



DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond
Chief Executive Officer

Andrew Baker, AICP,
Director

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

BOA No. _____

Applicant and/or _____ Mildred Johnson Thompson as Executor of the Estate of Anne Roberta Jackson
Authorized Representative Johnson

Mailing Address: _____ 935 Haverhill Trail

City/State/Zip Code: _____ Lawrenceville, GA 30044

Email: _____ milanddt@comcast.net

Telephone Home: _____ 404-944-5200 Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: _____ Mildred Johnson Thompson as Executor of the Estate of Anne Roberta Jackson Johnson

Address (Mailing): _____ 935 Haverhill Trail, Lawrenceville, GA 30044

Email: _____ milanddt@comcast.net

Telephone Home: _____ 404-944-5200 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: _____ 2787 Hollywood Drive City: _____ Decatur State: _____ GA Zip: _____ 30033

District(s): _____ 18 Land Lot(s): _____ 63 Block: _____ B Parcel: _____ 18 06309 027

Zoning Classification: _____ Commission District & Super District: _____

CIRCLE TYPE OF HEARING REQUESTED:

- VARIANCE (From Development Standards causing undue hardship upon owners of property.)
- SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
- 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.

Mildred Johnson Thompson as Executor of the
Estate of Anne Roberta Jackson Johnson

DATE: 11/2/2022

Applicant: _____

Signature

DocuSigned by:

Mildred Johnson Thompson as Executor of the Estate of Anne Roberta Jackson Johnson

3EC20E7938C7464...

DATE: _____

Applicant: _____

Signature



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
ZoningBoard of Appeals for the requests as shown in this application.

DATE: _____

Applicant/Agent: _____
Signature

TO WHOM IT MAY CONCERN:

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

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

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Zoning Board of Appeals 2022-2023 Meeting and Filing Dates

Filing Deadline	Meeting Dates
1 st Thursday of Each month, except for holidays	1:00pm on 2nd Wednesday of each month via Zoom
Thursday, December 2, 2021	Wednesday, January 12, 2022
Thursday, January 6, 2022	Wednesday, February 9, 2022
Wednesday, February 2, 2022	Wednesday, March 9, 2022
Thursday, March 3, 2022	Wednesday, April 13, 2022
Thursday, April 7, 2022	Wednesday, May 11, 2022
Thursday, May 5, 2022	Wednesday, June 8, 2022
Thursday, June 2, 2022	Wednesday, July 13, 2022
Thursday, July 7, 2022	Wednesday, August 10, 2022
Thursday, August 4, 2022	Wednesday, September 14, 2022
Thursday, September 1, 2022	Wednesday, October 12, 2022
Thursday, October 6, 2022	Wednesday, November 9, 2022
Thursday, November 3, 2022	Wednesday, December 14, 2022
Friday, December 2, 2022	Wednesday, January 11, 2023

* All applicants must have a pre-application meeting- contact plansustain@dekalbcountyga.gov

*Incomplete applications will not be accepted

*Filing fees will not be returned after the legal advertisement has been sent

*Visit [our website](#) for current agenda and applications



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

1. Order of Submitted Materials:

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

2. Application Materials:

- a. **Submit one (1) digital copy of the completed application and materials to plansustain@dekalbcountyga.gov and hljohnson@dekalbcountyga.gov. DO NOT USE E-permitting services (Project Dox).**
- b. **One (1) hard copy of all materials is required along with the application fee. Contact the ZBA Senior Planner for delivery arrangements.**
- c. Applications must be submitted in complete, collated packets.
- d. All materials must be folded in stacks of 8½ x 11.

3. Surveys and site plans of the Subject Property:

- a. Must be stamped by a professional engineer or surveyor, registered in the State of Georgia.
- b. All plans and surveys must include the following information:
 1. Must show all property lines with dimensions.
 2. Must show the location of all existing and proposed buildings, structures, parking and setbacks (their relationship to the property boundaries).
 3. Must show any other features related to the request such as trees, fences, topography, streams, etc.
 4. Must be to-scale
 5. Must show lot area and lot coverage (impervious materials, including paving and structures).
 6. Larger and small scale plans (8½ x 11) are generally required.
 7. If property is not located in a platted subdivision, a legal description must be included.

4. Letter of Intent:

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

5. Authorization:

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

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



LETTER OF INTENT

Please address the following criteria as appropriate:

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

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

- A. Variances from the provisions or requirements of this chapter other than variances described in section 7.5.4 shall be authorized only upon making all of the following findings in writing:
 1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.
 2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.
 3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.
 4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.
 5. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.
- B. Appeals of decisions regarding building architectural design standards shall be evaluated using the same criteria as section 7.6.7(B).



- C. Appeals to the height standards, but not to add stories, shall be evaluated using the criteria as follows:
1. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.
 2. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.
 3. Adequacy of public services, public facilities, and utilities to serve the proposed use.
 4. Whether or not the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.
 5. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.
 6. Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

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

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

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



Section 21-27. Sign Variances.

