



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, January 12, 2021 at 1:00 PM**

**Planning Department Staff Analysis**



Andrew Baker, AICP  
Director

**N3 Case No: A-22- 1245384 Parcel ID(s): 18-194-02-043**

**Commission District 02 Super District 06**

**Applicant:** Ernest Slaughter  
2042 Oak Grove Road, NE  
Atlanta, GA 30345

**Owner:** Ernest Slaughter  
2042 Oak Grove Road, NE  
Atlanta, GA 30345

**Project Name:** **2042 Oak Grove Road**

**Location:** The property is located approximately 1,000-feet southwest of the intersection of Briarcliff and Oak Grove Roads.

**Request:**

- 1) Variance from Chapter 27-2.2 Division to reduce the east side yard setback from 10-feet to 7.1-feet to build a garage,
- 2) Variance from Chapter 27-2.2 Division to reduce the west side yard setback from 10-feet to 5.1-feet to build a second story and rear addition, and
- 3) Variance from Chapter 27-5.7.5 N: Street-facing garages shall be at least two (2) feet behind the primary front façade plane of a conventional single-family detached residence, to allow a garage to project eight (8) feet in front of the primary façade plane.

**Staff Recommendation:** Approval with conditions.

- 1)The decrease in the building setback shall only apply to the garage construction.
- 2)The decrease in the building setback shall only apply to the proposed addition as seen on the site plan, dated 10/13/2021.
- 3)The following information about these variances shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.

## **STAFF FINDINGS:**

### **Variance Analysis:**

The applicant is seeking to renovate an existing single story ranch house built in 1953. The applicant is proposing to build a rear and a second story addition and expand the carport into a garage.

#### **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-100 (Residential Medium Lot-100) Zoning District and meets the size and shape requirements of the district. However, the house was built in 1953, prior to the first *DeKalb County Zoning Ordinance*. The house is constructed in the existing side yard setbacks. The western elevation of the house is only 5.1-feet from the property line and the carport on the eastern side of the house is 7.1-feet from the eastern property line. Thus, the existing house is legally, non-conforming, which constitutes an exceptional condition.

The proposed additions would maintain these setbacks. On the western side, the applicant proposes to construct a second story and a rear addition that would follow the 5.1-foot side setback established by the house. The addition on the eastern side would be at least 10-feet from the property line, conforming to the current R-100 district standards.

The applicant proposes to convert the carport into a garage and construct an addition to the rear. They are proposing a front expansion of the carport in order to accommodate modern sized vehicles. Because of the change in the topography, the carport must project forward instead of backwards.

Because this house was constructed prior to the first zoning ordinance and due to the topographic change on the lot, the strict application of the requirements of Chapter 27 may deprive the property owner of rights and privileges enjoyed by other property owners within the R-100 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:**

The requested variances 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 R-100 Zoning District. Where the existing home encroaches into the required side setbacks, the proposed additions would maintain the setbacks established by this house in 1953. The carport/garage conversion projects 8-feet forward and would still be at least 90 feet from the public right of way.

#### **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:**

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. There are several other nearby properties that have garage additions or newly constructed front facing garages that project in front of the primary façade. The proposed additions would maintain the setbacks established by this house in 1953.

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

Strict application of the applicable provisions and requirements of this chapter may cause an undue and unnecessary hardship. The applicant is limited by the modern setback standards and may have difficulty housing a modern-sized vehicle in the existing carport footprint. However, the extant house could be demolished, and a home built that would comply with current development standards.

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

The future land use designation of this property is Suburban (SUB). The intent of the Suburban 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. These areas include those developed (built out) and those under development pressures. These areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns.” Approving the requested variances would support traditional suburban patterns of development.

**FINAL STAFF ANALYSIS:**

Due to the construction of the house in 1953 prior to the first zoning ordinance, the requested variances may not go beyond the minimum necessary to afford relief. Therefore, staff recommends approval of all three variances with conditions:

- 1)The decrease in the building setback shall only apply to the garage construction.
- 2)The decrease in the building setback shall only apply to the proposed addition as seen on the site plan, dated 10/13/2021.
- 3)The following information about these variances shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.



**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. 3086888

Applicant and/or  
Authorized Representative Ernest Slaughter

Mailing Address: 2042 Oak Grove Road, N.E.

City/State/Zip Code: Atlanta, Georgia 30345

Email: ernestslaughter2@gmail.com

Telephone Home: 404-556-0104 Business: \_\_\_\_\_

**OWNER OF RECORD OF SUBJECT PROPERTY**

Owner: Ernest Slaughter

Address (Mailing): 2042 Oak Grove Road, N.E., Atlanta, Georgia 30345

Email: ernestslaughter2@gmail.com

Telephone 404-556-0104 Business: \_\_\_\_\_

**ADDRESS/LOCATION OF SUBJECT PROPERTY**

Address: 2042 Oak Grove Road City: Atlanta State: Ga Zip: 30345  
District (s) 18<sup>th</sup> Land Lot(s): 193 Block: \_\_\_\_\_ Parcel: \_\_\_\_\_  
Zoning Classification: \_\_\_\_\_ Commissioner 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.)**

**OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.**

**\* PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS. \***

**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: 11-18-2021

Applicant:  
Signature

*Ernest Haughton*

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

Applicant:  
Signature

\_\_\_\_\_



DeKalb County  
GEORGIA

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: 11-10-2021

Applicant/Agent: *Ernest Slaughter*  
Signature

TO WHOM IT MAY CONCERN:

(i) (WE) ERNEST SLAUGHTER  
(Name of Owners)

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



*[Signature]*

ERNEST SLAUGHTER  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner



## **LETTER OF INTENT (Revised Proposed Conditions 12/15/2021):**

Applicant/Owner: Ernest Slaughter, Owner  
Property Address: 2042 Oak Grove Road, N.E.  
Atlanta, Georgia,

### **EXISTING Conditions:**

- The existing home was built in 1953. All existing conditions in place were prior to the adoption of the Zoning Regulations established in 1956.
- The property is zoned R-100 Residential Lot. The existing ranch home with a basement is non-conforming regarding the average side yard setbacks for the proposed improvements.
- The existing conditions of the home on the west side of the property is located 5 feet within the existing setback as established in 1956.

### **Proposed Conditions:**

- Owner proposes to add an addition and second story on the west side of the property. The addition of the second story will match the existing floor plan and extend to the rear to match existing floor and basement area.
- Owner proposes to change the carport and add a garage on the east side of the property.
- Owner proposes to extend the garage to the front which will extend beyond the existing home on the west side.
- In consideration of the overall front elevation we wanted to somewhat balance the right side with the front of the existing left side which is already more forward.
- The new design that includes the new mudroom / laundry space to the rear of the existing carport will now limit the amount of space for pulling forward as existing in the current carport. Because of this the dimension of the garage has to move forward to allow enough depth inside the garage to allow for parking the auto inside the garage.

### **Request for Variance:**

Applicant is requesting variances per DeKalb County Zoning Ordinance Section 27-7.6.5, Section A, Item 1 of the DeKalb County Zoning Ordinance for the following:

- To reduce the side yard setback on the east side of the property from 10 feet to 7.1 feet
- To reduce the side yard setback on the west side of the property from 10 feet to 5.1 feet to build a rear addition and second story on the west side of the property.
- To reduce the requirement for the front garage to extend 8 feet beyond the existing front elevation, but not encroach near the front building line setback.

