

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03 Super District 06

Application of Chad Mercer for a Major Modification to zoning conditions pursuant to CZ-18-21945 to increase the number of residential units from 6 to 8 units per acre in the MR-2 (Medium Density Residential-2) zoning district, at 211 South Howard Street.

PETITION NO: N9-2022-2259 CZ-22-1246089

PROPOSED USE: Modify zoning conditions to increase residential units from 6 to 8, per acre.

LOCATION: 211 South Howard Street, Atlanta, Georgia 30317

PARCEL NO. : 15-179-06-062

INFO. CONTACT: Planning & Sustainability

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Chad Mercer for a Major Modification to zoning conditions pursuant to CZ-18-21945 to increase the number of residential units from 6 to 8 units per acre in the MR-2 (Medium Density Residential-2) zoning district. The property is located on the southwest corner of Memorial Drive and South Howard Street at 211 South Howard Street in Atlanta, Georgia. The property has approximately 185 feet of frontage along Memorial Drive and 100 feet of frontage along South Howard Street and contains 0.43 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Deferral.

PLANNING COMMISSION: Pending.

PLANNING STAFF: Two-Cycle Deferral.

STAFF ANALYSIS: The Board of Commissioners approved (with conditions) a rezoning of the subject property from R-75 (Residential Medium Lot-75) to MR-2 (Medium Density Residential-2) in 2018 (CZ-18-21945) for the development of no more than six (6) single-family, attached (townhome) units. The applicant proposes a major modification of Condition #1 to increase the number of units from six (6) to eight (8). *“The subject property shall be developed for no more than ~~six~~ eight fee simple townhomes, in substantial compliance with the layout shown on the site plan titled ‘Subdivision Plat for Ben Leininger’, prepared by Adam and Lee Plating, dated 4/5/18, subject to subdivision sketch plat review.”* Furthermore, the applicant would like the modification approved without any other conditions. The applicant’s proposal does not include a new or revised site plan or enough information by which the request may be evaluated. Moreover, the applicant references a smaller unit size, but does not declare what it is. The applicant also was not present for the District 3 Community Council meeting. Also, adequate public notice was not posted on-site regarding this request. Therefore, upon review of Section 7.3.5. (B, D, E, G, and H) of the *Zoning Ordinance*, staff recommends a “2-cycle deferral to the February/March 2023 zoning cycle to allow for further consideration and refinement of this proposal”.

PLANNING COMMISSION VOTE: Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Deferral 6-0-0. The applicant was not present at the meeting. The Council recommended full cycle deferral to allow the applicant the opportunity to attend the next community council meeting to present their proposal.

DeKalb County Department of Planning & Sustainability

178 Sams Street,
Decatur, GA 30030

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

Planning Commission Hearing Date: November 1, 2022
Board of Commissioners Hearing Date: November 17, 2022

STAFF ANALYSIS

Case No.:	CZ-22-1246089	Agenda #: 2022-2259
Location/Address:	211 S. Howard Street	Commission District: 03 Super District: 06
Parcel ID(s):	15-179-06-062	
Request:	Major Modification to modify zoning conditions pursuant to CZ-18-21945 in the MR-2 (Medium Density Residential-2) Zoning District to increase the number of residential units from 6 to 8 units.	
Property Owner(s):	Chad Mercer	
Applicant/Agent:	Chad Mercer	
Acreage:	0.43 acres	
Existing Land Use:	Residential	
Surrounding Properties:	North: City of Atlanta East: R-75 & MR-2 South: R-75 & R-60 West: R-75 & MR-2	
Comprehensive Plan:	Neighborhood Center (NC) Consistent <input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/>	

Staff Recommendation: 2-cycle deferral.

The Board of Commissioners approved (with conditions) a rezoning of the subject property from R-75 (Residential Medium Lot-75) to MR-2 (Medium Density Residential-2) in 2018 (CZ-18-21945) for the development of no more than six (6) single-family, attached (townhome) units. The applicant proposes a major modification of Condition #1 to increase the number of units from six (6) to eight (8).

“The subject property shall be developed for no more than ~~six~~ eight fee simple townhomes, in substantial compliance with the layout shown on the site plan titled ‘Subdivision Plat for Ben Leininger’, prepared by Adam and Lee Plating, dated 4/5/18, subject to subdivision sketch plat review.”

Furthermore, the applicant would like the modification approved without any other conditions.

The applicant’s proposal does not include a new or revised site plan or enough information by which the request may be evaluated. Moreover, the applicant references a smaller unit size, but does not declare what it is. The applicant also was not present for the District 3 Community Council meeting. Also, adequate public notice was not posted on-site regarding this request. Therefore, upon review of Section 7.3.5. (B, D, E, G, and H) of the *Zoning Ordinance*, staff recommends a 2-cycle deferral to the February/March 2023 zoning cycle to allow for further consideration and refinement of this proposal.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov**

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: CZ-22-1246089

Parcel I.D. #: 15-179-06-062

Address: 211 S HOWARD ST

ATLANTA, GA 30317

WATER:

Size of existing water main: 6" CI (adequate/inadequate)

Distance from property to nearest main: adjacent

Size of line required, if inadequate: unknown

SEWER:

Outfall Servicing Project: Intrenchment Creek

Is sewer adjacent to property: Yes () No (X) If no, distance to nearest line: approx. 250 feet

Water Treatment Facility: Atlanta () adequate () inadequate

Sewage Capacity: 40 (MGPD) Current Flow: 36 (MGPD)

COMMENTS:

Sewer capacity is required if the work is a demo and tear down
Sewer capacity is not required for an addition

Signature: Yola Lewis



10/17/2022

To: Ms. Madolyn Spann, Planning Manager
Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

10/17/2022

N9 2022-2259

CZ-22-1246089 15-179-06-062

211 South Howard Street, Atlanta, GA 30317

☐ Amendment

- Please review general comments.

N10 2022-2260

CZ-22-1246090 18-083-01-010

1347 Bermuda Road, Stone Mountain, GA 30087

☐ Amendment

- Please review general comments
- Note: This property may be on septic. Based on our records several surrounding properties have septic system installed. Our office does not have records that indicates installation.

N11 2022-2261

Z-22-1246091 16-193-03-011

8067 Rockbridge Road, Lithoina, GA 30058

☐ Amendment

- Please review general comments.
- Note: This property may be on septic. Based on our records several surrounding properties have septic system installed. Our office does not have records that indicates installation.

N12 2022-2261

Z-22-1246091 16-193-03-011

1065 Fayetteville Road, Atlanta, GA 30316

☐ Amendment

- Please review general comments.
- Note: This property may be on septic. Based on our records several surrounding properties have septic system installed. Our office does not have records that indicates installation.

Zoning Comments – October 2022

- N1.** No package to review.
- N2. 1845 Lawrenceville Hwy.** Lawrenceville Hwy is a state route. GDOT review and approval required prior to permitting. Lawrenceville Hwy is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Add ADA Ramps and a pedestrian crossing across Jordan Lane. Requires a 5-foot landscape strip with a 10 foot multi-use path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Jordan Lane is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires 12-foot travel lane from centerline with curb and gutter. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. No poles may remain within the limits of the sidewalk. Driveway on Jordan Lane cannot be relocated without Transportation approval- proposed location acceptable.
- N3. 1251 Robinwood Rd.** Build 5 foot sidewalks in front of the subject property and extend to Lawrenceville Hwy within the current right of way. Robinwood Rd is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires 12 foot travel lane from centerline with curb and gutter. Requires a 5 foot landscape strip with a 5 foot sidewalk on right of way. Requires pedestrian scale streetlights. Street parking within the right of way must be approved by Roads & Drainage prior to permitting. No poles may remain within the limits of the sidewalk. Interior streets/alleys must be private.
- N4. 3458 Mountain Drive.** Mountain Drive is a state route and requires GDOT review and approval prior to permitting. Requires traffic study to determine required number of lanes and queue lengths at entrances. The study will also determine the need for left turn lanes into the development. Mountain Drive is classified as a collector road. Requires a right of way dedication of 35 from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot multi-use path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Speed Limit is 45 mph (per plans). Watch minimum driveway separation spacing in Sec 14-200(6). Speed Limits between 36 to 45mph requires 245 feet of separation between driveways. Developments with 151-300 residential units require 3 access points (Land development Code Sec 14-200(5).) Suggest that if you are seeking a variance that you do it within the zoning process. Interior street must be private.
- N5. 6168 Marbut Rd.** No parking allowed on Marbut Road.
- N6/N7. 2179 Bouldercrest Road.** Bouldercrest Road is classified as a major arterial. Requires a right of way dedication of 50 from centerline OR such that all public infrastructure is within right of way, whichever greater. Replace curbing along property frontage. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. No Parking allowed within the right of way.
- N8. 3507 Memorial Drive.** Memorial Drive is a state route. GDOT review and approval required prior to permitting. No comment. Based on the plan, this site it interior to the property and not adjacent to a right of way.

- N9. 311 South Howard St.** (They have the wrong address on the application. It is 211 South Howard Street.) Memorial Drive is a state route within the City of Atlanta. Both agencies will have to review and approve the requirements prior to permitting. For DeKalb: Memorial Drive requires a right of way dedication of 50 foot from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. DeKalb Transportation will defer to the City of Atlanta comments for right of way improvements. South Howard St is classified as a collector street. South Howard Street requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Access point must remain at the southern property line on South Howard St. Interior private alley (instead of a shared drive for permitting) must be private. Shared drives not allowed for 6 lots, private alley in this case is allowed.
- N10. 1347 Bermuda Road.** By Code- shared driveways can only be for 2 lots. A variance will be necessary to have 6 lots on a shared driveway. Suggestion: widen to 24 feet and make it a private road. Bermuda Road is classified as a collector road. requires a right of way dedication of 35 from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Watch minimum separation of drives/roads in section 14-200(6) based on the speed limit of the road.
- N11. 8067 Rockbridge Road.** No Access on The Trace. Rockbridge Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. The Trace is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 5 foot sidewalk path. No poles may remain within the limits of the sidewalk. Requires pedestrian scale streetlights. This property is within the interior of a curve. Intersection sight distance exiting the property (based on AASHTO guidance and sealed by a professional engineer) must be met prior to permitting. Guardrail resign must also take place by a professional engineer along the Rockbridge frontage.
- N12. 1065 Fayetteville Rd.** Fayetteville Road is classified as a collector road. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Graham Circle is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 12 foot travel lane from centerline of road. Requires a 5 foot landscape strip with a 5 foot sidewalk path. No poles may remain within the limits of the sidewalk. Requires pedestrian scale streetlights. Interior streets are shown on site plan as private. If they become public: Requires a right of way dedication of 55 feet. Requires a 5 foot landscape strip with a 6 foot sidewalk. No poles may remain within the limits of the sidewalk. Requires pedestrian scale streetlights.
- N13. 2255, 3375, 3395 Northeast Expressway.** All access is from GDOT right of way. GDOT review and permits required. Further discussions required around the Peachtree Greenway Trail connection. All public infrastructure must be on right of way.
- N14. 1602 Scott Blvd.** Scott Blvd is a state route. GDOT review and approval required prior to permitting. Scott Blvd is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. Extend Path to and along Blackmon Drive frontage. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. All interior streets to be private. No access allowed on Blackmon Drive Right in right out only allowed on Scott Blvd- with proper design to prohibit restricted movements.
- N15. 2739 Craigie Ave.** No comment.
- N16. 1259 Sheppard Ct.** No comment.

