



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



October 13, 2021 at 1:00 PM

Planning Department Staff Analysis

D2 Case No: A-21- 1245149 Parcel ID(s): 18-107-07-044

Commission District 02 Super District 06

Applicant: JBMW, LLC
1057 Vista Trail, NE
Atlanta, GA 30324

Owner: JBMW, LLC
1057 Vista Trail, NE
Atlanta, GA 30324

Project Name: 1124 Vista Trail

Location: Property is located approximately 300-feet east of the intersection of Woodland Hills Drive and Vista Trail in Atlanta, GA 30324.

REQUEST: Variance from Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements of the DeKalb County Zoning Ordinance to reduce the side yard setback from 7.5-feet to 5.5-feet to build a garage, relating to the R-75 zoning district.

Staff Recommendation: Approval with conditions.

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.
2. The side-yard setback reduction only applies to the northern yard boundary, as seen on the site plan submitted August 02, 2021.
3. The site plan shall be revised to illustrate the required, 30-foot minimum front yard setback.

STAFF FINDINGS:

Update:

ZBOA deferred the application from the September 9, 2021 meeting to allow the applicant more time to revise the application. Staff met with the applicant on 09/21/2021. They have submitted an updated letter of intent and supporting documentation, included in this packet. The staff recommendation has not changed.

Variance Analysis:

Based on the submitted materials, the applicant is requesting a variance to reduce the northern, side yard setback to build a new house and garage. The site plan and elevations show the garage of the new construction encroaching 2-feet into the 7.5-foot side yard setback.

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:

The subject property is located within the R-75 Zoning District. Per Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements of the *DeKalb County Zoning Ordinance*, the minimum lot area for R-75 zoned properties is 10,000 square feet, and the lot width/street frontage is 75-feet. Based on County records, the subject property has a lot size of approximately 0.21 acres or 9,145.53 square feet and a street frontage of 80-feet. The width conforms to the requirements of the R-75 zoning district; however, the acreage is slightly less than prescribed. The lot has a unique shape, tapering from 80 feet to 31.2 feet over the 160 feet of its length.

The applicant is limited by the lot's shape and Chapter 27, Article 5, Section 5.7.5 (N) Garages. Street facing garage facades shall not compromise more than forty-five percent of the total width of the house.. The site plan shows that the strict application of the zoning requirements may deprive the property owner of rights enjoyed by other property owners due to the exceptional shape of the specific lot.

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:

The extant building was constructed in 1951, based on county records, and sits within the setbacks. However, the average size of home has grown significantly since that time. The existing house is 1,239 square feet. [Based on US Census Records](#), the average house completed in the South in 1973 (the earliest data available) was 1,555 square feet and the average house completed in 2015 was 2,517 square feet.

Based on the submitted materials, it appears that the requested variance may not go beyond the minimum necessary to afford relief and may 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. Other typical rectangular lots of similar size may be able to construct a new house with a two-car garage on their lots without a variance.

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 may not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district. Approving the variance would allow this long-time resident to build a new house in the neighborhood. Thus, supporting neighborhood stability and community.

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 may cause an undue and unnecessary hardship as the lot shape limits the potential space for the construction of a modern house because it progressively narrows from front to rear. Typical rectangular lots of similar size with right angles and lot widths that do not narrow to less than the minimum lot width may permit construction of a new house with a two-car garage on their lots without a variance.

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 may be consistent with the spirit and purpose of this chapter. The future land use for the subject property described in the *DeKalb County Comprehensive Plan* text is Suburban. The plan states that the intent of the character area is to recognize those areas of the county that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility.

FINAL STAFF ANALYSIS:

Based on the submitted materials, it appears that due to the property's unusual lot shape the requested variance may not go beyond the minimum necessary to afford relief and may not constitute a grant of special privilege inconsistent with the limitations upon other properties in the R-75 zoning district in which the subject property is located. Therefore, the Department of Planning and Sustainability recommends approval based on the site plan submitted 08/02/2021.

If this application is approved, Staff recommends the following conditions:

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.
2. The side-yard reduction only applies to the northern yard boundary, as seen in the site plan submitted August 02, 2021.
3. The site plan shall be revised to illustrate the required, 30-foot minimum front yard setback.