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 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 right and privileges enjoyed by other property owners in the same zoning district.**

*The request for our variance is impacted by the shape and narrowness of the lot. As noted, the existing house footprint (built in 1953) is already less than the adopted code from 1956. In keeping with the neighborhood for increasing the size and style of homes not either built or being modified in the area, we request this variance so that the existing home can be increased in size and keep the existing footprint of the home.*

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.**

*This request only seeks to vary the side setbacks the minimum amount to give relief to the property owner. The request is in keeping with the changes to other surrounding properties in the area. The request does not go beyond the minimum to afford relief.*

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.**

*In granting this variance request none of the surrounding properties will be negatively impacted. It is our belief that, when completed in accordance with the plans submitted, the surrounding properties will be positively impacted by the increased property value of this property.*

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

*Without granting this request the strict application of the provisions will cause undue and unnecessary hardship to the applicant property owner.*

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

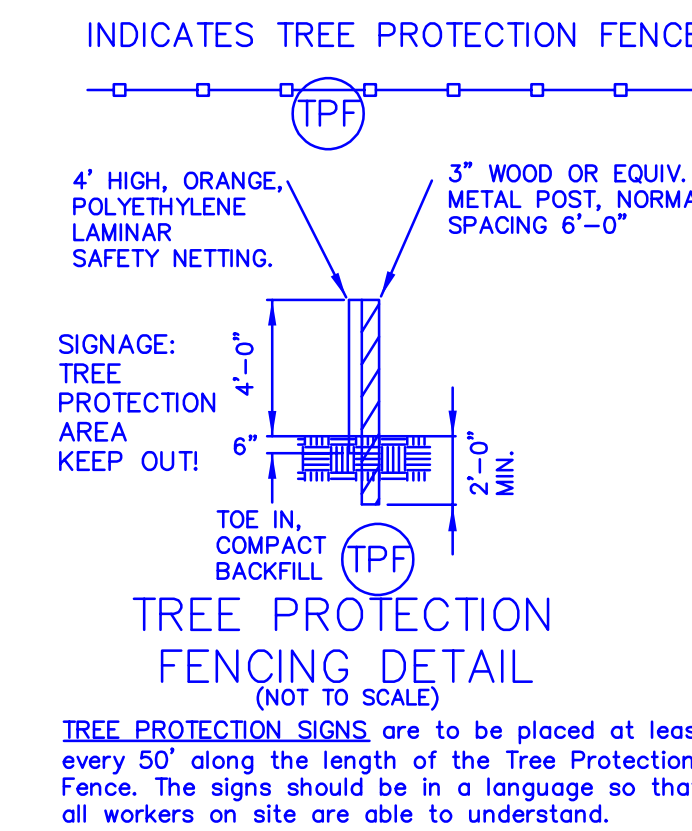
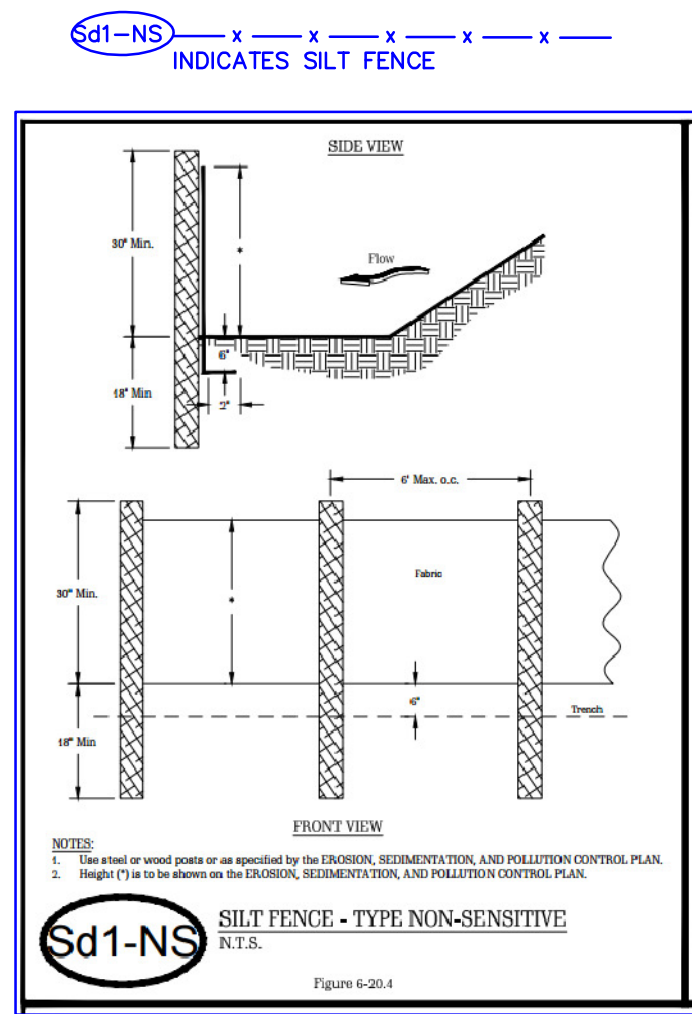
*This request in consideration of the surrounding properties in this part of DeKalb county and changes already considered and granted does indeed keep consistent with the purpose and spirit of the Comprehensive Plan.*



RELEASED FOR CONSTRUCTION



IF YOU DO GEORGIA, CALL US FIRST! UTILITIES PROTECTION CENTER 811 IT'S THE LAW 1-800-282-7411



**NO TREES REMOVED PROTECT ALL TREES**

**CUT-OFF & CAP ALL UTILITIES AT THE PROPERTY LINE FOR FUTURE USE**

**DISTURBED AREA 4930 SF = 0.113 AC**

**NO PROPOSED GRADING EXCEEDING TWO (2) FEET. CONTOURS SHOWN ARE EXISTING. MAX 3H:1V SLOPES**

PROPERTY ADDRESS: 2042 Oak Grove Rd NE Atlanta, GA 30345

LAND AREA: 33841 SF = 0.777 AC

IMPERVIOUS AREA: EXST. DW: 3192 SF EXST. HSE: 1597 SF EXST. KOI: 212 SF EXST. PLAYHSE: 143 SF EXST. TOTAL: 5144 SF=15.2% PROPOSED: 363 SF PORCH: 116 SF ADDITION: 786 SF DECK: 480 SF SUBTOTAL PROPOSED: 1745 SF TOTAL=6889 SF = 20.3% ZONING: R-100

SITE PLAN PREPARED FOR: 2042 OAK GROVE RD NE

LOT 11 SUBDIVISION H.G. SHEPHERD LAND LOT 193 18th DISTRICT BY: DEKALB COUNTY, GEORGIA FIELD DATE: 9-06-2017 TH

LOCATED IN UNINCORP DRAWN DATE: 9-08-2017 TW

REFERENCE: PLAT BOOK , PAGE ALL MATTERS OF TITLE ARE EXCEPTED - NOT FOR RECORDING

DEKALB COUNTY, GEORGIA

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

9-28-2021

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

24 HOUR CONTACT: ERNEST SLAUGHTER 404-556-0104 ernestslaughter2@gmail.com

DeKALB COUNTY - NOTES

- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- ALL TREES TO REMAIN AND HAVE PROPERTY PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- ALL DEMOLITION DEBRIS TO BE HAULLED OFF SITE.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OR TREE PROTECTION AREA OR OTHER RIGHT OF WAY.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).
- CALL FOR FINAL INSPECTION AT (404) 371-4913

WATER QUALITY VOLUME ~ REQUIRED:

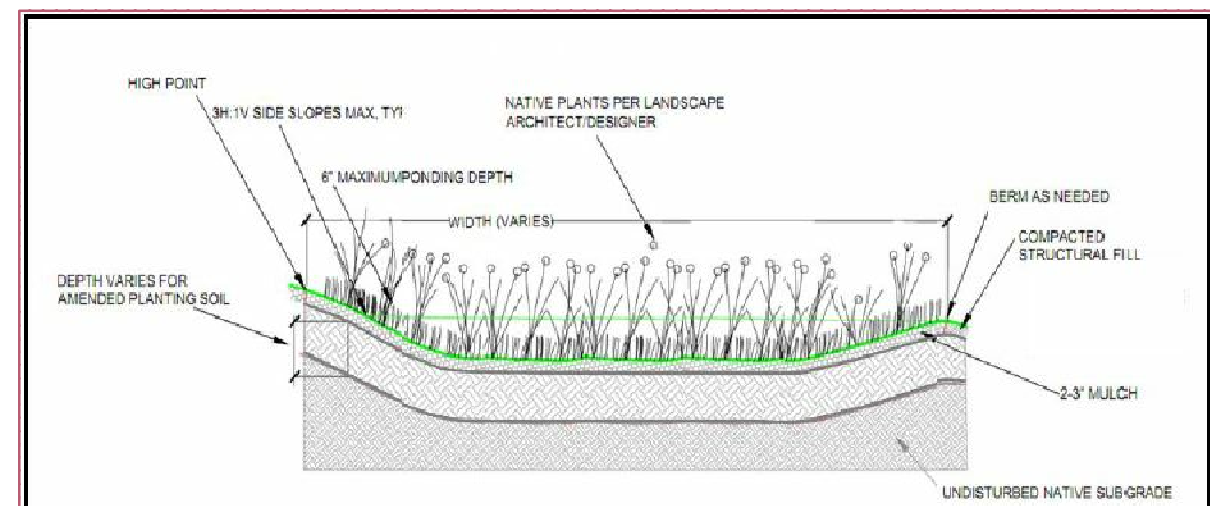
$I = \text{IMPERVIOUS AREA } 1745 \text{ SF.}$   
 $\text{TOTAL AREA } 33841 \text{ SF}$   
 $= 5.1564$