N17/N18. Not in package to review.

N19. No comment.

**DeKalb County School District
Development Review Comments**

Analysis Date: 10/14/2022

Submitted to: DeKalb County

Case #: Z-22-1246089

Parcel #: 15-179-06-062

Name of Development: S Howard Street Townhomes

Location: 211 S Howard St

Description: Seeking to increase the number of approved townhomes from 6 to 8 units.

Impact of Development: When fully constructed, this development would be expected to generate 1 student at McNair DLA. All three neighborhood schools have capacity for additional students.

Current Condition of Schools	McNair Discovery Learning Acad	McNair Middle School	McNair High School	Other DCSD Schools	Private Schools	Total
Capacity	888	1,200	1,674			
Portables	0	0	0			
Enrollment (Oct. 2022)	550	854	765			
Seats Available	338	346	909			
Utilization (%)	61.9%	71.2%	45.7%			
New students from development	1	0	0	0	0	1

New Enrollment	551	854	765
New Seats Available	337	346	909
New Utilization	62.0%	71.2%	45.7%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.0491	0.0303	0.0060	0.0854
Middle	0.0201	0.0113	0.0010	0.0324
High	0.0248	0.0153	0.0000	0.0401
Total	0.0940	0.0570	0.0070	0.1579

Student Calculations				
Proposed Units	8			
Unit Type	TH			
Cluster	McNair High School			

Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.39	0.24	0.05	0.68
Middle	0.16	0.09	0.01	0.26
High	0.20	0.12	0.00	0.32
Total	0.75	0.45	0.06	1.26

Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
McNair Discovery Learning Acad	1	0	0	1
McNair Middle School	0	0	0	0
McNair High School	0	0	0	0
Total	1	0	0	1



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control **(sections have been amended recently; please request the amended chapter)**, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

Conceptual plan doesn't indicate the location of the stormwater management facility. Location of stormwater management shall be shown or compliance with the County stormwater management regulations shall be explained.

Additional consideration must be given to the 10% downstream analysis.

Runoff Reduction Volume shall be provided unless technical justification is provided regarding the unfeasibility. Strongly recommend investigating the site and identify location where RRV can be provided and re-design/revise the layout to comply with the RRV requirement.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

179

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: CZ-22-1246089 Parcel I.D. #: 15-179-06: 062

Address: 211
SOUTH Howard st,
Atlanta, GA 30317

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Plans and field reviewed. No problem That
would interfere with Traffic Flow.

Signature: Joey White



DeKalb County

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

178 Sams Street
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

Existing Conditional Zoning No.: _____

APPLICANT NAME: CHAD MERCER

Daytime Phone#: 678-410-2423 Fax #: _____ E-mail: 410chad@gmail.com

Mailing Address: 163 Sampson St NE Atlanta Ga 30312

OWNER NAME: CHAD MERCER

one owner, attach contact information for each owner

(If more than

Daytime Phone#: 678-410-2423 Fax #: _____ E-mail: 410chad@gmail.com

Mailing Address: 163 Sampson St NE Atlanta Ga 30312

SUBJECT PROPERTY ADDRESS OR LOCATION: 311 South Howard

~~311 South Howard~~ 311 South Howard, DeKalb County, GA, 30317

District(s): 04 Land Lot(s): 62 Block(s): 6 Parcel(s): 15-179-06-062

Acreage or Square Feet: .427 Commission District(s): 3 Existing Zoning: MR-2

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

Have you, the applicant, made a campaign contribution of \$250.00 or more to a DeKalb County government official within the two year period that precedes the date on which you are filing this application?

Yes X No If "yes", see page 4. (Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A)

Owner: X Agent: _____
(Check One)

Signature of Applicant: _____

Printed Name of Applicant: Chad Mercer

Major Modification Application



DeKalb County

Chief Executive Officer
Michael Thurmond

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

178 Sams Street
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

MAJOR MODIFICATION APPLICATION CHECKLIST (SUBMIT 4 COMPLETE, COLLATED SETS AND PDF FLASH DRIVE OF APPLICATION DOCUMENTS)

- ☒ 1. **Mandatory Pre-Application Conference with Planning & Sustainability staff.** Pre-Application form to be completed in pre-application meeting. Please call (404) 371-2155 to schedule pre-app conference.
- ☒ 2. **Hold a Community Meeting** with surrounding neighborhood associations and residents. Notify staff in advance of date, time, and location of meeting. **Provide documentation** (e.g., meeting notice, sign-in sheets, letter(s) from homeowners associations).
- ☒ 3. **Application Form.** Form must be completely filled out and be the first page of packet.
- ☒ 4. **Notarized Authorization Form**, if the applicant is not the owner of the subject property, which
 - ☒ a. is signed and notarized by all owners of the subject property;
 - ☒ b. contains the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property; and
 - ☒ c. includes a warranty deed, if ownership is less than 2 consecutive years.
- ☒ 5. **Written Legal Description** of subject property, in metes and bounds.
- ☒ 6. **Boundary Survey** (showing existing buildings, structures, and improvements), prepared and sealed within the last ten years by a professional engineer, or land surveyor registered in the State of Georgia and is consistent with the plat(s) on Official Tax Record. Applicant shall certify that the Boundary Survey is complete and currently accurate. **Site plans shall be drawn to scale** showing all proposed development or redevelopment projects, proposed buildings, structures, and improvements. Site plans must include the following:
 - ☒ a. Complete boundaries of subject property including curb cuts, internal vehicular circulation facilities, and sidewalks;
 - ☒ b. Location of buildings, structures, setback lines, buffer lines, and parking;
 - ☒ c. Location of any 100-year floodplains, streams, and stream buffer lines;
 - ☒ d. Notation of the total acreage or square footage of the subject property;
 - ☒ e. Landscaping, trees, open space, and undisturbed buffers;
 - ☒ f. Notation of building square footages and heights, residential density calculations, existing and proposed lot coverage, required and proposed parking, and open space calculations;
 - ☒ g. Four copies of site plans:
 1. Full-size site plans (at least 11" x 17"): 4 copies, folded.
 2. Site plan reduced to 8 1/2" x 11". 4 copies
- ☒ 7. **Attached approved Conditions.** Include statement of any additional conditions proposed.
- ☒ 8. **Letter of Application** identifying the proposed modification to conditions, the reason for the request, the existing and proposed use of the property, and detailed characteristics of the proposed use (e.g., floor area, height of buildings, number of units, mix of unit types, hours of operation, etc) **CHAD**
- ☒ 9. **Written detailed Impact Analysis** of the anticipated impact of the proposed use and change in conditions, in response to the standards and factors specified in Section 27-832 of the DeKalb County Zoning Ordinance. **CHAO**
- ☐ 10. **Campaign disclosure statement**, if applicable, to be filed in compliance with State law.
- ☐ 11. **Application fee.** Make payable to "DeKalb County". \$250.00

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.



DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Chad Mercer Phone: 678-410-2423 Email: 410chad@gmail.com

Property Address: 211 South Howard Street

Tax Parcel ID: 15 179 06 062 Comm. District(s): 3 Acreage: .427

Existing Use: Single-Family Residential Proposed Use 8 townhome units

Supplemental Regs: 4.2.24 Overlay District: NA DRI: NA

Rezoning: Yes ☐ No ☒

Existing Zoning: MR-2 with conditions CZ 18 21945 Proposed Zoning: MR-2 with no conditions Square
Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes ☐ No ☒

Existing Land Use: _____ Proposed Land Use: _____ Consistent ☐ Inconsistent ☐

Special Land Use Permit: Yes ☐ No ☒ Article Number(s) 27-

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): yes—modify conditions of CZ-18 12945

Condition(s) to be modified:

Condition #1 proposed to be modified to increase townhomes from 6 to 8 units.



DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: ☒ Review Calendar Dates: ☒ PC: 5/3/22 BOC: 5/26/22
Letter of Intent: ☒ Impact Analysis: ☒ Owner Authorization(s): ☒ Campaign Disclosure: ☒ Zoning Conditions: na Community Council Meeting: 4/13/22 Public Notice, Signs: ☒ Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): ☒ Sketch Plat: ☒ Bldg. Permits: ☒ Fire Inspection: ☒ Business License: ☒ State License: _____ Lighting Plan: ☒ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Last day to hold –pre-community digital meeting with 15 days notice to qualify for May 2022 agenda cycle is Feb. 23, 2022

Filing Deadline for application is Feb. 24, 2022

Review of Site Plan

Density: ☒ Density Bonuses: ☒ Mix of Uses: _____ Open Space: ☒
Enhanced Open Space: ☒ Setbacks: front ☒ sides _____ side corner _____ rear _____
Lot Size: ☒ Frontage: _____ Street Widths: _____ Landscape Strips: ☒
Buffers: ☒ Parking Lot Landscaping: _____ Parking - Auto: ☒ Parking - Bicycle: _____
Screening: ☒ Streetscapes: ☒ Sidewalks: ☒ Fencing/Walls: _____ Bldg. Height: ☒ Bldg. Orientation: ☒ Bldg. Separation: ☒ Bldg. Materials: ☒ Roofs: _____
Fenestration: ☒ Façade Design: _____ Garages: _____ Pedestrian Plan: ☒ Perimeter Landscape Strip: ☒

Possible Variances: _____ If rezoning or major modification to zoning conditions is approved by the Board of Commissioners, any variances proposed must be considered on their merits by Board of Zoning Appeals.

Comments: ____ Applicant to decide whether they will apply for a major modification of existing zoning conditions (Z 18 21945) of existing MR-2 which currently is approved for 6 townhome units, or whether they

Parkview Civic Club Meeting 5-09-2022

Monday, May 9, 2022

Number of Attendees: 13

Meeting Start Time: 7:01

Meeting End Time: 7:59

7:01 - Start

7:01 - Prayer

7:02 - Reading of the minutes

7:04 - Nicky and Chad Mercer regarding 211 S. Howard development

- proposal to modify the property from MR-2 W/Conditions for 6 townhomes to MR-2 W/No Conditions for 8 townhomes

- Permitting for the project will be after proposal is approved or not

- Discussion from community on how this will affect parking (townhomes will have garage for its residents)

- Talk about possible annexation of property into City of Atlanta

- Timeframe for building once everything approved is ~1 year...but probably longer (thanks, COVID)

7:40 - Short talk about Dekalb 2050 Unified Plan

- survey on website (<https://dekalb2050unifiedplan.com>)

- will be upcoming community meetings

7:45 - Park and other discussion

- Upcoming planting day @ Community Garden to go along with new free-form idea of the garden.

- No individual plots, but donations to the garden will go toward its upkeep

- \$40 Friend of Dekalb Memorial Park signs are available (contact Shannon)

- Still working on a Lidl partnership

- News that the Regional Autozone has approved putting a mural on its west-facing side.