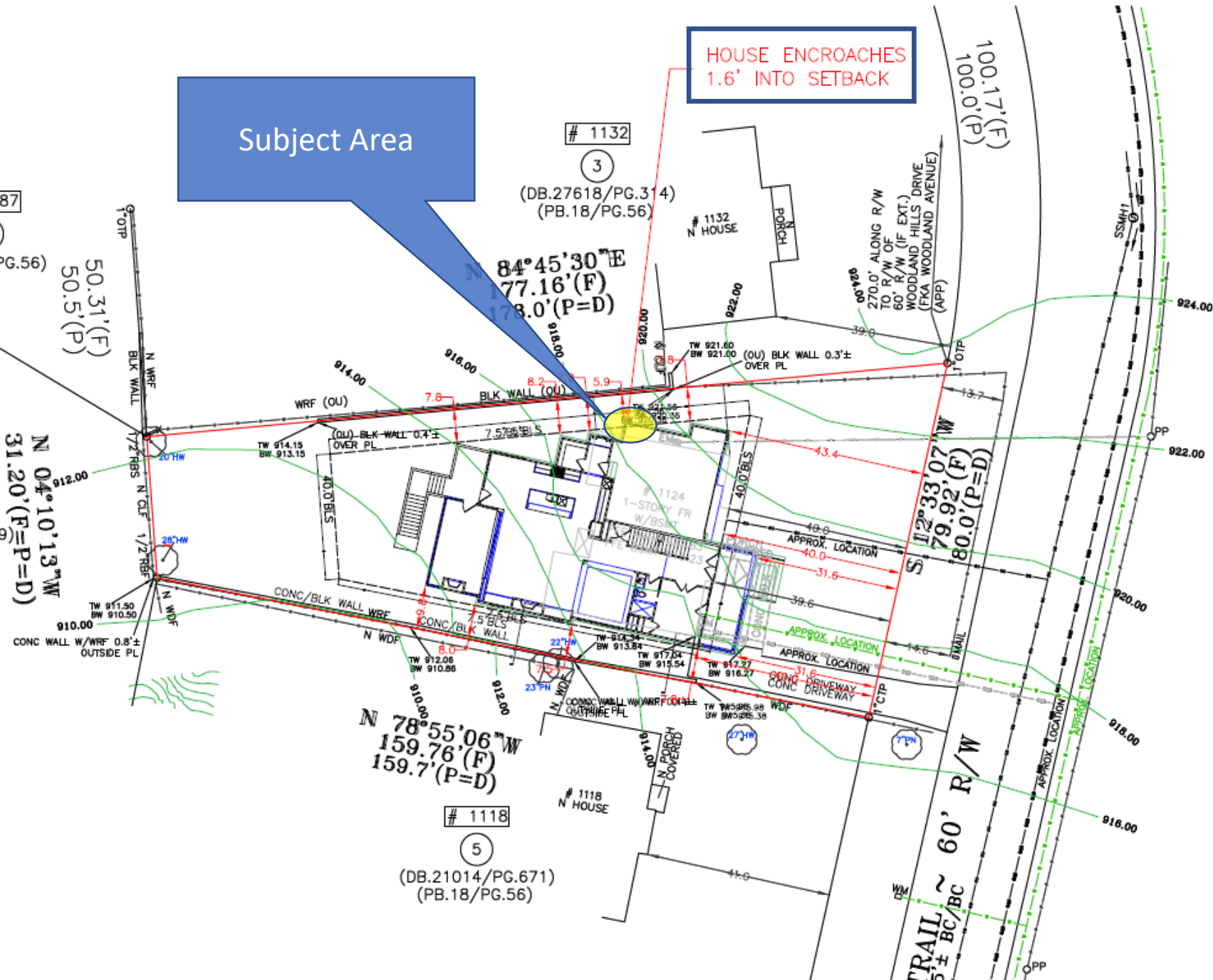
Floorplan Overlay

SSMH1
TOP=924.86
INV IN=916.66
INV OUT=916.39
SSMH2
TOP=899.01
(A) INV IN=886.91
(B) INV IN=889.31
INV OUT=886.71

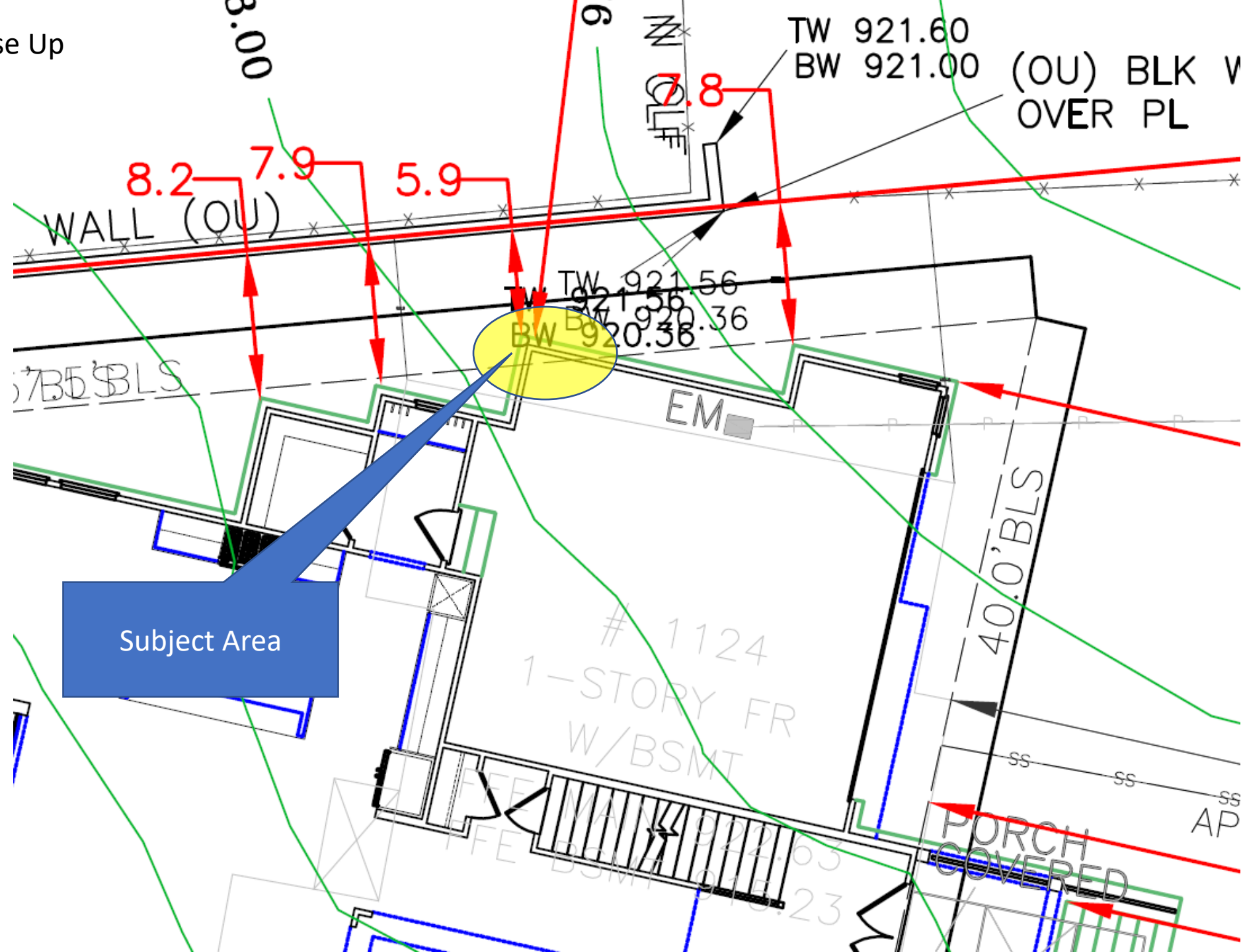
1387
(47)
(PB.18/PG.56)
50.31'(F)
50.5'(P)
N 04°10'13"W
31.20'(F=P=D)
1383
(46)
(DB.25840/PG.519)
(PB.18/PG.56)

