

DEPARTMENT OF PLANNING & SUSTAINABILITY

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**Rezoning Application to Amend the Official Zoning Map of DeKalb  
County, Georgia**

Date Received: \_\_\_\_\_ Application No: \_\_\_\_\_

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Applicant Name: Atlanta Sanaton Association, Inc. c/o Battle Law, P.C.

Applicant E-Mail Address: mlb@battlelawpc.com

Applicant Mailing Address: 3562 Habersham at Northlake, Tucker, GA 30084

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Applicant Daytime Phone: 404.601.7616 Fax: 404.745.0045

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Owner Name: Sagor Chakravarty, Sangita Malakar  
If more than one owner, attach list of owners.

Owner Mailing Address: 3310 Chase Road, Atlanta, GA 30341

Owner Daytime Phone: 678.600.9061

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Address of Subject Property: 3964 Chamblee Tucker Road, Doraville, GA 30340

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Parcel ID#: 18 286 01 003

Acreage: 1.48 Commission District: 1 & 7

Present Zoning District(s): R-100

Proposed Zoning District: OIT

Present Land Use Designation: SUB

Proposed Land Use Designation (if applicable): N/A



## Battle Law

3562 Habersham at Northlake, Bldg. J, Ste 100  
Tucker, Georgia 30084

### Zoom Instructions:

Go to <https://otago.zoom.us/join> and Enter the Meeting ID that you have been provided with in the appropriate field and click "Join" . To join by phone, please dial (646) 558-8656. If you are unable to attend or would like to learn more about the proposed project, please call our office at the number below.

We encourage you to come out and participate!

For More Information Contact  
Batoya Clements at:  
Phone: 404-601-7616 ext. 2  
Fax: 404-745-0045  
Email: [bdc@battlelawpc.com](mailto:bdc@battlelawpc.com)

**YOU RECENTLY RECEIVED A COMMUNITY  
MEETING NOTICE REGARDING A**

## **REZONING TO ALLOW FOR THE DEVELOPMENT OF A PLACE OF WORSHIP**

**PLEASE NOTE THE CORRECTED  
DATE BELOW:**

**Project Title: 3964 Chamblee Tucker Road**

**When: OCTOBER 26, 2022**

**Time: 6:00 PM Eastern (US and Canada)**

**Register in advance for this meeting:**

**<https://otago.zoom.us/join>**

**PROPOSED LOCATION(S):**

**3964 CHAMBLEE TUCKER ROAD  
DORAVILLE, GEORGIA 30340**

**Community Meeting  
Sign In Sheet  
3964 Chamblee Tucker Road  
October 26, 2022 6:00PM**

Kelley McManaman	kelmark@comcast.net
Chris	chriskuhn@kuhnauto.com
Charlton Allen	allenfirm@mindspring.com
Sabrina Kuhn	sabrinamkuhn@gmail.com
Neal Stubblefield	neal.stubblefield@gmail.com
Ben Morgan	benjamin.edward.morgan@gmail.com
Joshua Mahoney	joshmahoney47@gmail.com
Matthew Lee	matthewrlee@bellsouth.net
Jean Ellisor	jean.ellisor@gmail.com
Sangita Malakar	sangitamalakar@yahoo.com
Sagor Chakravarty	sagorchakravarty223@gmail.com
Jim Towhey	2eteam@bellsouth.net

**3964 Chamblee Tucker**  
**Pre-Submittal Community Meeting Mailing List**  
**October 26, 2022**

Owner 1	Owner 2	Owner Address	Owner City	Owner Sta	Owner Zip
Bret A Duchen	Sandra M Duchen	3790 Beya Way	Doraville	GA	30340-4548
Reed H Elliott		3795 Beya Way	Atlanta	GA	30340-4548
Ronald Walters Ridgway	Linda Haddock Ridgway	3796 Beya Way	Doraville	GA	30340-4548
Kelley Croxton Samaras		3801 Beya Way	Doraville	GA	30340-4524
Kathleen Watson		3802 Beya Way	Atlanta	GA	30340-4525
Fay M Russell		3810 Beya Way	Doraville	GA	30340-4525
Gerald Lynn Bostock	An Thai Nguyen	3818 Beya Way	Atlanta	GA	30340-4525
Vernon W Peppers	Jeanette D Peppers	3819 Beya Way	Doraville	GA	30340-4524
Eloise E Jones		3826 Beya Way	Doraville	GA	30340-4525
Frank W Cook	Judy M Cook	3834 Beya Way	Doraville	GA	30340-4525
Jennifer G Fenn		3842 Beya Way	Doraville	GA	30340-4525
Lynnanne B Catron	Meaghan Catron	3850 Beya Way	Doraville	GA	30340-4525
Clarence Hale	Young E Hale	3858 Beya Way	Doraville	GA	30340-4525
Nicholas D Patellis	Patti M Patellis	3859 Beya Way	Doraville	GA	30340-4523
Barry S Minkoff		3870 Beya Way	Doraville	GA	30340-4525
Leslie Denise Frix	George G Batchelder	3878 Beya Way	Doraville	GA	30340-4525
Dwight D Stone	Deborah H Stone	3886 Beya Way	Doraville	GA	30340-4525
Carol A Woods		3889 Beya Way	Doraville	GA	30340-4549
Abhijeet Chaudhary		3163 Blairhill Ct	Atlanta	GA	30340-4500
Jose J Aponte	Troy L Hewett	3167 Blairhill Ct	Atlanta	GA	30340-4500
Arnold P Dulion III	Sara G Dulion	3171 Blairhill Ct	Atlanta	GA	30340-4500
Mehmet Yildirim	Saadet Yildirim	3175 Blairhill Ct	Atlanta	GA	30340-4500
Michael L Peterson	Christopher D Peterson	3717 Bloxham Ct	Chamblee	GA	30341-4601
James C Porterfield		3727 Bloxham Ct	Atlanta	GA	30341-4601
Morris E Potter	Polyxeni M Potter	3730 Bloxham Ct	Atlanta	GA	30341-4601
Walter J Marshall Jr	Evelyne C Marshall	3736 Bloxham Ct	Atlanta	GA	30341-4601
Northeast Baptist Church Inc		4046 Chamblee Tucl	Doraville	GA	30340-4547
Jeremy Briner	Staci Briner	3202 Bolissa Dr	Doraville	GA	30340-4527
James C Thomas		4215 Starr Creek Rd	Cumming	GA	30028-8156
Tae Jin Kim		3214 Bolissa Dr	Atlanta	GA	30340-4527