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

- (1) Exceptional conditions pertaining to the property where the sign is to be located as a result of its size, shape, or topography, which are not applicable to other lands or structures in the area;
- (2) Granting the variance would not confer on the applicant any significant privileges which are denied to others similarly situated;
- (3) The exceptional circumstances are not the result of action by the applicant;
- (4) The requested variance is the minimum variance necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated;
- (5) Granting of the variance would not violate more than one (1) standard of this article; and
- (6) Granting the variance would not result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic.

(b) No variance shall be granted to the height of a sign or the aggregate area of signs permitted on a lot.

(c) No variance shall be granted which increases the size of a sign more than twenty (20) percent of that allowed by this chapter. (Ord. No. 13-03, Pt. I, 6-10-03)

7.5.3 Appeals of decisions of administrative officials.

- A. *General Power.* The zoning board of appeals shall have the power and duty to hear and decide appeals where it is alleged by the appellant that there is error in any final order, requirement, or decision made by an administrative official based on or made in the enforcement of this Zoning Ordinance or as otherwise authorized by local law or the Code of DeKalb County as Revised 1988. Administrative officials must make final decisions covered by this section within one hundred and eighty (180) days of receipt of all necessary information to make such decision. A failure to act prior to the passage of one hundred and eighty (180) days shall not be construed to be a final order, requirement or decision within the meaning of this division. If a decision is not made by the 181st day, the requested decision is deemed denied, and becomes appealable. All such appeals shall be heard and decided following the notice requirements of section 7.2.4, and pursuant to the following criteria and procedural requirements.
- B. *Appeals of decisions of administrative officials.* Appeals of decisions of administrative officials may be filed by (1) any person aggrieved by; (2) any elected member of the DeKalb County Governing Authority affected by; or (3) an owner of property within two hundred and fifty (250) feet of the nearest property line of the property that is the subject of any final order, requirement, or decision of an administrative official, based on or made in the enforcement of this Zoning Ordinance, or as otherwise authorized by local law or the



Code of DeKalb County as Revised 1988. by filing with the secretary of the zoning board of appeals an application for appeal, specifying the grounds thereof, within fifteen (15) days after the action was taken by the official that is the subject of the appeal.

- C. *Appeal stays all legal proceedings.* An appeal of a decision of an administrative official stays all legal proceedings in furtherance of the action or decision appealed from unless the official from whom the appeal is taken certifies to the zoning board of appeals, after notice of appeal has been filed, that by reason of facts stated in the certificate, a stay would, in that official's opinion, cause imminent peril to life or property. In such a case, legal proceedings shall be stayed only pursuant to a restraining order granted by a court of competent jurisdiction directed to the officer from whom the appeal is taken and on due cause shown.
- D. *Appeal stays land disturbance or construction activity in certain situations.* If the action or decision appealed from permits land disturbance or construction activity to commence or continue on residentially zoned property, the appeal stays the land disturbance or construction activity until the zoning board of appeals issues a decision on the appeal. Thereafter, land disturbance or construction activity in such cases shall only be stayed by an order from a court of competent jurisdiction. In all cases involving non-residentially zoned property, the appeal to the zoning board of appeals does not stay land disturbance or construction activity; such activity shall only be stayed by an order from a court of competent jurisdiction.
- E. Thereafter, in such situations land disturbance or construction activity shall only be stayed by an order granted by a court of competent jurisdiction.
- F. *Time of hearing.* The zoning board of appeals shall fix a reasonable time for the hearing of the appeal and give notice thereof pursuant to the requirements of section 7.2.4 as well as written notice to the appellant. Any party may appear at the hearing in person, by an agent, by an attorney, or by the submission of written documentation.
- G. *Decision of the zoning board of appeals.* Following the consideration of all testimony, documentary evidence, and matters of record, the zoning board of appeals shall make a determination on each appeal and shall issue a written decision explaining the reasons for its decision. The zoning board of appeals shall decide the appeal within a reasonable time, but in no event more than sixty (60) days from the date of the hearing. An appeal shall be sustained only upon an expressed finding by the zoning board of appeals that the administrative official's action was based on an erroneous finding of a material fact, erroneously applied the Zoning Ordinance to the facts, or that the administrative official acted in an arbitrary manner. In exercising its powers, the zoning board of appeals may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from, and to that end shall have all the powers of the administrative official from whom the appeal was taken and may issue or direct the issuance of a permit, provided all requirements imposed by any applicable laws are met.