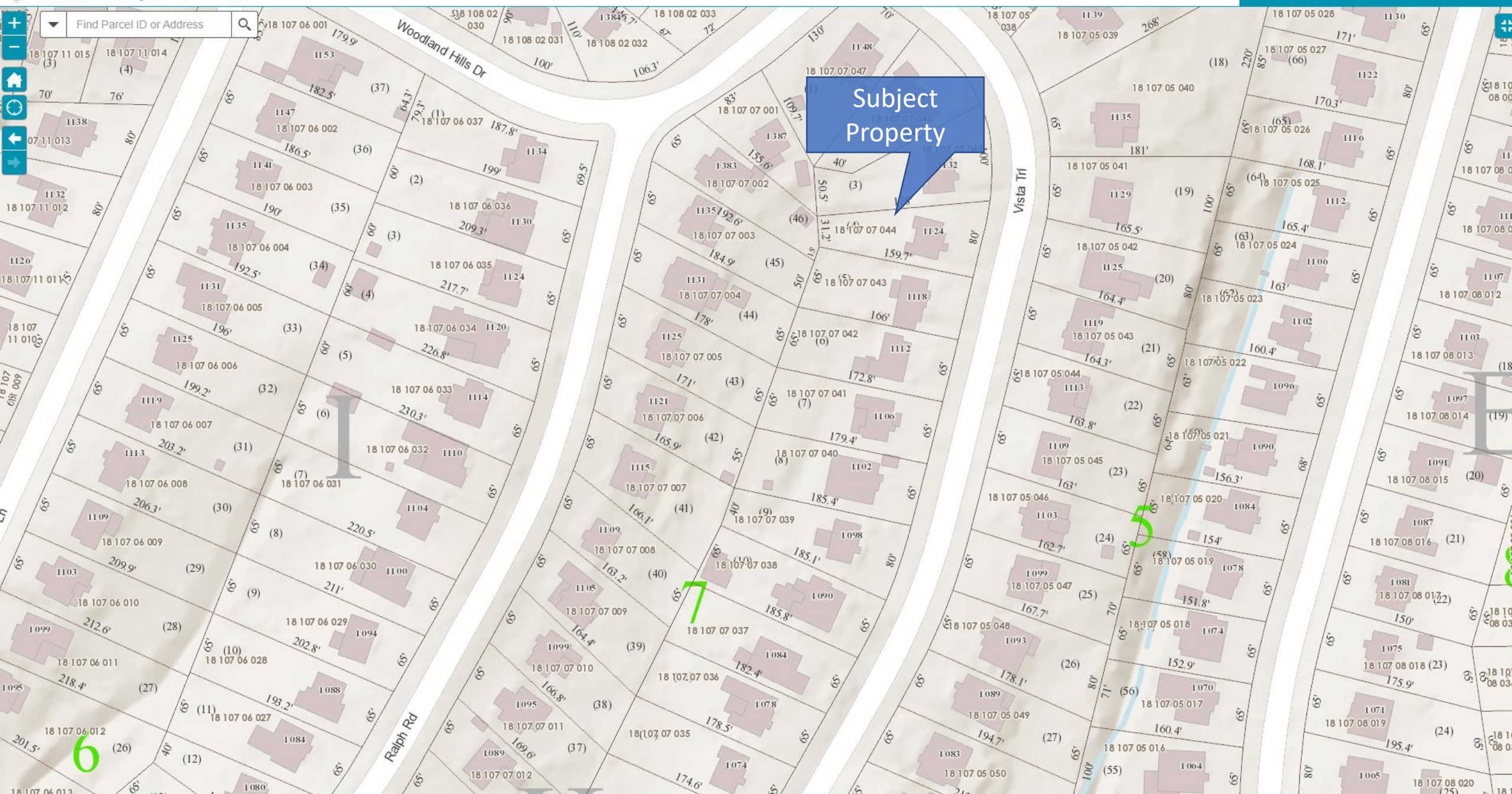
Subject Area

HOUSE ENCROACHES
1.6' INTO SETBACK



Pinchpoint Close Up







1124 Photos

Case Study



1119 Vista Trl NE – directly across the street from subject property

Examples of New Builds – all within 0.25 radius all with standard garages



Neighbor Letters of Support – adjacent and nearby home owners written letters showing 100% support.

RE: 1124 Vista Trl NE, Atl, GA 30324

Dear Dekalb County Zoning Board of Appeals,

We are writing this letter in support of Josh Videlefsky's request for a variance.

As the neighbors adjacent to the requested setback variance area, we are writing to attest and confirm the following:

The requested setback variance...

- Does not affect our property adversely
- Does not detriment public welfare
- Does not go beyond in the minimum necessary to afford relief in this case
- Does not grant special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located
- Is necessary to allow a standard width garage within reason given the exceptional narrowness of this specific lot

As a matter of fact, by granting this variance, it would allow the property owner to move forward with their plans and improve the aesthetic of the street and neighborhood.

We recommend that the Board approves the setback variance request in order to accommodate our neighbor's goals.

Sincerely,

Greg Sherwin Kristy Sherwin 9/30/21

Signed and Dated By: Greg and Kristy Sherwin

1132 Vista Trl – directly north/adjacent to subject area

I live @ 1135 Ralph Rd.
I'm in favor of granting the variance.
I believe this new build house
will be good for our neighbors

Tyler Dillard
Tyler Dillard

We at 1387 Woodland Hills Drive fully
support the Bollen plans + need for
the variance.

Joseph Squire + Erica Buchanan

To Whom It May Concern,

I am writing this letter to support the setback variance at 1124 Vista Trail NE.

I have gone over the plans with the owner, understand the request, and believe it should be passed. I, and the other surrounding neighbors, look forward to seeing the house and street improved!

Sincerely,

Joseph Maxwell

Joey Maxwell
1113 Vista Trail NE
Atlanta, GA 30324

To whom it may concern,

I am writing this letter to support the setback variance at 1124 Vista Trl NE.

I have gone over the plans with the owner, understand the request, and believe it should be passed. I, and the other surrounding neighbors, look forward to seeing the house and street improved!

Sincerely,

Chris McCaleb

Chris McCaleb
1118 Vista Trail NE
Atlanta, GA 30324
404-695-0156

Josh,

I reviewed the proposed plans and as long as
the neighbor on the side where garage will
be is good with the plans I give my
Full support.

Thanks

Brian Austin
Brian Austin

1148 Vista Trl – letter refers to 1132 Vista Trl, who is in full support

I have reviewed the
plans and am in support
of the applicant's variance.

Sincerely,

Sandra Hale

1383 Woodland Hills Dr WE
ATL 30324

Sandra Hale

The development of this house
and garage will enhance
our street neighborhood
and value of our property.

Shirley Cohen Robert Cohen

1119 Vista Trail, NE Atlanta 30324

Alternative Architectural Considerations:

1. Drive under – we explored a drive under options, and the turning radius was too limited given the taper shape of the lot
2. Front Left of home – we explored a garage on the front left of the home. This concept did not make sense because of the topography of the land. A garage on the front left would require heavy foundation work and retaining walls. This concept would require major additional cost, it would be unappealing aesthetically to the neighborhood, and it would not allow any natural light to the basement when this is clearly a “basement lot”.
3. Wider face of garage – this would not resolve the issue, which is a pinchpoint at the back of the garage
4. Moving Garage forward and requesting front setback variance as oppose to side setback variance – we tested this and it didn’t make as much sense. It would require about a 5.5 foot front setback.

Consulting Sources:

Property owner has consulted with the following non-bias architectural and build companies:

1. CADD Draft Services – architect with whom we submitted these plans – architect
2. Adam Stillman Residential Design - <http://adamstillman.net/5727.html> – architect
3. Chip Murrah Architect - <https://www.chipmurraharchitect.com/> - architect
4. Southhaven homes - <https://southhavenbuilders.com/> - design/build firm
5. Homebilt - <https://www.homebiltga.com/> - home builder
6. ARC - <https://atlantarc.net/> - home builder

Conclusion:

All architects and builders concluded that the most efficient, desirable, and sensible location for the garage, taking into consideration the challenge of the unique shape of this lot, is in the front right, high-point, location as presented herein.

1. It is due to the ***‘exceptional narrowness’*** and ***‘shape of [this] specific lot’***, which was not created by the owner or applicant, which would deprive the property owner of rights and privileges enjoyed by ***other property owners in the same zoning district***.
 - a. This provision is undeniably true. While the current structure does fit within the setback limitation, it is because of the unique tapering shape of this specific lot that owner is

unable to design a standard garage, which other immediate property owners have the ability to do.

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.
 - a. The request ONLY takes into consideration the two feet needed at one particular pinch-point to be able to build a standard width garage. This is a minimal amount of space that does not affect any surrounding neighbors, and it does not go beyond the minimum necessary to afford relief.
 - b. With the exception of this one small particular subject area, the entire footprint of the home would remain within the current zoning allowable footprint. In fact, the front right of the residential structure is the farthest structural protrusion and that point has an ~8.5 foot side setback. So, there would actually be about a foot of **excess** space beyond side setback required at the most extended point of the structure.
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.
 - a. This is the case. There are 8 letters of support from surrounding neighbors to prove this point.
4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.
 - a. This is true in this case.
5. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.
 - a. Confirmed.

If granted, this variance would allow us to build a home that meets the market, provides us with the same benefits as other neighbors, and is totally harmless to surrounding neighbors. After all, we are talking about a very minimal protrusion at one particular point. Furthermore, this proposal would improve the aesthetic of the street and neighborhood, generate additional tax revenue to the County rather than an un-usable home sitting dormant, and allow a family to invest in and remain in Dekalb County.

Thank you for your consideration,
Joshua Videlefsky



10/1/2021



DeKalb County Department of Planning & Sustainability

Lee May

Andrew Baker, AICP
Director

RECEIVED

By Rachel Bragg at 10:23 am, Aug 02, 2021

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

BOA No. _____

Applicant and/or

Authorized Representative JBMW, LLC

Mailing Address: 1057 Vista Trl NE

City/State/Zip Code: ATL, GA 30324

Email: jvidelefony@gmail.com

Telephone Home: (404) 906-0807 Business: _____ Fax No.: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Same as above.