Katherine Colleen Georges	Ian Matthew Custar	3226 Bolissa Dr	Doraville	GA	30340-4527
Barbara E Styles		3233 Bolissa Dr	Atlanta	GA	30340-4537
Selena Carrie Jones		3236 Bolissa Dr	Atlanta	GA	30340-4527
Andrew Moon Wilson	Jiha Moon Wilson	3243 Bolissa Dr	Atlanta	GA	30340-4537
Abdullah Hussain		3248 Bolissa Dr	Doraville	GA	30340-4527
Joseph Walter Arbuckle Jr	Rachel Blaser Arbuckle	3251 Bolissa Dr	Atlanta	GA	30340-4537
Emily Gardner Blackburn	Oliver Kevin Blackburn	3256 Bolissa Dr	Atlanta	GA	30340-4527
Beth C Bryant	Tracy H Bryant	3259 Bolissa Dr	Atlanta	GA	30340-4537
Dynamic Co LLC		3955 Gladney Dr	Atlanta	GA	30340-4600
Redeemer Orthodox Presbyterian		3930 Chamblee Tucl	Doraville	GA	30340-4529
Tucker Partners LLC or Tpir LLC		2615 Regency Dr E	Tucker	GA	30084-2328
Susan Jo Lyon	Kerry Allen Lyon	299 N Highland Ave	Atlanta	GA	30307-5646
Sagor Chakravarty	Sangita Malakar	3964 Chamblee Tucl	Doraville	GA	30340-4529
Scott R Rowland		3999 Chamblee Tucl	Doraville	GA	30340-4528
Hoa Thi Nguyen		3676 Pin Oak Cir	Doraville	GA	30340-2516
Lannhi Nguyen		4033 Chamblee Tucl	Atlanta	GA	30340-4544
Northeast Baptist Church Inc		4046 Chamblee Tucl	Doraville	GA	30340-4547
Cheryl A Bray	Teresa R Smith	2451 Pleasantdale R	Atlanta	GA	30340-1561
James L McCoy		3902 Faronview Rd	Doraville	GA	30340-4607
Richard P Chinnis		3910 Faronview Rd	Doraville	GA	30340-4607
Shirley Reed		3920 Faronview Rd	Doraville	GA	30340-4607
Erin Blair Garner	Jonathan Merritt Garner	60 Red Cedar Way	Dallas	GA	30132-1070
Ann M Spruell	Mark C Haugen	3332 Foxford Ct	Atlanta	GA	30340-4442
Ruth A Carter		3336 Foxford Ct	Doraville	GA	30340-4442
Mary T Waldron		2558 Terrell Trace D	Marietta	GA	30067
Jeffrey W Phillips	Susan H Phillips	3837 Foxford Dr	Doraville	GA	30340-4406
Herman J Kooymans	Mary P Kooymans	3847 Foxford Dr	Atlanta	GA	30340-4406
People Making Progress Inc		2345 4th St	Tucker	GA	30084-8518
Scott J Foerst	Candace T Foerst	3128 Galangale Way	Doraville	GA	30340-4610
Christopher Cronin	Julienne Cronin	3133 Galangale Way	Atlanta	GA	30340-4624
John Graham Reitz		3136 Galangale Way	Doraville	GA	30340-4610
Adrienne Suzanne Liabastre		3141 Galangale Way	Doraville	GA	30340-4624
Jeffrey Creviston	Sarah Nicole Hines	3144 Galangale Way	Atlanta	GA	30340-4610
Chungshim Sunwoo		3152 Galangale Way	Atlanta	GA	30340-4610

