



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, March 10, 2021 at 1:00 PM



Planning Department Staff Analysis

D1 Case No: A-20-1244329 Parcel ID(s): 18-073-02-005

Commission District: 04 Super District 07

Applicant: Tracy T. Swearingen
P.O. Box 871183
Stone Mountain, GA 30030

Owner: Hoten Group, LLC

Project Name: 811 Sheppard Road

Location: The property is located east of Sheppard Road, at 811 Sheppard Road Stone Mountain, GA 30083.

REQUEST: Variance from the DeKalb County Zoning Ordinance: Section 27-2.2.1(Table 2.2—Residential Zoning Districts Dimensional Requirements) to reduce the front yard setback from 35 feet to 15 feet relating to the R-100 zoning district.

Staff Recommendation: "Withdrawal" The applicant has modified its' site plan to conform with the R-75 dimensional requirements.

PRELIMINARY SITE PLAN

SCOPE OF WORK

PROPOSE 2 STORY WOOD FRAME HOUSE TO BE BUILT ON ORIGINAL HOUSE LOCATION . FRONT 15' SET BACK PER VARIANCE APPROVED PER APPLICATION NO. A-19-1243645

CALL FOR FINAL INSPECTION AT (404)371-4913

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	102.42	326.62	S47°00'31"W	102.00

FLOOD STATEMENT

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13089C0091K DATE 12 / 08 / 2016

LEGEND

PROPOSED BUILDING
 EXISTING TOPOGRAPHIC CONTOURS
 PROPOSED TOPOGRAPHIC CONTOURS
 EXISTING SPOT ELEVATIONS
 PROPOSED SPOT ELEVATIONS

Sd1-C SILT FENCE BARRIER.

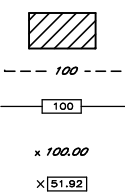
Co CONST. EXIT/ ENTRANCE.

Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)

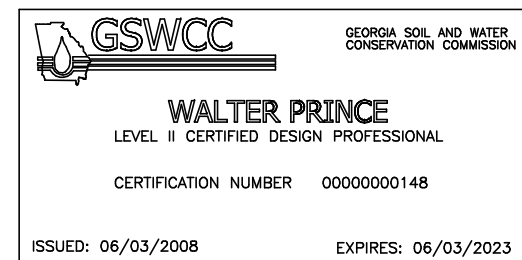
Ds2 DISTURBED AREA STABILIZATION (W/ TEMPORARY VEGETATION)

Ds3 DISTURBED AREA STABILIZATION (W/PERMANENT VEGETATION)

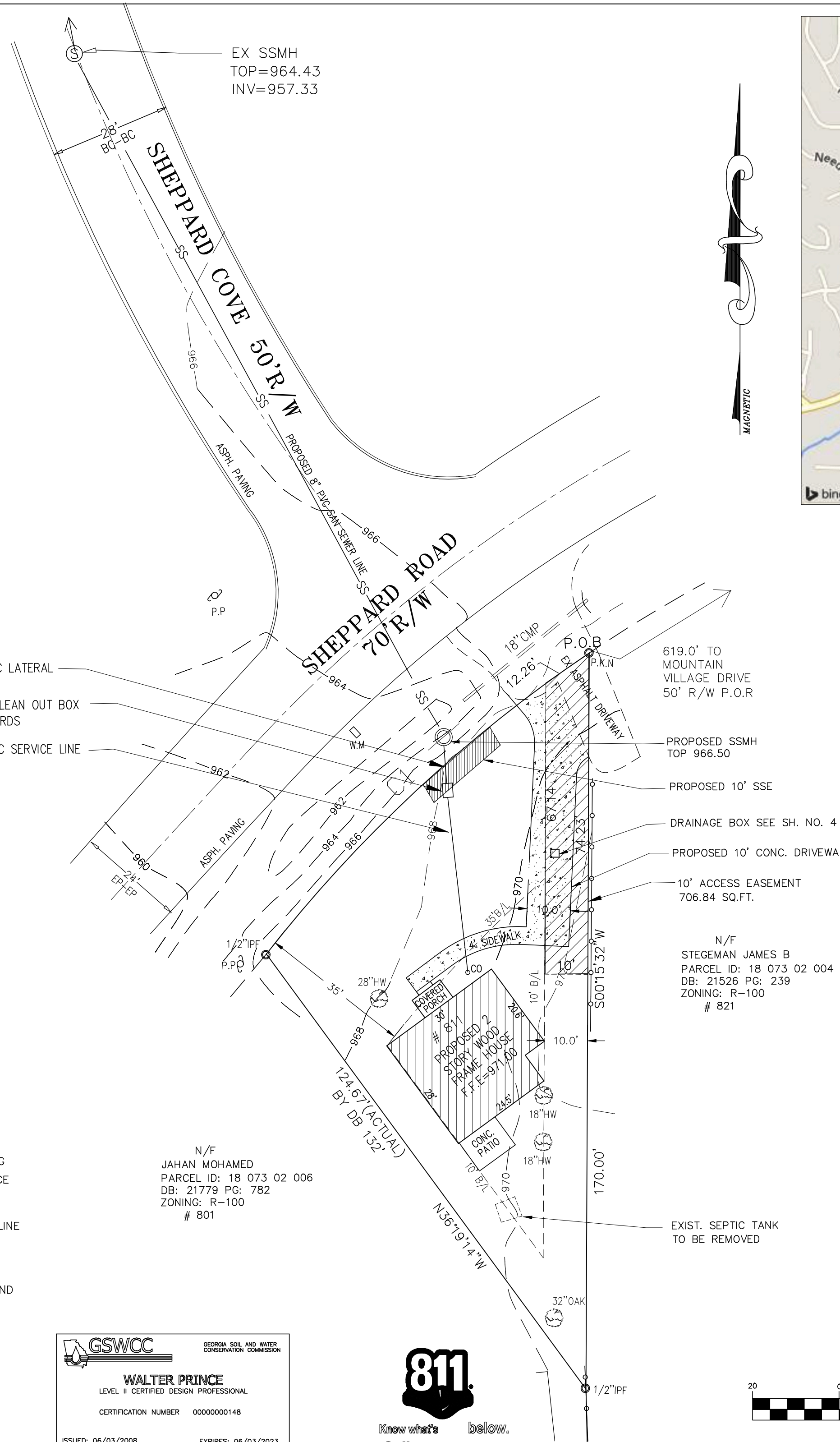
Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)