Address (Mailing): _____

City/State/Zip Code: _____

Email: _____

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

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1124 Vista Trl NE City: ATL State: GA Zip: 30324

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

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

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

Zoning Classification: _____ Commission District & Super District: _____

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: _____

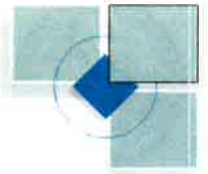
Fee Paid: _____



DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew Baker, AICP
Director



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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: 7/26/2021

Applicant:
Signature

DATE: _____

Applicant:
Signature



DeKalb County
G E O R G I A

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: _____

Applicant/Agent: _____
Signature

TO WHOM IT MAY CONCERN:

(I)/ (WE) _____
(Name of Owners)

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

(Name of Applicant or Representative)

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

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
ZONING BOARD OF APPEALS APPLICATIONS FOR PUBLIC HEARING
(VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: ____ Josh Videlefsky ____ Phone: ____ 404-906-0807 ____ Email: jvidelefsky@gmail.com

Property Address: ____ 1124 Vista Trail ____

Tax Parcel ID: ____ **18 107 07 044** ____ Comm. District(s): ____ 2,6 ____ Acreage: ____ 0.21 acres ____

Existing Use: ____ Single Family Residential ____ Proposed Use ____ Single Family Residential
Supplemental Regs: ____ NA ____ Existing Zoning: ____ R-75 ____ Overlay: ____ NA ____

Variance (From Development Standards causing undue hardship upon owners of property): Yes ☒ No

Variance Request: ____ Decrease the north side yard setback from 7.5 feet to 5.6 feet to build a garage on a new house.

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Review Meeting Dates: ____ Letter of Intent: ____ Owner Authorization(s): ____

Campaign Disclosure: ____ Zoning Conditions: ____ Public Notice, Signs: ____

Site Plan Layout ____ Floor Plan Layout ____ Letters of Support from Neighborhood ____

Payment Submittal ____ Submittal Format: **NO STAPLES, NO BINDERS PLEASE**

Anticipated Meeting Date: If submitted by August 5, application would be on the September 9 meeting agenda.

Comments: Suggested updating LOI to include information about the current house lacking a a garage and address the criteria requiring the “minimum necessary to afford relief”.

Planner: ____ Rachel Bragg ____ Date ____ 07/29/2021 ____

Filing Fees

APPLICATION FEE:

\$300.00

July 30, 2021

Dear Dekalb Department of Planning and Zoning,

I am writing to provide formal Letter of Intent to appeal the side setbacks at the property located at 1124 Vista Trl NE, Atlanta, GA. Our family intends to build our “forever home” on this property and believe that the unique characteristics of the lot validates the criteria set forth in Zoning Board of Appeals Application Section 7.5.1 (A) 1-5 to grant a variance for side setbacks. Below I will address each criteria point

1. It is due to the ‘exceptional narrowness’ and ‘shape of [this] specific lot’, which was not created by the owner or applicant, which would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district. While the current structure does fit within the setback limitation, it is because of the unique tapering shape that owner is unable to design a standard garage which other property owners have the ability to do.
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. The request ONLY takes into consideration the two feet needed at the tapered pinch-point to be able to build a standard width garage.
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. This is the case. Considering the wedge shape, the frontage of the lot is outsized, and therefore, if granted, this variance would not affect the neighboring property or curb appeal. The front footprint of the home would remain within the current zoning allowable footprint with an 8.4 foot setback (0.9 foot excess from current zoning requirement) from the front point of the home (again proving minimum necessary to afford relief).
4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship. This is true in this case.
5. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text. Confirmed.

As you can see in the exhibit attached, the curvature of Vista Trl creates an exceptionally tapered lot for the subject property. In fact, it is the most tapered lot in the neighborhood with a rear width of only 31.2 feet compared to the typical rear width of 60 to 65 feet. Given the tapered shape, the architecture and footprint of the home is a challenge, and the wedge shape prevents the ability input a standard width garage.

A side setback variance of 2 feet, we enable us to build the home of our dreams with the rights and privileges that *all other property owners in the same district enjoy* for which we are currently deprived.

Thank you for your consideration,

JBMW, LLC

Joshua Videlefsky

7/30/2021

Joshua Videlefsky

Date

Managing Member

Exhibit:

GIS Map showing unique lot shape and tapering affect

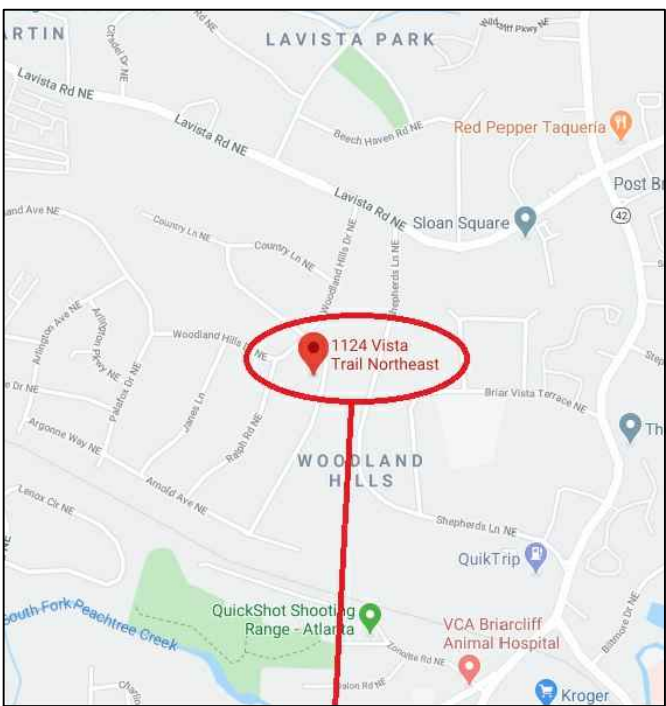


SURVEY NOTES:

1. 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 AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. 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, ENTITY.



VERTICAL DATUM NAVD88



SITE LOCATION MAP NOT TO SCALE

SSMH1
TOP=924.86
INV IN=916.66
INV OUT=916.39
SSMH2
TOP=899.01
(A)INV IN=886.91
(B)INV IN=889.31
INV OUT=886.71

1387
(47)
(PB.18/PG.56)
50.31'(F)
50.5'(P)

1383
(46)
(DB.25840/PG.519)
(PB.18/PG.56)
N 04°10'13"W
31.20'(F=P=D)

1132
(3)
(DB.27618/PG.314)
(PB.18/PG.56)
N 84°45'30"E
177.16'(F)
178.0'(P=D)

1118
(5)
(DB.21014/PG.671)
(PB.18/PG.56)
N 78°55'06"W
159.76'(F)
159.7'(P=D)

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-75
DEKALB UNINCORPORATED
BUILDING SETBACK:
FRONT: AVERAGE (40.0')
SIDE: 7.5'
REAR: 40.0'
MAX LOT COVERAGE 35%
MAX BUILDING HEIGHT 35'

FRONT AVERAGE SETBACK
CALCULATIONS
1118 - 41.0'
1132 - 39.0'
1124 = (41.0'+39.0')/2=40.0'

FLOOD NOTE:

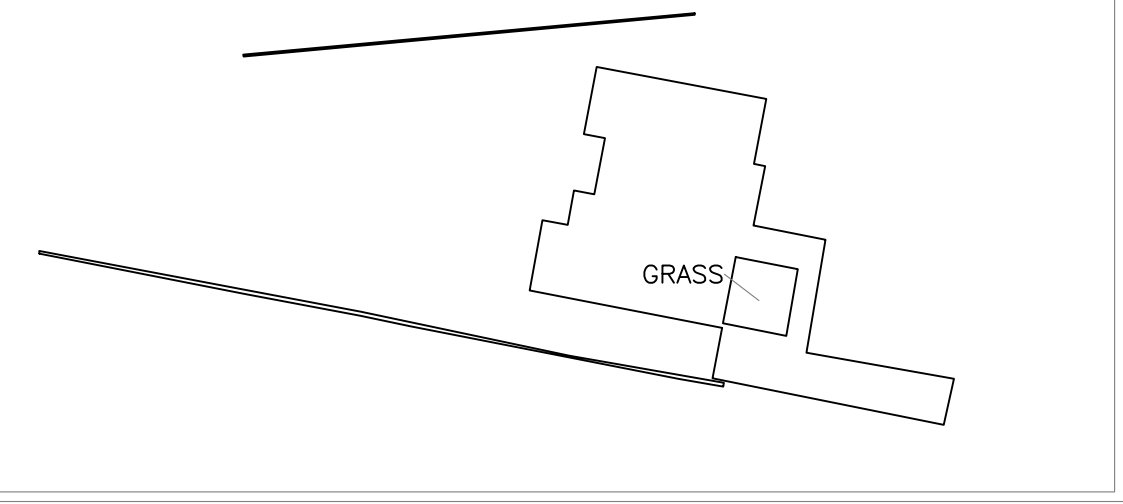
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (●) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL
MAP ID 13089C0062K EFFECTIVE DATE: 08/15/2019
ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOWN THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

EXISTING LOT COVERAGE DETAIL NOT TO SCALE

TOTAL: 1825.13 SF / 0.042 AC



TOTAL LAND AREA
9145.53 SF / 0.210 AC

ALLOWABLE LOT COVERAGE
3200.94 SF / 0.073 AC / 35%

EXISTING LOT COVERAGE
1825.13 SF / 0.042 AC / 19.96%

(REVISION 7/16/2020)

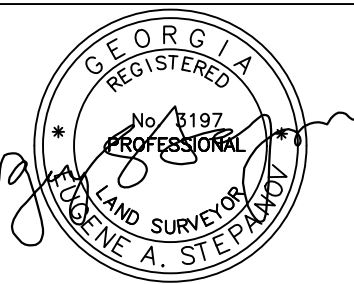
LOT 4	BLOCK H	EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1
WOODLAND HILLS SUBDIVISION	UNIT	
LAND LOT 107	18TH DISTRICT	SECTION
DEKALB COUNTY, GEORGIA	DB.9138/PG.565	PB.18/PG.56
FIELD WORK DATE JUN 23, 2020	PRINTED/SIGNED JUN 25, 2020	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"	

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 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

AU
COORD #20150702
DWG #20201259

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

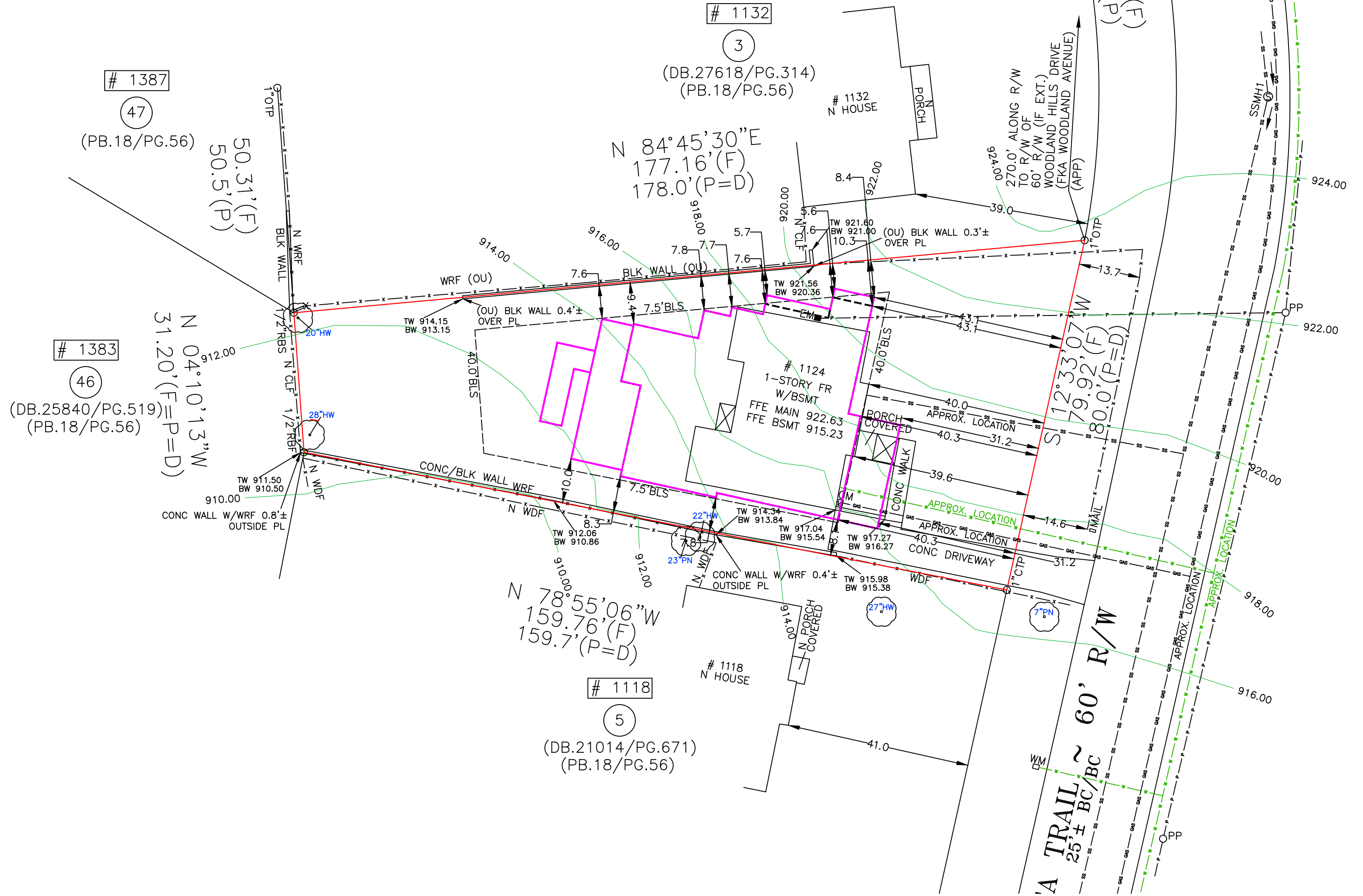
24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM



0 20
SCALE 1" = 20'