7.5.4 Limitations of authority of the zoning board of appeals.

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

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



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

1. **Monthly Meetings.** The Zoning Board of Appeals meets once a month, on the second Tuesday of each month at 1:00 P.M. via Zoom.
2. **Application Submittals.** Submit one (1) digital copy of the completed application and materials to plansustain@dekalbcountyga.gov and hjohnson@dekalbcountyga.gov. DO NOT USE E-permitting services (Project Dox). One (1) hard copy of all materials is required along with the application fee. Contact the ZBA Senior Planner for delivery arrangements.
3. **Pre-application Meetings.** DeKalb County now mandates pre-application meetings. Please call (404) 371-2155 to discuss your application and set up an appointment to meet with the Senior Planner assigned to the Board of Appeals.
4. **Blue Public Hearing Signs.** Public notice signs to advertise the application and date and time of the public hearing are required to be posted along the property frontage by the DeKalb County Zoning Ordinance. **Signs are posted by staff. Signs must remain posted until final Board of Appeals action regarding the request. If application is deferred, please do not remove signs.**
5. **Staff Report.** Staff prepares reports and recommendations for each application. These recommendations are based on the attached criteria established by the DeKalb County Code. Final staff reports are available to the applicant and the public the Monday prior to the scheduled Board of Appeals meeting.
6. **Zoning Board of Appeals Actions.** The Board of Appeals is authorized to:
 1. Approve the application as submitted
 2. Approve a revised application
 3. Approve an application with conditions
 4. Deny an application (if an application is denied, no variance can be considered on the same site within 24 months)
 5. Allow an application to be "Withdrawn without Prejudice" at the request of the applicant.
7. **Public Hearing portion of Meeting.** Applicants and others in favor of an application are given a total of five (5) minutes to present to the Board. Anyone speaking in opposition also has a total of five (5) minutes to address the application.
8. **Applicant and/or Representative must be Present.** Applicants or their representative must be present at the public hearing to present the request to the Zoning Board of Appeals.
9. **Executive Session.** After the public hearing, the Board of Appeals will close the public hearing, go into executive session for discussion, and will then take an action on an application. Applicants are not allowed to address the Board of Appeals during Executive Session unless they are asked questions by members of the Board of Appeals.



10. **Revisions or amendments.** An application must be submitted in writing and must be received ten (10) days before the scheduled meeting to be addressed in the staff report.
11. **Compliance with standards upon denial.** In such case that a variance request is initiated due to an existing code violation and such application is denied, the violation shall be required to be brought into compliance within thirty (30) days of such denial or as specified by the board if a greater time period is approved.
12. **Successive applications.** Section 27-920 of the DeKalb County Zoning Ordinance states: An application for a variance or special exception affecting all or a portion of the same property which was denied by the Zoning Board of Appeals shall not be submitted more than once every twenty-four (24) months measured from the date of final decision by the zoning board of appeals. The Zoning Board of Appeals may waive or reduce this twenty-four-month time interval by resolution provided that if the application for a variance or special exception was denied by the Zoning Board of Appeals, the time interval between the date of said denial and any subsequent application or amendment affecting the same property shall be no less than six (6) months.
13. **Appeals of Decisions.** Any person aggrieved by a final decision of the board, or any officer, department, board or agency affected by such decision, may seek review of such decision by petitioning the Superior Court of DeKalb County. Such petition shall be filed within 30 days after the final decision of the board is rendered.

**LETTER OF INTENT FOR
2787 HOLLYWOOD DRIVE**

My name is Mildred Johnson Thompson and I am the executor of the estate for my deceased mother, Anne Roberta Jackson Johnson.

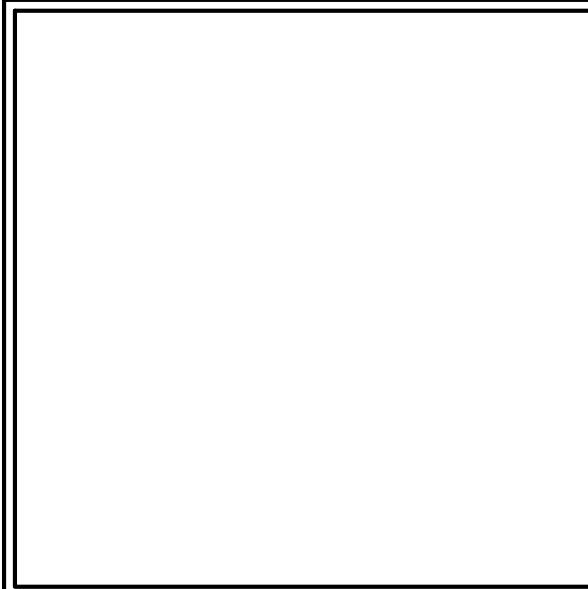
The purpose of our request is to revert all properties that were combined into the 2787 Hollywood Drive address back to their original addresses by assigning a separate tax ID to each of the four properties (3 lots on Arborcrest and the home located at 2787 Hollywood Drive).