$R_v = 0.05 + 0.009(I)$   
 $= 0.0964$

$WQ_v = 1.2 * R_v * \text{TOTAL AREA}$   
 $= 326.23 \text{ CU.FT.}$

PROVIDED:

STORAGE  $23 \times 12 \times 3 = 828 \text{ CF}$   
 $828 * 0.4 (40\% \text{VOID}) = 331.2 \text{ CF}$   
 $331.2 \text{ CU.FT. PROVIDED}$



- CONSTRUCTION STEPS:
- Locate rain garden (s) where downspouts or driveway runoff can enter garden flowing away from the home. Locate at least 10 feet from foundations, not within the public right of way, away from utility lines, not over septic fields, and not near a steep bluff edge.
  - Measure the area draining to the planned garden and determine required rain garden surface area from the table on the next page and your planned excavation depth.
  - Optionally, perform infiltration test according to Appendix A. If the rate is less than 0.25 in/hr an underdrain will be necessary. If the rate is more than 0.50 in/hr the size of the garden may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
  - Measure elevation and stake out the garden to the required dimensions insuring positive flow into garden, the overflow elevation allows for six inches of ponding, and the perimeter of the garden is higher than the overflow point. If the garden is on a gentle slope a berm at least two feet wide can be constructed on the downhill side and/or the garden can be dug into the hillside taking greater care for erosion control at the garden inlet(s).
  - Remove turf or other vegetation in the area of the rain garden. Excavate garden being careful not to compact soils in the bottom of the garden. Level bottom of garden as much as possible to maximize infiltration area.
  - Mix compost, topsoil, and some of the excavated subsoil together to make the amended soil. The soil mix should be 1/3 compost, 2/3 native soil (topsoil and subsoil combined).
  - Fill rain garden with the amended soil, leaving the surface eight inches below your highest surrounding surface. Eight inches allows for six inches ponding and 2" of mulch. The surface of the rain garden should be close to level as possible.
  - Build a berm at the downhill edge and sides of the rain garden with the remaining subsoil. The top of the berm needs to be level and set at the maximum ponding elevation.
  - Plant the rain garden using a selection of plants from elsewhere in this manual.
  - Mulch the surface of the rain garden with two to three inches of non-floating organic mulch. The best choice is finely shredded hardwood mulch. Pinestraw is also an option.
  - Water all plants thoroughly. As in any new garden or flower bed, regular watering will likely be needed to establish plants during the first growing season.
  - During construction build the inlet feature as a pipe directly connected to a downspout or lined swale with a gentle slope. Use of an impermeable liner under the rocks at the end of the near the house is recommended to keep water from soaking in at that point. Test the drainage of water from the source to the garden prior to finishing.
  - Create a n overflow at least 10 feet from your property edge and insure it is protected from erosion.

**Table 1. Some Temporary Plant Species, Seeding Rates and Planting Dates**

Species	Rates Per 1,000 sq. ft.	Rates per Acre	Planting Dates by Region		
			M - L	P	C
Barley Alone	3.3 lbs.	3 bu.	9/1-10/31	9/15-11/15	10/1-12/31
Barley In mixtures	.6 lbs.	.5 bu.			
Lespedeza, Annual	0.9 lbs.	40 lbs.	3/1-3/31	3/1-3/31	2/1-2/28
Lespedeza In Mixtures	0.2 lbs.	10 lbs.			
Lovegrass, Weeping	0.1 lbs.	4 lbs.	4/1-5/31	4/1-5/31	3/1-5/31
Lovegrass In Mixtures	.05 lbs.	2 lbs.			
Millet, Browntop	.9 lbs.	40 lbs.	4/15-6/15	4/15-6/30	4/15-6/30
Millet In Mixtures	.2 lbs.	10 lbs.			
Millet, Pearl	1.1 lbs.	50 lbs.	5/15-7/15	5/1-7/31	4/15-8/15

Species	Rates Per 1,000 sq. ft.	Rates per Acre	Planting Dates by Region		
			M - L	P	C
Oats Alone	2.99 lbs.	4 bu.	9/15-11/15	9/15-11/15	9/15-11/15
Oats In Mixtures	.7 lbs.	1 bu.			
Rye (Grain) Alone	3.9 lbs.	3 bu.	8/15-10/31	9/15-11/30	10/1-12/31
Rye In Mixtures	.6 lbs.	.5 bu.			
Ryegrass	0.9 lbs.	40 lbs.	8/15-11/15	9/1-12/15	9/15-12/31
Sudagrass	1.4 lbs.	60 lbs.	5/1-7/31	5/1-7/31	4/1-7/31
Triticale Alone	3.3 lbs.	3 bu.	NA	NA	10/15-11/30
Triticale In Mixtures	.6 lbs.	.5 bu.			
Wheat Alone	4.1 lbs.	3 bu.	9/15-11/30	10/1-12/15	10/15-12/31
Wheat In Mixtures	.7 lbs.	.5 bu.			

- Unusual site conditions may require heavier seeding rates.
- Seeding dates may need to be altered to fit temperature variations and local conditions.
- For Major Land Resource Areas (MLRAs), see page 50.
- Seeding rates are based on pure live seed (PLS).

Species	Rates per Acre	Rates per 1,000 sq. ft.	Planting Dates by Region			Remarks
			M-L	P	C	
Bahia, Pensacola Alone or with temporary cover With other perennials	60 lbs.	1.4 lbs.	---	4/1-5/31	3/1-5/31	Low growing; sod producing; will spread into Bermuda lawns.
Bahia, Wilmington Alone or with temporary cover With other perennials	30 lbs.	0.7 lb.	3/15-5/31	3/1-5/31	---	Same as above.
Bermuda, Common (Hulled seed) Alone With other perennials	10 lbs.	0.2 lb.	---	4/1-5/31	3/15-5/31	Quick cover; low growing; sod forming; needs full sun.
Bermuda, Common (Unhulled seed) With temporary cover With other perennials	10 lbs.	0.2 lb.	---	10/1-2/28	11/1-1/31	Plant with Winter annuals. Plant with Tall Fescue
Bermuda Sprigs Common lawn and forage hybrids	40 cu. ft.	0.9 cu. ft.	4/15-6/15	4/1-6/15	4/1-5/31	1 cu. ft. = 650 sprigs; 1 bu. = 1.25 cu. ft. or 800 sprigs

Species	Rates per Acre	Rates per 1,000 sq. ft.	Planting Dates by Region			Remarks
			M-L	P	C	
Centipede	Block Sod Only	Block Sod Only	-	11/1-5/31	11/1-5/31	Drought tolerant. Full sun or partial shade.
Crown Vetch With winter annuals or cool season grasses	15 lbs.	0.3 lb.	9/1-10/15	9/1-10/15	---	Mix with 30 lbs. Tall Fescue or 15 lbs. Rye; inoculate seed; plant only North of Atlanta.
Fescue, Tall Alone With other perennials	50 lbs.	1.1 lbs.	3/1-4/15 or 8/15-10/15	9/1-10/15	---	Can be mixed with perennial Lespedeza or Crown Vetch; not for droughty soils or heavy use areas.
Lespedeza, Sericea	30 lbs.	0.7 lb.				Widely adapted and low maintenance; takes 2-3 years to establish; inoculate seed with EL inoculant; mix with Weeping Lovegrass, Common Bermuda, Bahia or Tall Fescue.
Scarified	60 lbs.	1.4 lbs.	4/1-5/31	3/15-5/31	3/1-5/15	

Species	Rates per Acre	Rates per 1,000 sq. ft.	Planting Dates by Region			Remarks
			M-L	P	C	
Lespedeza, Shrub (Lespedeza Bicolor or Lespedeza Thunbergii) Plants	3'x3' spacing		10/1-3/31	11/1-3/15	11/15-2/28	Plant in small clumps for wildlife food and cover.
Lovegrass, weeping Alone With other perennials	4 lbs.	0.1 lbs.	4/1-5/31	3/15-5/31	3/1-5/31	Quick cover; drought tolerant; grows well with Sericea Lespedeza on road-banks and other steep slopes; short lived.
Maldenecane sprigs	2'x3' spacing		2/1-3/31	2/1-3/31	2/1-3/31	For very wet sites such as riverbanks and shorelines. Dig sprigs locally.
Panicgrass, Atlantic Coastal	20 lbs.	0.5 lbs.	---	3/1-4/30	3/1-4/30	Grows well on coastal sand dunes; mix with Sericea Lespedeza but not on sand dunes.