* LEGEND *

- | | | | |
|--------|-----------------------|-----|-----------------------|
| APD | AS PER DEED | IR | IRON ROD FOUND |
| AE | ACCESS EASEMENT | IV | IRRIGATION VALVE |
| APF | AS PER FIELD | JB | JUNCTION BOX |
| AI | ANGLE IRON FOUND | JLL | LAND LOT LINE |
| AP | AS PER PLAT | MAG | MAGNETIC READING IP |
| APR | AS PER RECORD | MGN | MAGNOLIA TREE |
| BC | BACK OF CURB | MH | MAN HOLE |
| BLK | BLOCK | MTF | METAL FENCE |
| BLS | BUILDING LINE SETBACK | N | N.BORS. |
| BR | BRICK | OH | OVERHANG |
| BSMT | BASEMENT | OTP | OPEN TOP PIPE FOUND |
| CBX | CABLE BOX | OU | OWNERSHIP UNCLEAR |
| C | CONCRETE | P | PORCH |
| CB | CATCH BASIN | PC | PROPERTY CORNER |
| CL | CENTER LINE | PL | PROPERTY LINE |
| CLF | CHAIN LINK FENCE | PN | PINE TREE |
| CMP | CORRUGATED METAL PIPE | POB | POINT OF BEGINNING |
| C.O.A. | CITY OF ATLANTA | PP | POWER POLE |
| CO | SAN SEWER CLEANOUT | PW | POWER LINE |
| CRWL | CRAWL SPACE | P | PLAT |
| CP | CALCULATED POINT | R | RECORD |
| CPT | CARPENTRY | RBF | REINFORCING BAR FOUND |
| CTP | CRIMP TOP PIPE FOUND | RBS | REINFORCING BAR SET |
| CM | CADASTRAL MAP | RCP | REINFORCED CONC. PIPE |
| DE | DRAINAGE EASEMENT | R/W | RIGHT-OF-WAY |
| DI | DRAINAGE INLET | SN | SIGN |
| EB | ELECTRIC POWER BOX | SSL | SANITARY SEWER LINE |
| EM | ELECTRIC METER | ST | SCREENED PORCH |
| EP | EDGE OF PAVEMENT | SW | SIDEWALK |
| FIELD | FIELD | TB | TOP OF BANK |
| FP | FENCE POST | UE | UTILITY EASEMENT |
| FC | FENCE CORNER | WD | WOOD |
| FH | FIRE HYDRANT | WDF | WOOD FENCE |
| FR | FRAME | WDK | WOOD DECK |
| GL | GAS LINE | WL | WATER LINE |
| GM | GAS METER | WM | WATER METER |
| GV | GAS VALVE | WRF | WIRE FENCE |
| HDW | HEAD WALL | WW | WET WEATHER |
| HW | HARDWOOD TREE | W/W | WITH |
| IPF | IRON PIN FOUND | YI | YARD INLET |
| IPS | IRON PIN SET | | |





FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

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A-1



RIGHT ELEVATION

SCALE : 1/4" = 1'-0"



LEFT ELEVATION

SCALE : 1/4" = 1'-0"

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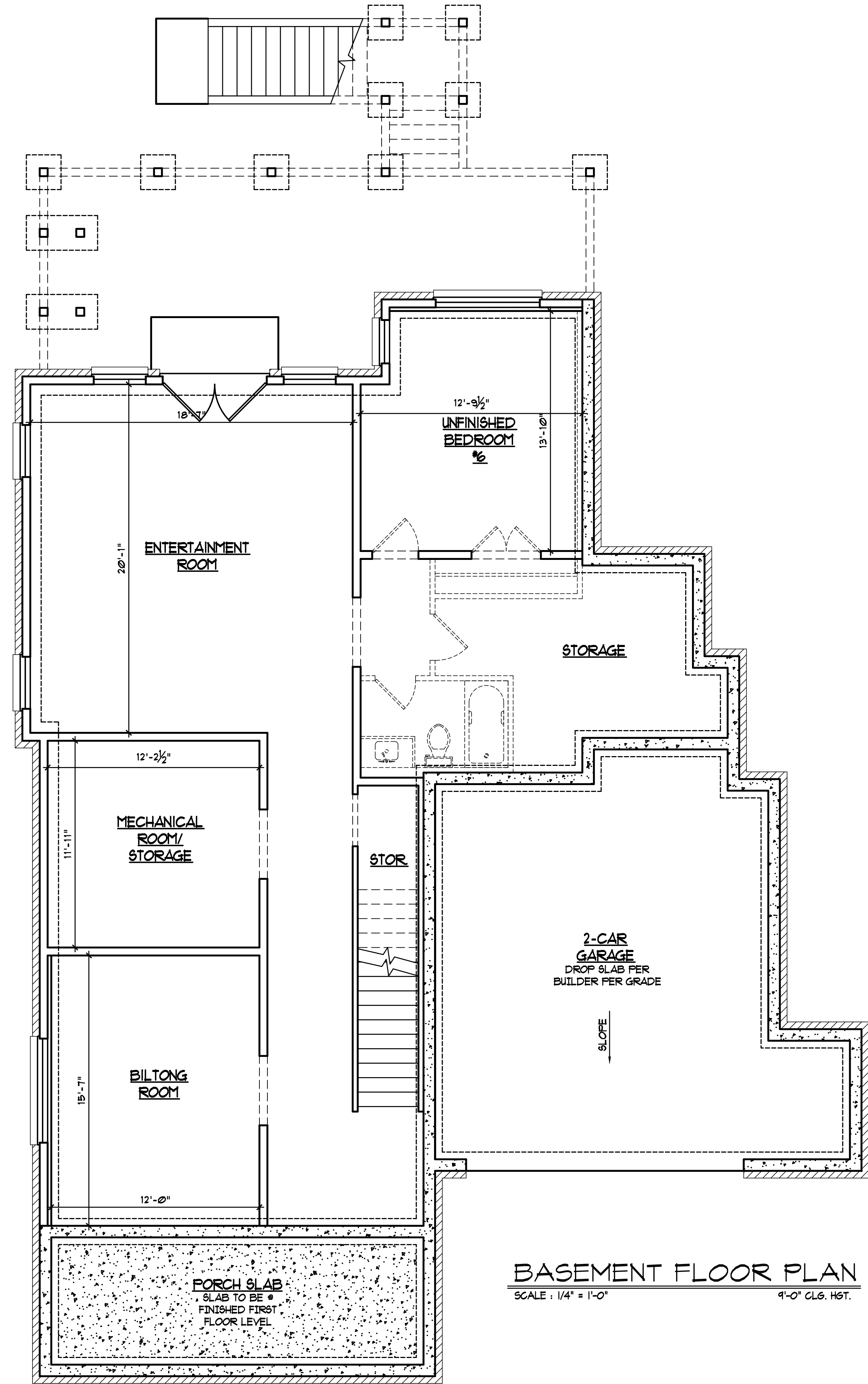
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BASEMENT FLOOR PLAN
SCALE : 1/4" = 1'-0" 9'-0" CLG. HGT.