- Kirkwood Spring Fling this Saturday the 14th

- Aircon in Clubhouse still broken

7:59 - End

Post meeting planning for the upcoming Dinner on the Deck

Good afternoon,

This email is to confirm that Nicci Kirby and Chad Mercer presented their proposal to the Parkview neighborhood at the May 9, 2022 meeting of the Parkview Civic Club. Nicci and Chad presented their plan and answered questions from the community related to the property at 211 S Howard Ave.

Please let me know if you have any questions.

Thanks,

Eric Schwartz
President, Parkview Civic Club
parkviewcivicclub@gmail.com

From: nicci kirby kirby_nicci@yahoo.com
Subject: Re: Parkview Civic Club Meeting for May
9, 2022
Date: Aug 15, 2022 at 10:44:00 AM
To: Reid, John jreid@dekalbcountyga.gov
Cc: Chad Mercer 410chad@gmail.com

Thanks John

I will put this together along with addresses and add it to the PDF.

Have a wonderful week.

Also I mailed the check and hard copy on Friday to Dekalb.

Cheers,

Nicci & Chad

Sent from my iPhone

On Aug 12, 2022, at 1:41 PM, Reid, John
<jreid@dekalbcountyga.gov> wrote:

acknowledged. just be sure to include this email as well as a copy of your notices and the list of properties and HOAs notified along with the application as one pdf document—due to heavy workloads and staffing levels we will not be able to piece together pdf files...thanks
john

From: Parkview Civic Club <parkviewcivicclub@gmail.com>
Sent: Friday, August 12, 2022 1:36 PM
To: Reid, John <jreid@dekalbcountyga.gov>
Cc: 410chad@gmail.com <410chad@gmail.com>; kirby_nicci@yahoo.com <kirby_nicci@yahoo.com>; ericwschwartz@gmail.com <ericwschwartz@gmail.com>
Subject: Parkview Civic Club Meeting for May 9, 2022

*East Lake Terrace Community Association, Brenda Pace, 2638 Glen valley Drive
Decatur GA 30032

*Parkview Civic Club, Schwartz Eric, 1575 Liberty Ave SE Atlanta GA 30317

John J Oreilly
376 Wilkinson Dr Se
Atlanta, GA 30317-2364

Building Brothers Llc
380 Wilkinson Dr Se
Atlanta, GA 30317-2364

Mollie Bell Allen Daniel
386 Wilkinson Dr Se
Atlanta, GA 30317-2364

Annie Joyce Hardaway
390 Wilkinson Dr Se
Atlanta, GA 30317-2364

Z Innovations Llc
396 Wilkinson Dr Se
Atlanta, GA 30317-2364

Shannon L Ring
400 Wilkinson Dr Se
Atlanta, GA 30317-2321

Brett Sands
406 Wilkinson Dr Se
Atlanta, GA 30317-2321

Brenden R Howell
410 Wilkinson Dr Se
Atlanta, GA 30317-2321

Zachary A Tharp
416 Wilkinson Dr Se
Atlanta, GA 30317-2321

Tjauw Samantha Lie
420 Wilkinson Dr Se
Atlanta, GA 30317-2321

2018 3 Ih Borrower
424 Wilkinson Dr Se
Atlanta, GA 30317-2321

Fyr Sfr Borrower Llc
430 Wilkinson Dr Se
Atlanta, GA 30317-2321

Kuldip Inc
1870 Glenwood Ave Se
Atlanta, GA 30316-2312

Corey J Butler & Giancaria D Trevisan
477 S Howard St Se
Atlanta, GA 30317-2424

Jessica & Merritt Moore
473 S Howard St Se
Atlanta, GA 30317-2424

Prolific Spendthrift Trust
467 S Howard St Se
Atlanta, GA 30317-2424

Rustin Yasavolian
461 S Howard St Se
Atlanta, GA 30317-2424

Tyler Jones & Christine Edell
455 S Howard St Se
Atlanta, GA 30317-2424

Matthew Mayheu
443 S Howard St Se
Atlanta, GA 30317-2424

James & Mary Webster
439 S Howard St Se
Atlanta, GA 30317-2424

Timothy & Chreashan Twyman
437 S Howard St Se
Atlanta, GA 30317-2424

Thomas Anthony J Sr Trust
431 S Howard St Se
Atlanta, GA 30317-2424

Ellis C Liu
1565 Overland Ter Se
Atlanta, GA 30317-2312

Ian E Cilano & Justin E Tinch
1559 Overland Ter Se
Atlanta, GA 30317-2312

Robert Boyett & Dewey Simmons
1553 Overland Ter Se
Atlanta, GA 30317-2312

Ivan & Angela W Dequesada
1545 Overland Ter Se
Atlanta, GA 30317-2312

Ryan & Meredith Wagner Strachan
386 Eleanor St Se
Atlanta, GA 30317-2362

Barbara Ann Ambles
1703 Glencove Ave Se
Atlanta, GA 30317-2411

John B & Mary J Leach
1697 Glencove Ave Se
Atlanta, GA 30317-2423

Roosevelt & Louise D Wise
1691 Glencove Ave Se
Atlanta, GA 30317-2423

James & Betty Clark
1687 Glencove Ave Se
Atlanta, GA 30317-2423

James T & Jacob Alexander Omalley
1681 Glencove Ave Se
Atlanta, GA 30317-2423

In Town Holdings Group A Llc
1666 Fairway Hill Dr Se
Atlanta, GA 30317-2404

Shai Hamilton
1672 Fairway Hill Dr Se
Atlanta, GA 30317-2404

Lula M Benson
1676 Fairway Hill Dr Se
Atlanta, GA 30317-2404

Angela L Allison
1682 Fairway Hill Dr Se
Atlanta, GA 30317-2404

Chelsea Strickland & Jennifer Harridge
1686 Fairway Hill Dr Se
Atlanta, GA 30317-2404

John Dorsey & Brooke Allison Huntley
1690 Fairway Hill Dr Se
Atlanta, GA 30317-2404

Dundre L Anderson
1694 Fairway Hill Dr Se
Atlanta, GA 30317-2404

Charles S & Jennifer Currie
1700 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Brenda J Brown
1704 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Norman Kerr
1708 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Annie M Frasier
1714 Fairway Hill Dr Se
Atlanta, GA 30317-2406

James Earnest Cummings
1718 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Alicia D Brandt & Claude T Sullivan
1722 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Jennifer & Rueger B Pendergraph
1728 Fairway Hill Dr Se
Atlanta, GA 30317-2406

John Brestan
1732 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Fletcher F Holmes
1736 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Steven Sparks & Elise P Eskew
1740 Fairway Hill Dr Se
Atlanta, GA 30317-2406

James A Zeigler & Jessica A Beck
1744 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Sierra P Shear & Daniel J Gromer
1748 Fairway Hill Dr Se #2109
Atlanta, GA 30317-2406

Fermin Ruth Angelica Olmedo
1754 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Fermin Ruth A Olmedo
1758 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Premier Innovative Const Llc
1762 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Scott S Sloop
1768 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Darlene & Derek Chaney
1772 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Joseph Alexander & Rodney Holder
1776 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Demaurius Strong
1780 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Sarah Craker
1784 Fairway Hill Dr Se
Atlanta, GA 30317-2406

Ruenella Ann & Kasinda Oni Clark
394 S Howard St Se
Atlanta, GA 30317-2420

Sandra Elaine Walton & Brenda Adilah Muhammad
400 S Howard St Se
Atlanta, GA 30317-2416

Toschia R J & Gregory Louis Walker
412 S Howard St Se
Atlanta, GA 30317-2416

Emiko L Lanier
418 S Howard St Se
Atlanta, GA 30317-2416

Day I Pernuy & Shawn M Gray
438 S Howard St Se
Atlanta, GA 30317-2416

Joel A & Margaret J K Fehrman
456 S Howard St Se
Atlanta, GA 30317-2416

Lillian B Lowe
474 S Howard St Se
Atlanta, GA 30317-2416

Alexandrea Kim & Chase Elkin
480 S Howard St Se
Atlanta, GA 30317-2416

Alan Paulk
1894 Glenwood Ave Se
Atlanta, GA 30316-2300

John S Crochet & Carissa Wetzstein
1904 Glenwood Ave Se
Atlanta, GA 30316-2314

Linda S & Richard M Ross
1910 Glenwood Ave Se
Atlanta, GA 30316-2314

Quest Ira Inc
1916 Glenwood Ave Se
Atlanta, GA 30316-2314

Tamia N Tookes
1924 Glenwood Ave Se
Atlanta, GA 30316-2314

Plh Homes Llc
1936 Glenwood Ave Se
Atlanta, GA 30316-2314

1894 & Glenwood Ave Land 1896
1896 Glenwood Ave Se
Atlanta, GA 30316-2300

Yates Golf Course Llc
2012 Glenwood Ave Se
Atlanta, GA 30316

Lillian B Lowe
460 S Howard St Se
Atlanta, GA 30317-2416

William R Allen
448 S Howard St Se
Atlanta, GA 30317-2416

Sarah Oddsen & Fitzpatrick K Decaro
428 S Howard St Se
Atlanta, GA 30317-2416

Ashley E Martin
378 S Howard St Se
Atlanta, GA 30317-2421

Kova Real Estate Llc & Pikad Real Estate Llc
366 S Howard St Se
Atlanta, GA 30317-2421

Dorothy H Appling & Alicia J Jones
360 S Howard St Se
Atlanta, GA 30317-2421

Julie R & Marco C Shaw
352 S Howard St Se
Atlanta, GA 30317-2421

Karin A Helfman & Michael J Nualla
340 S Howard St Se
Atlanta, GA 30317-2421

Jordan Dickinson & Zachary Nassan
1637 Eastport Ter Se
Atlanta, GA 30317-2401

Vanilla & William Hubbard
1641 Eastport Ter Se
Atlanta, GA 30317-2401

Charles Izard & Jessica Young
1647 Eastport Ter Se
Atlanta, GA 30317-2401

George Peker
1651 Eastport Ter Se
Atlanta, GA 30317-2401

Roberta Echols Mcgill
1655 Eastport Ter Se
Atlanta, GA 30317-2401

Stacy M Perrin
1661 Eastport Ter Se
Atlanta, GA 30317-2401

W T & Lizzie N Durden
1665 Eastport Ter Se
Atlanta, GA 30317-2401

Paul Wielage
1721 Fairway Hill Dr Se
Atlanta, GA 30317-2419

Timothy Lawson
1731 Fairway Hill Dr Se
Atlanta, GA 30317-2419

Jessica K Mogus & Collin E Obrien
1739 Fairway Hill Dr Se
Atlanta, GA 30317-2419

Fairway Hill Llc
1745 Fairway Hill Dr Se
Atlanta, GA 30317-2419

Harold & Sally J Buckley
1753 Fairway Hill Dr Se
Atlanta, GA 30317-2419

James B Mccord
1757 Fairway Hill Dr Se
Atlanta, GA 30317-2419

Helga Ojinmah
1761 Fairway Hill Dr Se
Atlanta, GA 30317-2419

Dorothy Ann Crowley
1767 Fairway Hill Dr Se
Atlanta, GA 30317-2419

Edward J & Betty Her Pers Rep Godfrey
1773 Fairway Hill Dr Se
Atlanta, GA 30317-2419