Species	Rates per Acre	Rates per 1,000 sq. ft.	Planting Dates by Region			Remarks
			M-L	P	C	
Reed Canary Grass With other perennials	50 lbs.	1.1 lbs.	8/15-10/15	9/1-10/15	---	Grows similar to Tall Fescue; for wet sites.
Sunflower, Aztec Maximilian	10 lbs.	0.2 lbs.	4/15-5/31	4/15-5/31	4/1-5/31	Mix with Weeping Lovegrass or other low growing grasses or legumes.

- Rates are for broadcast seed. If a seed drill is used, reduce the rates by one-half.
- PLS is an abbreviation for Pure Live Seed. Refer to the Glossary for an explanation of this term.
- The resource areas are defined in the Glossary. See page 50 for your Resource Area.
- Seeding rates are based on pure live seeds (PLS).

FRONT AVERAGE SETBACK: (2034) 105.2 + (2050) 81.3 / 2 = 93.3

The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land disturbing activities. 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. Additional erosion controls shall be installed as deemed necessary by the on-site inspector. 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. Locate and field stake all utilities, easements, pipes flood limits, stream buffers, and tree save areas prior to any land disturbing activities. All tree protection areas to be protected from sedimentation. All tree protection devices to be installed prior to land disturbance and maintained until final landscaping. All tree protection fencing to be inspected daily and repaired or replaced as needed. A final as-built lot survey required prior to issuance of Certificate of Occupancy. A final as-built water quality certificate required prior to Certificate of Occupancy. Dumpsters and/or temporary sanitary facilities shall not be located in street or tree protection area or right-of-way. Water quality BMP(s) to be installed at the time of final landscaping. All collected water shall be directed to the water quality BMP(s). No water quality BMP(s) allowed in undisturbed stream buffers or tree save/critical root zone. Work hours and construction deliveries are: o Monday-Friday 7:00am-7:00pm o Saturday 8:00am-5:00pm I Charles W. Lovelless certify under penalty of law that this plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my direct supervision.



RELEASED FOR CONSTRUCTION



1/8" = 100' (Horizontal)  
1/8" = 100' (Vertical)

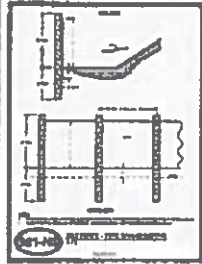
General Notes:  
1. All lines shown on this plan are as shown on the original survey.  
2. All lines shown on this plan are as shown on the original survey.  
3. All lines shown on this plan are as shown on the original survey.  
4. All lines shown on this plan are as shown on the original survey.  
5. All lines shown on this plan are as shown on the original survey.

**AS SURVEYED LEGAL**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 193 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF VAL HALLA AND THE NORTHERLY RIGHT OF WAY OF OAK GROVE TRAIL RUNNING THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY OF OAK GROVE ROAD 237 TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID RIGHT OF WAY S28°10'36"W FOR A DISTANCE OF 99.77' TO AN OPEN TOP PIPE FOUND, THENCE LEAVING AFOREMENTIONED RIGHT OF WAY AND RUNNING N51°32'26"W FOR A DISTANCE OF 373.00' TO A POINT, THENCE RUNNING N61°01'28"E FOR A DISTANCE OF 107.00' TO A REBAR FOUND, THENCE RUNNING S51°25'26"E FOR A DISTANCE OF 314.13' TO AN OPEN TOP PIPE AND THE POINT OF BEGINNING

SAID TRACT OR PARCEL OF LAND CONTAINS 33,841 SQUARE FEET OR 0.777 ACRES.

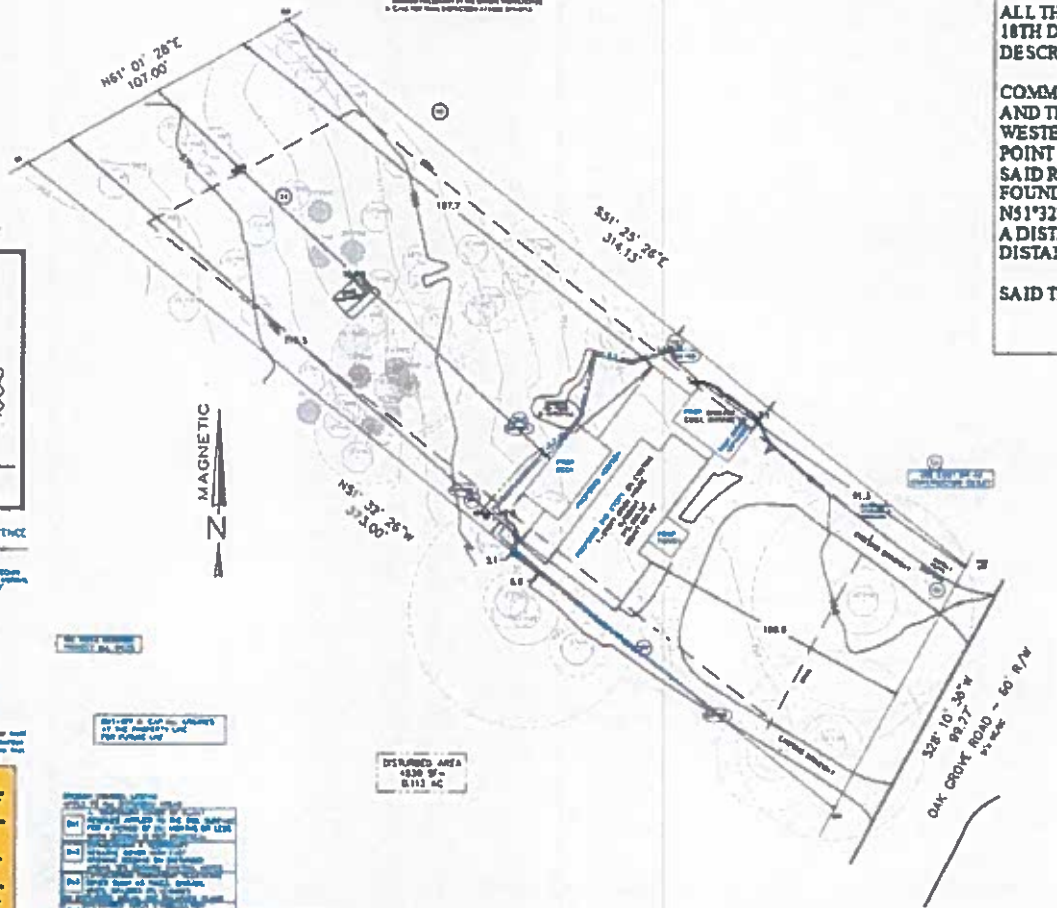


INDICATES TREE PROTECTION FENCE



INDICATES TREE PROTECTION FENCE

- 1. All lines shown on this plan are as shown on the original survey.
- 2. All lines shown on this plan are as shown on the original survey.
- 3. All lines shown on this plan are as shown on the original survey.
- 4. All lines shown on this plan are as shown on the original survey.
- 5. All lines shown on this plan are as shown on the original survey.

