

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:** Two-Cycle Deferral.

**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 March 2023 zoning agenda to allow for further consideration and refinement of this proposal”.

**PLANNING COMMISSION VOTE: 2-Cycle Deferral 8-0-0.** Jana Johnson moved, Vivian Moore seconded for a 2-cycle deferral to the March 2023 zoning agenda, per Staff recommendation.

**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](http://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.

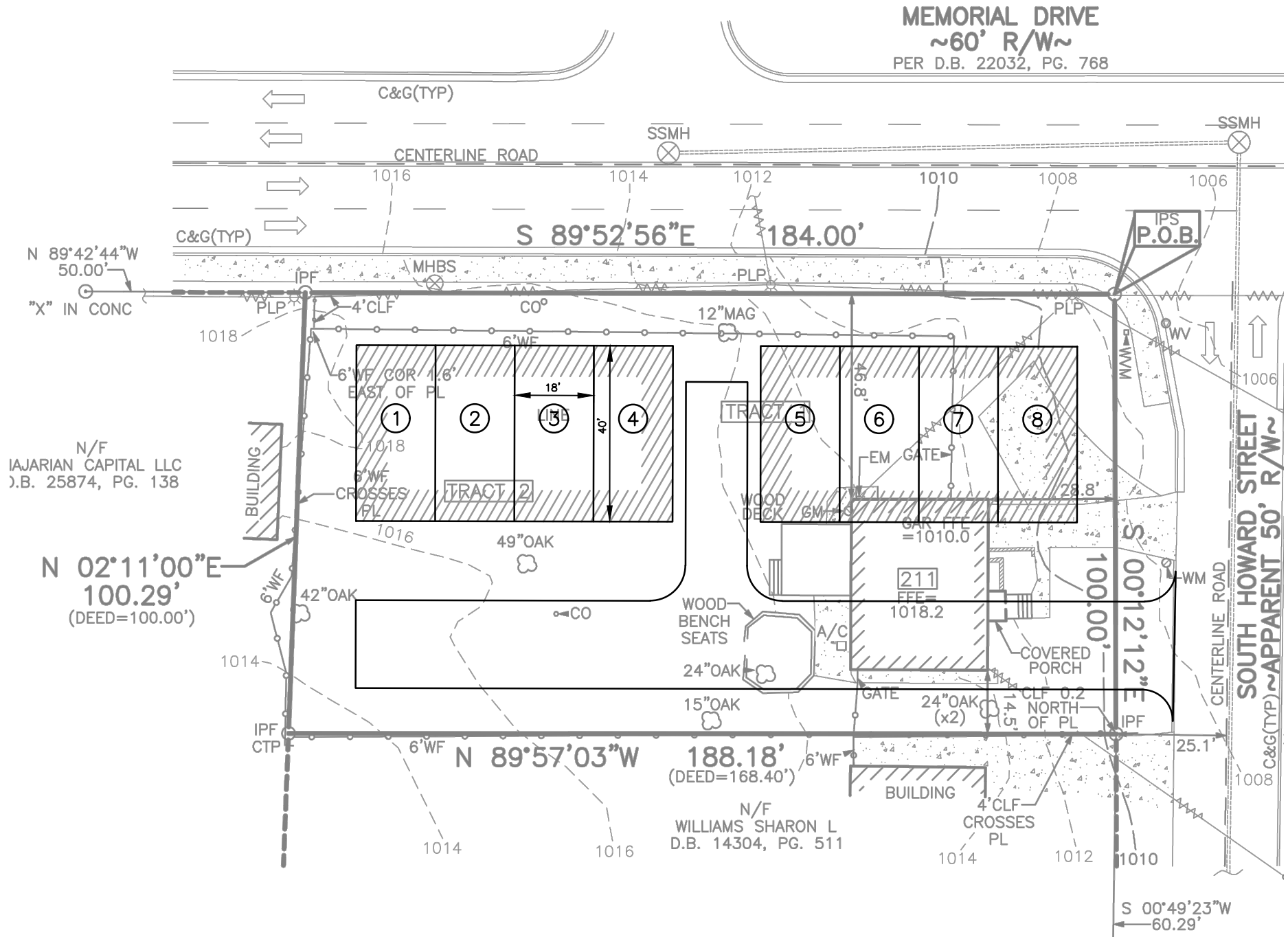
The Board of Commissioners approved (with conditions) a rezoning of the subject property from R-75 (Residential Medium Lot-75) to MR-2 (Medium Density Residential-2) in 2018 (CZ-18-21945) for the development of no more than six (6) single-family, attached (townhome) units. The applicant proposes a major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