Meredith Lynne Raimondo		3157 Galangale Way Atlanta	GA	30340-4609
James R Winfield	Christina M Winfield	3160 Galangale Way Atlanta	GA	30340-4610
Samir Dalhou	Ferial Dalhou	3167 Galangale Way Atlanta	GA	30340-4609
Elizabeth F Keeton		3168 Galangale Way Doraville	GA	30340-4610
Joan Mary Mangan		3172 Galangale Way Doraville	GA	30340-4610
Jon Christopher Coward		3264 Hidden Acres L Doraville	GA	30340-4444
Desiree M Rogers		3180 Galangale Way Atlanta	GA	30340-4610
Melinda Jo Nunnelley		3183 Galangale Way Doraville	GA	30340-4609
Andujar Miguel Angel Velez	Velez Alynnette Miranda	3188 Galangale Way Atlanta	GA	30340-4610
James P Towhey	Sue H Towhey	3191 Galangale Way Doraville	GA	30340-4609
Jennifer B Jolly		3999 Chamblee Dun Atlanta	GA	30341-1703
David Stiven Campo Rendon	Inna Rytsareva	3915 Kendall Cv Doraville	GA	30340-4633
Howard Tong		3919 Kendall Cv Atlanta	GA	30340-4633
Robert J Amaya	Carmen L Kay Amaya	3200 Lynnrays Dr Doraville	GA	30340-4421
Michelle Roland		3207 Lynnrays Dr Atlanta	GA	30340-4455
A M Knight Jr	Edda M Knight	3208 Lynnrays Dr Doraville	GA	30340-4421
Kenneth C Camp	Emily E Camp	3216 Lynnrays Dr Doraville	GA	30340-4421
Paul A Curry	Kathleen Rose Curry	3217 Lynnrays Dr Doraville	GA	30340-4455
Richard Wollnick	Amanda Wollnick	3224 Lynnrays Dr Doraville	GA	30340-4421
Rex A Garrett	Kathleen M Garrett	3232 Lynnrays Dr Doraville	GA	30340-4421
John M Miller	Stephanie G Miller	3236 Lynnrays Dr Doraville	GA	30340-4421
Britt Molly Batchelor Trustee		3237 Lynnrays Dr Atlanta	GA	30340-4455
Thomas Andrew Martin		3242 Lynnrays Dr Atlanta	GA	30340-4421
John A Hayes		3247 Lynnrays Dr Atlanta	GA	30340-4455
Stacey M Moore		3250 Lynnrays Dr Doraville	GA	30340-4421
Jael Sipes	Rashun Harris	3257 Lynnrays Dr Atlanta	GA	30340-4455
Rober Duncan Bower		3258 Lynnrays Dr Doraville	GA	30340-4421
Joseph Kang		3266 Lynnrays Dr Atlanta	GA	30340-4421
Marion Otis Farmer Jr	Emilie C Farmer	3183 Northbrook Dr Chamblee	GA	30341-4629
Christian K Klatt	Rebeca C Klatt	3200 Northbrook Dr Atlanta	GA	30341-4628
Kenneth M Mackenzie	Lori Lynn Avirett-Mackenzie	3206 Northbrook Dr Atlanta	GA	30341-4628
James W Guyton	Lupe S Guyton	3207 Northbrook Dr Chamblee	GA	30341-4627
Lavonda Meeks Bird	Cornelius R Bird	3212 Northbrook Dr Atlanta	GA	30341-4628
Jennifer W Witcher	Melvin T Witcher	3215 Northbrook Dr Chamblee	GA	30341-4627

Bowen And Bowen Ap Trust		3218 Northbrook Dr Atlanta	GA	30341-4628
William Earl Whissell		3223 Northbrook Dr Chamblee	GA	30341-4627
Sara C Rappaport		3226 Northbrook Dr Chamblee	GA	30341-4628
Sami B Jajeh	Lourice Z Jajeh	3233 Northbrook Dr Chamblee	GA	30341-4627
Sanders Kimberly Wallace		3234 Northbrook Dr Atlanta	GA	30341-4628
Amy D Moore		3240 Northbrook Dr Chamblee	GA	30341-4628
Andrew Hopkins	Christine Olaes	2381 Eastway Rd Decatur	GA	30033-5543
Michael O Davis	Dianne A Davis	3247 Northbrook Dr Doraville	GA	30340-4429
Claude A Armendariz	Linda W Armendariz	3248 Northbrook Dr Chamblee	GA	30341-4628
Kim Felice Brown	Marvin Wendell Brown	3250 Northbrook Dr Doraville	GA	30340-4430
Garland E Phelps	Jimmie D Phelps	3256 Northbrook Dr Doraville	GA	30340-4430
Darren Dillard	Brigitte Walsh	3257 Northbrook Dr Atlanta	GA	30340-4429
Michael W Cohen	Maricel P Cohen	3265 Northbrook Dr Atlanta	GA	30340-4429
Margaret Vaughan Myers		3266 Northbrook Dr Doraville	GA	30340-4430
Wei-Tsu Richter		3118 Octavia Pl Doraville	GA	30340-4622
Chuen Long Chen	Sue Maan Chen	3121 Octavia Pl Doraville	GA	30340-4621
John C Hanekamp	Jane L Hanekamp	7867 S Joplin Ct Englewood	CO	80112-4741
Joseph F Earnest	Zuzette Estevez	3129 Octavia Pl Atlanta	GA	30340-4621
Wade Betty E Revocable Living Trust		3138 Octavia Pl Doraville	GA	30340-4622
Dawn E Dudra		3139 Octavia Pl Doraville	GA	30340-4621
Mohammed R Ali		3183 Olde Dekalb W Atlanta	GA	30340-4531
Anita C Martin		3189 Olde Dekalb W Doraville	GA	30340-4531
Larry W Dodson Sr	Olivia Dodson	3190 Olde Dekalb W Doraville	GA	30340-4531
Gabriel Gaubatz Rosauro		3195 Olde Dekalb W Atlanta	GA	30340-4531
Logan Carpenter	Lanah Marie Jose Carpenter	3196 Olde Dekalb W Atlanta	GA	30340-4531
Milagros B Dileo	Mary Kathryn Dileo	3202 Olde Dekalb W Atlanta	GA	30340-4531
Emmanuel Boyzo Munzo		3203 Olde Dekalb W Atlanta	GA	30340-4531
Ikechi U Ndukwe	Lucy B Ndukwe	2099 Mulberry Ln Lithonia	GA	30058-6791
Eric A Crews		3212 Olde Dekalb W Doraville	GA	30340-4531
Bhagirath Majmudar	Uma Majmudar	100 Hartsfield Cente Atlanta	GA	30354-1341
John Russell Morgan	Lauren Elizabeth Shirah	3221 Olde Dekalb W Atlanta	GA	30340-4531
Jerry D Williams	Ebbie L Williams	3228 Olde Dekalb W Doraville	GA	30340-4531
Kendall Markus Baur		3229 Olde Dekalb W Atlanta	GA	30340-4531
Geoffrey E Newsholme	Deborah A Newsholme	3236 Olde Dekalb W Doraville	GA	30340-4531