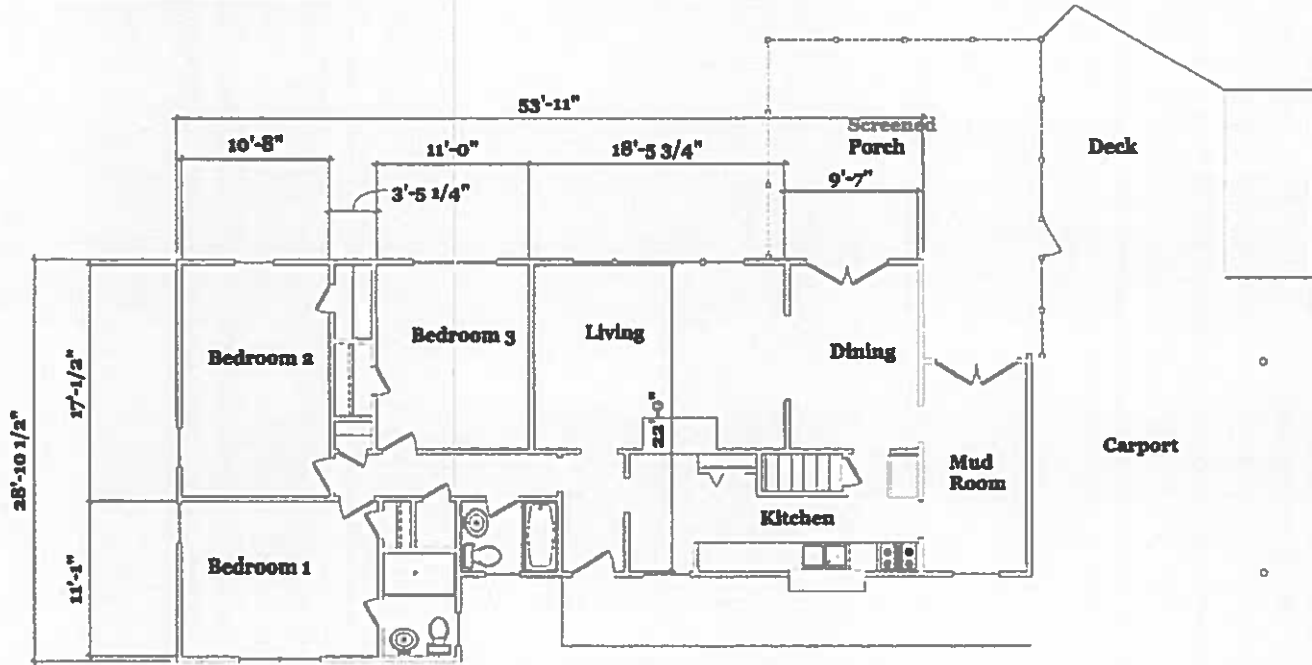


MAGNETIC N

DISTURBED AREA  
4830 SF =  
0.111 AC

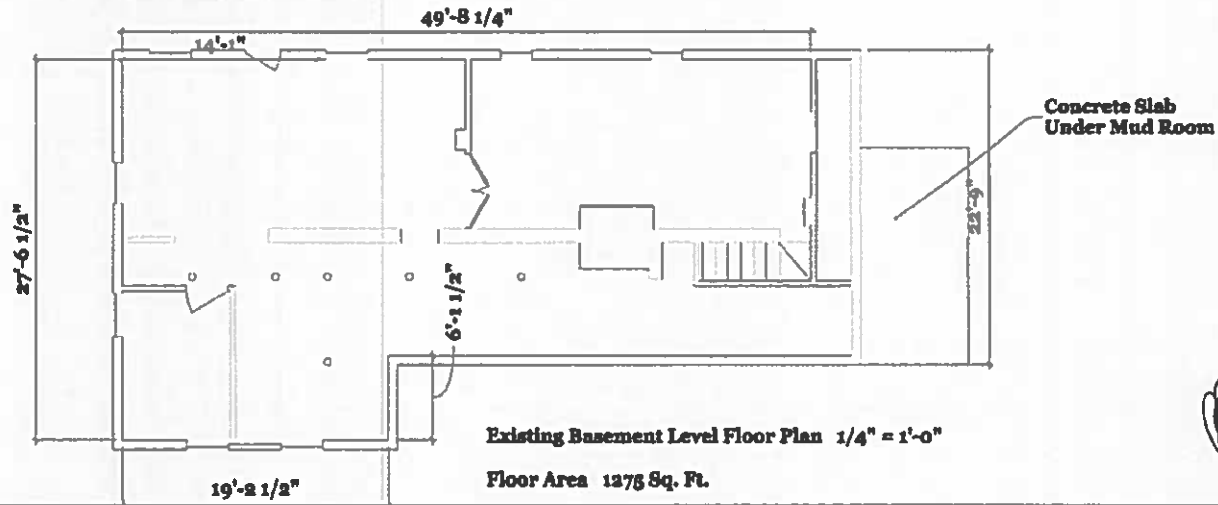
<p>PROPERTY ADDRESS: 2342 DAK GROVE RD NE ALPHARETTA, GA 30206</p> <p>LOT AREA: 33,841 SF = 0.777 AC</p> <p>APPROXIMATE AREA: 33,841 SF = 0.777 AC</p> <p>DATE OF SURVEY: 10/15/2013</p> <p>DATE OF PLOTTING: 10/15/2013</p> <p>DATE OF PRINTING: 10/15/2013</p> <p>SCALE: 1/8" = 100'</p>	<p><b>SITE PLAN PREPARED FOR:</b> 2042 DAK GROVE RD NE</p> <p>DATE OF SURVEY: 10/15/2013</p> <p>DATE OF PLOTTING: 10/15/2013</p> <p>DATE OF PRINTING: 10/15/2013</p>		<p><b>1.0 OBJECTIVE</b></p> <p>1.1 PURPOSE</p> <p>1.2 SCOPE</p> <p>1.3 LIMITATIONS</p> <p>1.4 ASSUMPTIONS</p> <p>1.5 REFERENCES</p> <p>1.6 ACRONYMS</p> <p>1.7 UNITS</p> <p>1.8 NOTES</p>
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The location of trees and other natural resources and features that are not to be removed or altered shall be indicated on this site plan by a symbol and a note. The location of trees and other natural resources and features that are to be removed or altered shall be indicated on this site plan by a symbol and a note. The location of trees and other natural resources and features that are to be removed or altered shall be indicated on this site plan by a symbol and a note.



Existing Main Level Floor Plan 1/4" = 1'-0"

Floor Area 1582 Sq. Ft.



Existing Basement Level Floor Plan 1/4" = 1'-0"

Floor Area 1275 Sq. Ft.

These Drawings Provided For Architectural Design Only.  
Verify Beams Columns and Foundation with Structural Engineer  
Revised For Construction



