



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



D3 Case No: A-21-1244566 Parcel ID(s): 18-159-02-005

Commission District: 06 Super District 06

Applicant: April Ingraham
3688 Clearview Ave
Atlanta, GA 30319

Owner: Soloman Tesfay
3988 Sable Drive
Stone Mountain, GA 30083

Project Name: 1991 Woodbine Terrence

Location: The property is located south Woodbine Terrace, at 1991 Woodbine Terrace Atlanta, GA 30329.

REQUEST: Variance from Chapter 27- 5.2.5. - Height measurement requirements and thresholds of the DeKalb County Zoning Ordinance to increase the finished floor elevation threshold from 2 feet to 4 feet for a proposed detached single-family structure.

Staff Recommendation: Deferral to the May 12, 2021 meeting to accompany an appeal of an administrative decision for encroachment into the floodplain variance.

STAFF FINDINGS:

Variance Analysis:

The applicant is requesting a variance to increase the Finished Floor Elevation (FFE) from the allowable 2 feet to 4 feet for a proposed detached single-family structure. Per Chapter 27- 5.2.5. - Height measurement requirements and thresholds for a new single-family detached dwelling that would require alteration or eradication of the threshold of a previously existing residential structure, the proposed front door threshold elevation for the new single-family detached dwelling shall not be more than two (2) feet higher than the front door threshold elevation of the previously existing residential structure.

Based on the submitted materials, the applicant is developing on a lot that has a creek and flood plain present. This lot is approximately 0.78 acres in size and is irregularly shaped. The existing structure's finished floor elevation is 862.10. The applicant's letter of intent states, "our proposed elevation must be a total of 4' above the lowest floor which results in a required elevation of 866.10. This increase does not create a new floor level for the proposed house and the total height will not exceed 35'." Therefore, the requested variance meets the criteria of approval as listed below:

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 materials, by reason of shape of lot, exceptional topographic conditions, and other site constraints (such as the placement of the existing creek and flood plain) 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. As mentioned above, the applicant is developing on a lot that has a creek and flood plain present. This lot is approximately 0.78 acres in size and irregularly shaped. The existing home's finished floor elevation is 862.10. In order to maintain compliance with floodplain management regulations and building standards pertaining to properties adjacent to future-conditions (AFCF), which partially reads: "The De Kalb County floodplain management regulations and codes specify that all new buildings to be constructed in areas adjacent to the future-conditions floodplain (regulated floodplains) are required to have their lowest floors elevated to or above the design flood elevation (DFE) that is the base flood elevation (BFE) plus three (3) feet for residential or plus one (1) foot for nonresidential, or one (1) foot above the future-conditions flood elevation, whichever is higher."

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:

Based on the submitted materials, it appears that 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 since this increase will not create a new floor level and will not exceed 35 feet, per the height requirements of the R-100 zoning district.

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:

Based on the submitted materials, it appears that granting the variance would not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district.

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, it appears that the strict application of the applicable provisions and requirements of this chapter would cause an undue and unnecessary hardship due to the irregularly shaped lot and site constraints such as the placement of the existing creek and flood plain.

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 inconsistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text. The subject property has a future land-use character of suburban. The intent of the suburban character area is to encourage compatible of architecture styles that maintain regional and neighborhood character. The proposed architectural design of the new structure may be inconsistent with the character of the neighborhood.

FINAL STAFF ANALYSIS:

Based on the submitted materials, it appears that 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 since this increase will not create a new floor level and will not exceed 35 feet, per the height requirements of the R-100 zoning district. However, the applicant in the progress of appealing the denial of the decision to encroach into the floodplain. Therefore, the Department of Planning and Sustainability recommends that this application be deferred to the April 7, 2021 meeting pending the outcome of the floodplian variance appeal.



DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond
Chief Executive Officer

Andrew Baker, AICP,
Director

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

BOA No. _____

Applicant and/or
Authorized Representative APRIL INGRAHAM

Mailing Address: 3688 CLEARVIEW AVE STE 101

City/State/Zip Code: ATLANTA GA 30319

Email: consultant@thepermitspecialist.com

Telephone Home: 404-421-1520 Business: 404-421-1520 Fax No.: _____

Owner: SOLOMON TESFAY

Address (Mailing): 3988 SABLE DR

City/State/Zip Code: STONE MOUNTAIN GA 30083

Email: SOLOT58@YAHOO.COM

Telephone Home: _____ Business: _____ Fax No.: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1991 WOODBINE TERR NE City: ATLANTA State: GA Zip: 30329

District(s): 18 Land Lot(s): 159 Block: 02 Parcel: 005

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

Zoning Classification: R-100 Commission District & Super District: 2/6

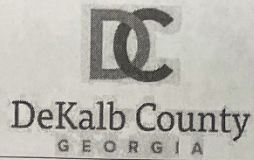
CIRCLE TYPE OF HEARING REQUESTED

- ☒ **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.

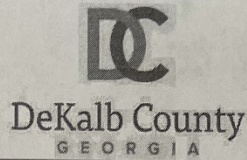
DATE: 12/31/20

Applicant:
Signature

A handwritten signature in blue ink, appearing to be 'S. A. R. 7', written over a horizontal line.

DATE: _____

Applicant:
Signature



3

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT 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 and that I authorize the applicant/agent to apply for a hearing to the Zoning
Board of Appeals for the requests as shown in this application

DATE: 12/31/20

Applicant/Agent: [Signature]
Signature

TO WHOM IT MAY CONCERN:

(I)/ (WE) Solomon Testay
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to:

APRIL INGRAHAM

(Name of Applicant or Representative)

To file an application on (my) / (our) behalf

[Signature]
Notary Public

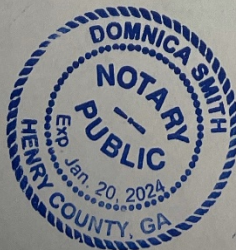
Solomon Testay
Owner

Notary Public

Owner

Notary Public

Owner



Filing Guidelines for Applications to the DeKalb County, Ga. Board of Appeals

1. Order of Submitted Materials:

- a. Application Form
- b. Signatures and authorization (including permission to go on property)
- c. Letter of Intent
- d. Surveys, site plans.
- e. Other relevant materials (e.g. photographs, letters of support, citation, etc.)
- f. Filing Fee (\$300 payable to "DeKalb County")

2. Application Materials:

- a. Applications must be submitted in complete, collated packets.
- b. All materials must be folded in stacks of 8½ x 11.
- c. Ten copies of all materials are required.
- d. Applicant may want to bring an 11th copy for their records.

3. Surveys and site plans of the Subject Property:

- a. Must be stamped by a professional engineer or surveyor, registered in the State of Georgia.
- b. All plans and surveys must include the following information:
 1. Must show all property lines with dimensions.
 2. Must show the location of all existing and proposed buildings, structures, parking and setbacks (their relationship to the property boundaries).
 3. Must show any other features related to the request such as trees, fences, topography, streams, etc.
 4. Must be to-scale
 5. Must show lot area and lot coverage (impervious materials, including paving and structures).
 6. Larger and small scale plans (8½ x 11) are generally required.

4. If property is not located in a platted subdivision, a legal description must be included.

5. Letter of Intent:

- a. A typed statement indicating the request and clarifying justification for the proposal based on the criteria as indicated in Section 27-7.5.3 or 7.5.4 of the DeKalb County Zoning Ordinance (see attached information).
- b. Reference the section of the code you are requesting to vary and the amount of requested change, (such as to reduce the rear yard setback from forty (40) feet to twenty (20) feet to construct an addition).

6. Authorization:

- a. If property owner is different from the applicant, the form to authorize the application must be signed by the owner and stamped by a notary.
- b. If property is owned by more than one property owner, all property owners must authorize the request.
- c. Authorize staff and members of the Board of Appeals to go on the property for site analysis and to post signs.

7. Application Fee is **\$300**. All checks must be payable to "DeKalb County". **There are no refunds after notice has been sent to the newspaper for advertisement.**

8. For all applications longer than 15 pages, a pdf or word document on a cd or thumb drive must be submitted with the application.

LETTER OF INTENT

Please address the following criteria as appropriate:

7.5.1 Applications for variances; and criteria to be used by the zoning board of appeals in deciding applications for variances.

The zoning board of appeals shall hear and decide applications for variances from the strict application of the regulations of this chapter and chapter 21 where the strict application of any regulation enacted under said chapters would result in exceptional and undue hardship upon the owner of such property. In determining whether or not to grant a variance, the board shall apply the criteria specified in this section to the facts of each case. The board may attach reasonable conditions to any approved variance in accordance with section 7.3.9. Once imposed, conditions shall become an integral part of the approved variance and shall be enforced as such. No changes to an approved condition attached to a variance shall be authorized except by re-application to the zoning board of appeals in full compliance with the applicable provisions of this division. No relief may be granted or action taken under the terms of this division unless such relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this chapter and the comprehensive plan. The zoning board of appeals shall apply the following criteria to the types of applications specified below as follows:

- A. Variances from the provisions or requirements of this chapter other than variances described in section 7.5.4 shall be authorized only upon making all of the following findings in writing:
 - 1. By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic and other site conditions (such as, but not limited to, floodplain, major stand of trees, steep slope), 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.
 - 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.
 - 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.
 - 4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.
 - 5. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.
- B. Appeals of decisions regarding building architectural design standards shall be evaluated using the same criteria as section 7.6.7(B).
- C. Appeals to the height standards, but not to add stories, shall be evaluated using the criteria as follows:
 - 1. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.

2. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.
3. Adequacy of public services, public facilities, and utilities to serve the proposed use.
4. Whether or not the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.
5. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.
6. Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

7.5.2 Applications for variances to reduce or waive off-street parking or loading space requirements.

The zoning board of appeals shall hear and decide applications for variances to reduce or waive required off-street parking or loading spaces in accordance with the provisions and standards of this section. All such applications shall be heard and decided based on the notice requirements of section 7.2.4. The zoning board of appeals may waive or reduce the required number of parking or loading spaces in any district only upon an expressed finding that:

- A. The character of the use of the building(s) is such as to make unnecessary the full provision of parking or loading spaces;
- B. The lot upon which the building(s) is located is within one thousand (1,000) feet of the boundary of a MARTA Rapid Transit Station;
- C. The provision of the full number of parking spaces would have a deleterious effect on a historic building, site, district or archaeological resource;
- D. The use has a characteristic that differentiates it from the typical use example used in the formulation of this Zoning Ordinance;
- E. The location of the proposed development is relatively isolated where the opportunity for diversity of use, pedestrian access, and alternative modes is not available; or
- F. The developer is providing the additional spaces for general public parking (for hourly or daily parking charges) to serve surrounding development.

Section 21-27. Sign Variances.

(a) Where a literal application of this article, due to special circumstances, would result in an unusual hardship in an individual case, a variance may be granted by the zoning board of appeals after receiving evidence that the applicant meets all of the following criteria:

- (1) Exceptional conditions pertaining to the property where the sign is to be located as a result of its size, shape, or topography, which are not applicable to other lands or structures in the area;
- (2) Granting the variance would not confer on the applicant any significant privileges which are denied to others similarly situated;
- (3) The exceptional circumstances are not the result of action by the applicant;
- (4) The requested variance is the minimum variance necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated;

- (5) Granting of the variance would not violate more than one (1) standard of this article; and
- (6) Granting the variance would not result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic.
- (b) No variance shall be granted to the height of a sign or the aggregate area of signs permitted on a lot.
- (c) No variance shall be granted which increases the size of a sign more than twenty (20) percent of that allowed by this chapter.
(Ord. No. 13-03, Pt. I, 6-10-03)

7.5.3 Appeals of decisions of administrative officials.

- A. *General Power.* The zoning board of appeals shall have the power and duty to hear and decide appeals where it is alleged by the appellant that there is error in any final order, requirement, or decision made by an administrative official based on or made in the enforcement of this Zoning Ordinance or as otherwise authorized by local law or the Code of DeKalb County as Revised 1988. Administrative officials must make final decisions covered by this section within one hundred and eighty (180) days of receipt of all necessary information to make such decision. A failure to act prior to the passage of one hundred and eighty (180) days shall not be construed to be a final order, requirement or decision within the meaning of this division. If a decision is not made by the 181st day, the requested decision is deemed denied, and becomes appealable. All such appeals shall be heard and decided following the notice requirements of section 7.2.4, and pursuant to the following criteria and procedural requirements.
- B. *Appeals of decisions of administrative officials.* Appeals of decisions of administrative officials may be filed by (1) any person aggrieved by; (2) any elected member of the DeKalb County Governing Authority affected by; or (3) an owner of property within two hundred and fifty (250) feet of the nearest property line of the property that is the subject of any final order, requirement, or decision of an administrative official, based on or made in the enforcement of this Zoning Ordinance, or as otherwise authorized by local law or the Code of DeKalb County as Revised 1988. by filing with the secretary of the zoning board of appeals an application for appeal, specifying the grounds thereof, within fifteen (15) days after the action was taken by the official that is the subject of the appeal.
- C. *Appeal stays all legal proceedings.* An appeal of a decision of an administrative official stays all legal proceedings in furtherance of the action or decision appealed from unless the official from whom the appeal is taken certifies to the zoning board of appeals, after notice of appeal has been filed, that by reason of facts stated in the certificate, a stay would, in that official's opinion, cause imminent peril to life or property. In such a case, legal proceedings shall be stayed only pursuant to a restraining order granted by a court of competent jurisdiction directed to the officer from whom the appeal is taken and on due cause shown.
- D. *Appeal stays land disturbance or construction activity in certain situations.* If the action or decision appealed from permits land disturbance or construction activity to commence or continue on residentially zoned property, the appeal stays the land disturbance or construction activity until the zoning board of appeals issues a decision on the appeal. Thereafter, land disturbance or construction activity in such cases shall only be stayed by an order from a court of competent jurisdiction. In all cases involving non-residentially zoned property, the appeal to the zoning board of appeals does not stay land disturbance or construction activity; such activity shall only be stayed by an order from a court of competent jurisdiction.
- E. Thereafter, in such situations land disturbance or construction activity shall only be stayed by an order granted by a court of competent jurisdiction.

- F. *Time of hearing.* The zoning board of appeals shall fix a reasonable time for the hearing of the appeal and give notice thereof pursuant to the requirements of section 7.2.4 as well as written notice to the appellant. Any party may appear at the hearing in person, by an agent, by an attorney, or by the submission of written documentation.
- G. *Decision of the zoning board of appeals.* Following the consideration of all testimony, documentary evidence, and matters of record, the zoning board of appeals shall make a determination on each appeal and shall issue a written decision explaining the reasons for its decision. The zoning board of appeals shall decide the appeal within a reasonable time, but in no event more than sixty (60) days from the date of the hearing. An appeal shall be sustained only upon an expressed finding by the zoning board of appeals that the administrative official's action was based on an erroneous finding of a material fact, erroneously applied the Zoning Ordinance to the facts, or that the administrative official acted in an arbitrary manner. In exercising its powers, the zoning board of appeals may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from, and to that end shall have all the powers of the administrative official from whom the appeal was taken and may issue or direct the issuance of a permit, provided all requirements imposed by any applicable laws are met.

7.5.4 Limitations of authority of the zoning board of appeals.

No variance shall be granted by the zoning board of appeals to:

- A. Allow a structure or use not listed as a permitted use or a special use in the applicable zoning district or a density of development that is not authorized within such district. This prohibition does not apply to any variance from the supplemental regulations of Article 4 of this Zoning Ordinance or from any other accessory feature or characteristic of a permitted or special use, unless said variance is otherwise prohibited by the regulations of this chapter.
- B. Allow any variance which conflicts with or changes any requirement enacted as a condition of zoning or of a special land use permit by the board of commissioners.
- C. Reduce, waive or modify in any manner the minimum lot width unless the purpose is to reverse a lot merger.
- D. Reduce, waive or modify in any manner the minimum lot area established by this chapter.
- E. Extend the time period for a temporary outdoor social, religious, entertainment or recreation activity approved by the director of planning.
- F. Permit the expansion or enlargement of any nonconforming use of land, nonconforming use of land and buildings in combination, nonconforming use of land and structures in combination, or nonconforming use requiring special land use permit.
- G. Permit the reestablishment of any nonconforming use of land, nonconforming use of land and buildings in combination, nonconforming use of land and structures in combination, or nonconforming use requiring special land use permit where such use has lapsed pursuant to the requirements and limitations of Article 8 of this chapter.
- H. Permit customer contact for a home occupation authorized by this chapter.
- I. Allow any variance to increase the height of a building which will result in adding a story.

**GENERAL INFORMATION REGARDING APPLICATIONS TO THE
DEKALB COUNTY ZONING BOARD OF APPEALS:**

1. **Monthly Meetings.** The Zoning Board of Appeals meets once a month at 1:00 P.M. in the auditorium of the Manuel J. Maloof Administration Center annex, 1300 Commerce Drive, Decatur, GA (corner of West Trinity Place and Commerce Drive in Downtown Decatur).
2. **Application Submittals.** All applications are to be submitted to DeKalb County Planning Department, 330 West Ponce de Leon, Suite 500, Decatur, GA 30030. Applications will be reviewed for completeness to the Zoning Board of Appeals. For filing deadlines, hearing dates, and additional information, please contact the Planning Department at (404) 371-2155.
3. **Pre-application Meetings.** DeKalb County encourages pre-application meetings. Please call (404) 371-2155 to discuss your application and set up an appointment to meet with the Senior Planner assigned to the Board of Appeals.
4. **Blue Public Hearing Signs.** Public notice signs to advertise the application and date and time of the public hearing are required to be posted along the property frontage by the DeKalb County Zoning Ordinance. **Signs are posted by staff. Signs must remain posted until final Board of Appeals action regarding the request. If application is deferred, please do not remove signs.**
5. **Staff Report.** Staff prepares reports and recommendations for each application. These recommendations are based on the attached criteria established by the DeKalb County Code. Final staff reports are available to the applicant and the public the Monday prior to the scheduled Board of Appeals meeting. Staff reports can be e-mailed or picked up at the Planning Department (330 W. Ponce de Leon, 5th floor, downtown Decatur). They cannot be faxed.
6. **Zoning Board of Appeals Actions.** The Board of Appeals is authorized to:
 1. Approve the application as submitted
 2. Approve a revised application
 3. Approve an application with conditions
 4. Deny an application (if an application is denied, no variance can be considered on the same site within 24 months)
 5. Allow an application to be "Withdrawn without Prejudice" at the request of the applicant.
7. **Public Hearing portion of Meeting.** Applicants and others in favor of an application are given a total of five (5) minutes to present to the Board. Anyone speaking in opposition also has a total of five (5) minutes to address the application.
8. **Applicant and/or Representative must be Present.** Applicants or their representative must be present at the public hearing to present the request to the Zoning Board of Appeals.
9. **Executive Session.** After the public hearing, the Board of Appeals will close the public hearing, go into executive session for discussion, and will then take an action on an application. Applicants are not allowed to address the Board of Appeals during Executive Session unless they are asked questions by members of the Board of Appeals.
10. **Revisions or amendments.** An application must be submitted in writing and must be received ten (10) days before the scheduled meeting to be addressed in the staff report.
11. **Compliance with standards upon denial.** In such case that a variance request is initiated due to an existing code violation and such application is denied, the violation shall be required to be brought into compliance within thirty (30) days of such denial or as specified by the board if a greater time period is approved.
12. **Successive applications.** Section 27-920 of the DeKalb County Zoning Ordinance states: An application for a variance or special exception affecting all or a portion of the same property which was denied by the Zoning Board of Appeals shall