P.O.B. POINT OF BEGINNING
 P.O.R. POINT OF REFERENCE
 I.P.S. 1/2" IRON PIN SET
 O.H.P. OVERHEAD POWER LINE
 P.P. POWER POLE
 L.L.L. LAND LOT LINE
 I.P.F. 1/2" IRON PIN FOUND
 C.L. CENTER LINE
 (X) LOT NUMBER
 WM WATER METER
 G.M GAS METER
 ← GUY WIRE



PROPOSED 6" PVC LATERAL
 PROPOSED CITY CLEAN OUT BOX PER CITY STANDARDS
 PROPOSED 4" PVC SERVICE LINE



SITE DATA

GROSS LOT AREA
 6,587. sq.ft.
 0.151 acres

TOTAL DISTURBED AREA
 3.349 SQ. FT. OR 0.07 AC.

CONTRACTOR:
 TUNDER OSHODI
 TEL: 678-462-7327

ZONING: R-100
 FRONT YARD SETBACK = 15 FEET PER VARIANCE APPROVED
 SIDE YARD SETBACK = 10 FEET
 REAR YARD SETBACK = 40 FEET

LOT COVERAGE AREA OF EXISTING IMPERVIOUS SURFACE:

HOUSE ----- 796 SQ.FT.
 PORCH ----- 40 SQ.FT.
 CONC. PATIO ----- 80 SQ.FT.
 CONC. DRIVE ----- 594 SQ.FT.
 CONC. SIDEWALK ----- 115 SQ.FT.