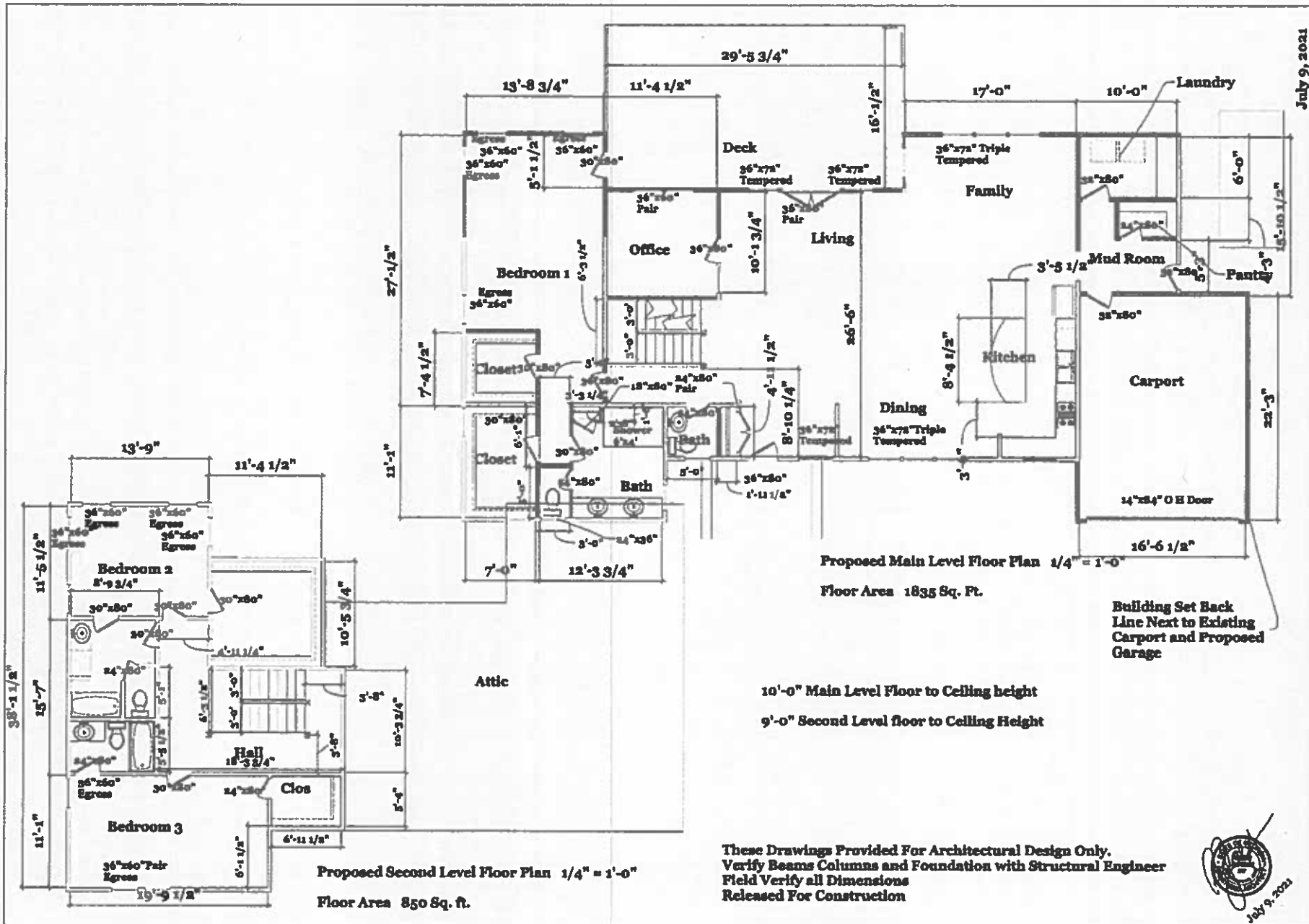
July 9, 2021

NO.	REVISION

**Robert Jay Architect**  
6934 Clear Lake Court  
Atlanta, Georgia 30260  
770-241-9956 rjatraining@rjaboo.com

**Residential Renovation**  
2042 Oak Grove Road N E  
Atlanta, Georgia 30345

A	O1
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July 9, 2021

NO.	REVISION	DATE

Robert Jay Architect  
 6994 Clear Lake Court  
 Atlanta, Georgia 30360  
 770-241-9956 rjra@rja.com

Residential Renovation  
 3042 Oak Grove Road N E  
 Atlanta, Georgia 30345

A 05

Proposed Main Level Floor Plan 1/4" = 1'-0"  
 Floor Area 1835 Sq. Ft.

Proposed Second Level Floor Plan 1/4" = 1'-0"  
 Floor Area 850 Sq. ft.

Building Set Back  
 Line Next to Existing  
 Carport and Proposed  
 Garage

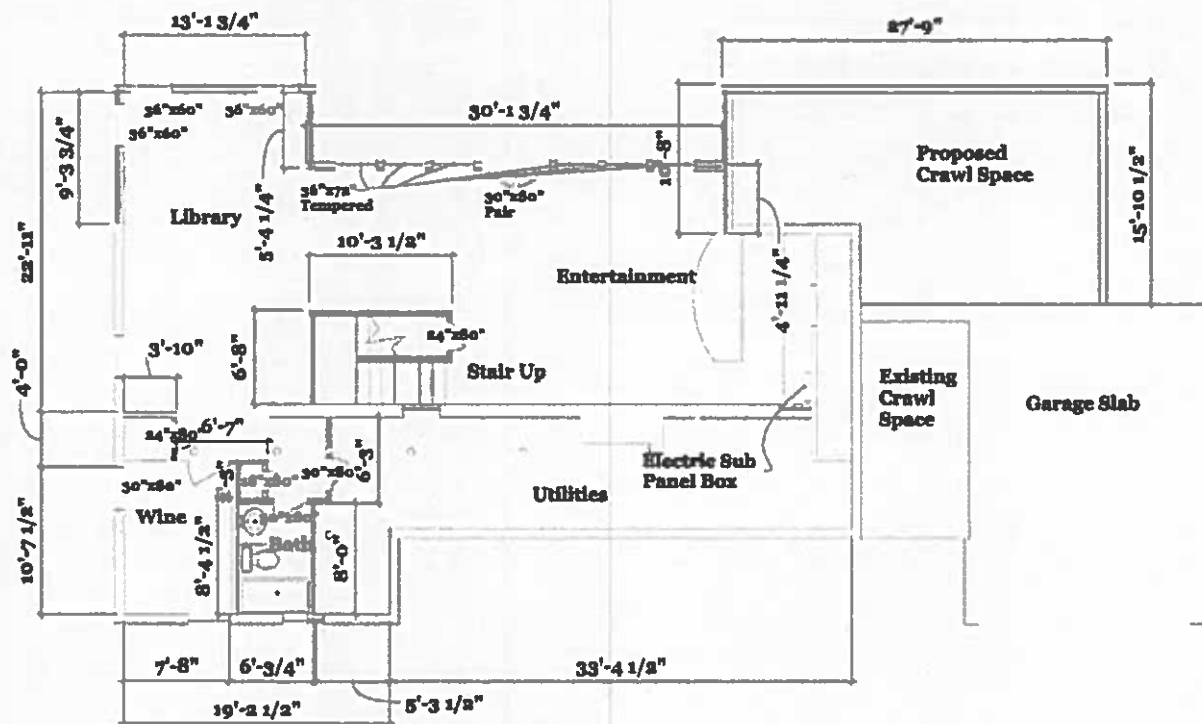
10'-0" Main Level Floor to Ceiling height  
 9'-0" Second Level floor to Ceiling Height

These Drawings Provided For Architectural Design Only.  
 Verify Beams Columns and Foundation with Structural Engineer  
 Field Verify all Dimensions  
 Released For Construction



See Foundation Plan for Column Spacing

Sheet A 12



Proposed Basement Floor Plan 1/4" = 1'-0"

Floor Area 1550 Sq. Ft.

These Drawings Provided For Architectural Design Only.  
Verify Beams Columns and Foundation with Structural Engineer  
Released For Construction

July 9, 2021

Robert Jay Architect  
6924 Clear Lake Court  
Atlanta, Georgia 30360  
770-241-9966 rjatraining@yahoo.com