Derek T Farnsworth		3237 Olde Dekalb W Atlanta	GA	30340-4531
Serigne Ndiaye	Jessica E Hill	3246 Olde Dekalb W Doraville	GA	30340-4531
Charles C Corbin Jr	Fay G Corbin	3247 Olde Dekalb W Doraville	GA	30340-4531
Gertha M Coffee	William Michael Braxton	3296 Romelie Dr Atlanta	GA	30340-4436
M Nancy Conway	John V Conway	2080 Windsong Way Monroe	GA	30656-3391
Jason Kim	Justin Kim	3304 Romelie Dr Atlanta	GA	30340-4438
Benjamin E Morgan		3315 Romelie Dr Doraville	GA	30340-4437
Earl K Clifton	Ruth Clifton	3323 Romelie Dr Doraville	GA	30340-4437
Farzeen Tejani	Juan Fernando Ballesteros	3331 Romelie Dr Doraville	GA	30340-4437
Gordon M Ricker	Stephanie G Ricker	3339 Romelie Dr Doraville	GA	30340-4437
Shan Xiang Zhang		3180 Sidis Ct Atlanta	GA	30340-4535
Min J Jang		3185 Sidis Ct Atlanta	GA	30340-4535
Marshall C Wu	Grace Wu	3186 Sidis Ct Doraville	GA	30340-4535
Siska Williams		3193 Sidis Ct Doraville	GA	30340-4535
Jacqueline A Selz		3196 Sidis Ct Atlanta	GA	30340-4535
Molly Crothers	Saeed Sayegh	3201 Sidis Ct Atlanta	GA	30340-4535
Jose N Pacheco		3209 Sidis Ct Doraville	GA	30340-4535
Crosby Kimila Day		3212 Sidis Ct Doraville	GA	30340-4535
Brownlee Anita K Wathen		3730 Terramar Ct Chamblee	GA	30341-4611
Deidra E Green		3740 Terramar Ct Chamblee	GA	30341-4611
Suzanne Dorine Segler		3749 Terramar Ct Atlanta	GA	30341-4611
Douglas B McGaughey	Jennifer A McGaughey	3119 Terramar Dr Chamblee	GA	30341-4614
Samuel C Dyess Jr		3127 Terramar Dr Chamblee	GA	30341-4614
Nila R Garcia	Jonathan E Massey	3128 Terramar Dr Chamblee	GA	30341-4634
James M Wood III	Ruthie W Wood	3135 Terramar Dr Chamblee	GA	30341-4614
Peter W Stroud	Lynn B Stroud	3136 Terramar Dr Atlanta	GA	30341-4634
David H Bradbury	Joanne L Bradbury	3143 Terramar Dr Chamblee	GA	30341-4614
John Cross	Kristi Cross	3144 Terramar Dr Chamblee	GA	30341-4634
James L Mills	Donna K Mills	3151 Terramar Dr Chamblee	GA	30341-4614
David F Andignac	Heather B Andignac	3152 Terramar Dr Chamblee	GA	30341-4634
Virginia H Tuggey	Todd E Tuggey	3159 Terramar Dr Atlanta	GA	30341-4614
James Michael Flanagan	Laurie S Flanagan	3160 Terramar Dr Atlanta	GA	30341-4634
Daniellys Fernandez		3167 Terramar Dr Atlanta	GA	30341-4614
Tony C Tong	Cindy Tong	3168 Terramar Dr Chamblee	GA	30341-4634



Alvaro Cardoso	Shelby Cardoso	Po Box 941724	Atlanta	GA	31141-0724
Boum Koo Hur	Eun Soon Hur	3189 Terramar Dr	Chamblee	GA	30341-4614
Tuyet Thi Nguyen		3141 Barkley Square	Duluth	GA	30097-3453
Jennifer Hicks Tiberia		3954 Briarcliff Rd NE	Atlanta	GA	30345-2648
Wintercrest Investment LLC		6700 Roswell Rd Apt	Atlanta	GA	30328-2528
Fan Xu	Phuong T Xu	3755 Wintercrest Ct	Atlanta	GA	30340-4439
Dean A Philbrick	Hope S Philbrick	3763 Wintercrest Ct	Atlanta	GA	30340-4439
Ying Zhang		Po Box 2898	Lilburn	GA	30048-2898
Jean D Ellisor		3777 Wintercrest Ct	Doraville	GA	30340-4439
Lynn C Kuhn or Tpir LLC		2615 Regency Dr E	Tucker	GA	30084-2328