not be submitted more than once every twenty-four (24) months measured from the date of final decision by the zoning board of appeals. The Zoning Board of Appeals may waive or reduce this twenty-four-month time interval by resolution provided that if the application for a variance or special exception was denied by the Zoning Board of Appeals, the time interval between the date of said denial and any subsequent application or amendment affecting the same property shall be no less than six (6) months.

13. **Appeals of Decisions.** Any person aggrieved by a final decision of the board, or any officer, department, board or agency affected by such decision, may seek review of such decision by petitioning the Superior Court of DeKalb County. Such petition shall be filed within 30 days after the final decision of the board is rendered.

Dekalb County
Department of Planning and Sustainability,
330 West Ponce De Leon Avenue
Decatur, GA 30030

Variance Letter of Intent:

1991 WOODBINE TERR NE
DECATUR, GA 30329

ZONING: R-100

PARCEL ID#:15-189-02-005

VARIANCE REQUEST:

Increase FFE Threshold from the allowable 2' per Article 5.2.5.D(1) to 4'

D. Elevation of single-family detached dwelling thresholds. The following standards shall apply to single-family detached dwellings that are not located in a Residential Infill Overlay District:

1. *Replacement of a single-family detached dwelling.* If new construction of a single-family detached dwelling would require alteration or eradication of the threshold of a previously existing residential structure, the proposed front door threshold elevation for the new single-family detached dwelling shall not be more than two (2) feet higher than the front door threshold elevation of the previously existing residential structure, which shall be measured and certified by a licensed surveyor or engineer.

The owner, SOLOMON TESFAY, requests a variance to the increase the Finished Floor Elevation (FFE), at the front door threshold, by 4ft due to flood plain requirements.

By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic and other site conditions (such as, but not limited to, floodplain, major stand of trees, steep slope), 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. By reason of exceptional site challenges on this lot, we are experiencing extraordinary circumstances not created by the owner. We are developing on a lot that has a creek and flood plain present. This lot is approximately 0.78 acres in size. It is irregularly shaped. The existing home's finished floor elevation is 862.10. In order to maintain compliance with land development flood management regulations and building standards pertaining to properties adjacent to future-conditions (AFCF), which partially reads:

"The De Kalb County floodplain management regulations and codes specify that all new buildings to be constructed in areas adjacent to the future-conditions floodplain (regulated floodplains) are required to have their lowest floors elevated to or above the design flood elevation (DFE) that is the base flood elevation (BFE)

plus three (3) feet for residential or plus one (1) foot for nonresidential, or one (1) foot above the future-conditions flood elevation, whichever is higher.”, our proposed elevation must be a total of 4’ above the lowest floor which results in a required elevation of 866.10. This increase does not create a new floor level for the proposed house and the total height will not exceed 35’. We are developing the new home taking into account there will be a net decrease in the impact to the stream buffer encroachment. We have obtained an approved stream buffer variance.

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. Lots with the same AFCF conditions would be subject to the same regulations if qualified.

The grant of this variance will not be materially detrimental to the public or injurious to the property or improvements in the zoning district in which the subject property is located.

The literal interpretation and strict application of the applicable requirements of this chapter would cause undue and unnecessary hardship as it would result in having a home inconsistent with AFCF elevation requirements. The allowable elevation would be 864.10, which would not work as it would eradicate this project.

The requested variance would be consistent with the spirit and the purpose of this chapter and the DeKalb county comprehensive plan text.

For the preceding reasons, the owner respectfully requests the approval of the proposed variance from the Zoning Board of Appeals.

Respectfully submitted,

TESFAY, SOLOMON

OWNER

Date: 1-07-2021

Site Notes:

- TOTAL SITE AREA: 0.78 ACRES (TOTAL 34,151 SF)
TOTAL DISTURBED AREA: 0.30 ACRES
- SITE ADDRESS: 1991 WOODBINE TERRACE NE, DEKALB, GA 30329
TAX PARCEL ID NUMBERS: 18-159-02-005
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY BOUNDARY ZONE, INC., DATED JUNE 8, 2017.
- THIS SITE IS LOCATED WITHIN SHADED ZONE X AS DEFINED BY F.J.R.M. COMMUNITY PANEL NUMBER 13089C0058 K DATED AUGUST 15, 2019 FOR INCORPORATED DEKALB COUNTY, GEORGIA.
- IT IS THE OWNERS UNDERSTANDING THAT THERE ARE EXISTING UTILITY CONNECTIONS AND TAPS ONSITE THAT PROVIDE SERVICE TO THE EXISTING HOUSE. IF NEW CONNECTIONS ARE NECESSARY THEN APPROVAL FROM DEKALB COUNTY WATER AND SEWER IS REQUIRED PRIOR TO INSTALLATION OF PROPOSED UTILITY LINES. THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNERS CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- ALL FUTURE CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.

Grading Notes:

- APPROVED EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY DETENTION BMP INSTALLATION (NOT PART OF THIS PLAN)
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY BOUNDARY ZONE, INC., DATED JUNE 8, 2017.
- DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- ALL ELEVATIONS SHOWN ARE FINISHED GRADE.
- THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES.
- BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

ES&PC Notes:

- THE CONSTRUCTION STAGING AREA WILL BE THE PROPOSED DRIVEWAY AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT ANY POTENTIAL TRACKING OF MUD ONTO PUBLIC STREETS.
- SILT FENCES SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
- SILT FENCE FABRIC SHALL BE COMPRISED OF GA. DOT QUALIFIED PRODUCTS LIST 36, FOR SILT FENCE FABRIC.
- ALL GRASSING SHALL BE IN ACCORDANCE WITH CHAPTER 6, SECTION III "VEGETATIVE PRACTICES" OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
- ALL OTHER WORK SHALL BE PERFORMED IN ACCORDANCE WITH THIS SAME MANUAL.
- THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SILT FENCING AND REMOVE THE FENCING FROM THE SITE ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
- EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RE-TOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
- ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
- TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN TWO WEEKS.
- ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
- ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS. THE EROSION CONTROL MEASURE CAN BE DESIGNED BY A LEVEL 1B (BLUE CARD) GASWCC CERTIFIED CONTRACTOR, UNLESS THE BMP HAS A HYDRAULIC COMPONENT. FOR ALL BMP DESIGN WITH A HYDRAULIC COMPONENT, THE BMP MUST BE DESIGNED BY A LEVEL 2 (GOLD CARD) GASWCC CERTIFIED DESIGNER. A CONSTRUCTION EXIT IS NOT PROPOSED DUE TO THE SMALL SIZE OF THE PROJECT AND THE LEVEL 1B CONTRACTOR MUST PROVIDE ALL MEASURES TO PREVENT ANY SILT FROM ENTERING THE STREAM BUFFER.
- SILT FENCE PROVIDED = 542 LINEAR FEET SILT FENCE (DOUBLE ROW) + 35 LINEAR FEET (SANDBAGS)
SEDIMENT STORAGE REQUIRED = 19.80 CU YD
SEDIMENT STORAGE PROVIDED = 26.00 CU YD

Site Plan Notes:

- IT IS THE OWNERS UNDERSTANDING THAT THERE MIGHT BE EXISTING UTILITY CONNECTIONS AND TAPS ONSITE (NOT SHOWN ON SURVEY). IF NEW CONNECTIONS ARE NECESSARY THEN APPROVAL FROM DEKALB COUNTY WATER AND SEWER IS REQUIRED PRIOR TO INSTALLATION OF PROPOSED UTILITY LINES.
- THE PROPOSED HOUSE AND DECK FOOTPRINT IS PER THE ARCHITECTURAL DRAWINGS AND REPRESENT THE OUTSIDE EDGE OF THE VENEER. THE FOOTPRINT DOES NOT REPRESENT THE ROOF GUTTER LINE OR THE OUTSIDE EDGE OF THE FOOTINGS.
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON LAYOUT BY A REGISTERED LAND SURVEYOR THAT WILL ENSURE THE STRUCTURE IS BUILT WITHIN THE SETBACK LINES.