Currently, the home & acreage is for sale and it is likely that more Buyers will have interest in the purchase of the individual parcels as opposed to the homestead and the acreage as one larger parcel.

In order for us to sell them individually, we need individual parcel identification numbers.

This is the sole purpose for our request to you.

Thank you for your consideration.



SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 125,769 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF JAMES R. JOHNSON AND ANNE J. JOHNSON DEED BOOK 11114 PAGE 306-307 DEKALB COUNTY, GEORGIA RECORDS (LOT 4-A AND LOT 7)
2. WARRANTY DEED IN FAVOR OF JAMES R. JOHNSON AND ANNE J. JOHNSON DEED BOOK 12307 PAGE 705-706 DEKALB COUNTY, GEORGIA RECORDS (LOT 5)

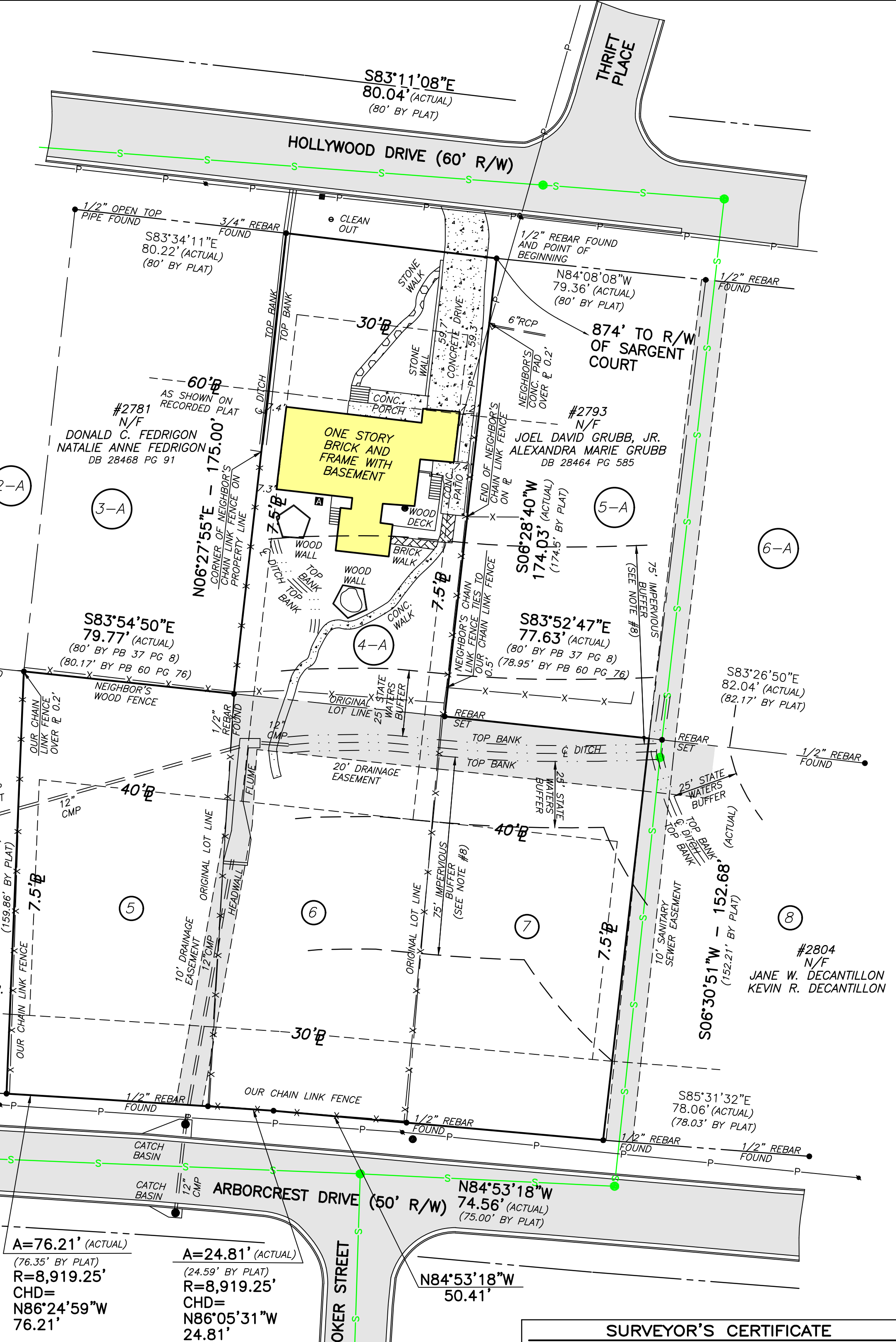
LEGEND

B	DENOTES BUILDING LINE
R/W	DENOTES PROPERTY LINE
X	DENOTES RIGHT-OF-WAY
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
P	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
FO	DENOTES FIBER OPTIC
A/C	DENOTES AIR CONDITION
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
JB	DENOTES JUNCTION BOX
S	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT

NO.	REVISIONS	DATE
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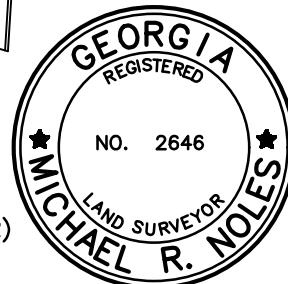


McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752



THIS PROPERTY SUBJECT TO THE FOLLOWING

1. CURRENT ZONING R-75 PER DEKALB COUNTY, GEORGIA
MINIMUM LOT AREA= 10,000 SQ. FT.
MINIMUM LOT WIDTH, STREET FRONTAGE= 75 FEET
MINIMUM LOT WIDTH AT BUILDING LINE= 75 FEET
MAXIMUM LOT COVERAGE= 35%
MINIMUM FRONT BUILDING SETBACK= 30 FEET (FRONT COLLECTOR)
MINIMUM SIDE BUILDING SETBACK= 7.5 FEET
MINIMUM REAR BUILDING SETBACK= 40 FEET
MINIMUM HEATED LIVING AREA= 1,600 SQ. FT.
MAXIMUM BUILDING HEIGHT= 35 FEET
MINIMUM OPEN SPACE= 20%
MUST BE VERIFIED BY DEKALB COUNTY BEFORE CONSTRUCTION.



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

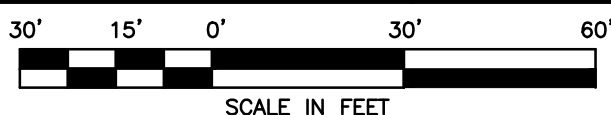
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles Georgia RLS No. 2646 10-12-22

SURVEY FOR
MILDRED J. THOMPSON

2787 HOLLYWOOD DRIVE
DECATUR, GEORGIA

TOTAL AREA= 1.146± ACRES
OR 49,932± SQ. FT.



SCALE IN FEET

LOT 4-A
LOLA WAGES SARGENT
LOTS 5, 6 AND 7, BLOCK "B"
WASHINGTON SUBDIVISION
UNIT #1

LAND LOT 63
18TH DISTRICT
DEKALB COUNTY, GEORGIA
PLAT PREPARED: 10-12-22
FIELD: 10-8-22 SCALE: 1"=30'

JOB#259718

PB
PG

IN THE PROBATE COURT OF DEKALB COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

ANNE ROBERTA JACKSON JOHNSON,
DECEASED

ESTATE NO. 2021-2202

LETTERS TESTAMENTARY
[Relieved of Filing Returns]

At a regular term of Probate Court, the Last Will and Testament dated **February 27, 2019** of the above-named Decedent, who was domiciled in this County at the time of his or her death or was domiciled in another state but owned property in this County at the time of his or her death, was legally proven in Solemn Form to be the Decedent's Will and was admitted to record by order, and it was further ordered that **MILDRED JOHNSON THOMPSON** named as Executor in said Will, be allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executor.

THEREFORE, the Executor, having taken the oath of office and complied with all necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all powers of Executor under the Will of said Decedent, according to the Decedent's Will and the law.

Given under my hand and official seal, the 3rd of November, 2021.

Bedelia C Hargrove

Judge of the Probate Court

NOTE: The following must be signed if the
Judge does not sign the original of
this document:

Issued by:

Tiffany Hubbert
Tiffany Hubbert, Clerk of the Probate Court

COUNTY OF DEKALB
STATE OF GEORGIA
[Seal]
As Clerk of the Probate Court of DeKalb County, Ga., I do hereby certify that I have compared the foregoing copy with the original record thereof, now remaining in this office. This document consists of _____ pages and is hereby certified to be a true copy of the original document on file in the Probate Court of DeKalb County, Ga. The Probate Court is a Court of Record.
In testimony whereof, I have hereunto set my hand and affixed the seal of said court this _____ day of _____ 20____.

Clerk, Probate Court
DeKalb County, Ga.

CERTIFICATE OF COPY
STATE OF GEORGIA
COUNTY OF DEKALB

As Clerk of the Probate Court of DeKalb County, Ga., I do hereby certify that I have compared the foregoing copy with the original record thereof, now remaining in this office. This document consists of 1 pages is hereby certified to be a true copy of the original document on file in the Probate Court at DeKalb County, Ga. The Probate Court is a Court of Record.

In testimony whereof, I have hereunto set my hand and affixed the seal of said court this the 4th day of Nov 20 21


Clerk, Probate Court
DeKalb County, Ga.

SARGEN

Lot 4A
Sargent H

HOLLYWOOD DR. (607)

510

SARGENT HILL
S/D

PB 76
60/76

[illegible]

NOTE 10 D.C. between all lots and

along perimeter boundary lines of subdivision except where shown otherwise.

