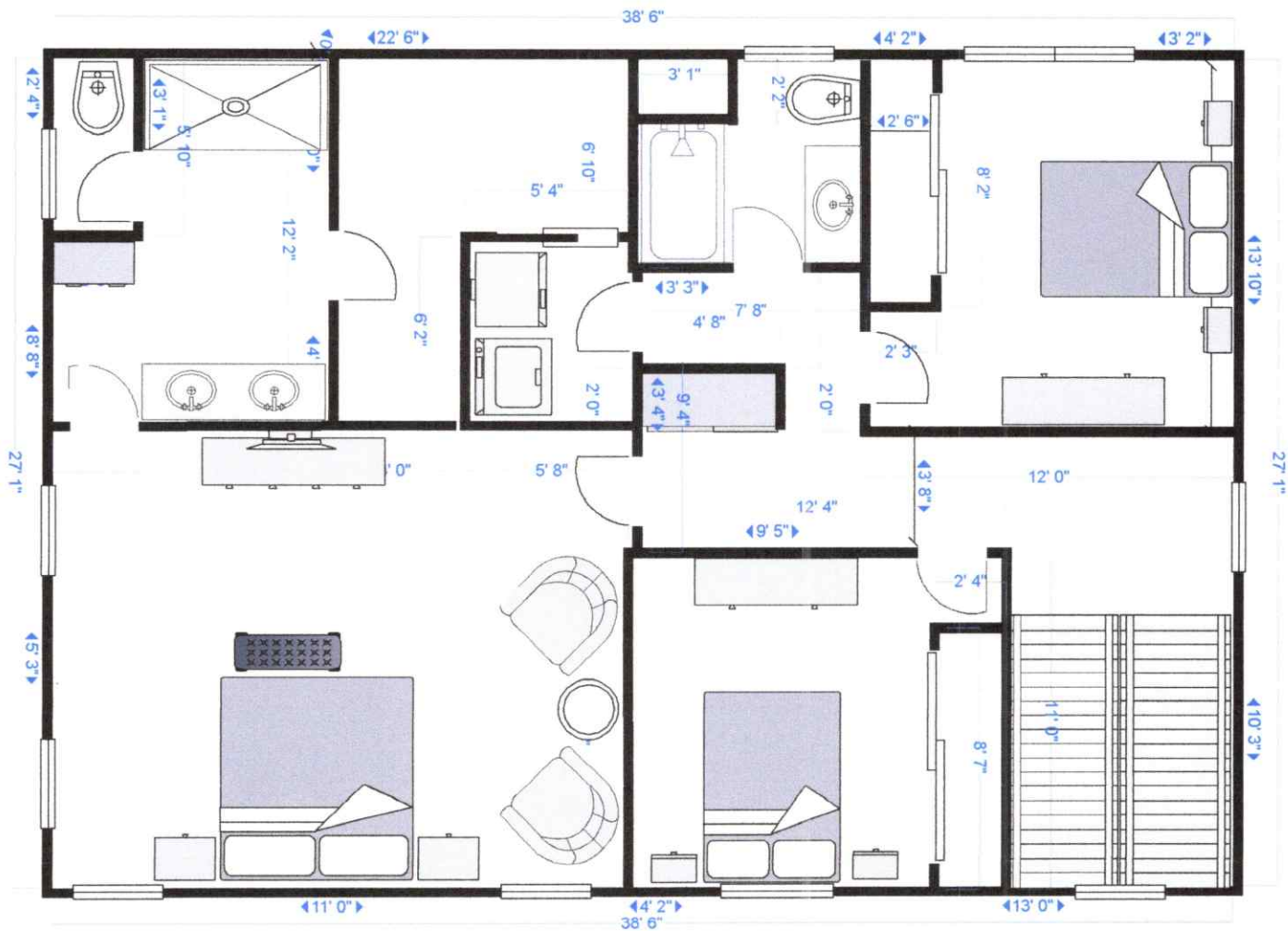
Back Elevation



First Floor Plan



Second Floor Plan



# STATE OF GEORGIA

## Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

### CERTIFICATE OF AMENDMENT

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

**First Wave Investments LLC**

**a Domestic Limited Liability Company**

has filed articles/certificate of amendment in the Office of the Secretary of State on 09/16/2020 and has paid the required fees as provided by Title 14 of the Official Code of Georgia Annotated. Attached hereto is a true and correct copy of said articles/certificate of amendment.