SEE SHEET C-4 FOR APPROVED STREAM BUFFER VARIANCE. REFERENCE#1243946

Zoning Conformance:

SITE ZONING: R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT
MINIMUM LOT SIZE: 15000 SF
LOT WIDTH: 100 FEET, MIN AT STREET
100 FEET, MIN AT BUILDING LINE
35 FEET, MIN FOR CULDESAC
FRONT SETBACK: 50 FEET MIN (THOROUGHFARES)
40 FEET MIN (ARTERIALS)
35 FEET MIN (COLLECTOR AND ALL OTHERS)
25 FEET MIN (ALLEY ACCESS)
SIDE SETBACK: 10 FEET
REAR SETBACK: 40 FEET
LOT COVERAGE: SHALL NOT EXCEED 35%
FLOOR AREA: NO LESS THAN 2000 SQ FEET
OFF-STREET PARKING: 2 SPACES
BUILDING HEIGHT: NO MORE THAN 35 FEET
OPEN SPACE: 20%

Tree Calculations:

LOST/DESTROYED TREES (NON-SPECIMEN)		
Size (Inches)	Type	
28	HARDWOOD	
25	HARDWOOD	
8	HARDWOOD	
29	PINE	
9	HARDWOOD	
24	HARDWOOD	
23	PINE	
25	HARDWOOD	
26		
13	HARDWOOD	
15	HARDWOOD	
16	HARDWOOD	
18	HARDWOOD	
13	HARDWOOD	
23	HARDWOOD	
29	HARDWOOD	
26	HARDWOOD	
16	HARDWOOD	
20	HARDWOOD	
14	HARDWOOD	
13	HARDWOOD	
TOTAL TREES		21
TOTAL INCHES		413
TOTAL UNITS		117.8

SPECIMEN TREE DESTROYED		
Size (Inches)	Type	
32	HARDWOOD	
34	HARDWOOD	
35	HARDWOOD	
30	HARDWOOD	
30	HARDWOOD	
TOTAL TREES		5
TOTAL INCHES		161
TOTAL UNITS		56.8

TREES SAVED (INCLUDES SPECIMEN)		
Size (Inches)	Type	
33	HARDWOOD	
5	PINE	
21	HARDWOOD	
13	HARDWOOD	
27	HARDWOOD	
13	HARDWOOD	
24	HARDWOOD	
18	HARDWOOD	
19	PINE	
24	PINE	
14	PINE	
24	PINE	
9	HARDWOOD	
20	HARDWOOD	
13	HARDWOOD	
20	HARDWOOD	
25	PINE	
18		
13	HARDWOOD	
7	HARDWOOD	
15	HARDWOOD	
8	HARDWOOD	
12	HARDWOOD	
12	HARDWOOD	
7	HARDWOOD	
12	HARDWOOD	
20	HARDWOOD	
TOTAL TREES		29
TOTAL INCHES		492
TOTAL UNITS		141.8

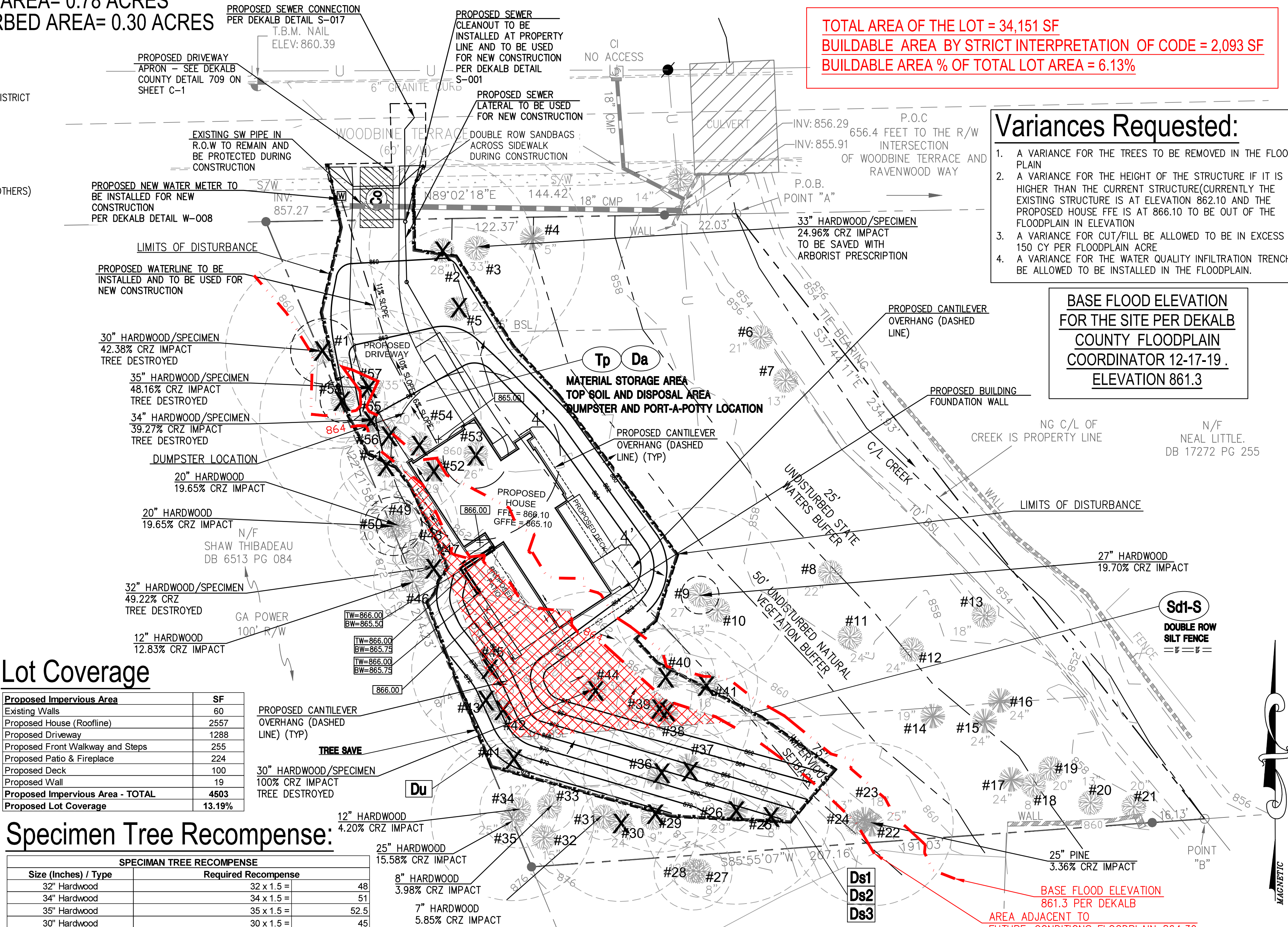
Boundary Trees - Destroyed

NONE

Lot Data:

LOT AREA = 34,151 SF = 0.78 ACRES
EXISTING IMPERVIOUS AREA = 3,125 SF = 0.07 ACRES
PROPOSED DISTURBED AREA: 12,871 SF = 0.30 ACRES
BUILDABLE AREA: 18,117 SF = 0.42 ACRES

TOTAL AREA= 0.78 ACRES
DISTURBED AREA= 0.30 ACRES



Lot Coverage

Proposed Impervious Area	SF
Existing Walls	60
Proposed House (Roofline)	2557
Proposed Driveway	1288
Proposed Front Walkway and Steps	255
Proposed Patio & Fireplace	224
Proposed Deck	100
Proposed Wall	19
Proposed Impervious Area - TOTAL	4503
Proposed Lot Coverage	13.19%

Specimen Tree Recompense:

SPECIMAN TREE RECOMPENSE		
Size (Inches) / Type	Required Recompense	
32" Hardwood	32 x 1.5 =	48
34" Hardwood	34 x 1.5 =	51
35" Hardwood	35 x 1.5 =	52.5
30" Hardwood	30 x 1.5 =	45
30" Hardwood	30 x 1.5 =	45
Total Required Recompense =		241.5
Trees Inches to Remain on Site (DBH) =		492.0
Required Site Density (120" per Acre) =		94.1
Density Overage: Remaining Trees (492") - Required Density (94.1") =		397.9
Proposed Inches Planted for Specimen		0.0
Required Density Met. Site includes Overage. Overage Applied to Specimen Recompense Per Code Section 14-39. (g). 8.G. Therefore, Replacement Trees are NOT Required for Recompense.		
Recompense MET through Existing Trees		

Existing Site Impervious:

TOTAL EXISTING IMPERVIOUS AREA 3,125 SF
TOTAL EXISTING IMPERVIOUS OUTSIDE OF BUFFERS 1,787 SF
TOTAL EXISTING IMPERVIOUS INSIDE 75 FT BUFFER 823 SF
TOTAL EXISTING IMPERVIOUS INSIDE 50 FT BUFFER 474 SF
TOTAL EXISTING IMPERVIOUS INSIDE 25 FT BUFFER 41 SF

Proposed Site Impervious:

TOTAL PROPOSED IMPERVIOUS AREA 4,503 SF
TOTAL PROPOSED IMPERVIOUS OUTSIDE OF BUFFERS 4,301 SF
TOTAL PROPOSED IMPERVIOUS INSIDE 75 FT BUFFER 202 SF
TOTAL PROPOSED IMPERVIOUS INSIDE 50 FT BUFFER (EX. WALLS) 21 SF
TOTAL PROPOSED IMPERVIOUS INSIDE 25 FT BUFFER (EX. WALLS) 39 SF
TOTAL PROPOSED IMPERVIOUS AREA INSIDE THE BUFFER IS 262 SF WHICH IS LESS THAN 20% OF TOTAL EXISTING IMPERVIOUS AREA = 268 SF.