THIS PAY HAS BEEN SUBMITTED TO AND CONFIRMED BY THE PLANNING COMMISSION OF DEKALB COUNTY, GEORGIA AND IS APPROVED BY SUCH COMMISSION. DATED THIS 15th DAY OF DECEMBER, 1978.

THE COMMISSION OF DEKALB COUNTY, GEORGIA

BY: Edgar S. G. Gable CHAIRMAN

BY: May, H. B. Gable SECRETARY

THIS PAY HAS BEEN SUBMITTED TO AND CONFIRMED BY THE CHIEF, BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA AND IS APPROVED BY SUCH COMMISSION. DATED THIS 15th DAY OF DECEMBER, 1978.

BY: Edgar S. G. Gable CHAIRMAN

BY: May, H. B. Gable SECRETARY

DEKALB COUNTY, GEORGIA

CERTIFICATE FOR APPROVAL
 OF *Patrol Unit* 11-17-72
 CHIEF OF POLICE *W. Lee J.*
 CITY OF *San Jose*
 COUNTY OF *San Jose*
 COMMENCED *12-1-72*
 CITY CLERK *James P. Jones* 12/2/72
 DIRECTOR, ROAD & BUILDINGS

PLATE 25. NINTY-FIVE

Approximate measurements of the various bones shown here are: humerus, 10.5 cm; radius, 10.5 cm; ulna, 10.5 cm; scapula, 10.5 cm; clavicle, 10.5 cm; sternum, 10.5 cm; vertebrae, 10.5 cm; pelvis, 10.5 cm; femur, 10.5 cm; tibia, 10.5 cm; fibula, 10.5 cm; tarsals, 10.5 cm; metatarsals, 10.5 cm; phalanges, 10.5 cm.

Continuation of Study and Research
British Country Club



[Signature]
L. E. IMA

PLAT FOR
BROWN & COMPANY

WASHINGTON SUBDIVISION
UNIT #1

LAND LOT 63

18TH DISTRICT

scale: 1" = 50'

NORTHWELL & ASSOCIATE
ATLANTA

REV. 1/1/72 (43)

1109' to SARGENT CT.

794 to
SARGENT
COURT.

THRIFT
PLACE.

ABANDONED "OLD STREET (EASEMENT) (4)
194.25

Mr. Spence
Esq.

178-
125-
w/o

178-

96

3-A

175

4-A

5-A

174

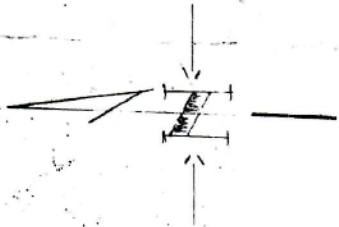
Additional Lots to

SARGENT HILLS

LAID LOT-63-18th DIST,
DEKALB COUNTY GA.

Scale 1" = 50' - July 1958

36 James Street





Jeanette Rozier
Clerk of Superior Court DeKalb Cty. Ga.
I HAVE TO SIGN THE DEED FOR YOU TO SIGN IT AND THE DEED IS NOT A DEED

ROBERT C. FIELD
Attorney at Law
437 E. Ponce de Leon Avenue
Decatur, Georgia 30030

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF GEORGIA
COUNTY OF DEKALB

THIS DEED made by and between JAMES R. JOHNSON, GRANTOR and JAMES R. JOHNSON and ANNE J. JOHNSON, GRANTEES, WITNESSETH: that the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and OTHER VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantees, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor,

ALL THAT TRACT or parcel of land lying and being in Land Lot 63 of the 18th District of DeKalb County, Georgia and being Lot No. 4-A of Sargent Hills Addition, according to plat of same recorded in Plat Book 28, Page 50, DeKalb County, Georgia Records and being more particularly described as follows:

BEGINNING at a point on the southern side of Hollywood Drive, 874 feet westerly, as measured along the southern side of Hollywood Drive, from the southwest corner of the intersection of Hollywood Drive and Sargent Court; thence running westerly 80 feet along the southerly side of Hollywood Drive; thence southerly along a line forming an interior angle of 90 degrees with the preceding course, a distance of 175 feet; thence running east 80 feet; thence running north 174.5 feet to the southerly side of Hollywood Drive at the Point of Beginning. The above described property is described in accordance with Plat entitled "Property of James R. Johnson" by C. S. Mercer, Jr., Surveyor, dated March

3, 1961.

ALSO:

ALL THAT TRACT or parcel of land lying and being in Land Lot 63 of the 18th District of Dekalb County, Georgia being Lot 7, Block B, Washington Subdivision, Unit 1, as per plat recorded in Plat Book 60, Page 76, Dekalb County, Georgia Records, which description is incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID Grantor does WARRANT and forever defend the right and title to the above described property, unto the said Grantees, as hereinabove provided, against the claims of all persons whomsoever.