# Battle Law

## **STATEMENT OF INTENT**

and

Other Material Required by  
DeKalb County Zoning Ordinance  
For  
A Rezoning from R-100 to OIT for  
A Place of Worship

of

**ATLANTA SANATON ASSOCIATION, INC.**  
**c/o Battle Law, P.C.**

for

**+/-1.48 Acres of Land**  
Being 3964 Chamblee Tucker Road  
DeKalb County, Georgia and  
Parcel Nos. 18 286 01 003

Submitted for Applicant by:

Michèle L. Battle, Esq.  
Battle Law, P.C.  
Habersham at Northlake, Building J, Suite 100  
Tucker, Georgia 300384  
(404) 601-7616 Phone  
(404) 745-0045 Facsimile  
[mlb@battlelawpc.com](mailto:mlb@battlelawpc.com)



# Battle Law

## **I. LETTER OF INTENT**

Atlanta Sanaton Association, Inc. (the “Applicant”) is seeking to develop on +/- 1.48 acres of land being Tax Parcel No. 18 286 01 003 having frontage on 3964 Chamblee Tucker Road (the “Subject Property”) with a Place of Worship. The Applicant is seeking a Rezoning of the Subject Property from R-100 to OIT for a Place of Worship.

This document serves as a statement of intent, analysis of the criteria under DeKalb County Zoning Ordinance, and contains notice of constitutional allegations as a reservation of the Applicant’s rights.

## **II. REZONING CRITERIA**

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

The zoning proposal is in conformity with the policy and intent of the Comprehensive Plan. The zoning proposal seeks to rezone the Subject Property to OIT to allow for a Place of Worship. The land use designation on the Subject Property is Suburban. The Suburban land use designation, according to the Comprehensive Plan, specifically permits the OIT zoning designation and specifically permits “institutional” uses as permitted uses. The DeKalb County Zoning Ordinance lists “places of worship” as an institutional use. Therefore, the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

### *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 zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. Adjacent and nearby properties include residential uses as well as one home being used as a Place of Worship as well that is immediately behind the Subject Property. Given that the property immediately adjacent and behind the Subject Property already functions as a Place of Worship, it seems to the Applicant that a Place of Worship is a suitable use in this area.

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

The property to be affected by the rezoning proposal does not have a reasonable economic use as currently zoned. The Subject Property has two homes on it. The history of the parcel shows that the original home was built sometime in the 1970’s and a demolition permit was applied for and acquired. Subsequently, a building permit was acquired for the Subject Property. So, according to County records, there should only be one home on the Subject Property. However, the previous owners neglected to demolish the original home. So, the second home, which is the building intended to be used as the place of worship, is not registered with the County with no fault due to the current owner/Applicant. In speaking with the Planning Staff, it has been



## Battle Law

determined that the best path forward to addressing this issue is to apply for the rezoning to turn the second home into a Place of Worship. So, because the second building is not registered with the County, it does not have a reasonable economic use as currently zoned, but seeking this rezoning and allowing the building to be used as a Place of Worship, would remedy both the registration issue, and the economic feasibility issue.

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

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The intended use will attract individuals looking to practice their religion on sacred days and holidays. The worship will take place indoors. Additionally, the amount of traffic expected to be generated by the use is likely small. The Subject Property will only be used for worship two to three (2-3) times per week and on special holidays. So, while there will be days when many people will be visiting the Subject Property to worship, the impact on traffic will not be significant. Therefore, the zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties.

*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;*

There are other existing or changing conditions affecting the use and development of the property which give supporting grounds for approval of the zoning proposal. The history of the Subject Parcel is briefly discussed above. The status of the second building, that which is intended to be the place of worship, is an existing condition that can be remedied by the zoning proposal. Approval of the zoning proposal would solve the issue related to the second building in the County's records.

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

The zoning proposal will not adversely affect historic buildings, sites, districts, or archaeological resources. The Subject Property does not exist in a historic district. Additionally, the Applicant is not aware of any historic or archaeologically significant artifacts or buildings on the Subject Property.

*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; and*

The zoning proposal will not result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The Subject Property will only be used for worship two to three (2-3) times per week and on special holidays. So, while there will be days when many people will be visiting the Subject Property to worship, the impact on traffic will not be significant. Additionally, no schools or utilities will be excessively



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burdened by the zoning proposal as the zoning proposal does not put forth an excessive number of units that could draw on the County's utilities, or an excessive number of units that could house several children. Therefore, the zoning proposal will not result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

The zoning proposal will not adversely impact the environment or surrounding natural resources. The development of the Subject Property will be limited to installing the required driveways, parking, and improving one of the buildings on the site to better suit the intended use as a Place of Worship. The Site Plan included with this application shows that everything is being done to utilize the already existing driveways and cleared space to minimize the amount of new concrete that will need to be installed and to minimize the amount of clearing that will need to be done on the site. While the addition of concrete will increase stormwater runoff due to increased impervious surface, the Subject Property will be graded to direct the flow of the water towards the center of the Subject Property so that it can drain into a nearby storm drain. Thus, reducing any stormwater run off currently affecting any of the nearby properties. In other words, stormwater runoff will be improved for nearby and adjacent properties by this zoning proposal. No environmental assets offsite will be affected by the proposed development. Therefore, the zoning proposal will not adversely impact the environment or surrounding natural resources.