Summary of Changes of Stream Buffer:

TOTAL INCREASE TO IMPERVIOUS AREA 1,378 SF
TOTAL DECREASE IN IMPERVIOUS INSIDE 75 FT BUFFER -621 SF
TOTAL DECREASE IN IMPERVIOUS INSIDE 50 FT BUFFER -453 SF
TOTAL DECREASE IN IMPERVIOUS INSIDE 25 FT BUFFER -2 SF

PURSUANT TO DEKALB COUNTY CODE SECTION 14-39(G)(2), THERE SHALL BE AT LEAST TWO (2) TWO-INCH (DBH) OVER-STORY TREES IN THE FRONT YARD. MET THROUGH EXISTING TREES

24 HOUR EMERGENCY CONTACT: PETER A. BRANNIGAN 404-379-3512

TOTAL AREA OF THE LOT = 34,151 SF
BUILDABLE AREA BY STRICT INTERPRETATION OF CODE = 2,093 SF
BUILDABLE AREA % OF TOTAL LOT AREA = 6.13%

Variances Requested:

- A VARIANCE FOR THE TREES TO BE REMOVED IN THE FLOOD PLAIN
- A VARIANCE FOR THE HEIGHT OF THE STRUCTURE IF IT IS HIGHER THAN THE CURRENT STRUCTURE (CURRENTLY THE EXISTING STRUCTURE IS AT ELEVATION 862.10 AND THE PROPOSED HOUSE FFE IS AT 866.10 TO BE OUT OF THE FLOODPLAIN IN ELEVATION
- A VARIANCE FOR CUT/FILL BE ALLOWED TO BE IN EXCESS OF 150 CY PER FLOODPLAIN ACRE
- A VARIANCE FOR THE WATER QUALITY INFILTRATION TRENCHES BE ALLOWED TO BE INSTALLED IN THE FLOODPLAIN.

BASE FLOOD ELEVATION
FOR THE SITE PER DEKALB
COUNTY FLOODPLAIN
COORDINATOR 12-17-19.
ELEVATION 861.3

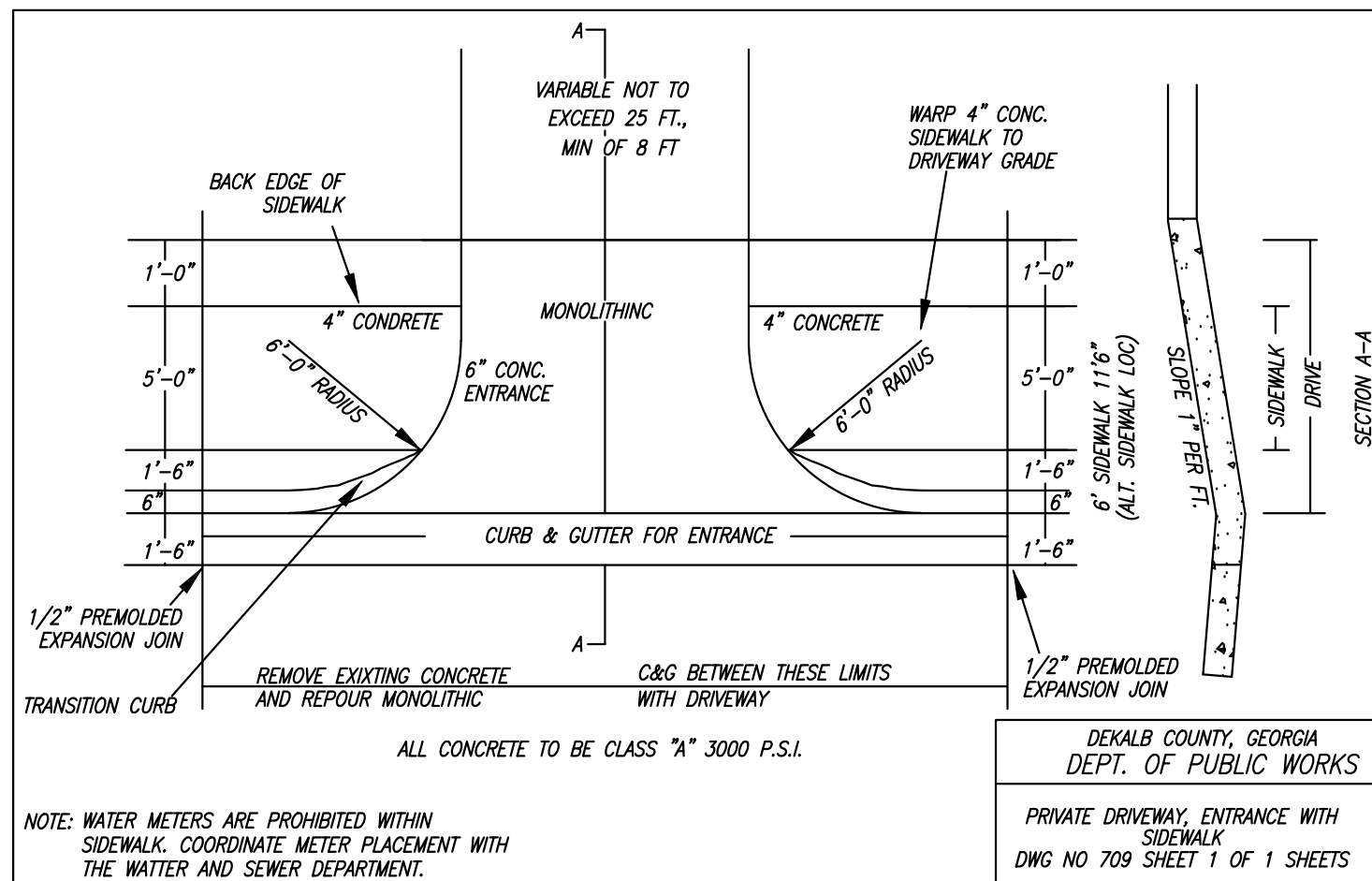
TOTAL EXISTING IMPERVIOUS = 3,125 SF
TOTAL PROPOSED IMPERVIOUS = 4,503 SF
TOTAL NET INCREASE = 1,378 SF

TOTAL NEW CREATED IMPERVIOUS AREA = 4,503 SF, GREATER THAN 2,000 SF.
THEREFORE, WATER QUALITY BMP IS PROPOSED ON SHEET C-2

Floodplain Fill Note:

PROPOSED FILL IN THE FLOODPLAIN FOR THE PROPOSED HOUSE IS 391CY. EXCLUDING THE 49 CY FROM THE EXISTING HOUSE, 342 CY WILL BE MITIGATED BY PROPOSED GRADING

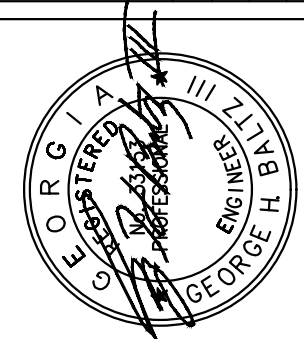
MITIGATION FOR FLOODPLAIN IMPACT THROUGH PROPOSED GRADING IN REAR OF HOME PROVIDES 450 CY OF CUT OUTSIDE OF THE FLOODPLAIN



Prepared By:
CRESCENT VIEW
ENGINEERING, LLC.
211 Fraser Street NE
Marietta, GA 30062
678-324-8410
www.crescentvieweng.com

Prepared For
PB Construction, LLC.
1991 Woodbine Terrace
Dekalb, Ga 30329

Proposed Conditions Plan

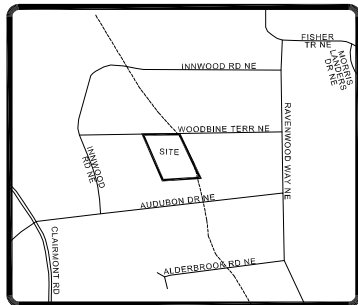


Construction Plans For
1991 Woodbine Terrace NE
Land Lot 159, 18th District
Dekalb County, Georgia

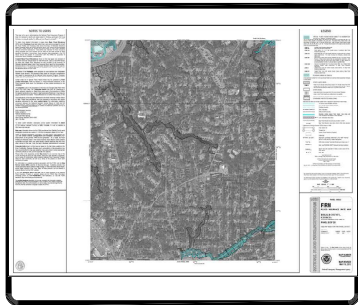
CVE P1# 19-221

Sheet No.

C-1



Location Map
N.T.S.



FEMA Map
N.T.S.

THIS SITE IS NOT LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X) AS
DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 1308BC0058 J DATED
MAY 10, 2013 FOR INCORPORATED DEKALB COUNTY, GEORGIA.

