



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: Tuesday, March 4, 2021, 5:30 P.M.
Board of Commissioners Hearing Date: Thursday, March 25, 2021, 5:30 P.M.

STAFF ANALYSIS

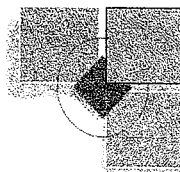
Case No.:	SLUP -21-1244540	Agenda #: N. 14
Location/Address:	Northeast side of North Ridgeway Road, approximately 150 feet east of Fisher Trail, at 2047 N. Ridgeway Road NE, Atlanta, GA	Commission District: 02 Super District: 06
Parcel ID(s):	18 195 09 020	
Request:	Special Land Use Permit (SLUP) to allow a Home Occupation with in an existing single-family home within the R-100 (Residential Medium Density-100) district.	
Property Owner(s):	Gloria Lee	
Applicant/Agent:	Glory Be, Inc.	
Acreage:	0.58 acres	
Existing Land Use:	Single-family residential (zoned R-100)	
Surrounding Properties:	To the North, South, East, and West R-100 (Residential Medium Density-100).	
Comprehensive Plan:	Suburban <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Inconsistent
Proposed Density: 1.72 (same as existing)	Existing Density: 1.72	
Proposed Units: One (same as existing)	Existing Units: One	
Proposed Lot Coverage: approximately 20% (same as existing)	Existing Lot Coverage: approximately 20%	



DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date.

Date Received: Application No.:

APPLICANT NAME: Glory Be, Inc.

Daytime Phone #: 404-788-6414 Fax #:

Mailing Address: 2047 N. Ridgeway Rd. NE, Atlanta, GA 30345

E-mail: girleeatglorybe@yahoo.com

OWNER NAME: Gloria Lee

(If more than one owner, attach contact information for each owner)

Daytime Phone #: 404-788-6414 Fax #:

Mailing Address: 2047 N. Ridgeway Rd. NE, Atlanta, GA 30345

E-mail: girleeatglorybe@yahoo.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 2047 N. Ridgeway Rd. NE,

Atlanta, DeKalb County, GA, 30345

District(s): 04 Land Lot(s): Block(s): Parcel(s): 18 195 09 020

Acreage or Square Feet: .71 Commission District(s): Existing Zoning: R-100

Proposed Special Land Use (SLUP): hair salon

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: [checked] Agent: (Check One)

Signature of Applicant: [Signature]

Printed Name of Applicant: Gloria Lee (for Glory Be, Inc.)

Notary Signature and Seal:

[Notary Signature]

D J Beard
NOTARY PUBLIC
DeKalb County, GEORGIA

exp. 11/27/2021

330 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030
[voice] 404.371.2155 - [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address http://www.dekalbcountyga.gov/planning
Email Address: planninganddevelopment@dekalbcountyga.gov