### **III. CONCLUSION**

For the foregoing reasons, the Applicant hereby requests that the application for a Rezoning from R-100 to OIT for a Place of Worship be approved. The Applicant welcomes any questions and feedback from the planning staff.

### **IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS**

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation



## Battle Law

Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the DeKalb County Board of Commissioners to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any REZONING of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or Rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or Rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.



**Battle Law**

---

Michele L. Battle, Esq.  
Attorney for the Applicant



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.

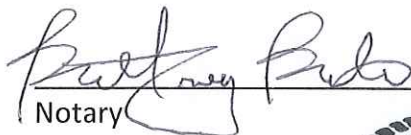
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

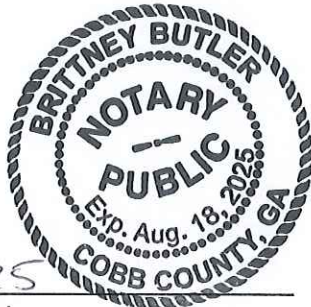
Yes \_\_\_\_\_ No ✓ \*

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.

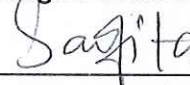
  
Notary



8/18/2025  
Expiration Date/ Seal

Atlanta Sanaton Association, Inc.

By: Sangita Malakar



Signature of Applicant /Date

Check one: Owner X Agent \_\_\_\_\_

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



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 ☒ \*

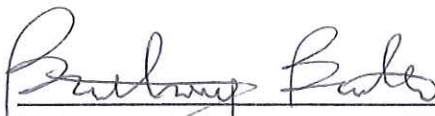
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
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Atlanta Sanaton Association, Inc.

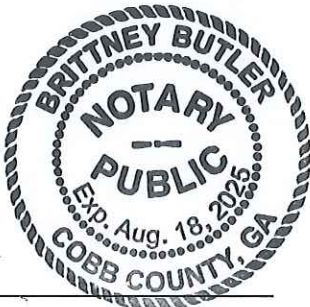
By: Sagor Chakravarty

  
\_\_\_\_\_  
Notary

  
\_\_\_\_\_  
Signature of Applicant /Date

Check one: Owner ☒ Agent \_\_\_\_\_

8/18/25  
Expiration Date/ Seal



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

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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Yes    No    \*

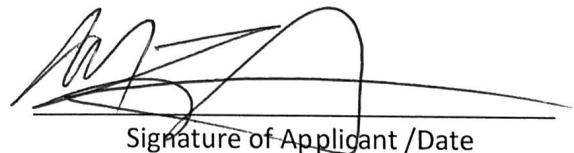
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Notary



  
Signature of Applicant /Date

Check one: Owner    Agent   X  

08/18/25  
Expiration Date/ Seal

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

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: May 5, 2022

TO WHOM IT MAY CONCERN:

(I) (WE) Sagor Chakravarty, Sangita Malakar  
Name of owner(s)

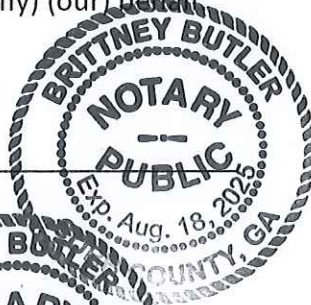
being (owner) (owners) of the subject property described below or attached hereby delegate authority to

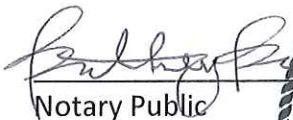
Atlanta Sanaton Association, Inc. c/o Battle Law, P.C.

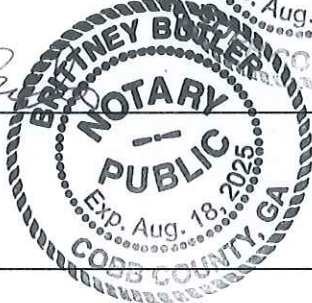
Name of Agent or Representative

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

  
Notary Public




  
Notary Public



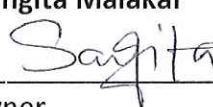
Notary Public

Notary Public

Sagor Chakravarty

  
Owner

Sangita Malakar

  
Owner

Owner


Owner

Campaign Contribution Disclosure Statements  
Last Updated 6/17/2022

**CAMPAIGN CONTRIBUTIONS DISCLOSURE STATEMENT**

Pursuant to the provisions of 36 O.C.G.A. 67(A), please find below a list of those contributions made by Michèle L Battle or Battle Law, P.C. in the past two years, aggregating \$250.00 or more, to local government officials who will consider this application.