Jimmy Allen Smith
1779 Fairway Hill Dr Se
Atlanta, GA 30317-2419

Ronald G & Patricia Heiman
1783 Fairway Hill Dr Se
Atlanta, GA 30317-2419

Mattie D Waits
384 S Howard St Se
Atlanta, GA 30317-2421

Katherine Helen Ulrich & Eugenio Henry Fabrizio
1789 Fairway Hill Dr Se
Atlanta, GA 30317-2419

Chase & Hannah Woodfin
286 S Howard St Se
Atlanta, GA 30317-2422

John A Karnes
298 S Howard St Se
Atlanta, GA 30317-2422

Julie Nickel
304 S Howard St Se
Atlanta, GA 30317-2414

Steven & Hilda Orr
310 S Howard St Se
Atlanta, GA 30317-2414

Henry L Hill
318 S Howard St Se
Atlanta, GA 30317-2414

Kerry Loftis
328 S Howard St Se
Atlanta, GA 30317-2414

Tarr Amanda Lagoo & Angela Certrese Trimble
1636 Eastport Ter Se
Atlanta, GA 30317-2402

Kirk D Mcconnell
1640 Eastport Ter Se
Atlanta, GA 30317-2402

Caye Christy L Trust
1646 Eastport Ter Se
Atlanta, GA 30317-2402

Lanesha Renee Winfrey
1650 Eastport Ter Se
Atlanta, GA 30317-2402

Tabi Tabe Ebob
1654 Eastport Ter Se
Atlanta, GA 30317-2402

Claudette Goss
1709 Fairway Hill Dr Se
Atlanta, GA 30317-2405

Purely Royal Properties Llc
1701 Fairway Hill Dr Se
Atlanta, GA 30317-2405

Phyllis P Harris & Roland W Perrin
1695 Fairway Hill Dr Se
Atlanta, GA 30317-2403

Freeman Family Llc
1691 Fairway Hill Dr Se
Atlanta, GA 30317-2403

David Snipe & Sharon Houston
1687 Fairway Hill Dr Se
Atlanta, GA 30317-2403

Aldo Hernandez
1683 Fairway Hill Dr Se
Atlanta, GA 30317-2403

Stanley Benson
1677 Fairway Hill Dr Se
Atlanta, GA 30317-2403

Vivienne Espy
1673 Fairway Hill Dr Se
Atlanta, GA 30317-2403

Harry Manning Rowland
1667 Fairway Hill Dr Se
Atlanta, GA 30317-2403

Giovanni Hobbins & Jessica Y Labib
1661 Fairway Hill Dr Se #1
Atlanta, GA 30317-2403

Jacqueline Thornton
1667 Glencove Ave Se
Atlanta, GA 30317-2409

Jcs Trust
1661 Glencove Ave Se
Atlanta, GA 30317-2409

Bartram C Nason & Virginia S Sweeney
419 S Howard St Se
Atlanta, GA 30317-2415

Greshelda Hazelton & Derrick E Owens
405 S Howard St Se
Atlanta, GA 30317-2415

Anthony D Smith
395 S Howard St Se
Atlanta, GA 30317-2413

Southern State Investments Llc
387 S Howard St Se
Atlanta, GA 30317-2413

Shawn M Gray & Day I Permuy
383 S Howard St Se
Atlanta, GA 30317-2413

Jennifer B Rockhill
377 S Howard St Se
Atlanta, GA 30317-2413

Erin Pierce
365 S Howard St Se
Atlanta, GA 30317-2413

Willie C & Bailey Pamela Benton
359 S Howard St Se
Atlanta, GA 30317-2413

Robert L Perrimon & Deborah P Mitchell
357 S Howard St Se
Atlanta, GA 30317-2413

Crystal L Hopson
347 S Howard St Se
Atlanta, GA 30317-2413

Amanda B Robinson & Kimberly L Beach
341 S Howard St Se
Atlanta, GA 30317-2413

Meredith K Almond
339 S Howard St Se
Atlanta, GA 30317-2413

Patrick Jones
331 S Howard St Se
Atlanta, GA 30317-2413

Jake C Formanczyk & Lanier M Loftin
323 S Howard St Se
Atlanta, GA 30317-2413

Lewis A & Wyllina M Johnson
309 S Howard St Se
Atlanta, GA 30317-2413

Dorothy A Wimbley
297 S Howard St Se
Atlanta, GA 30317-2417

Zach Phillips
293 S Howard St Se
Atlanta, GA 30317-2417

Christian A Ortega & Roberta Setzu
285 S Howard St Se
Atlanta, GA 30317-2417

Emily Catherine & Jorge Manuel Hernandez
279 S Howard St Se
Atlanta, GA 30317

Dora Ann Houston & Shandra D Nelms
273 S Howard St Se
Atlanta, GA 30317-2417

Ashley Falk & John Julian Banks
267 S Howard St Se
Atlanta, GA 30317-2417

Ethelin E Reynolds & James A Edwards
261 S Howard St Se
Atlanta, GA 30317-2417

Robyn Gay
235 S Howard St Se
Atlanta, GA 30317-2417

Douglas Alvarez
1977 Memorial Dr Se
Atlanta, GA 30317-2365

Orion P & Orion P Keifer
1931 Memorial Dr Se
Atlanta, GA 30317-2365

Anthony E & Cedric B Tuggle
230 Eleanor St Se
Atlanta, GA 30317-2305

Judy Clinksales
236 Eleanor St Se
Atlanta, GA 30317-2305

Rosa Swain
242 Eleanor St Se
Atlanta, GA 30317-2305

Errol R Anderson
248 Eleanor St Se
Atlanta, GA 30317-2305

Cameron & Whitney Aycock
256 Eleanor St Se
Atlanta, GA 30317-2305

Willie Gene Parks
264 Eleanor St Se
Atlanta, GA 30317-2305

Vaughn Barry & Dustin Edwin Cooke
270 Eleanor St Se
Atlanta, GA 30317-2305

Maxie T & Agnes Clifton
276 Eleanor St Se
Atlanta, GA 30317-2305

Phillip & Wanda L Owens
280 Eleanor St Se
Atlanta, GA 30317-2305

Glenn Solomon & Megan Wolszczak
286 Eleanor St Se
Atlanta, GA 30317-2305

Myrtle M Sanders
290 Eleanor St Se
Atlanta, GA 30317-2305

Russell Allan Rollins
296 Eleanor St Se
Atlanta, GA 30317-2305

Daniel Wain
300 Eleanor St Se
Atlanta, GA 30317-2307

Giarra Max J Neu
304 Eleanor St Se
Atlanta, GA 30317-2307

Jesse Lee & Neva G Pressley
308 Eleanor St Se
Atlanta, GA 30317-2307

Francina Sanders
314 Eleanor St Se
Atlanta, GA 30317-2307

Jieri Sumitani
318 Eleanor St Se
Atlanta, GA 30317-2307

Elizabeth A Guerrant
324 Eleanor St Se
Atlanta, GA 30317-2307

Richard Alexander Boyko & Sarah Ann Fisher
328 Eleanor St Se
Atlanta, GA 30317-2307

James R & Elizabeth M Murphy
332 Eleanor St Se
Atlanta, GA 30317-2307

Kacie Lett & Blake Gordon
338 Eleanor St Se
Atlanta, GA 30317-2307

Susan L Abramson
342 Eleanor St Se
Atlanta, GA 30317-2307

Hattie M Williams
348 Eleanor St Se
Atlanta, GA 30317-2307

Marnie Bennett
352 Eleanor St Se
Atlanta, GA 30317-2307

Edward Lineberry & Lineberry Jennifer Diaz
356 Eleanor St Se
Atlanta, GA 30317-2307

Anyltha T Muench
362 Eleanor St Se
• Atlanta, GA 30317-2307

Kevin A & Alfreda Mayes
368 Eleanor St Se
Atlanta, GA 30317-2307

Watson Prime Real Estate Llc
1556 Overland Ter Se
Atlanta, GA 30317-2313

Building Brothers Llc
1562 Overland Ter Se
Atlanta, GA 30317-2313

Re 1570 Overland Dixonestates
1570 Overland Ter Se
Atlanta, GA 30317-2313

Laura Heath
371 S Howard St Se
Atlanta, GA 30317-2413

Jake Walker
257 S Howard St Se
Atlanta, GA 30317-2417

Scott Graeme Lockhart & Kimberly Ann Turner
253 S Howard St Se
Atlanta, GA 30317-2417

Annie Lois Dixon
265 S Howard St Se
Atlanta, GA 30317-2417

Vaughn Barry & Dustin Cooke
263 S Howard St Se
Atlanta, GA 30317

Ronald C Mercer
211 S Howard St Se
Atlanta, GA 30317-2417

Sharon L Williams
213 S Howard St Se
Atlanta, GA 30317-2417

Orion P & Orion P Keifer
2046 Memorial Dr Se
Atlanta, GA 30317

Valerie Dawn Barton & Emma Clare Judson
217 S Howard St Se
Atlanta, GA 30317-2417

Marci Lynn Moss
215 S Howard St Se
Atlanta, GA 30317-2417

Patrick Rago & Elizabeth Kramer
219 S Howard St Se
Atlanta, GA 30317-2417

Lisa R & Dale J Palmer
221 S Howard St Se
Atlanta, GA 30317-2417

James A Edwards
259 S Howard St Se
Atlanta, GA 30317

Michael Craig
344 Wilkinson Dr Se
Atlanta, GA 30317-2363

Marissa S Mcnamara
358 Wilkinson Dr Se
Atlanta, GA 30317-2363

Gladys M Mitchell & Adrienne M Benton
362 Wilkinson Dr Se
Atlanta, GA 30317-2363

Ogene L & Deborah Davis
366 Wilkinson Dr Se
Atlanta, GA 30317-2363

Crystal Fisher
385 Eleanor St Se
Atlanta, GA 30317-2306

Stephen & Margot Hebert
381 Eleanor St Se
Atlanta, GA 30317-2306

Morgan N Caseman & Ashleigh B Henneberger
377 Eleanor St Se
Atlanta, GA 30317-2306