REFERENCE MATERIAL

- LIMITED WARRANTY DEED IN FAVOR OF GLORIA RUTH LEE DEED BOOK 28450 PAGE 439 DEKALB COUNTY, GEORGIA RECORDS

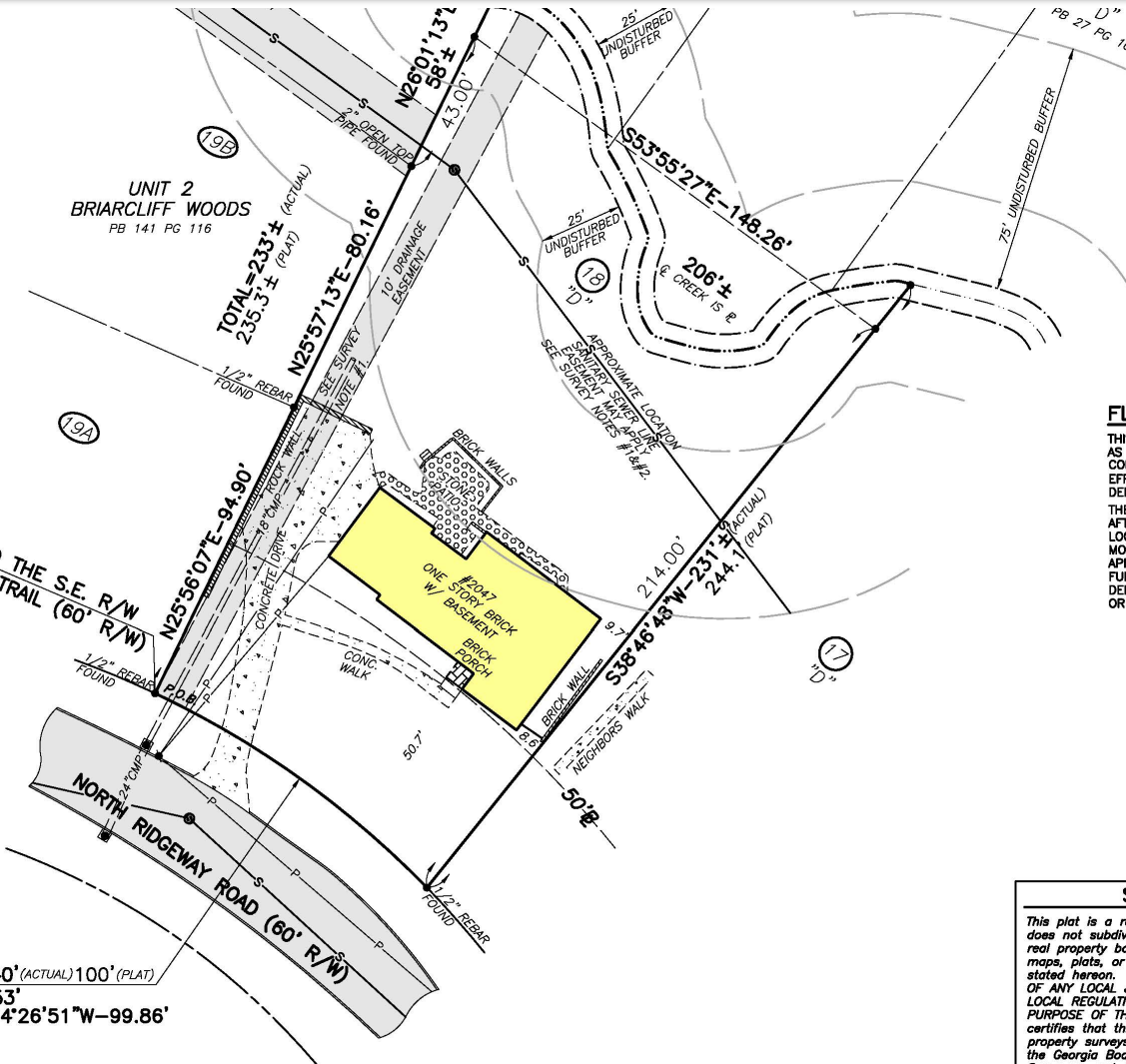
SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.



- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 120,300 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BEARINGS ARE BASED ON PLAT BOOK 141 PAGE 116.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

A=100.40' (ACTUAL) 100' (PLAT)
R=280.53'
CHD=N54°26'51"W-99.86'



- HW DENOTES HEADWALL
- JB DENOTES JUNCTION BOX
- DI DENOTES DROP INLET
- SSMH DENOTES SANITARY SEWER MANHOLE
- CO DENOTES CLEAN OUT
- P.O.B. DENOTES POINT OF BEGINNING
- P.O.C. DENOTES POINT OF COMMENCEMENT
- X — X — DENOTES FENCE LINE
- P — P — DENOTES POWER LINE
- S — S — DENOTES SANITARY SEWER LINE
- W — W — DENOTES WATER LINE

FLOOD NOTE

THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS, COMMUNITY PANEL No. 13089C0058 K (SHADED ZONE "X") EFFECTIVE DATE: AUGUST 15, 2019. DEKALB COUNTY, GEORGIA
THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.



Michael R. Noles
Georgia RLS #2846
Member SAMSOG

SURVEYOR'S CERTIFICATE

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 Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-67.

Michael R. Noles

Michael R. Noles Georgia RLS No. 2846 1-25-21

NO.	REVISIONS	DATE



McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR
GLORIA LEE

2047 NORTH RIDGEWAY ROAD, N.E.
ATLANTA, GEORGIA

TOTAL AREA=0.581± ACRES
OR 25,290± SQ. FT.

LOT 18 BLOCK "D"
UNIT 3
BRIARCLIFF WOODS
SUBDIVISION

LAND LOT 195
18TH. DISTRICT
DEKALB COUNTY
GEORGIA

PLAT PREPARED: 1-25-2021
FIELD: 1-21-2021 SCALE: 1"=30'

JOB#254869 LEE



PB 26
PG 31



N14 Zoning Map



Date Printed: 2/2/2021



DeKalb County GIS Disclaimer

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N. 14 Z-21-1244540

Aerial View