NAME OF GOV'T OFFICIAL	OFFICIAL POSITION	AMOUNT OF CONTRIBUTION
Ted Terry	Commissioner	\$500
Mereda Davis Johnson	Commissioner	\$250
Lorraine Cochran-Johnson	Commissioner	\$750

By:   
Printed Name: Michele L Battle



Q:\3886.0001\Survey\Boundary\3886.0001-BNDY.dwg, 10/11/2022, 12:05:33pm

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

## LEGEND

D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
LL	LAND LOT
OTP	OPEN TOP PIPE
RB	REBAR
IPF	IRON PIN FOUND
IPS	1/2" REBAR W/C LSF 001179
CTP	CRIMP TOP PIPE
C&G	CURB & GUTTER
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
-E-	OVERHEAD POWER LINE
CMP	CORRUGATED METAL PIPE
SWMF	STORMWATER MANAGEMENT FACILITY
TBM	TEMPORARY BENCHMARK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
P	PROPERTY LINE
C	CENTERLINE
ID	IDENTIFICATION
B.S.L.	BUILDING SETBACK LINE
B.O.C.	BACK OF CURB
C	CURVE LABEL
CI	CURB INLET
D.E.	DRAINAGE EASEMENT
E.O.P.	EDGE OF PAVEMENT
FH	FIRE HYDRANT
L	LINE LABEL
N/F	NOW OR FORMERLY
PKS	PK NAIL SET
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
REF.	REFERENCE
C/O	SEWER CLEAN OUT
SQ. FT.	SQUARE FOOT
FT.	FEET
	IRON PIN FOUND
	IRON PIN SET
	CALCULATED POINT
	POWER POLE (PP)
	FIRE HYDRANT (FH)
	WATER VALVE (WV)
	WATER METER (WM)
	JUNCTION BOX (JB)
	SANITARY SEWER MANHOLE (SSMH)
	DROP INLET (DI)
	CONCRETE ROW MONUMENT FOUND (CMF)
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	CURB INLET (CI)
	HEADWALL (HW)
	FLARED END SECTION
	LIGHT POST (LP)
	YARD INLET (YI)
	SEWER CLEAN OUT
	AREA INLET

## REFERENCES

- D.B. 25632 PG. 45
- D.B. 29818 PG. 228
- P.B. 31 PG. 16
- P.B. 41 PG. 13
- P.B. 34 PG. 56

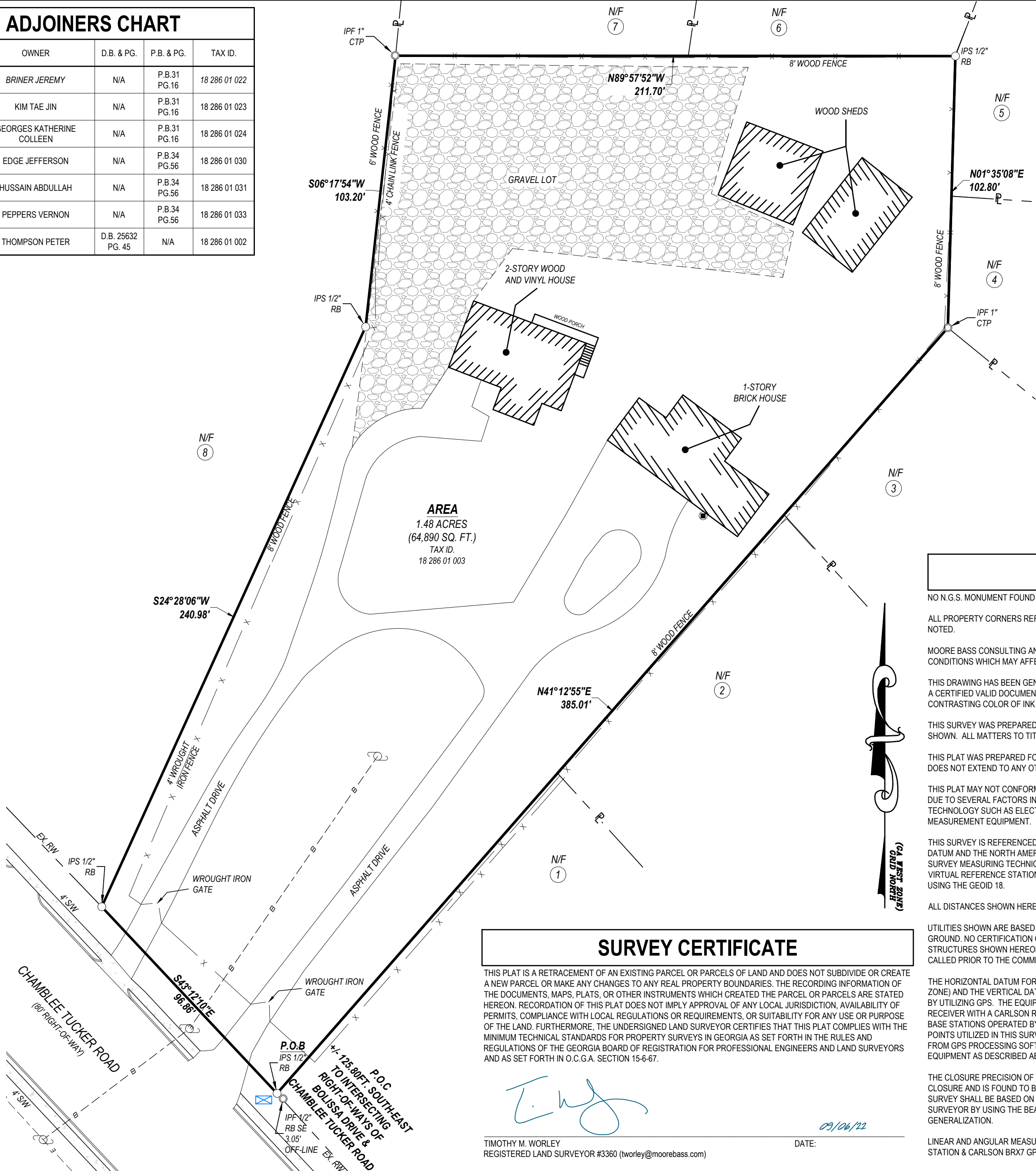
## GRAPHIC SCALE



1 inch = 30 ft.