WITNESS my hand and official seal in the City of Atlanta  
and the State of Georgia on **09/17/2020**.



*Brad Raffensperger*

Brad Raffensperger  
Secretary of State

# Articles of Amendment to Articles of Organization

## **Article One**

The name of the limited liability company ("company") is:

First Wave Investments LLC

The control number is:

20142742

## **Article Two**

The date the original articles of organization were filed

was: 08/18/2020

## **Article Three**

The company hereby agrees and acknowledges to remove the following organizers from First Wave Investments LLC:

<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
Barbara Gibson	ORGANIZER	10420 Sablewood Dr, Raleigh, NC, 27617, USA
Julie Sandahl	ORGANIZER	508 Summit Dr, Decatur, GA, 30032, USA
Lawrence Terry	ORGANIZER	4831 Crestmore Rd, Ste 202, Raleigh, NC, 27617, USA

## **Article Four**

*(Check, and if applicable complete, one of the following)*

- ☒ The articles of amendment shall be effective upon the filing with the Secretary of State.
- ☐ The articles of amendment shall be effective on: \_\_\_\_\_ at \_\_\_\_\_.  
(Date) (Time)

IN WITNESS WHEREOF, the undersigned has executed these Articles of Amendment on

09/16/2020

(Date)

<u>Barbara Gibson</u> (Signature) <u>9/16/2020</u>	(Organizer)	<u>Barbara Gibson</u> (Print Name)	<u><a href="mailto:gibsonb3999@gmail.com">gibsonb3999@gmail.com</a></u> (Email Address)
<u>Julie Sandahl</u> (Signature) <u>9/16/2020</u>	(Organizer)	<u>Julie Sandahl</u> (Print Name)	<u><a href="mailto:juliesandahl@hotmail.com">juliesandahl@hotmail.com</a></u> (Email Address)
<u>Lawrence Terry</u> (Signature) <u>9/16/2020</u>	(Organizer)	<u>Lawrence Terry</u> (Print Name)	<u><a href="mailto:Larry.Terry@CORE-RealityGroup.com">Larry.Terry@CORE-RealityGroup.com</a></u> (Email Address)
<u>Mark Terry</u> (Signature) <u>9/16/2020</u>	(Organizer)	<u>Mark Terry</u> (Print Name)	<u><a href="mailto:mterrytx@gmail.com">mterrytx@gmail.com</a></u> (Email Address)



Secretary of State

**OFFICE OF SECRETARY OF STATE  
CORPORATIONS DIVISION**

2 Martin Luther King Jr. Dr. SE  
Suite 313 West Tower  
Atlanta, Georgia 30334  
(404) 656-2817  
sos.ga.gov

\*Electronically Filed\*

Secretary of State

Filing Date: 9/16/2020 11:12:18 PM

**TRANSMITTAL INFORMATION FORM  
BUSINESS AMENDMENT**

1. **First Wave Investments LLC**

Entity Name

**20142742**

Entity Control No.

2. **Mark Terry**

Name of Person Filing Business Amendment

**508 SUMMIT DR**

Address

**Decatur**

City

**GA**

State

**30032**

Zip Code

3. Submitted with this filing is a filing fee of \$20.00 payable to "Secretary of State". Filing fees are non-refundable.

I understand that this Transmittal Information Form is included as part of my filing, and the information on this form will be entered in the Secretary of State business entity database. I certify that the above information is true and correct to the best of my knowledge.

**Mark Terry**

Signature of Authorized Person