A Berghini Michael
371 Eleanor St Se
Atlanta, GA 30317-2306

Jeanette Warren Johnson
365 Eleanor St Se
Atlanta, GA 30317-2306

Katherine Harlan
359 Eleanor St Se
Atlanta, GA 30317-2306

Falcom Homes & Investments
353 Eleanor St Se
Atlanta, GA 30317-2306

Trust Of Michael Joseph Palmer
347 Eleanor St Se
Atlanta, GA 30317-2306

Adam Weiss
339 Eleanor St Se
Atlanta, GA 30317-2306

Jeremiah Hassett & Courtney Gober
331 Eleanor St Se
Atlanta, GA 30317-2306

Mcarthur & Joann Jones
327 Eleanor St Se
Atlanta, GA 30317-2306

Kelsey W & Michelle R Burke
323 Eleanor St Se
Atlanta, GA 30317-2306

Thomas R & Melissa R Holmes
317 Eleanor St Se
Atlanta, GA 30317-2306

Benedicta & Benjamin Austin
313 Eleanor St Se
Atlanta, GA 30317-2306

Neeraj & Shweta Nagpal
305 Eleanor St Se
Atlanta, GA 30317-2306

James D & Autumn T Cole
299 Eleanor St Se
Atlanta, GA 30317-2353

Minnie L Bell
295 Eleanor St Se
Atlanta, GA 30317-2353

Charlie Daniel
287 Eleanor St Se
Atlanta, GA 30317-2353

Pauline Respress
281 Eleanor St Se
Atlanta, GA 30317-2353

Beverly Ephraim & Brenda Lewis
277 Eleanor St Se
Atlanta, GA 30317-2353

Clifford Eugene & Lois Banks
271 Eleanor St Se
Atlanta, GA 30317-2353

Robert C Chadwell
1581 Lincoln Ave Se
Atlanta, GA 30317-2310

Adam T Hatfield
1577 Lincoln Ave Se
Atlanta, GA 30317-2310

Shannon S Kost
1573 Lincoln Ave Se
Atlanta, GA 30317-2310

Annie B Good
276 Warren St Se
Atlanta, GA 30317-2354

Adriana C Heffley & Akshay Pendharkar
280 Warren St Se
Atlanta, GA 30317-2354

Leland W & Sandra H Leonard
284 Warren St Se
Atlanta, GA 30317-2354

Arthur J Rice & Megan A Bartlett
288 Warren St Se
Atlanta, GA 30317-2354

Juanita Ball
292 Warren St Se
Atlanta, GA 30317-2354

Kathleen B Hicks & Gregory S Kacynski
296 Warren St Se
Atlanta, GA 30317-2354

Heather & Joseph A Tell
300 Warren St Se
Atlanta, GA 30317-2315

Sondra J Walker
304 Warren St Se
Atlanta, GA 30317-2315

Benjamin Eades & Melissa Terry
308 Warren St Se
Atlanta, GA 30317-2315

Jeremy C Wicks & Haviland Miller
312 Warren St Se
Atlanta, GA 30317-2315

Eunice Smith
316 Warren St Se
Atlanta, GA 30317-2315

Aysha H Khoury
320 Warren St Se
Atlanta, GA 30317-2315

~~Ivy Preparatory Academy Incorp
1807 Memorial Dr Se
Atlanta, GA 30317-2103~~

Chali Abebe
308 Wilkinson Dr Se
Atlanta, GA 30317-2319

~~Secretary Of Hsng & Urban Dev
316 Wilkinson Dr Se
Atlanta, GA 30317-2319~~

William T & Yvonne Craig
320 Wilkinson Dr Se
Atlanta, GA 30317-2319

Ktip 1 Llc
326 Wilkinson Dr Se
Atlanta, GA 30317-2319

Harlan Victor & Saba Malinda Hale
315 Warren St Se
Atlanta, GA 30317-2314

Helen Nason Greeson
311 Warren St Se
Atlanta, GA 30317-2314

Ryan P Sconyers
307 Warren St Se
Atlanta, GA 30317-2314

Tahmid Mohiuddin
303 Warren St Se
Atlanta, GA 30317-2314

Margareta Oconnell
299 Warren St Se
Atlanta, GA 30317-2331

Brandon Steinbook & Christine Nau
295 Warren St Se
Atlanta, GA 30317-2331

Joshua D & Macey Milstead
293 Warren St Se
Atlanta, GA 30317-2331

Fabiola Panchetti & Erin Lester
289 Warren St Se
Atlanta, GA 30317-2331

Mark G Hogan & Michael Flappan
287 Warren St Se
Atlanta, GA 30317-2331

Wolande Management Group Inc
325 Warren St Se
Atlanta, GA 30317

~~Medis Associates Ltd & Argo Associates Ltd
1805 Memorial Dr Se
Atlanta, GA 30317-2103~~

~~Earth Operations Inc
1855 Memorial Dr Se
Atlanta, GA 30317~~

Brune Michael Of
1559 Liberty Ave Se
Atlanta, GA 30317-2308

Steve & Tonia Ruff
1563 Liberty Ave Se
Atlanta, GA 30317-2308

Ashish S & Sarah E Bagle
1567 Liberty Ave Se
Atlanta, GA 30317-2308

Kevin Cradeur
1571 Liberty Ave Se
Atlanta, GA 30317-2308

Reginald Sanders
1581 Liberty Ave Se
Atlanta, GA 30317-2308

Johnny White
1587 Liberty Ave Se
Atlanta, GA 30317-2308

Nathaniel Thorn & Patreeya Prasertvit
1591 Liberty Ave Se
Atlanta, GA 30317-2308

Kristin R Lonergan
1597 Liberty Ave Se
Atlanta, GA 30317-2308

Michelle Lynn Hudes
1598 Lincoln Ave Se
Atlanta, GA 30317-2311

William C Scruggs
1594 Lincoln Ave Se
Atlanta, GA 30317-2311

Melanie M Harris & Jessica L Hubley
1590 Lincoln Ave Se
Atlanta, GA 30317-2311

Alison Guilbeaux
1586 Lincoln Ave Se
Atlanta, GA 30317-2311

Cantrina Hayslett & Lillie B Huddleston
1595 Liberty Ave Se
Atlanta, GA 30317-2308

Nancy Wheless
1574 Lincoln Ave Se
Atlanta, GA 30317-2311

Brian S Kennedy & Chelsea E Anderson
1570 Lincoln Ave Se
Atlanta, GA 30317-2311

Jordan Padgett
1566 Lincoln Ave Se
Atlanta, GA 30317-2311

Ariel J Liberman
1562 Lincoln Ave Se
Atlanta, GA 30317-2311

Emily Brebach & Barney Culver
1558 Lincoln Ave Se
Atlanta, GA 30317-2311

Clifford Banks
1578 Lincoln Ave Se
Atlanta, GA 30317-2311

~~Western South Lic
1539 Memorial Dr Se
Atlanta, GA 30317~~

~~Western South Lic
1537 Memorial Dr Se
Atlanta, GA 30317~~

~~Siacoin Re Lic
2029 Memorial Dr Se
Atlanta, GA 30317~~

Tracy Mcmurtry
2011 Memorial Dr Se
Atlanta, GA 30317-2506

Evan Mark Pitstick & Annelies Maria Paula Marien
1993 Memorial Dr Se
Atlanta, GA 30317-2356

Daniel Cooper
204 S Howard St Se
Atlanta, GA 30317-2418

Molly Prucha & Ryan Rolando
210 S Howard St Se
Atlanta, GA 30317-2418

Michael Cherfane & Lisa Hamilton
214 S Howard St Se
Atlanta, GA 30317-2418

Thr Georgia
218 S Howard St Se
Atlanta, GA 30317-2418

Richer G Herbert
222 S Howard St Se
Atlanta, GA 30317-2418

Vivian Simmons Johnson
226 S Howard St Se
Atlanta, GA 30317-2418

Taylor G & Lindsay N Sketch
228 S Howard St Se
Atlanta, GA 30317-2418

Christine S Tholl
232 S Howard St Se
Atlanta, GA 30317-2418

Adrian C Rosser
266 S Howard St Se
Atlanta, GA 30317-2418

Evan C Dunn & Jennifer L Nelson
272 S Howard St Se
Atlanta, GA 30317-2418

Melissa Abreu
278 S Howard St Se
Atlanta, GA 30317-2418

Roger Lee Scales & Sarah Scales Turner
1662 Glencove Ave Se
Atlanta, GA 30317-2410

James M & Karen A Herbert
1668 Glencove Ave Se
Atlanta, GA 30317-2410

Hamilton R & Leah M Baker
1672 Glencove Ave Se
Atlanta, GA 30317-2410

Debrah Boeras & Perry Benjamin Collins
1678 Glencove Ave Se
Atlanta, GA 30317-2410

William Scott Macdowell & Karen D Lucarelli
1682 Glencove Ave Se
Atlanta, GA 30317-2410

Philip J Elder & Nora Artinian
1686 Glencove Ave Se
Atlanta, GA 30317-2410

Krista Powell
1690 Glencove Ave Se
Atlanta, GA 30317-2410

Earnestine Collier
1696 Glencove Ave Se
Atlanta, GA 30317-2410

Patricia Braaf
1702 Glencove Ave Se
Atlanta, GA 30317-2412

Beulah Wise Sims & Elizabeth Wise Pealer
220 S Howard St Se
Atlanta, GA 30317-2418

Krista Stockerl & Christian Velasco
2017 Memorial Dr Se
Atlanta, GA 30317-2506

Lizzie Mae Hall
230 S Howard St Se
Atlanta, GA 30317-2418

Stanton Grove Missionary & Baptist Church
2015 Memorial Dr Se
Atlanta, GA 30317-2506

James H Macbeth
2013 Memorial Dr Se
Atlanta, GA 30317-2506

Roarhouse Llc
1582 Lincoln Ave Se
Atlanta, GA 30317-2311

Paul V Callaway & Haley N Adams
1579 Liberty Ave Se
Atlanta, GA 30317-2308

Frederick & Meagan Kathleen Schwartz
1575 Liberty Ave Se
Atlanta, GA 30317-2308

~~Sahita Enterprise Inc
1891 Memorial Dr Se
Atlanta, GA 30317~~

~~Sahita Enterprise Inc
1891 Memorial Dr Se
Atlanta, GA 30317-2160~~

~~Warren South Llc
1911 Memorial Dr Se #1540
Atlanta, GA 30317~~

James E Russell
1927 Memorial Dr Se
Atlanta, GA 30317-2330

Konner & Julia Carol Horton
211 Eleanor St Se
Atlanta, GA 30317-2300

Amanda West & Robert H Leonard
1598 Liberty Ave Se
Atlanta, GA 30317-2309

Shirley Matthews
1594 Liberty Ave Se
Atlanta, GA 30317-2309

Johnny White
1590 Liberty Ave Se
Atlanta, GA 30317-2309

Johnny White
1586 Liberty Ave Se
Atlanta, GA 30317-2309

Bec & C Investments Inc
1582 Liberty Ave Se
Atlanta, GA 30317-2309

Karla P Alvarez
1578 Liberty Ave Se
Atlanta, GA 30317-2309

Joseph L & Amanda T Dinwiddie
1574 Liberty Ave Se
Atlanta, GA 30317-2309

Daniel H Orrock
1570 Liberty Ave Se
Atlanta, GA 30317-2309

2018 3 Ih Borrower
1566 Liberty Ave Se
Atlanta, GA 30317-2309

Kenie A James
1562 Liberty Ave Se
Atlanta, GA 30317-2309

Robert J & Katelyn R Hellman
1558 Liberty Ave Se
Atlanta, GA 30317-2309

~~Sahita Enterprise Inc
1885 Memorial Dr Se
Atlanta, GA 30317-2150~~

~~Warren South Llc
1546 Millwood Pl
Atlanta, GA 30317~~

~~Amil Mondal
1542 Millwood Pl
Atlanta, GA 30317~~

~~Ham Htet
1544 Millwood Pl
Atlanta, GA 30317~~

~~Warren South Llc
1546 Millwood Pl
Atlanta, GA 30317~~

~~Warren South Llc
1548 Millwood Pl
Atlanta, GA 30317~~

~~Warren South Llc
1911 Memorial Dr Se #1550
Atlanta, GA 30317~~

~~Warren South Llc
1549 Millwood Pl
Atlanta, GA 30317~~

~~Warren South Llc
1547 Millwood Pl
Atlanta, GA 30317~~

~~Oluwagbeminiyi Sofowora & Motolani Aina
1545 Millwood Pl
Atlanta, GA 30317~~

~~Warren South Llc
1541 Millwood Pl
Atlanta, GA 30317~~



DeKalb County

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar, signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 3-25-22