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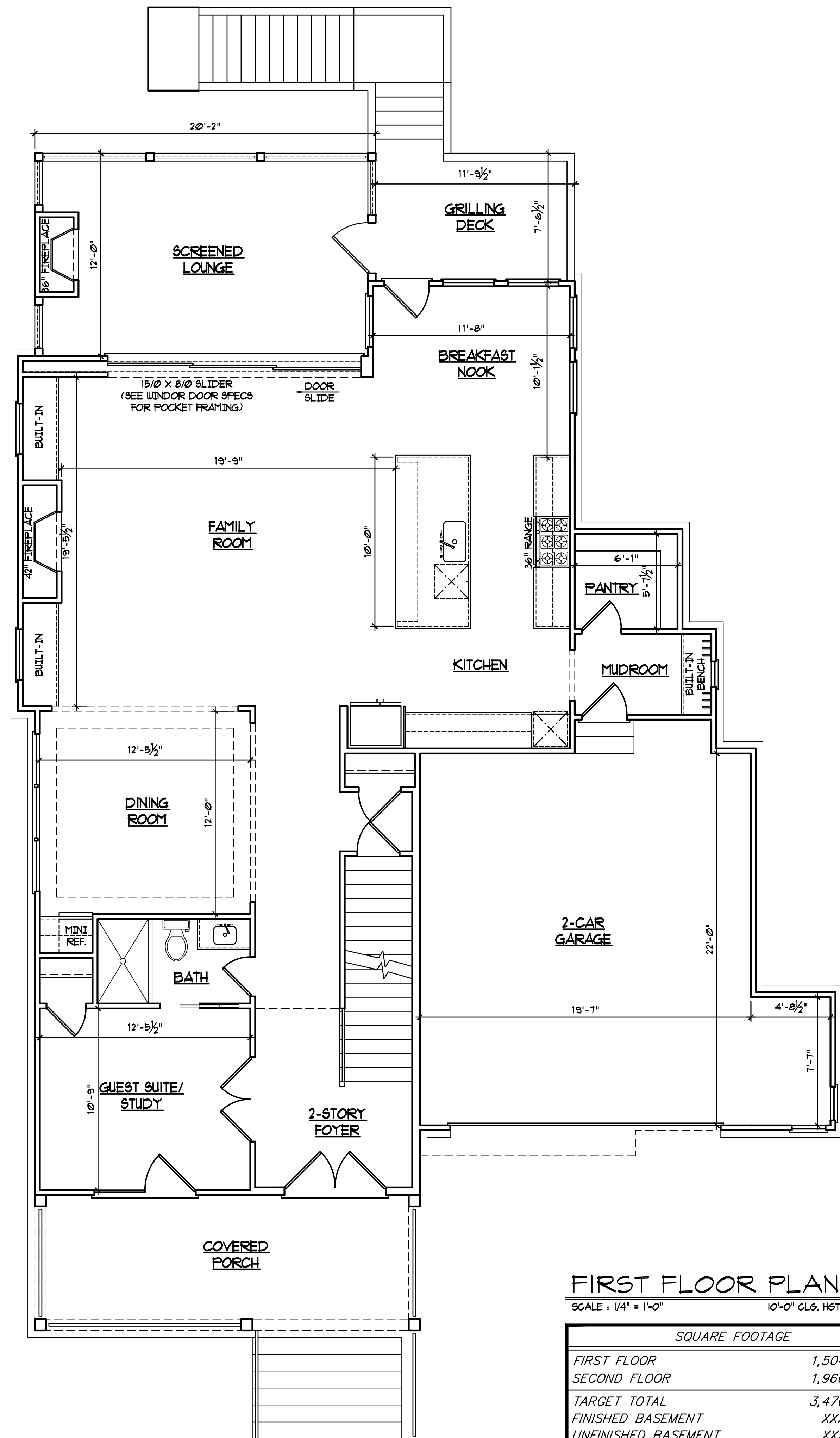
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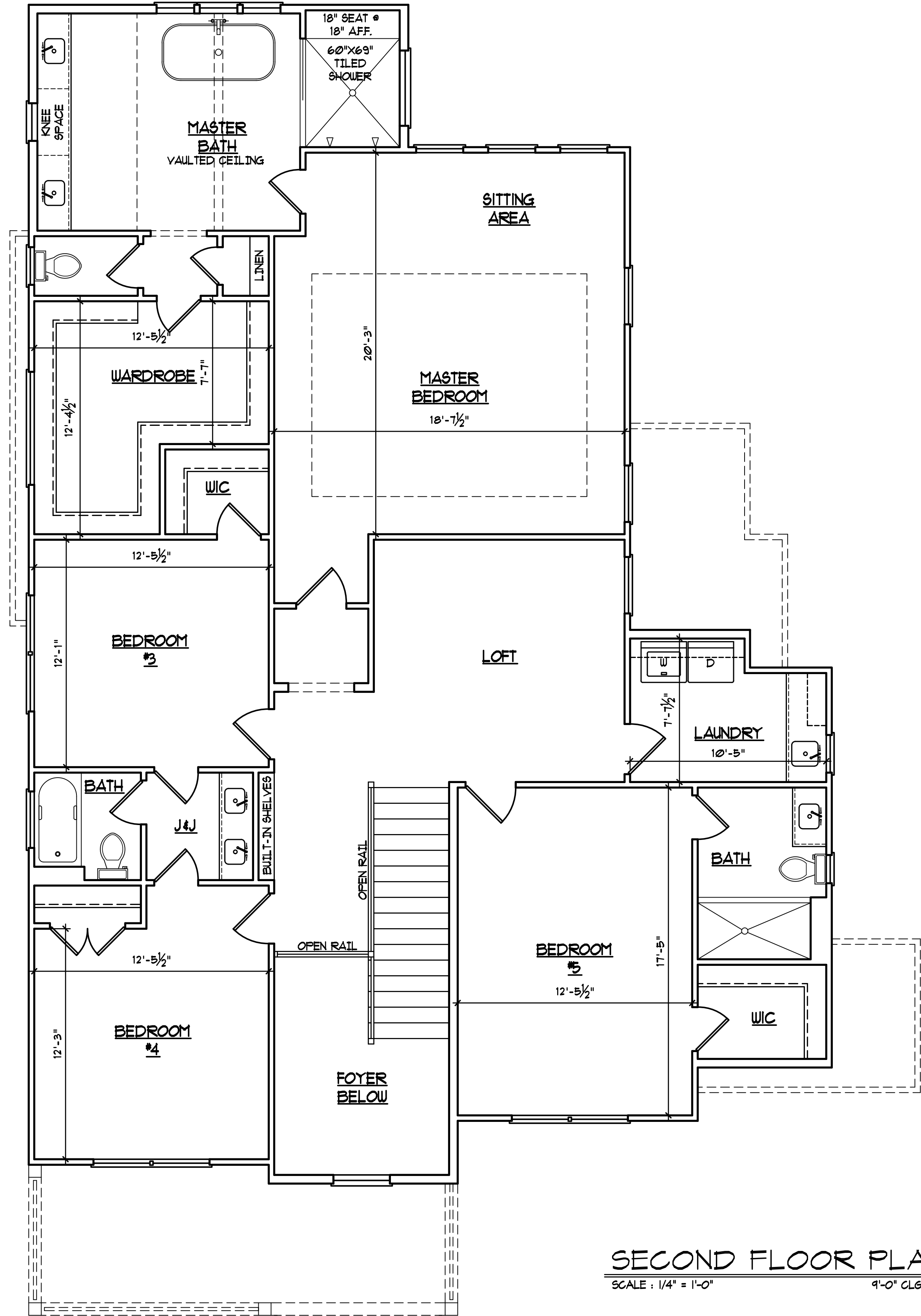
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FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0" 10'-0" CLG. HGT.

SQUARE FOOTAGE	
FIRST FLOOR	1,504 SQ. FT.
SECOND FLOOR	1,966 SQ. FT.
TARGET TOTAL	3,470 SQ. FT.
FINISHED BASEMENT	XXX SQ. FT.
UNFINISHED BASEMENT	XXX SQ. FT.
GARAGE	494 SQ. FT.



SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0" 9'-0" CLG. HGT.