Residential Renovation  
2042 Oak Grove Road N E  
Atlanta, Georgia 30345



A 06



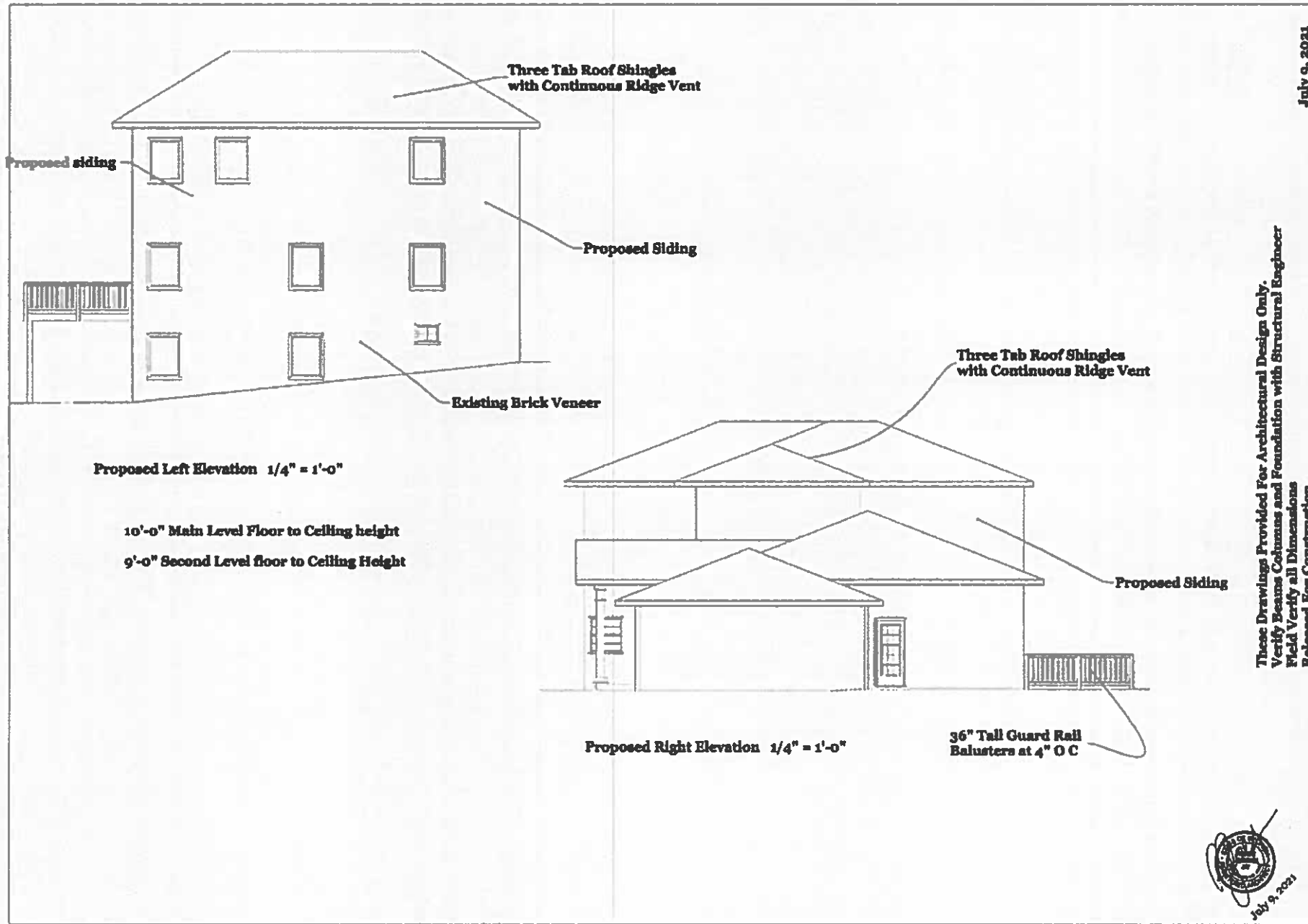


These Drawings Provided For Architectural Design Only.  
 Verify Beams Columns and Foundation with Structural Engineer  
 Released For Construction

July 9, 2021

<b>Residential Renovation</b> 2042 Oak Grove Road NE Atlanta, Georgia 30345		Robert Jay Architect 6934 Clear Lake Court Atlanta, Georgia 30360 770-241-8866 rjara@rja.com	
A	07		





July 9, 2021

These Drawings Provided For Architectural Design Only.  
 Verify Beams Columns and Foundation with Structural Engineer  
 Field Verify all Dimensions  
 Released For Construction



NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

**Robert Jay Architect**  
 6934 Clear Lake Court  
 Atlanta, Georgia 30360  
 770-241-8966 rjtr@rja.com

**Residential Renovation**  
 2042 Oak Grove Road N E  
 Atlanta, Georgia 30345

A	08
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November 28, 2021

Amy Hilton  
2485 Cadillac Drive  
Atlanta, Georgia 30345

Re: Proposed Rear Addition 2042 Oak Grove Road, Atlanta,  
Ga. 30345

To Whom It May Concern,  
Mr. Ernest Slaughter has shared his proposed plan to add  
additions to the property located at the above referenced address.  
I am a neighbor that lives down the street from his property  
located at 2034 Oak Grove Road, N.E., and I am in full support  
of his wishes to enhance his property with the proposed  
additions.

Sincerely,



Amy Hilton  
2485 Cadillac Drive  
Atlanta, Georgia 30345

December 15, 2021

Ms. Sandra N. File  
2034 Oak Grove Road, N.E  
Atlanta, Georgia 30345-3882

Re: Proposed Rear Addition 2042 Oak Grove Road

To Whom It May Concern,

Mr. Ernest Slaughter has shared his proposed plan to add additions to the property located at the above referenced address. I am the immediate adjacent neighbor on the west side of his property located at 2034 Oak Grove Road, N.E., and I am in full support of his wishes to enhance his property with the proposed additions.

Sincerely,

A handwritten signature in cursive script that reads "Sandra N. File".

Ms. Sandra N. File  
2034 Oak Grove Road  
Atlanta, Georgia 30345

December 15, 2021

Ms. Cecille Allen  
2050 Oak Grove Road, N.E  
Atlanta, Georgia 30345-3882

Re: Proposed Rear Addition 2042 Oak Grove Road

To Whom It May Concern,

Mr. Ernest Slaughter has shared his proposed plan to add additions to the property located at the above referenced address. I am the immediate adjacent neighbor on the east side of his property located at 2050 Oak Grove Road, N.E., and I am in full support of his wishes to enhance his property with the proposed additions.

Sincerely,

A handwritten signature in cursive script that reads "Cecille Allen". The signature is written in black ink and is positioned above the typed name and address.

Ms. Cecille Allen  
2050 Oak Grove Road  
Atlanta, Georgia 30345



**ROBERT L. JAY**

**REGISTERED ARCHITECT / CERTIFIED INSPECTOR**

**SBCCI / CABO Certified 1 & 2 Family Dwelling Inspector  
6934 Clear Lake Court, Atlanta, Georgia 30360**

**Cell: (770) 241 - 5956     [rjtrain312@yahoo.com](mailto:rjtrain312@yahoo.com)**

**November 29, 2021**

**Re:                    Proposed Residential Renovation  
                         2042 Oak Grove Road N E, Atlanta, Georgia    30345**

**Dear Planning and Zoning Members,**

**We are requesting a variance for the above noted address to seek relief of the required left side yard set back. The proposed reduction of the side yard setback would allow the property owner to create the proposed renovation in the design and quality of the existing residence as well as the adjacent existing residences.**

**The existing residence located at this address was built in 1953 at a time when these lots were in an area of very low density and the construction atmosphere was less intense than today's environment. At the time of the original construction the left side of the residence was located inside the set back by 4'-6". The requested variance is for the renovation addition to the existing house and expanding the original design foot print by extending toward the rear.**

**The original residence was construction similar to the typical ranch style homes with a brick veneer and a gable roof. The proposed renovation has taken this existing design concept and added square footage along the left side by extending toward the rear side of the residence on the main level and adding a second level over the existing bedroom portion of the left side of the main level. The proposed roof design, window style and location and exterior materials follow the design concepts of the original residence.**

**The granting of this variance request will not have a deleterious effect on the adjacent neighbors due to the larger than average lot size of 33641 Square Feet or .777 Acre. We are taking an out dated single family residence and providing the design concept and the room sizes that are up to the residential design standards being provided in new and renovated homes being provided in the adjacent residential areas.**

**As we value the quality of the existing area residential character we are maintain the level of landscaping present in the existing location.**

**Thank you for your consideration and approval of our variance request.**

**Robert L. Jay, Registered Architect**

November 30, 2021

Ms. Cecille Allen  
2050 Oak Grove Road, N.E  
Atlanta, Georgia 30345-3882

Re: Proposed Rear Addition 2042 Oak Grove Road

To Whom It May Concern,

Mr. Ernest Slaughter has shared his proposed plan to add additions to the property located at the above referenced address. I am the immediate adjacent neighbor on the east side of his property located at 2034 Oak Grove Road, N.E., and I am in full support of his wishes to enhance his property with the proposed additions.

Sincerely,



Ms. Cecille Allen  
2050 Oak Grove Road  
Atlanta, Georgia 30345

**Meril Missbach  
2051 Oak Grove Road, NE  
Atlanta, Georgia 30345**

**November 29, 2021**

**RE: Proposed rear addition to 2042 Oak Grove Road, NE, Atlanta, GA 30345**

**To Whom It May Concern:**

**Mr. Ernest Slaughter has shared his proposed plan to add additions to the property located at the above referenced address. I am a neighbor that lives across the street from his property at 2034 Oak Grove Road, NE, and I am in support of his plans to enhance his property with the proposed additions.**

**Sincerely**



**Meril Missbach**

**:rmm**





2042 OAK GROVE RD



2355 GREENGLADE ROAD







GREENGLADE RD.