TO WHOM IT MAY CONCERN:

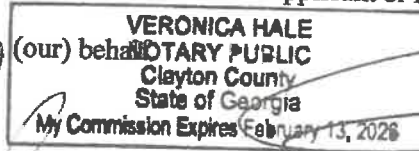
(I), (WE), Chad Mercer
Name of Owner(s)

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

Nicci Kirby

Name of Applicant or Representative

to file an application on (my) (our) behalf



Veronica Hale
Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 179 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

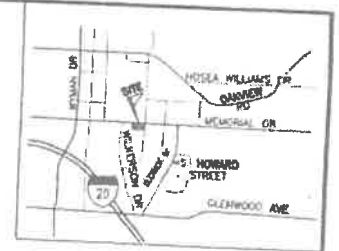
BEGINNING AT AN IRON PIN FOUND AT THE SOUTHWESTERLY CORNER OF MEMORIAL DRIVE AND HOWARD STREET, RUNNING THENCE WESTERLY ALONG THE SOUTH SIDE OF MEMORIAL DRIVE 184 FEET TO AN IRON PIN FOUND; THENCE SOUTHERLY AND AT AN INTERIOR ANGLE OF 93 DEGREES 22 MINUTES WITH THE PRECEDING COURSE 100 FEET TO AN IRON PIN FOUND; THENCE EASTERLY AT AN INTERIOR ANGLE OF 86 DEGREES 40 MINUTES WITH THE PRECEDING COURSE 188.4 FEET (HAVING BEEN REFERENCED INCORRECTLY IN PRIOR DEEDS AS BEING 168.4 FEET) TO AN IRON PIN FOUND ON THE WESTERLY SIDE OF HOWARD STREET; THENCE NORTH ALONG THE WESTERLY SIDE OF HOWARD STREET 100 FEET TO THE POINT OF BEGINNING; BEING IMPROVED PROPERTY HAVING A HOUSE THEREON KNOWN AS NO. 211 S. HOWARD STREET, ACCORDING TO THE MOST RECENT SYSTEM OF NUMBERING HOUSES IN ATLANTA, DEKALB COUNTY, GEORGIA.

BEING THE SAME PROPERTY AS CONVEYED IN THE WARRANTY DEED FROM ZEV COHEN PROFESSIONAL LLC TO BENJAMIN WEST LEININGER DATED SEPTEMBER 8, 2014, RECORDED IN DEED BOOK 24589, PAGE 523, DEKALB COUNTY, GEORGIA RECORDS.

TAX PARCEL ID # 15-179-06-062

EXISTING CONDITIONS SURVEY

SCALE: 1" = 30'



LEGEND

- A/C AIR CONDITIONING
- R/W RIGHT-OF-WAY
- N/F ADJOINING OWNERSHIP
- CLF CHAIN LINK FENCE
- BLD BUILDING SETBACK LINE
- CD CLEAN-OUT
- CONC CONCRETE
- CLB CURB & GUTTER
- CP CALCULATED POINT
- CTP CROWN TOP PIPE
- ELV ELEVATION
- EM EMBANKMENT
- SPS 1/2" REBAR
- PLP 1/2" POWER LIGHT POLE
- SPR 1/2" SPRINKLER
- PP POWER POLE
- DEED DEED BOOK
- P.B. PLAT BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- REAR REAR
- SEMI SEMI
- STY TYPICAL
- WM WATER METER
- WV WATER VALVE
- WWM WATER VALVE MARKER
- U/L OVERHEAD UTILITY LINES

MAGNETIC

FOR OFFICIAL USE ONLY

UTILITY PROTECTION CENTER

IF YOU DIG GEORGIA...

811

IT'S THE LAW

THREE WORKING DAYS BEFORE YOU DIG

TOTAL AREA
0.427 ACRES
18,629 SQ. FEET

ELEVATIONS BASED ON DEKALB COUNTY
MONUMENT 880134 ELEVATION=1021.83

NOTES:

FLOOD HAZARD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN THE
1% ANNUAL FLOOD (100-YEAR FLOOD)
FEDERAL FLOOD HAZARD AREA AS
PER PANEL NO. 13089C 0127J
DATE: MAY 16, 2013

FIELD INFORMATION FOR THIS PLAT WAS
OBTAINED WITH A 5 SECOND THEODOLITE
AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP
OR PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 35,694 FEET
AND AN ANGULAR ERROR OF 07 SECOND(S)
PER ANGLE POINT AND WAS ADJUSTED BY
LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED
FOR CLOSURES AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 119,353 FEET.

ALL IRON PINS LABELED AS SET OR FOUND
(SPR OR PPF) ARE 1/2" REBAR RODS,
UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE,
CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES
AND STRUCTURES IS SHOWN HEREON, THERE IS NO CERTAINTY
OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE
CONSIDERED IN THEIR LIGHT BY THOSE USING THIS DRAWING.
THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES
AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND
UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED.
THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS
CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE
SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR
SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

THIS PLAT HAS BEEN PREPARED FOR THE
EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED
HEREON. NO EXPRESS OR IMPLIED WARRANTIES
WITH RESPECT TO THE INFORMATION SHOWN
HEREON IS TO BE EXTENDED TO ANY PERSONS
OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR
STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL
ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED
BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY
EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF
THE PREMISES.

UNLESS STATED OTHERWISE HEREON, THIS PLAT WAS PREPARED WITHOUT
BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE
UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE
DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

THIS PLAT OF PLAT MAKES NO WARRANTY OR GUARANTEE AS TO THE
EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE
SEARCH WAS PERFORMED TO DISCOVERED THE EXISTENCE OF ANY
EASEMENTS.

ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL
INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR
GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION
BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.

UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR
NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE
PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE
UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY
GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED,
AND SEALED WITH A SURVEYOR'S SEAL.

IN MY OPINION THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED
AND HAS BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF THE LAW.

THE OWNER OF THE PROPERTY IS RESPONSIBLE
FOR COMPLIANCE WITH THE CORPS OF
ENGINEERS' REQUIREMENTS REGARDING WETLANDS.

ZONING INFORMATION

ZONING PER DEKALB COUNTY, GEORGIA
ZONED R-75

(RESIDENTIAL MEDIUM LOT-75) DISTRICT

BUILDING SETBACK REQUIREMENTS:

FRONT - 30'

SIDE - 7.5' INTERIOR - 30' CORNER LOT

REAR - 40'

MINIMUM LOT AREA - 10,000 S.F.

LOT WIDTH AT STREET FRONTAGE - 75'

LOT WIDTH AT BUILDING LINE - 75'

MAXIMUM LOT COVERAGE - 35%

NOTE:

ZONING INFORMATION SHOWN HEREON
TAKEN FROM ZONING MAPS AND
MUNICODC.COM ONLINE LIBRARY.
NO ZONING REPORT PROVIDED FOR
THIS PLAT.

REVISIONS	DATE	BY	DESCRIPTION
1	03/14/18	AM	CLIENT REQUESTED DATA
2	03/21/18	AM	CLIENT REQUESTED DATA
3	03/21/18	AM	CLIENT REQUESTED DATA
4	03/21/18	AM	CLIENT REQUESTED DATA
5	03/21/18	AM	CLIENT REQUESTED DATA

PROJECT DESCRIPTION:

SUBDIVISION PLAT FOR:

BEN LEININGER

211 SOUTH HOWARD STREET, ATLANTA, GEORGIA

PANEL NO. 15 178 04 062

COUNTY: DEKALB

LAND LOT: 179

DISTRICT: 95TH

SECTION:

ADAM & LEE LAND PLATING

5840 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995

www.adamandlee.com

FAX (770)554-8184

SIGNATURE

JAMES A. JACOBS

PRINTED NAME

06/22/18

DATE



DATE OF PLAT PREPARATION	06/21/18	BY	AM
DATE OF FIELD PLAT	06/22/18	BY	AM
DEED			
PLAT: 21580, PG. 923			
SCALE: 1"=30'			
SHEET: 1 OF 3			
17278			

PROPOSED SUBDIVISION

SCALE: 1" = 30'

OWNER INFORMATION
LEININGER BENJAMIN WEST
211 S. HOWARD ST.
ATLANTA, GEORGIA 30317
404-456-7555

ELECTRIC SERVICE TO BE PROVIDED BY OVERHEAD POWER LINES TO BUILDING
WATER, ELECTRICITY AND SANITARY SEWER SERVICE TO BE PROVIDED BY DEKALB COUNTY, GEORGIA



LEGEND

- A/C AIR CONDITIONING
- R/W RIGHT-OF-WAY
- N/E ADJOINING OWNERSHIP
- CLP CHAIN LINK FENCE
- BSL BUILDING SETBACK LINE
- CD CLEAN-OUT
- CONC CONCRETE
- CONC CONCRETE
- C&G CURB & GUTTER
- CP CALCULATED POINT
- CTP CRIMP TOP PIPE
- EM ELECTRICITY METER
- EN GAS METER
- PP 1/2" REBAR
- R/S 1/2" REBAR W/ CAP
- LS LANDSCAPE STRIP
- PLP POWER LIGHT POLE
- WBS WOODS
- PL PROPERTY LINE
- PP POWER POLE
- D.B. DEEP BOOK
- P.B. PLAT BOOK
- PG PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- RS REBAR
- SSM SANITARY SEWER MANHOLE
- WF WOOD FENCE
- TYP TYPICAL
- WM WATER METER
- WV WATER VALVE
- WWM WATER VALVE MARKER
- UUL OVERHEAD UTILITY LINES
- PROPOSED TREE (30' ON CENTER)

MAGNETIC

LINE CHART	LOT AREA CHART
L1 S 00°12'12"E 100.05'	4.485 S.F. 0.102 ACRES
L2 S 00°12'12"E 100.06'	2.503 S.F. 0.057 ACRES
L3 S 00°12'12"E 100.11'	2.503 S.F. 0.057 ACRES
L4 S 00°12'12"E 100.14'	2.504 S.F. 0.057 ACRES
L5 S 00°12'12"E 100.17'	4.133 S.F. 0.094 ACRES