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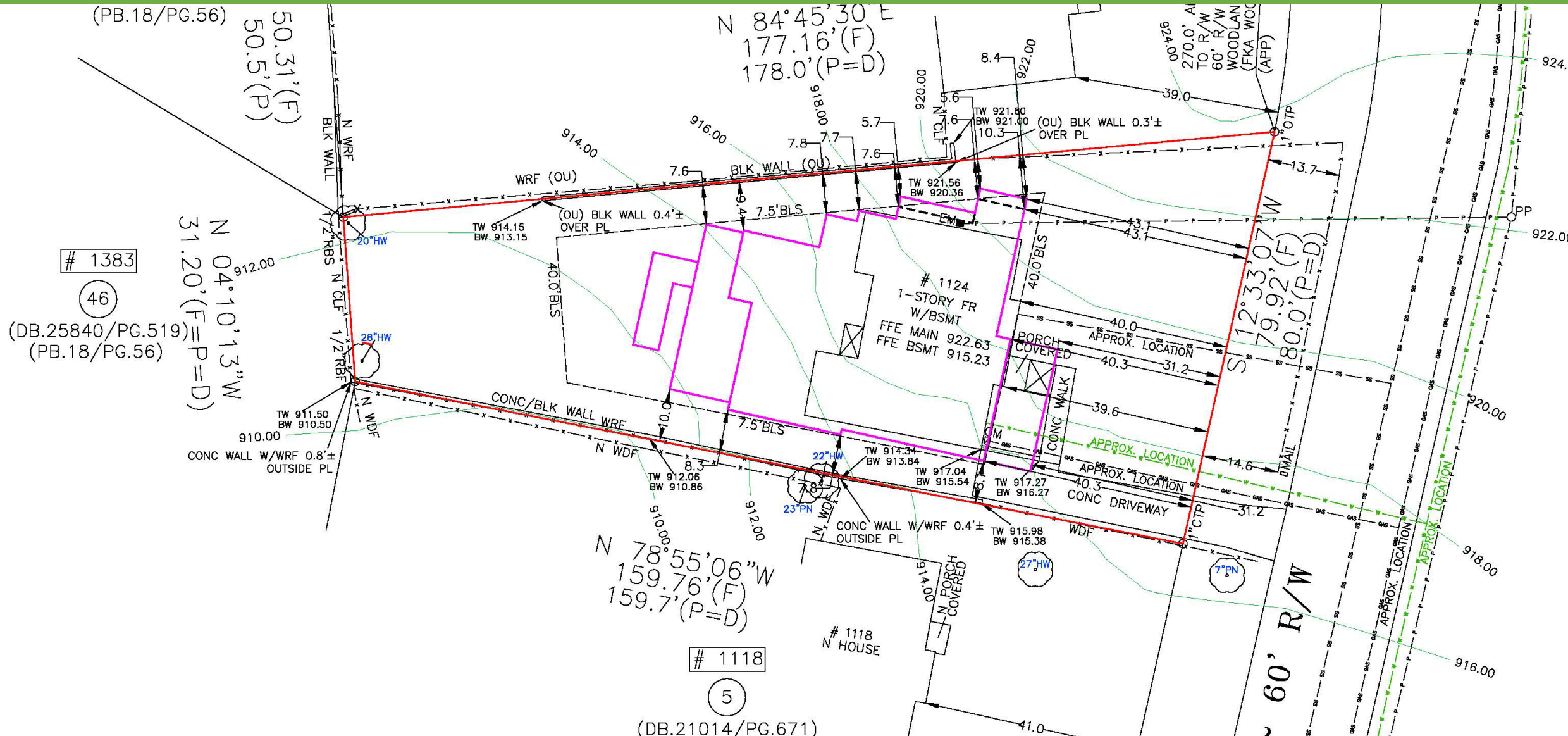
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A-6

N1.

1124 Vista Trail

Site Plan



N1.

1124 Vista Trail

Setback



N1.

1124 Vista Trail

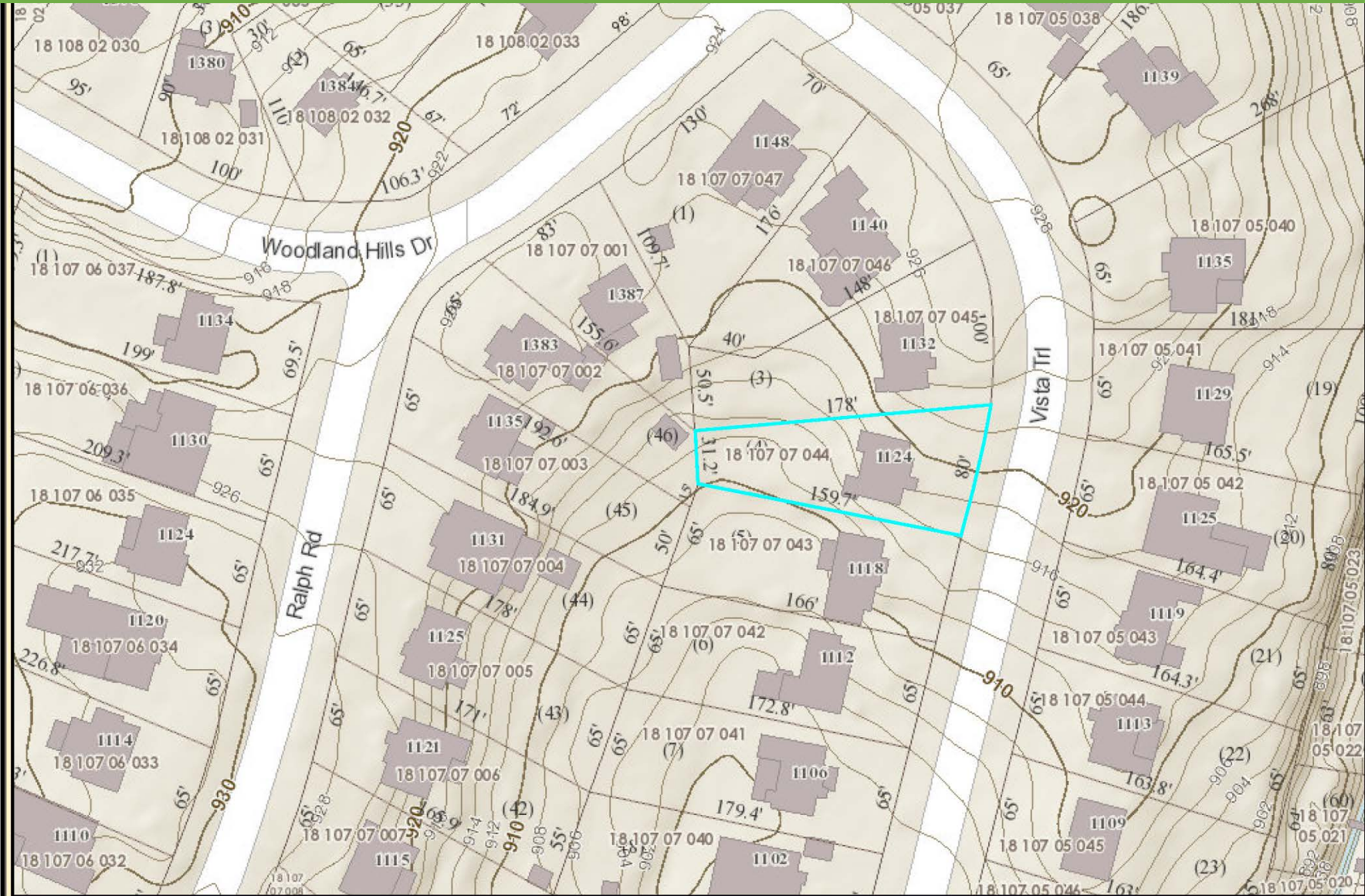
Aerial



N1.

1124 Vista Trail

Topo Map



N1.

1124 Vista Trail

Site Photo