DeKalb County Notes:

1. GRADE TO DRAIN AWAY FROM FOUNDATION.
2. ALL GRADED SLOPES TO BE AT A 3:1 SLOPE OR GREATER.
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE. CALL FOR FINAL INSPECTION AT 404-371-4913.
4. ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS, THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
6. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
7. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
8. FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, CERTIFIED AS-BUILTS WILL ALSO BE REQUIRED.
9. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
10. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE IN-SITE INSPECTOR.
11. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
12. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
13. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
14. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
15. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
16. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
17. A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
18. WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
19. ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
20. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY-FRIDAY 7:00am-5:00pm
SATURDAY 8:00am-5:00pm
21. ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
22. JUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA, OR RIGHT OF WAY.

Lot Data:

LOT AREA = 34,151 SF = 0.78 ACRES
EXISTING IMPERVIOUS AREA = 3,125 SF = 0.07 ACRES / 9.15% COVERAGE
PROPOSED DISTURBED AREA: 12,098 SF = 0.28 ACRES
BUILDABLE AREA: 18,117 SF = 0.42 ACRES

Addressing:

1991 WOODBINE TERRACE NE,
ATLANTA, GA 30345

Vegetation Plan:

- DISTURBED AREA STABILIZATION METHODS & SAMPLES
- (MULCHING ONLY) - A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL. ON OR BEFORE THE 14TH DAY (OR DAY 2)
- (TEMPORARY SEEDING) - ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDS APPLIED TO ROUGH GRADED AREAS THAT WILL BE EXPOSED FOR LESS THAN 6 MONTHS. (THEN DAY 3)
- (PERMANENT VEGETATION) - AFTER (30) DAYS ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES. (AND/OR DAY 4)
- SOD FOR HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS-ALLOWS IMMEDIATE GROUND COVER REDUCING RUNOFF, EROSION, DUST & SEDIMENT.

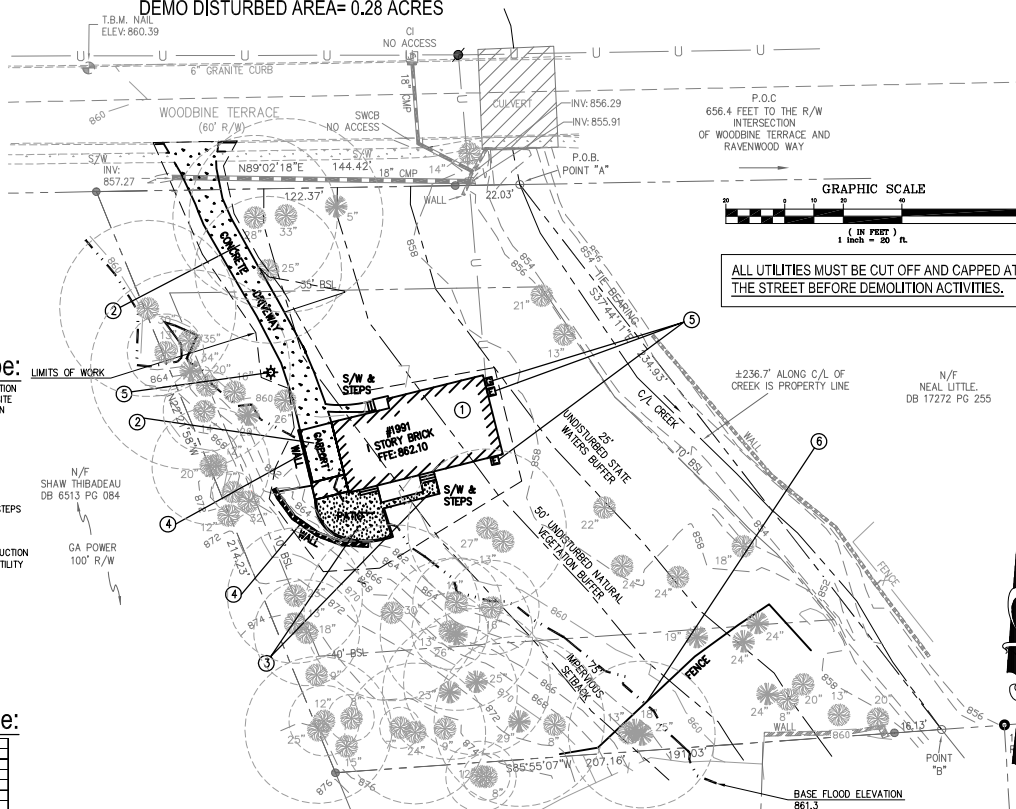
FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (LBS)				
TYPE OF SPECIES	PLANTING YEAR	FIRST YEAR (LBS/1000)	2ND YEAR (LBS/1000)	3RD YEAR (LBS/1000)
COOL SEASON GRASSES	1ST YEAR	1000	1000	1000
	2ND YEAR	1000	1000	1000
WARM SEASON GRASSES	1ST YEAR	1000	1000	1000
	2ND YEAR	1000	1000	1000
TREES & SHRUBS	1ST YEAR	1000	1000	1000
	2ND YEAR	1000	1000	1000
TREES & SHRUBS	1ST YEAR	1000	1000	1000
	2ND YEAR	1000	1000	1000



Know what's below.
Call before you dig.

TOTAL AREA= 0.78 ACRES
DEMO DISTURBED AREA= 0.28 ACRES

24 HOUR EMERGENCY CONTACT: PETER BRANNIGAN 404-379-3512



ALL UTILITIES MUST BE CUT OFF AND CAPPED AT THE STREET BEFORE DEMOLITION ACTIVITIES.

General Demolition Scope:

- BE ADVISED THIS IS NOT AN EXHAUSTIVE LIST OF DEMOLITION ITEMS. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND THE COMPLETE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS. ANY QUESTIONS, CONCERNS, OR IDEAS CONCERNING THE INTENT OR EXECUTION OF THE DESIGN DOCUMENTS MUST BE BROUGHT TO THE OWNER BEFORE PERFORMING ANY CONSTRUCTION ACTIVITY.
1. REMOVE EXISTING HOUSE
 2. REMOVE EXISTING DRIVEWAY / CARPORT
 3. REMOVE EXISTING REAR PATIO AND SIDEWALK WITH STEPS
 4. REMOVE EXISTING WALLS
 5. CAP EXISTING UTILITIES TO BE USED IN NEW CONSTRUCTION (UTILITIES TO BE COORDINATED WITH APPROPRIATE UTILITY COMPANY)
 6. REMOVE PORTIONS OF EXISTING FENCE NO TREES TO BE REMOVED DURING DEMOLITION, TO BE REMOVED DURING THE CONSTRUCTION PHASE

Owner/Builder Information:

PETER BRANNIGAN
PB CONSTRUCTION LLC
991 WOODBINE TERR NE
ATLANTA GA 30329

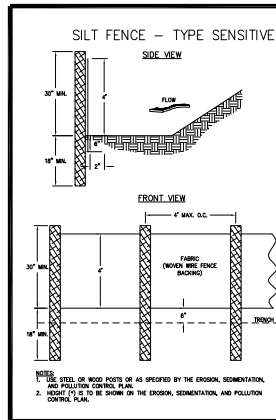
Existing Lot Coverage:

Existing Impervious Area	81'
Existing House	1513'
Existing Driveway	641'
Existing Front Walkway	65'
Existing Carport	203'
Existing Rear Patio + Walkway	432'
Existing Vials	72'
Existing Impervious Area - TOTAL	3125'
Lot Coverage	5161'

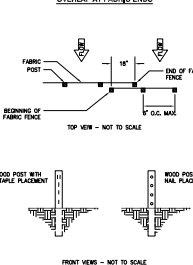
Zoning Conformance:

SITE ZONING: R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT
MINIMUM LOT SIZE: 15000 SF
LOT WIDTH: 100 FEET, MIN AT STREET
100 FEET, MIN AT BUILDING LINE
35 FEET, MIN FOR GOLFESAC
FRONT SETBACK: 50 FEET MIN (THOROUGHFARES)
40 FEET MIN (ARTERIALS)
35 FEET MIN (COLLECTOR AND ALL OTHERS)
25 FEET MIN (ALLEY ACCESS)

SIDE SETBACK: 10 FEET
REAR SETBACK: 40 FEET
LOT COVERAGE: SHALL NOT EXCEED 35%
FLOOR AREA: NO LESS THAN 2000 SQ FEET
OFF-STREET PARKING: 2 SPACES
BUILDING HEIGHT: NO MORE THAN 35 FEET
OPEN SPACE: 20%

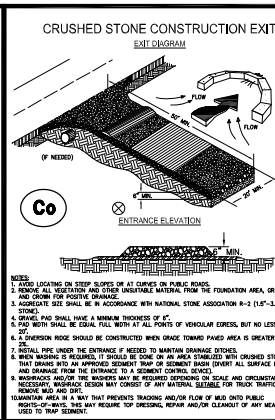


FASTENERS FOR SILT FENCES



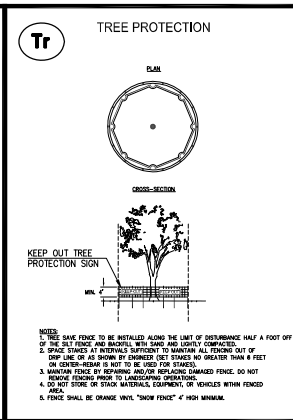
NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 12" OR MORE TOGETHER USING A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER ALONG THE ALLEY.