TOTAL AREA
0.427 ACRES
18,629 SQ. FEET

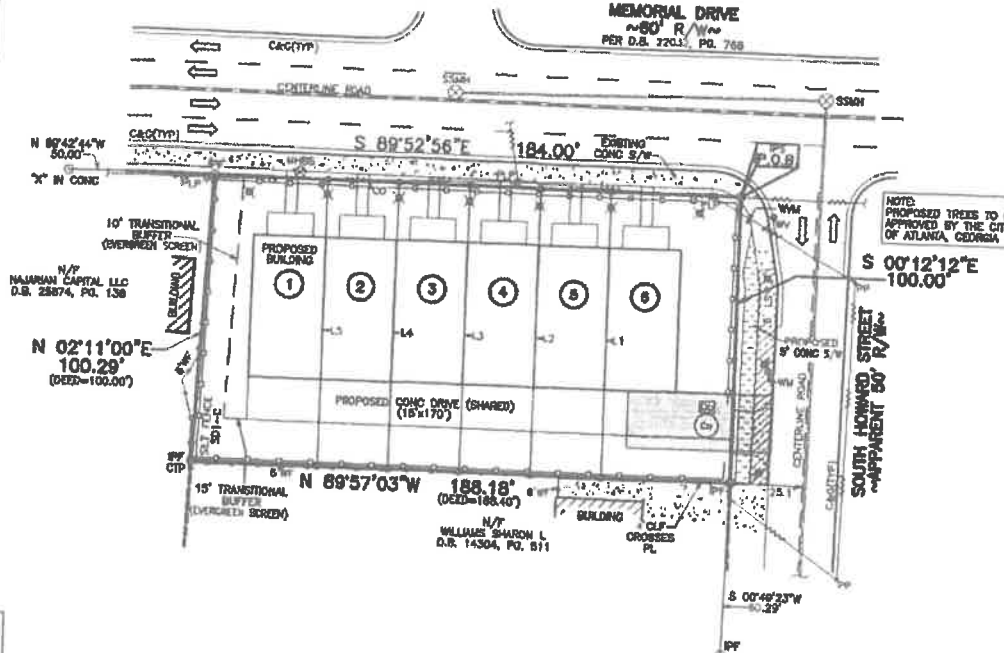
FOR OFFICIAL USE ONLY

UTILITY PROTECTION CENTER
IF YOU DIG GEORGIA...
CALL US FIRST



811
IT'S THE LAW
THREE WORKING DAYS BEFORE YOU DIG

PROPOSED
BUILDING
16'x8'
25'x30'
1,250 S.F.
(TYP)



NOTE: PROPOSED TREES TO BE APPROVED BY THE CITY OF ATLANTA, GEORGIA

NOTE:
ZONING INFORMATION SHOWN HEREON
TAKEN FROM ZONING MAPS AND
ONLINE LIBRARY.
NO ZONING REPORT PROVIDED FOR
THIS PLAT.

CURRENT ZONING INFORMATION
ZONING PER DEKALB COUNTY, GEORGIA
RESIDENTIAL MEDIUM LOT-75 DISTRICT
BUILDING SETBACK REQUIREMENTS:
FRONT - 35'
SIDE - 7.5' INTERIOR - 30' CORNER LOT
REAR - 40'
MINIMUM LOT AREA - 10,000 S.F.
LOT WIDTH AT STREET FRONTAGE - 75'
LOT WIDTH AT BUILDING LINE - 75'
MINIMUM LOT COVERAGE - 35%

THE OWNER OF THE PROPERTY IS RESPONSIBLE
FOR COMPLIANCE WITH THE CORPS OF
ENGINEERS' REQUIREMENTS REGARDING WETLANDS.

PROPOSED ZONING INFORMATION
PER DEKALB COUNTY, GEORGIA
ZONING M1-2 (MEDIUM DENSITY RESIDENTIAL DISTRICT)
BUILDING SETBACK REQUIREMENTS:
FRONT - MINIMUM 10', MAXIMUM 20'
INTERIOR SIDE - SUPERCEDED BY REQUIRED
TRANSITIONAL BUFFER
SIDE ON STREET - MINIMUM 10', MAXIMUM 20'
REAR - SUPERCEDED BY REQUIRED TRANSITIONAL BUFFER
MINIMUM UNIT SIZE - 1,000 SQ. FEET
MAXIMUM HEIGHT - 3 STORES - 45'
REQUIRED OPEN SPACE - 15%
MINIMUM LOT SIZE - 1,000 S.F.
MAXIMUM LOT COVERAGE - 85%

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-87,
THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED
BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED
BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HEREON.
SUCH APPROVALS OR APPROPRIATIONS SHOULD BE CONFIRMED WITH THE
APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER
OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT
THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR
PROPERTY PLATS IN GEORGIA AS SET FORTH IN THE RULES AND
REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A.
SECTION 15-6-87.

PROJECT DESCRIPTION:	SUBDIVISION PLAT FOR:
BEN LEININGER	
211 SOUTH HOWARD STREET, ATLANTA, GEORGIA	
PARCEL ID: # 15 179 06 042	DISTRICT: 15TH
COUNTY: DEKALB	SECTION:
LAND LOT: 179	

ADAM & LEE LAND PLATING	
5640 GA. HWY. 20 S.	
LOGANVILLE, GA. 30052 (770)554-8985	
www.adamandlee.com	FAX: (770)554-6184

SIGNATURE	JAMES A. JACOBS	DATE
PRINTED NAME	JAMES A. JACOBS	DATE
DATE OF PLAT PREPARATION	10/11/17	BY: DJM
DATE OF FIELD PLAT	10/26/17	BY: AMB
DEED:	PLAT 24289, PG. 523	
SCALE:	1" = 30'	
SHEET:	2 OF 3	
17279		

Comm. 346
Item No. 20141508 Date: 4/24/18
Clerk's Office
Cowan County Johnson

RECOMMENDED CONDITIONS
Z-18-21945

[Handwritten signature]
[Handwritten signature]
4/24/18

1. The subject property shall be developed for no more than six fee simple townhomes, in substantial compliance with the layout shown on the site plan titled "Subdivision Plat for Ben Leininger", prepared by Adam and Lee Plating, dated 4/5/18, subject to subdivision sketch plat review.
2. An evergreen landscape screen shall be planted along the west and south property lines, subject to approval by the County Arborist, to screen the proposed development from view by residents of adjoining properties. The required transitional buffer fence shall be installed with the fence's finished side facing outward. The fence shall be limited to 6 feet in height and otherwise conform to code.
3. An evergreen hedge not to exceed 3' in height shall be planted parallel to the sidewalks on the north and east sides, but access shall be preserved for pedestrians to access each unit from Memorial Drive. Adequate sight triangles must be provided at the corner.
4. The building shall be a maximum of 40 feet in height.
5. No second-story decks or balconies shall be allowed on the south sides of the units.
6. All exterior lighting shall be screened or shielded to minimize light spillage outside the development.
7. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.
8. The developer shall extend, to the driveway at 213 South Howard Street, the sidewalk that currently borders a portion of the South Howard Street frontage of the subject property.
9. The driveway, fence, and other common areas shall be maintained by the homeowner's association.
10. The applicant will consult with the County arborist who will approve appropriate trees and placement along the Howard and Memorial frontages. The arborist shall also approve the landscape screening for the west and southern sides.

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.


Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes _____ No X *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

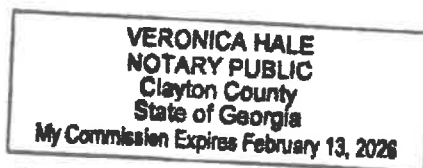
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.


Notary


Signature of Applicant /Date

Check one: Owner X Agent _____



Feb. 13, 2026
Expiration Date/ Seal

*Notary seal not needed if answer is "no".

Statement of Intent

The Applicant CM Capital, LLC, is seeking to modify the .427 acres of land located at; 211 South Howard Street, Atlanta Ga 30317 (the "Subject Property") The Applicant is seeking to Modify the Subject Property from MR-2 with conditions CZ 18 21945 (6 Units) to MR-2 with no conditions to allow for 2 more units to be added, for a total of 8 units. The new proposal is consistent with the Subject Property's original land use. The Subject Property is located in the Parkview Neighborhood.

SITE DATA SUMMARY	
Address:	211 South Howard St Atlanta Ga 30317
Total Property:	.427AC
ZONING CLASSIFICATION	
Existing Zoning:	MR-2 W/Conditions
Proposed Zoning:	MR-2 W/Out Conditions
Jurisdiction:	Dekalb County
MODIFICATION REQUEST	
Single Family Residential from 6 approved units to a Proposed 8	

This document is submitted both as a Statement of Intent and Impact Analysis with regard to
211 South Howard Street Atlanta Ga 30317

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

***This parcel does not contain historic buildings, sites, districts or archeological resources.**

G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

***The proposed site plan promotes new growth to the community. The property will have no burden on the existing street, transportation facilities or utilities. The addition of housing options will increase the amount of people in the school district, including children, but will not be enough to affect local schools.**

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources

***The proposed site plan will not have any negative environmental impacts, trees and green space will be added to help mitigate stormwater, enhance aesthetic beauty, provide wildlife habitat, and increase property value.**

Impact Analysis of the anticipated impact of the proposed use on the surrounding properties, in response to the standards and factors specified in Section 27-7.3.4. of the DeKalb County Zoning Ordinance.

Section 27-832. Standards and factors governing review of proposed amendments to official zoning maps. The following standards and factors are found to be relevant to the exercise of the County's zoning powers and shall govern the review of all proposed amendments to the official zoning maps:

A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

*The property is currently a single family home, that was already approved for 6 units, the modification is asking for 8 units using the same proposed area/footprint.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

*. The proposed site plan respects the adjacent development types. As noted on the plan, single family attached housing.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

* The current zoning designation is MR-2 w/Conditions CZ 18 21945. The previously approved site plan contemplated 6 residential units single family attached, The proposed site plan would be to allow 8 residential units single family attached. Making a more uniform product that will allow for similar density and an more manageable future HOA.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.

* The site plan modification will not adversely affect the existing uses. Adjacent uses include single family homes, which are being respected with similar development type on the parcel in question. Additionally, the usability of the surrounding properties will not be adversely affected..

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

*The previously approved site plan was slatted for 6 homes, we are only adding 2 more and decreasing the original square footage of the 6.

Street, Atlanta. The property has approximately 100 feet on the west side of South Howard Street and approximately 184 feet on the south side of Memorial Drive and contains 0.4 acre.

RECOMMENDATIONS:

COMMUNITY COUNCIL: (2/13/18) FULL CYCLE DEFERRAL. (12/13/17) FULL CYCLE DEFERRAL.

PLANNING COMMISSION: (3/6/18) APPROVAL WITH CONDITIONS. (1/9/18) FULL CYCLE DEFERRAL.

PLANNING STAFF: APPROVAL WITH CONDITIONS.