# DeKalb County Parcel Viewer



18 194 02 043

Show search results for 18 194 ...  
18 194 02 029

(10)

18 194 02 024

18 193 04 003



107'

110'

268'

111'

2050

319'

4

18 194 02 043

2042

373'

224'

100'

(1)

(2)

100'

18 194 02 044

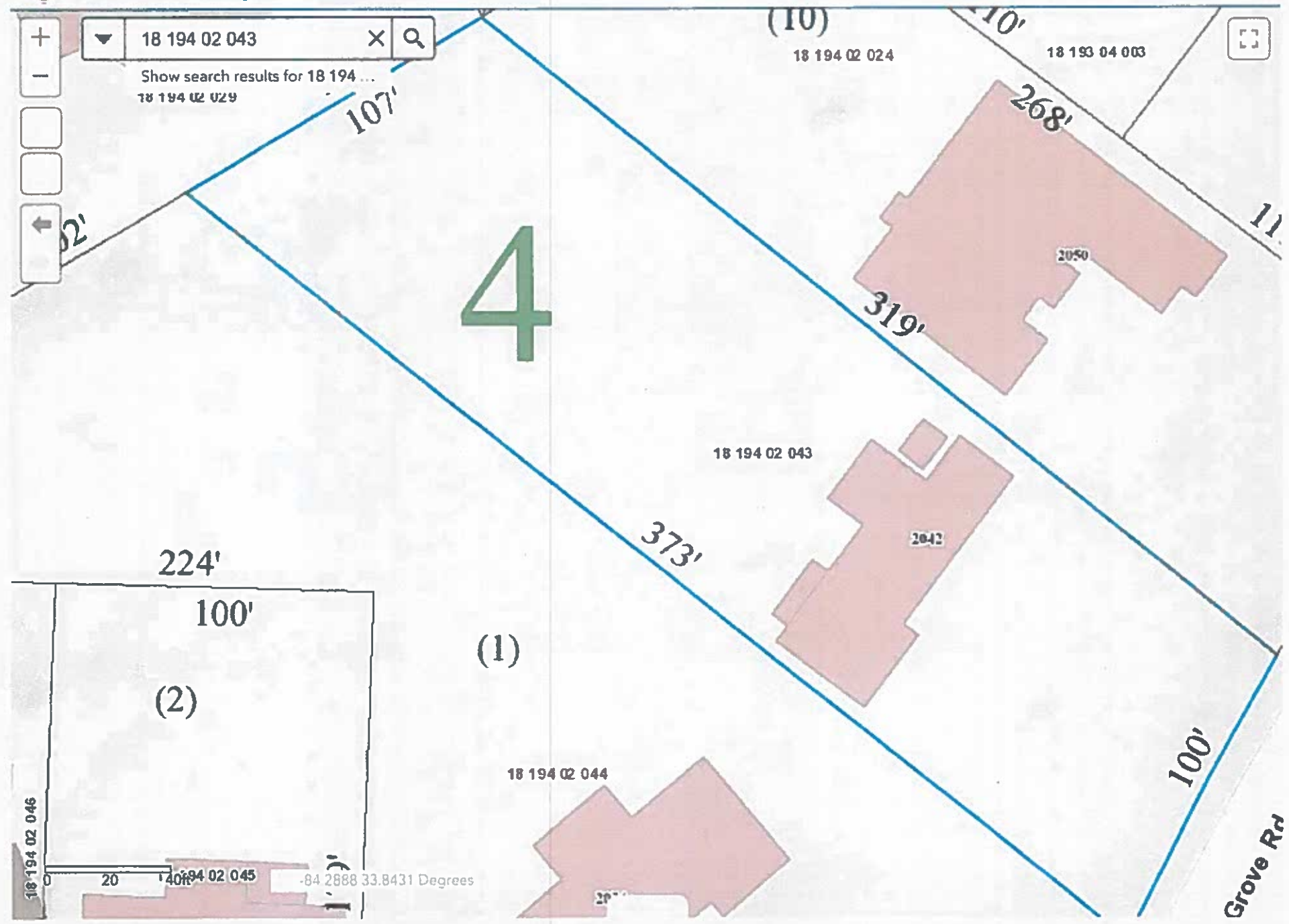
Grove Rd

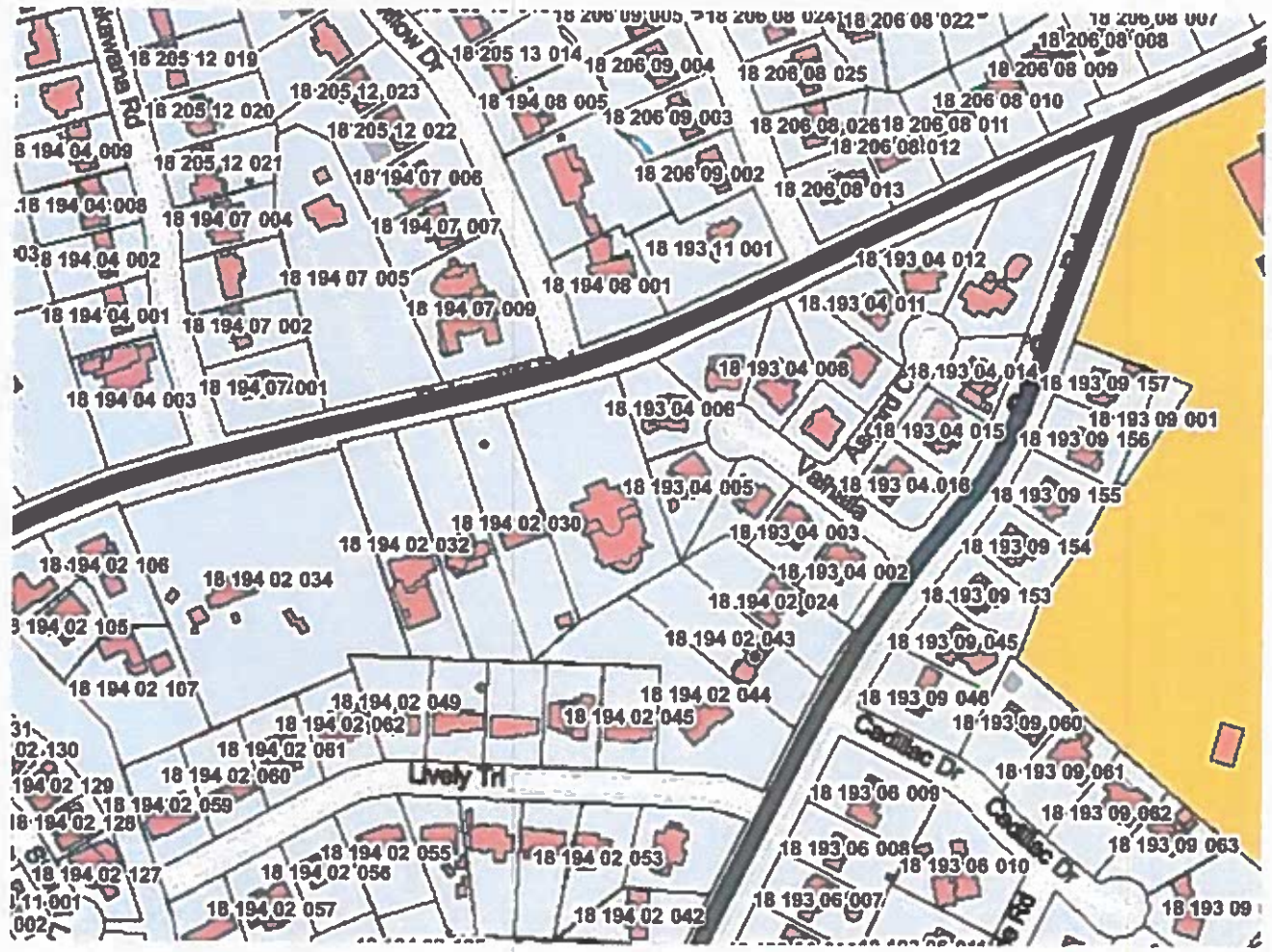
18 194 02 046

18 194 02 045

-84 2888 33.8431 Degrees

2050









2042 Oak Grove Site Photos