TOTAL IMPERVIOUS AREA 1,625 SQ.FT.
 1,625 SQ.FT./ 6,587 SQ.FT. = 25%

LOT COVERAGE ----- 26%

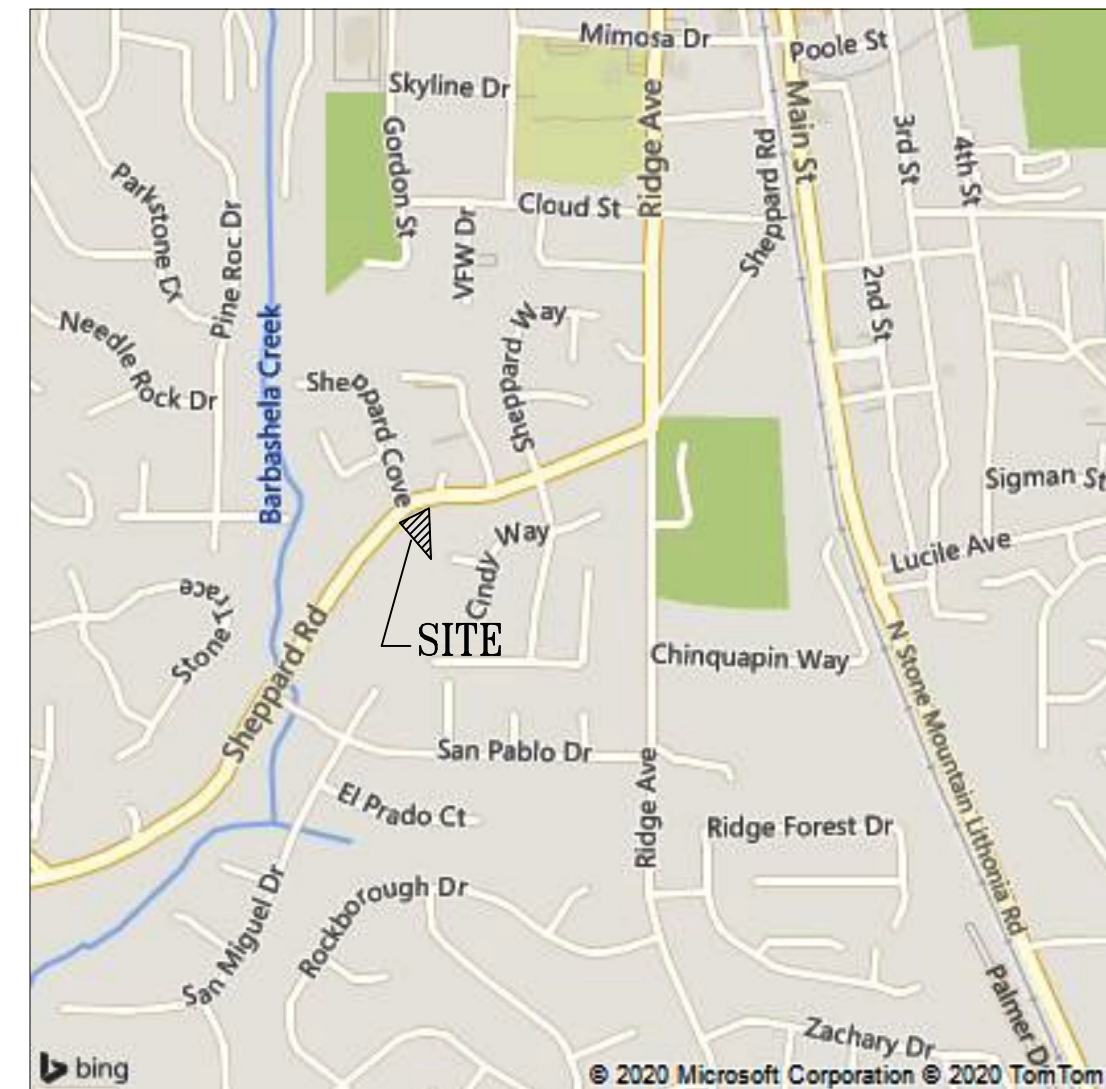
SHEET INDEX

1. SITE PLAN
2. GRADING AND SOIL EROSION PLAN
3. TREE PROTECTION PLAN
4. WATER DISCHARGE SYSTEM
5. SANITARY SEWER PLAN & PROFILE
6. SANITARY SEWER CONSTRUCTION STANDARD

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.



VICINITY MAP

N.T.S

REVISIONS

IT IS HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION: THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN:



SEAL:

24 HOUR CONTACT/DEVELOPER
 TUNDER OSHODI
 TEL: 678-462-7327

HURD PRINCE & ASSOCIATES, INC.
 Consulting Planners & Surveyors
 110 MLK SR HERITAGE TRAIL
 STOCKBRIDGE, GEORGIA 30281-3424
 Phone (678)-782-7737 CELL (404) 372-7304

PROJECT ADDRESS
 811 SHEPPARD ROAD
 STONE MOUNTAIN GA. 30083
PARCEL ID: 18 073 02 005
LAND LOT: LAND LOT 73
DISTRICT: 18 TH DISTRICT
COUNTY: DEKALB
STATE: GEORGIA

SITE PLAN FOR:

HOTEN GROUP LLC
SITE PLAN

OWNER OF RECORD
 NETBUY PROPERTIES LLC

DATE: DECEMBER 18, 2020

JOB: 26778

DRAWN: W.A

CHECKED: F.P.

SHEET NUMBER:

SHEET 1 OF 6