Wherever there is a reference herein to the Grantor or the Grantee the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto:

In Witness Whereof, the Grantor has hereunto set his hand and affixed his seal this 17th day of December, 1999.
Signed, sealed and delivered in the presence of:

Witness

(JAMES R. JOHNSON)

(SEAL)

Notary Public



Deed Book 11114 Pg 307


Jeanette Rozier
Clerk of Superior Court Dekalb Cty. Ga.
I HAVE ON THIS DAY READ AND HAVE IT READ IN DEED BOOK 11114 PAGE 307

M. Randall Scott, P.C.
P.O. Box 420
Carnesville, GA 30521

2009096830

DEED BOOK

21428 Pg 718



Filed and Recorded:

5/12/2009 2:55:30 PM

Linda Carter

Clerk of Superior Court
DeKalb County, Georgia

AFFIDAVIT

Georgia Intangible Tax Paid \$0.00
Real Estate Transfer Tax \$0.00

STATE OF GEORGIA
COUNTY OF DEKALB

IN RE: Warranty Deeds recorded in Deed Book 12307, Pages 705-706 and Deed Book 4047, Page 497, and Deed Book 11114, Pages 306-307 all located in Land Lot 63, 18th District, DeKalb County, Georgia.

Personally appeared before me, the undersigned officer duly authorized to administer oaths, ANNE J. JOHNSON, who first being duly sworn, deposes and says that she is the wife of JAMES R. JOHNSON, joint tenant with right of survivorship, in the above referenced Warranty Deed.

Deponent says further that the said JAMES R. JOHNSON died a resident of DeKalb County, Georgia on February 14, 2009 and a certified copy of his Death Certificate is attached hereto and made a part hereof.

This Affidavit is filed to record the fact of the death of JAMES R. JOHNSON and the passing of title to the real estate described in Warranty Deeds recorded in Deed Book 12307, Pages 705-706, Deed Book 4047, Page 497, and Deed Book 11114, Pages 306-307, DeKalb County Records to Affiant.

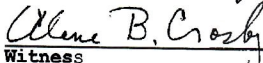
This 12th day of May, 2009


ANNE J. JOHNSON

Sworn to and subscribed
before me this 12 day
of May, 2009.


Notary Public

M. Randall Scott
Notary Public
Franklin County, Georgia
My Commission Expires 02/19/2012


Witness



Linda Carter

Linda Carter
Clerk of Superior Court Dekalb Cty. Ga.
I HEREBY DO CERTIFY THAT THIS DEED WAS FILED IN DEED BOOK 12307 PAGE 705 JULY 23, 2001.

ROBERT C. FIELD
Attorney at Law
437 E. Ponce de Leon Avenue
Decatur, Georgia 30030

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF GEORGIA
COUNTY OF DEKALB

THIS DEED made by and between MIKE OLSON, GRANTOR
and JAMES R. JOHNSON and ANNE J. JOHNSON, GRANTEES,

WITNESSETH: that the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and OTHER VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantees, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor,

ALL THAT TRACT or parcel of land lying and being in Land Lot 63 of the 18th District of Dekalb County, Georgia being Lot 5, Block B, Washington Subdivision, Unit 1, as per plat recorded in Plat Book 60, Page 76, Dekalb County, Georgia Records, which description is incorporated herein by reference. Being all of the property acquired by Grantor by Executor's Deed recorded in Deed Book 11559, Page 565, Dekalb County, Georgia Records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID Grantor does WARRANT and forever defend the right and title to the above described property, unto the said Grantees, as hereinabove provided, against the claims of all persons whomsoever.

Wherever there is a reference herein to the Grantor or the Grantee the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include nd bind the heirs, executors, administrators, successors and assigns of the parties hereto:

In Witness Whereof, the Grantor has hereunto set his hand and affixed his seal this 18th day of July, 2001.
Signed, sealed and delivered in the presence of:

[Signature]
Witness

Mike Olson
(MIKE OLSON)

(SEAL)

[Signature]
Notary Public



Deed Book 12307 Pg 706

Linda Carter

Linda Carter
Clerk of Superior Court DeKalb Cty, Ga.
I HEREBY SET THIS AND HAVE READ THIS IN COURT IN PRESENCE OF THREE (3) JUDGES AND HAVE I HEREBY

M. Randall Scott, P.C.
P.O. Box 420
Carnesville, GA 30521

2009096830 DEED BOOK 21428 Pg 718



AFFIDAVIT

Georgia Intangible Tax Paid \$0.00
Real Estate Transfer Tax \$0.00

Filed and Recorded:
5/12/2009 2:55:30 PM
Linda Carter
Clerk of Superior Court
DeKalb County, Georgia

STATE OF GEORGIA
COUNTY OF DEKALB

IN RE: Warranty Deeds recorded in Deed Book 12307, Pages 705-706 and Deed Book 4047, Page 497, and Deed Book 11114, Pages 306-307 all located in Land Lot 63, 18th District, DeKalb County, Georgia.