PLANNING STAFF ANALYSIS: The proposal is consistent with the intent of the Neighborhood Center character area which envisions housing of up to 24 units per acre. The street-facing orientation of the proposed townhomes is consistent with the following policy of the 2035 Comprehensive Plan: "Create pedestrian communities that focus on the relationship between the street, buildings, streetscaping, and people." (NC Policy No. 4) The proposed development would be located on a major thoroughfare, which is a suitable location for residential development of the proposed density and height. Moreover, it is supported by recent County approval of similar proposed townhome developments located on Memorial Drive within 500 feet of the subject property, including 1911-1921 Memorial Drive (CZ-17-21293), with a density of 20 units per acre, and the Moderns, with a density of approximately 15 units per acres. Because the full transitional buffer is not provided next to the west side and the rear property lines, staff recommends a landscape screen to buffer adjoining single-family residential properties. If conditioned as recommended by staff, the proposed development is expected to be suitable. Therefore, the Department of Planning and Sustainability recommends "Approval With Conditions".

PLANNING COMMISSION VOTE: (3/6/18) Approval with Conditions, 7-1-0. J. West moved and V. Moore seconded for approval as recommended and conditioned by Staff. T. Snipes opposed. **(1/9/18) Full Cycle Deferral, 7-1-0.** J. West moved, V. Moore seconded for approval as recommended and conditioned by Staff. T. Snipes opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (2/13/18) Full Cycle Deferral, 6-2-0, to allow applicant time to address concerns about water runoff and whether fire walls between residential units will be sufficient. **(12/13/17) Full Cycle Deferral, 10-0-0.** CC3 recommended full cycle deferral in accordance with the applicant's request.



DeKalb County Government

Manuel J. Matoof Center
1300 Commerce Drive
Decatur, Georgia 30030

Legislation Details (With Text)

File #: 2018-1508 **Version:** 2 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 12/28/2017 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 4/24/2018 **Final action:**
Title: COMMISSION DISTRICT(S): 3 & 6
D2. Z 18 21945 Benjamin Leininger
Indexes:
Attachments: 1. Staff Report and Application, 2. Recommended Conditions, 3. 2018 04.24 item 2018-1508 Comm. Johnson & Gannon.pdf

Date	Ver.	Action By	Action	Result
4/24/2018	2	Board of Commissioners	approved with conditions	Pass
3/27/2018	2	Board of Commissioners - Zoning Meeting	deferred 30 days	Pass
3/6/2018	2	Planning Commission	approved with conditions per staff recommendation	Pass
1/23/2018	2	Board of Commissioners - Zoning Meeting	deferred.	Pass
1/9/2018	2	Planning Commission	Full cycle deferral per staff recommendation	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 6
D2. Z 18 21945 Benjamin Leininger
PETITION NO: Z-18-21945

PROPOSED USE: New House

LOCATION: 211 South Howard Street, Atlanta

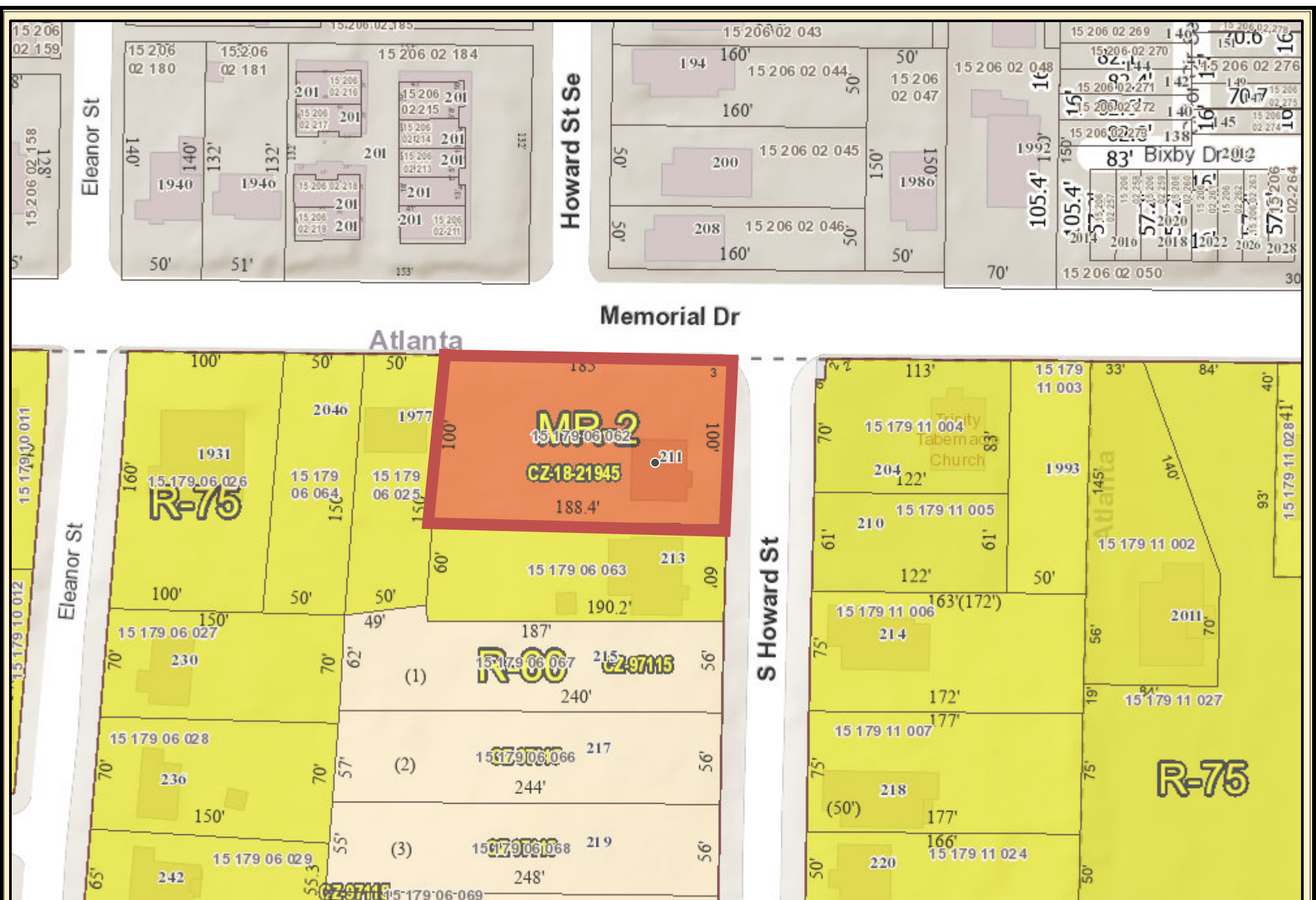
PARCEL NO.: 15-179-06-062

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To rezone property from R-75 (Single-Family Residential) to MR-2 (Medium-Density Residential - 2) to allow construction of six attached townhomes. (Revised from request to rezone property to the R-60 (Single-Family Residential) district to allow a lot split and construction of a single-family house on the resulting new lot.) The property is located at the southwest corner of South Howard Street and Memorial Drive, at 211 South Howard



211 S. Howard St. Zoning Map

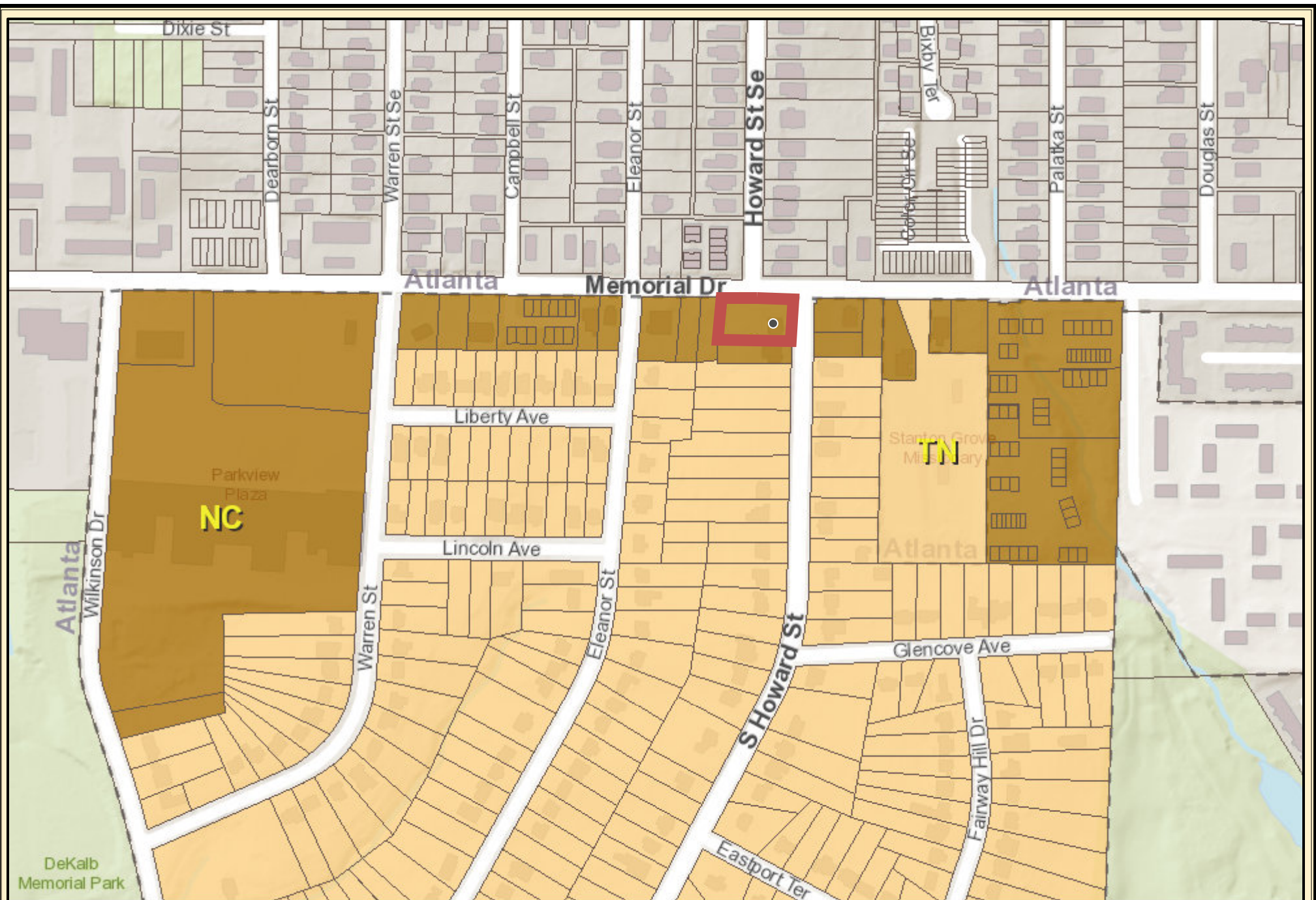
0 0.005 0.01 0.02 0.03 0.04 mi

Date Printed: 10/27/2022



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211 S. Howard St. FLU Map

0 0.0175 0.035 0.07 0.105 0.14
mi

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211 S. Howard St. Aerial Map

0 0.00225 0.0045 0.009 0.0135 0.018
mi

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