8d1-S



CRUSHED STONE CONSTRUCTION EXIT
ENTRANCE ELEVATION

NOTES:
1. FENCE SHALL BE 18" HIGH AND 18" WIDE.
2. FENCE SHALL BE 18" HIGH AND 18" WIDE.
3. FENCE SHALL BE 18" HIGH AND 18" WIDE.
4. FENCE SHALL BE 18" HIGH AND 18" WIDE.
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6. FENCE SHALL BE 18" HIGH AND 18" WIDE.
7. FENCE SHALL BE 18" HIGH AND 18" WIDE.
8. FENCE SHALL BE 18" HIGH AND 18" WIDE.
9. FENCE SHALL BE 18" HIGH AND 18" WIDE.
10. FENCE SHALL BE 18" HIGH AND 18" WIDE.



TREE PROTECTION
ENTRANCE ELEVATION

NOTES:
1. FENCE SHALL BE 18" HIGH AND 18" WIDE.
2. FENCE SHALL BE 18" HIGH AND 18" WIDE.
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Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
1801 Woodbine Terrace
Marietta, GA 30062
404-379-3512
www.crescentvieweng.com

Prepared For:
PB Construction, LLC.
1801 Woodbine Terrace
Marietta, GA 30062
404-379-3512

Existing Conditions Plan



Construction Plans For
1991 Woodbine Terrace NE
Parcel Lot 005, 10th District
DeKalb County, Georgia

CVE # 112621

Sheet No.

D-1

CONSTRUCTION DRAWINGS FOR THE:

TESFAY RESIDENCE

1991 WOODBINE TERRACE , ATLANTA, GEORGIA 30329



SQUARE FOOTAGES			
HEATED SPACES		UN-HEATED SPACES	
FIRST FLOOR	1808 sf	GARAGE	850sf
SECOND FLOOR	950 sf		
TOTAL HEATED	2758 sf		

APPLICABLE CODES

2012 International Building Code (with 2014/2015/2017/2018 Georgia Amendments)	2012 International Fuel Gas Code (with 2014/2015 Georgia Amendments)
2012 International Residential Code (with 2014/2015/2018 Georgia Amendments)	2017 National Electrical Code
2012 International Fire Code (with 2014 Georgia Amendments)	2009 International Energy Code (with 2011/2012 Georgia Supplements and Amendments)
2012 International Plumbing Code (with 2014/2015 Georgia Amendments)	2012 International Swimming Pool and Spa Code (with 2014 ISPSA Amendments)
2012 International Mechanical Code (with 2014/2015 Georgia Amendments)	2012 NFPA 101 Life Safety Code (with 2013 Georgia Amendments)

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CIVIL/SITE	
CV	Cover Sheet
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D-1	Existing Conditions Plan
C-1	Existing Conditions Plan
C-2	Stormwater Management Plan
C-3	Construction Details
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A1.2	Roof Plan and Details
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A2.2	Exterior Elevations
A2.3	Exterior Elevations
A3.1	Exterior Window and Door Elevations
A3.2	Window Details
A4.1	Finish and Door Schedules
A5.1	Reflected Ceiling/Lighting Plans
A6.1	Interior Elevations
A6.2	Interior Elevations
A7.1	Building/Wall Section
A8.1	Stair Details
A8.2	Misc. Details
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S3.2	Foundation Details
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S4.2	Framing Details
S5.0	General Notes
S5.1	Schedules
S5.2	Span Tables

CONSTRUCTION DRAWINGS FOR

1991 WOODBINE TERRACE

ATLANTA, DEKALB COUNTY, GEORGIA 30329

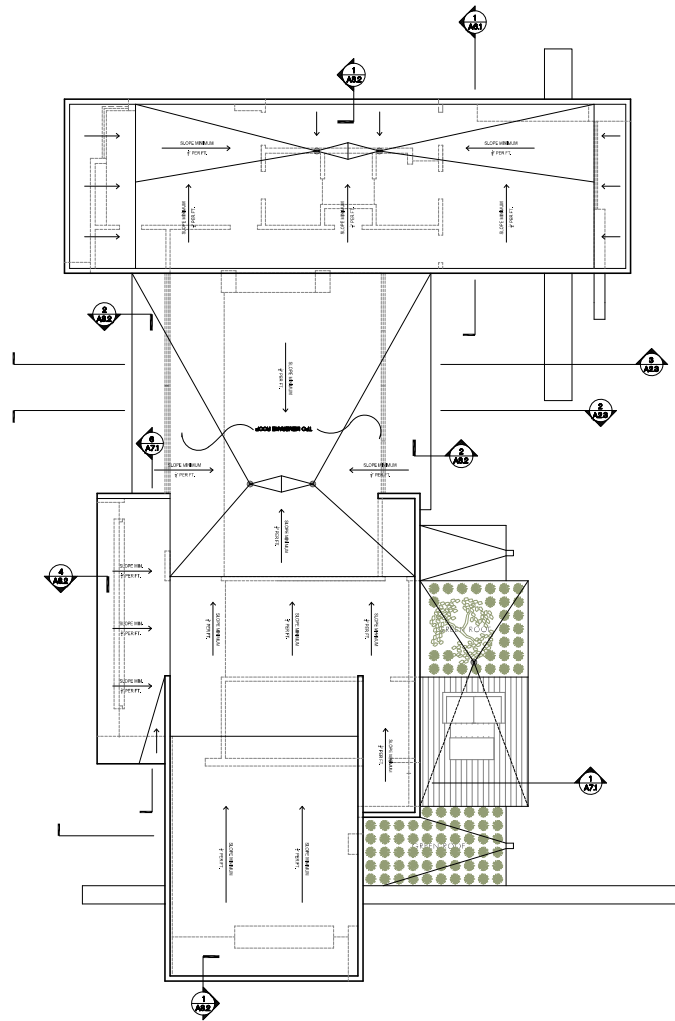
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CS.1

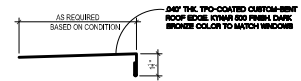


- HAND-TROWELED STUCCO
- WOOD SIDING
- HARDIE PANEL

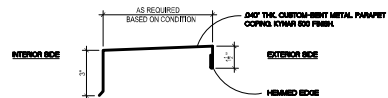




1
A5.1 ROOF PLAN
SCALE: 3/16" = 1'-0"



2
A1.4 CUSTOM ROOF EDGE DETAIL
SCALE: 1-1/2" = 1'-0" AT ROOF EDGES WITH OVERHANGS



3
A1.4 CUSTOM COPING DETAIL
SCALE: 1-1/2" = 1'-0" AT STANDARD PARAPETS AND ALL OTHER ROOF CONDITIONS

COLOR/LOCATION GUIDE
STUCCO WALLS: GRAY TO MATCH STUCCO
WOOD WALLS: DARK BROWN TO MATCH WINDOWS
HARDY PANEL WALLS: DARK BROWN TO MATCH HARDY PANEL