Personally appeared before me, the undersigned officer duly authorized to administer oaths, ANNE J. JOHNSON, who first being duly sworn, deposes and says that she is the wife of JAMES R. JOHNSON, joint tenant with right of survivorship, in the above referenced Warranty Deed.

Deponent says further that the said JAMES R. JOHNSON died a resident of DeKalb County, Georgia on February 14, 2009 and a certified copy of his Death Certificate is attached hereto and made a part hereof.

This Affidavit is filed to record the fact of the death of JAMES R. JOHNSON and the passing of title to the real estate described in Warranty Deeds recorded in Deed Book 12307, Pages 705-706, Deed Book 4047, Page 497, and Deed Book 11114, Pages 306-307, DeKalb County Records to Affiant.

This 12th day of May, 2009


ANNE J. JOHNSON

Sworn to and subscribed
before me this 12 day
of May, 2009.


Notary Public

M. Randall Scott
Notary Public
Franklin County, Georgia
My Commission Expires 02/18/2012


Witness





STATE OF GEORGIA,

DEKALB

County.

THIS INDENTURE, made this 24 day of May

in the year of our Lord One Thousand Nine Hundred and Seventy Nine

Between J. CORBETT PEEK, JR.

of the State of Georgia and County of DeKalb of the first part
 and JAMES R. JOHNSON and ANNE J. JOHNSON, As Joint Tenants w/Right of
 Survivorship and not as Tenant in Common
 of the State of Georgia and County of DeKalb of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of
 Ten Dollars and other valuable consideration (\$10.00) DOLLARS

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has
 granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said
 parties of the second part, their heirs and assigns, all that tract and parcel of land

lying and being in Land Lot 63 of the 18th District of DeKalb County, Georgia,
 being Lot 6, Block B, of Washington Subdivision, Unit I, as per plat
 recorded in Plat Book 60, Page 76, DeKalb County Records, and being
 more particularly described as follows:

BEGINNING at a point on the northwest side of Arborcrest Drive 455.11
 feet from where said right of way intersects the center line of Old
 First Avenue (abandoned); running thence northerly along the boundary
 of Lot 5, 156.21 feet to a pin; running thence easterly 78.68 feet to
 a pin; running thence southerly along the boundary of Lot 7, 154.11
 feet to said right of way; running thence westerly along the northwest
 side of Arborcrest Drive, 75.00 feet to the point of beginning.

FILED & RECORDED
 DEKALB CO. GA.

MAY 25 9 19 AM '79

Chandler Bridges
 Clerk, Superior Court

DeKalb County, Georgia
 Real Estate Transfer Tax
 Paid \$ 2.00
 Date 5-25-79
 CHANDLER BRIDGES
 Clerk, Superior Court
 By: Susan S. Fowler
 Deputy Clerk

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appur-
 tenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof
 of them the said parties of the second part, their heirs and assigns forever, IN FEE SIMPLE.

And the said party of the first part, for his heirs, executors and administrators
 will warrant and forever defend the right and title to the above described property unto the said parties of the
 second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, That the said party of the first part has hereunto set his hand
 and affixed his seal, the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]
 J. CORBETT PEEK, JR.
 Notary Public, Georgia State of Large
 My Commission Expires April 20, 1981

[Signature]
 J. CORBETT PEEK, JR. (Seal)
 (Seal)
 (Seal)
 (Seal)
 (Seal)

M. Randall Scott, P.C.
P.O. Box 420
Carnesville, GA 30521

2009096830 DEED BOOK 21428 Pg 718



Filed and Recorded:

5/12/2009 2:55:30 PM

Linda Carter

Clerk of Superior Court
DeKalb County, Georgia

Georgia Intangible Tax Paid \$0.00
Real Estate Transfer Tax \$0.00

AFFIDAVIT

STATE OF GEORGIA
COUNTY OF DEKALB

IN RE: Warranty Deeds recorded in Deed Book 12307, Pages 705-706 and Deed Book 4047, Page 497, and Deed Book 11114, Pages 306-307 all located in Land Lot 63, 18th District, DeKalb County, Georgia.

Personally appeared before me, the undersigned officer duly authorized to administer oaths, ANNE J. JOHNSON, who first being duly sworn, deposes and says that she is the wife of JAMES R. JOHNSON, joint tenant with right of survivorship, in the above referenced Warranty Deed.

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This 12th day of May, 2009

Anne J. Johnson
ANNE J. JOHNSON

Sworn to and subscribed
before me this 12 day
of May, 2009.

M. Randall Scott
Notary Public

Ulene B. Crosby
Witness

M. Randall Scott
Notary Public
Franklin County, Georgia
My Commission Expires 02/19/2012