# EXISTING CONDITIONS SURVEY





**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](mailto:mmalexander@dekalbcountyga.gov) AND/OR LASONDRA HILL  
[lahill@dekalbcountyga.gov](mailto: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](http://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.

<b>Current Condition of Schools</b>	<b>McNair Discovery Learning Acad</b>	<b>McNair Middle School</b>	<b>McNair High School</b>	<b>Other DCSD Schools</b>	<b>Private Schools</b>	<b>Total</b>
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%			
<b>New students from development</b>	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%

<b>Yield Rates</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
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
<b>Total</b>	<b>0.0940</b>	<b>0.0570</b>	<b>0.0070</b>	<b>0.1579</b>

<b>Student Calculations</b>				
<b>Proposed Units</b>	8			
<b>Unit Type</b>	TH			
<b>Cluster</b>	McNair High School			

<b>Units x Yield</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
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
<b>Total</b>	<b>0.75</b>	<b>0.45</b>	<b>0.06</b>	<b>1.26</b>

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



## 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](mailto:MSPANN@DEKALBCOUNTYGA.GOV) OR JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto: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) 6/7<sup>TH</sup> 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](mailto: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:

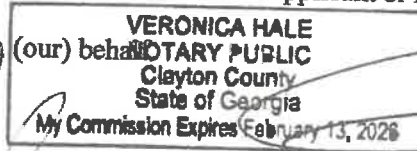
(I), (WE), Chad Mercer  
Name of Owner(s)

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 15<sup>TH</sup> 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**

[illegible]

MAGNETIC



THREE WORKING DAYS BEFORE YOU DIG

**TOTAL AREA  
0.427 ACRES  
18,629 SQ. FEET**

ELEVATIONS BASED ON DENVER COUNTY  
MONUMENT DGO134 ELEVATION=1021.53

**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 3 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP OR PLAN 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 118,353 FEET.

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

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONTAINED 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 AGENTS HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR ACCURACY 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 PLAY 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.

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.

ZONED PER DEKALB COUNTY, GEORGIA  
ZONING 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  
MUNICODE.COM ONLINE LIBRARY.  
NO ZONING REPORT PROVIDED FOR  
THIS PLAT.

PRINTED NAME

08/22/18  
DATE

**BEN LEININGER**

211 SOUTH HOWARD STREET, ATLANTA, GEORGIA

PAGE 2.D. 12 178 04 042  
COUNTY DEKALE

CONTRACT: 8574

**ADAM & LEE LAND PLATING**

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

[www.edmandice.com](http://www.edmandice.com)

FAI=(770)684-8184

DATE OF PLAT PREPARATION  
10/31/17 BY DWJ  
DATE OF FIELD PLAT  
10/26/17 BY: AMB  
DEED  
PLAT: 24509 PG 823  
SCALE: 1"=50'  
SHEET # 1 OF 3  
1727B

17278

# PROPOSED SUBDIVISION

SCALE: 1" = 30'



**OWNER INFORMATION**  
LEININGER BENJAMIN WEST  
211 S. HOWARD ST.  
ATLANTA, GEORGIA 30317  
404-456-7585

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
- PPS 1/2" REBAR W/ CAP
- LS LANDSCAPE STRIP
- PLP POWER LIGHT POLE
- WHBS WOODS BELL SOUTH
- 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
- WVM 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**