CONSTRUCTION DRAWINGS FOR

1991 WOODBINE TERRACE

ATLANTA, DEKALB COUNTY, GEORGIA 30329

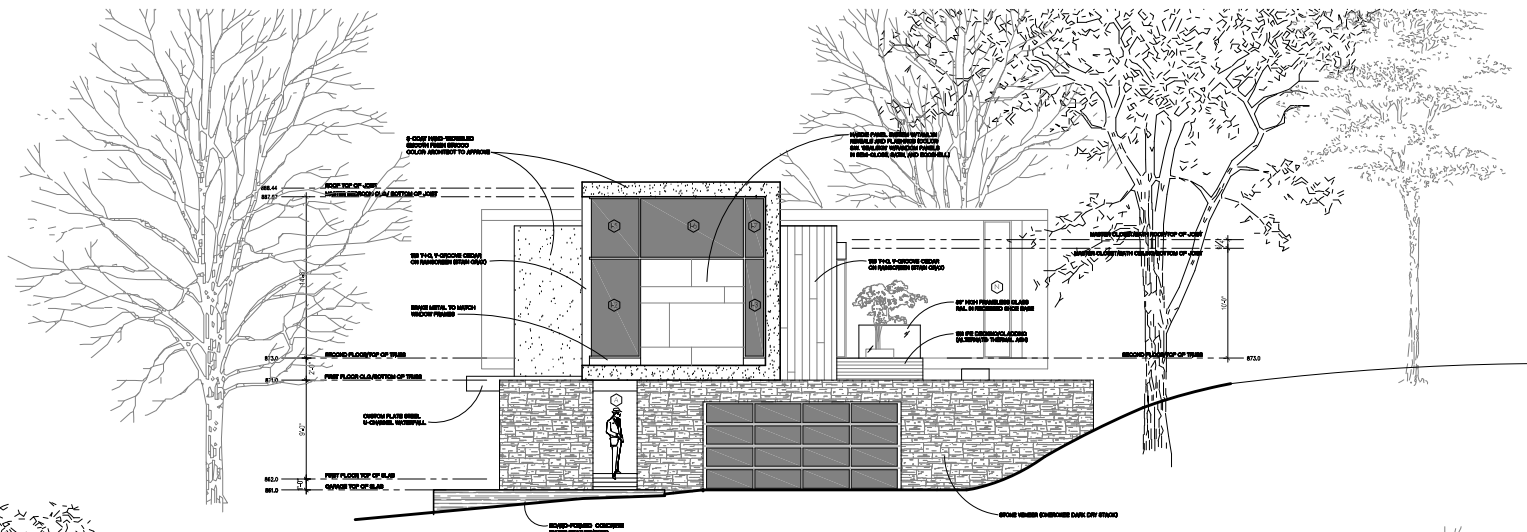
REVISIONS

SHEET TITLE
FLOOR PLANS

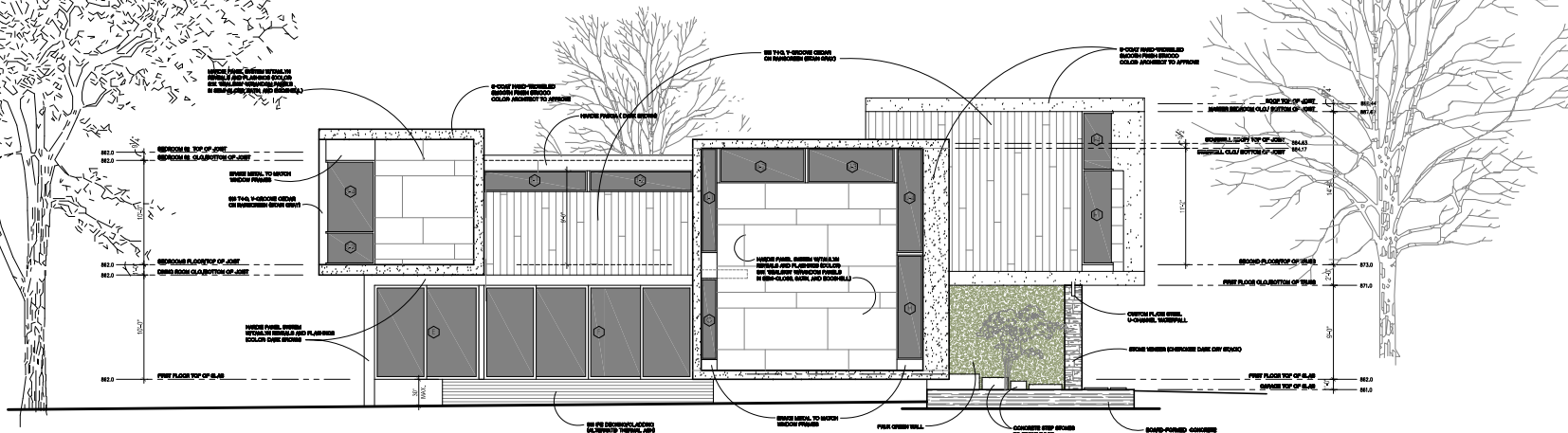
PROJECT NO.

DATE
9/10/10

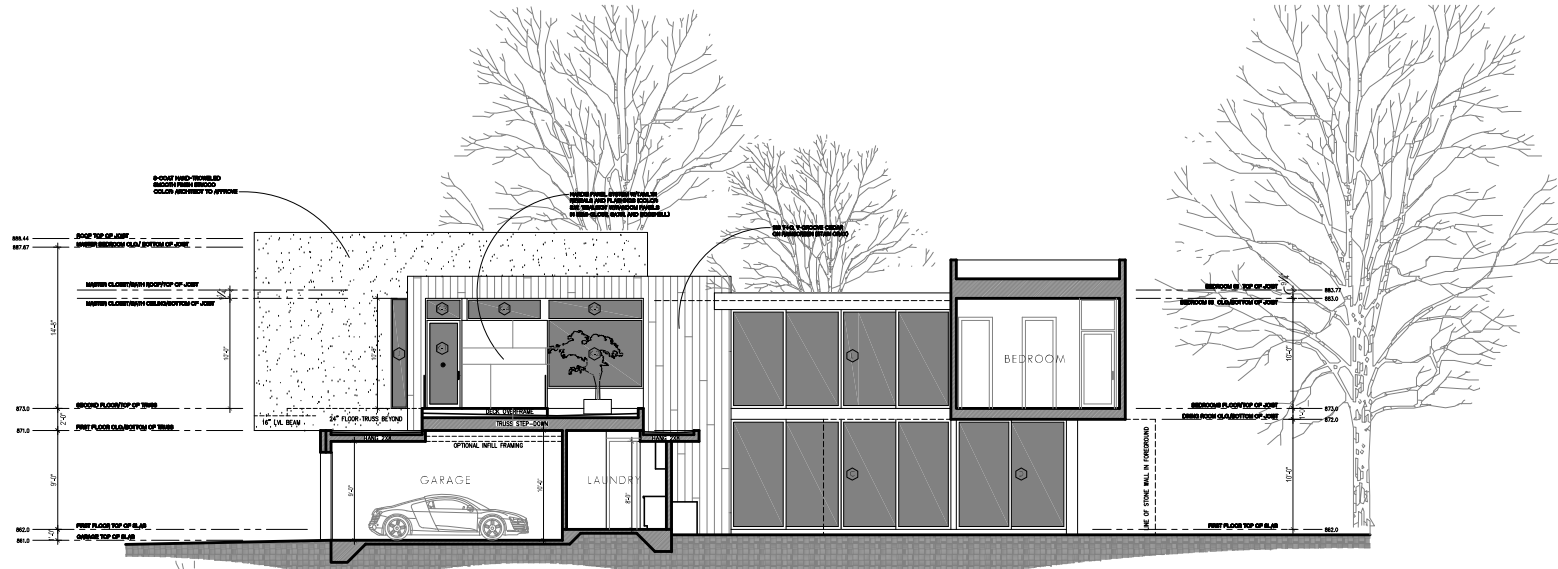
A1.2



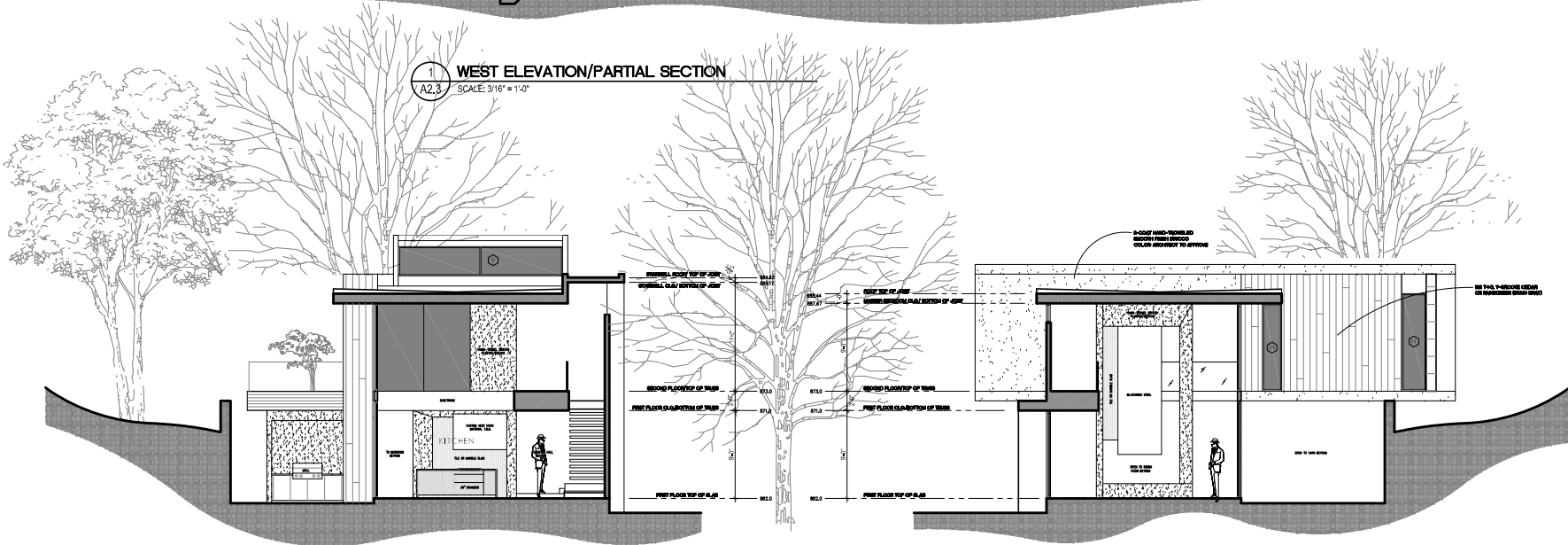
1 NORTH ELEVATION
A2.1 SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
A2.1 SCALE: 3/16" = 1'-0"



1 WEST ELEVATION/PARTIAL SECTION
A2.3 SCALE: 3/16" = 1'-0"



2 LIVING ROOM SECTION - VIEW TO KITCHEN
A2.3 SCALE: 3/16" = 1'-0"

3 LIVING ROOM SECTION - VIEW TO FIREPLACE
A2.3 SCALE: 3/16" = 1'-0"

CONSTRUCTION DRAWINGS FOR

1991 WOODBINE TERRACE

ATLANTA, DEKALB COUNTY, GEORGIA 30329

REVISIONS

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT NO.

DATE

9/10/10

A2.3