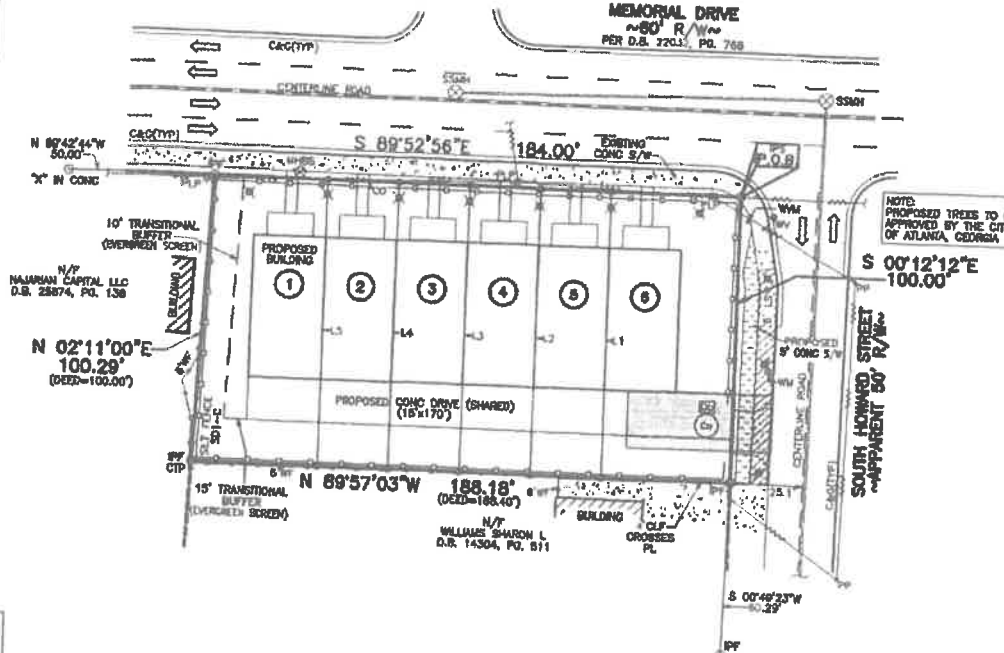
FOR OFFICIAL USE ONLY

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'  
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  
ZONING M-2 (MEDIUM DENSITY RESIDENTIAL 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 M-2 (MEDIUM DENSITY RESIDENTIAL DISTRICT)  
BUILDING SETBACK REQUIREMENTS:  
FRONT - MINIMUM 10', MAXIMUM 20'  
INTERIOR SIDE - SUPERSEDED BY REQUIRED  
TRANSITIONAL BUFFER  
SIDE ON STREET - MINIMUM 10', MAXIMUM 20'  
REAR - SUPERSEDED 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%

PROJECT DESCRIPTION

SUBDIVISION PLAT FOR:

**BEN LEININGER**

211 SOUTH HOWARD STREET, ATLANTA, GEORGIA

PARCEL ID: 15 179 06 042  
COUNTY: DEKALB  
LAND LOT: 179

DISTRICT: 15TH  
SECTION:

**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  
PRINTED NAME

04/05/18  
DATE



DATE OF PLAT PREPARATION  
10/11/17 BY: DJM  
DATE OF FIELD PLAT  
10/26/17 BY: AMB  
DEED:  
PLAT 54289, 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:

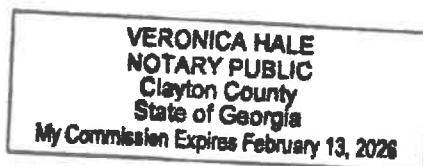
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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.

<b>SITE DATA SUMMARY</b>	
Address:	211 South Howard St Atlanta Ga 30317
Total Property:	.427AC
<b>ZONING CLASSIFICATION</b>	
Existing Zoning:	MR-2 W/Conditions
Proposed Zoning:	MR-2 W/Out Conditions
Jurisdiction:	Dekalb County
<b>MODIFICATION REQUEST</b>	
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

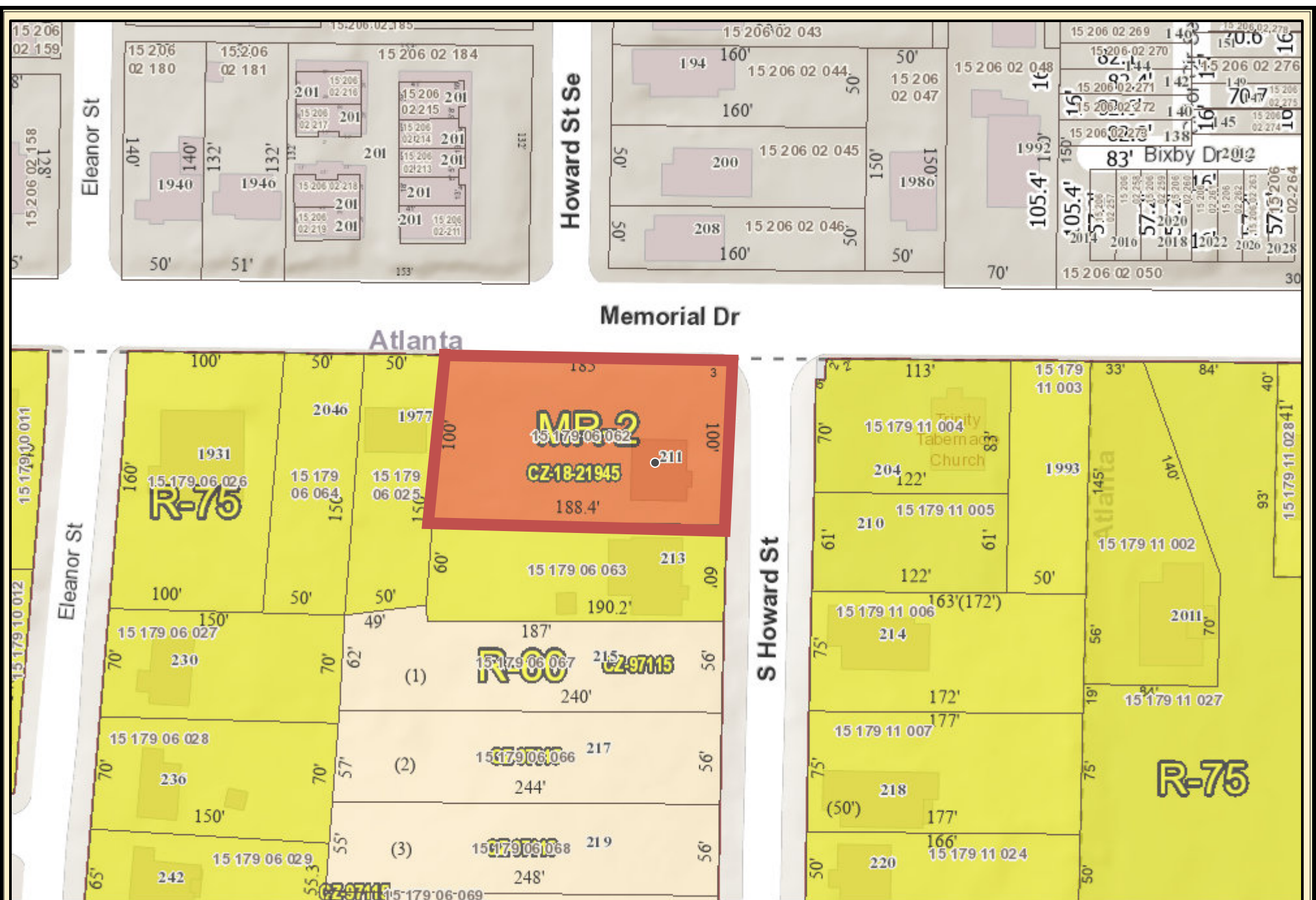
**PARCEL NO.:** 15-179-06-062

**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

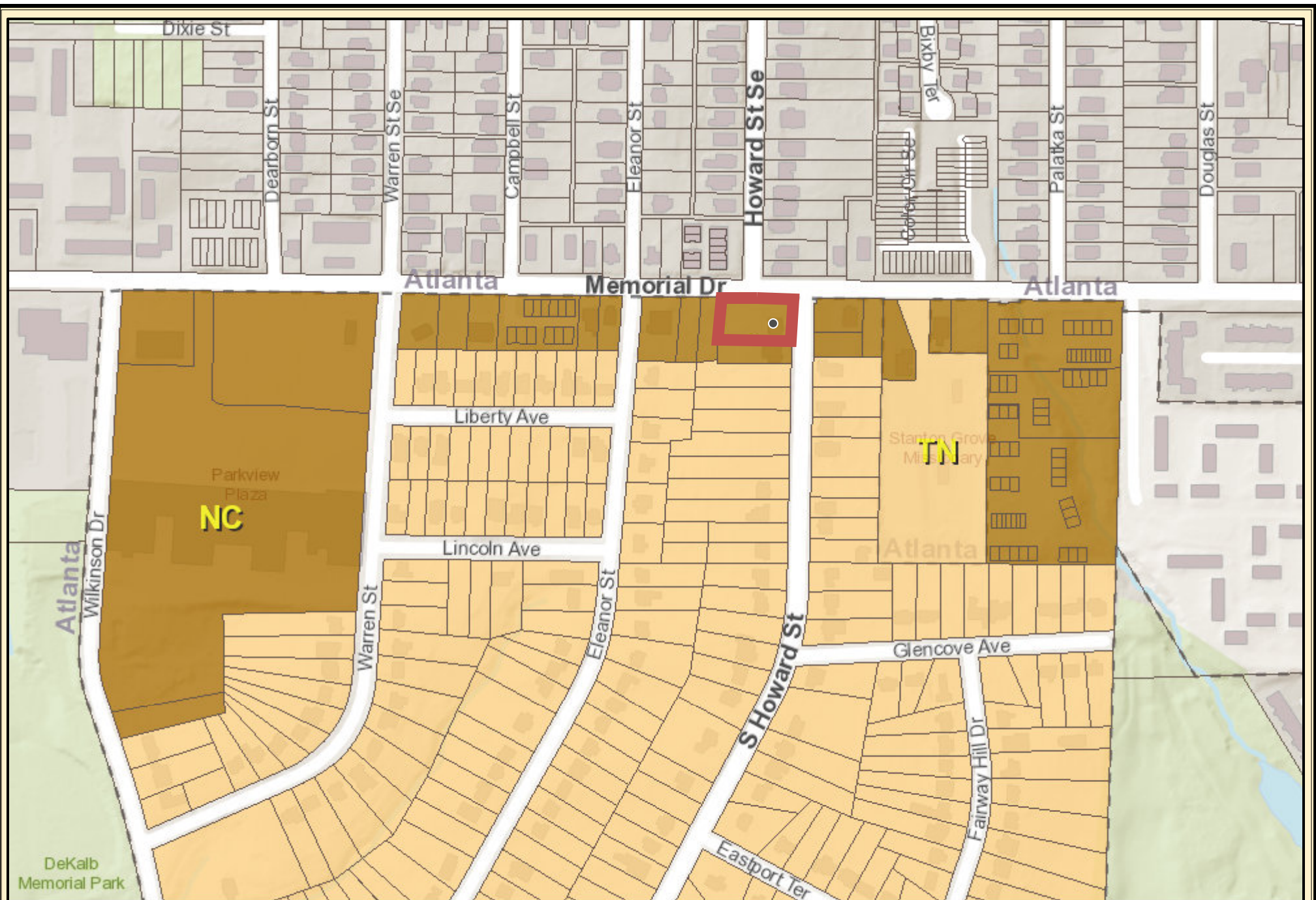
Date Printed: 10/27/2022



### DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.





## 211 S. Howard St. FLU Map

0 0.0175 0.035 0.07 0.105 0.14  
mi

Date Printed: 10/27/2022



### DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.





## 211 S. Howard St. Aerial Map

0 0.00225 0.0045 0.009 0.0135 0.018  
mi

Date Printed: 10/27/2022



### DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.