## ADJOINERS CHART

NUMBER	OWNER	D.B. & PG.	P.B. & PG.	TAX ID.
1	BRINER JEREMY	N/A	P.B.31 PG.16	18 286 01 022
2	KIM TAE JIN	N/A	P.B.31 PG.16	18 286 01 023
3	GEORGES KATHERINE COLLEEN	N/A	P.B.31 PG.16	18 286 01 024
4	EDGE JEFFERSON	N/A	P.B.34 PG.56	18 286 01 030
5	HUSSAIN ABDULLAH	N/A	P.B.34 PG.56	18 286 01 031
6 & 7	PEPPERS VERNON	N/A	P.B.34 PG.56	18 286 01 033
8	THOMPSON PETER	D.B. 25632 PG. 45	N/A	18 286 01 002



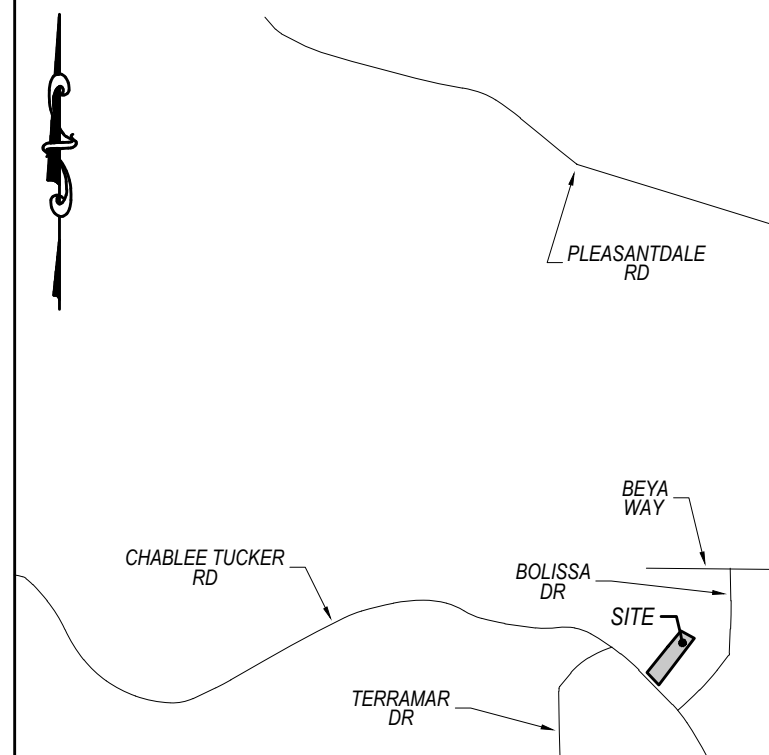
## SURVEY CERTIFICATE

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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

TIMOTHY M. WORLEY  
REGISTERED LAND SURVEYOR #3360 (tworley@moorebass.com)

DATE: 09/06/22

## VICINITY MAP (NOT TO SCALE)



## BOUNDARY SURVEY FOR: SAGOR CHAKRAVARTY, SANGITA MALAKAR LAND LOTS 286 18TH DISTRICT DEKALB COUNTY, GEORGIA

## SURVEY NOTES

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A 1/2" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.

MOORE BASS CONSULTING AND/OR TIMOTHY M. WORLEY DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY TIMOTHY M. WORLEY IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.

THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983 (1994 ADJUSTMENT) FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHOMETRIC HEIGHTS WERE DERIVED USING THE GEOID 18.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST OR EAST ZONE) AND THE VERTICAL DATUM USED IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY CARLSON BRX7 GNSS GPS RECEIVER WITH A CARLSON RT4 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY (EGPS OR TRIMBLE). THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL. THESE VALUES WERE DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.

THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT. "THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 145390 FEET" THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.

LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS SURVEY WERE OBTAINED USING A TRIMBLE ROBOTIC TOTAL STATION & CARLSON BRX7 GPS UNIT. THE FIELDWORK WAS COMPLETED SEPTEMBER 1ST, 2022 ON THIS PROJECT.

DATE	09/01/22
FILE #	
CONTRACT #	3886.0001
DRAWN BY	AC
CHECKED BY	TW
© Moore Bass Consulting	

REVISIONS

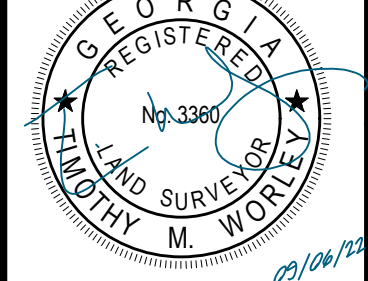
The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

## SHEET TITLE

## BOUNDARY SURVEY

286  
DEKALB

## SEAL



## PROJECT

3964 CHAMBLEE TUCKER ROAD

## CLIENT NAME

SAGOR CHAKRAVARTY  
SANGITA MALAKAR



- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

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TALLAHASSEE • ATLANTA

1350 Keys Ferry Court  
McDonough, GA 30253  
770.914.9394

## SHEET

1

OF

1



**VICINITY MAP** (NOT TO SCALE)

CHALLEE TUCKER RD

BOLUSSA DR

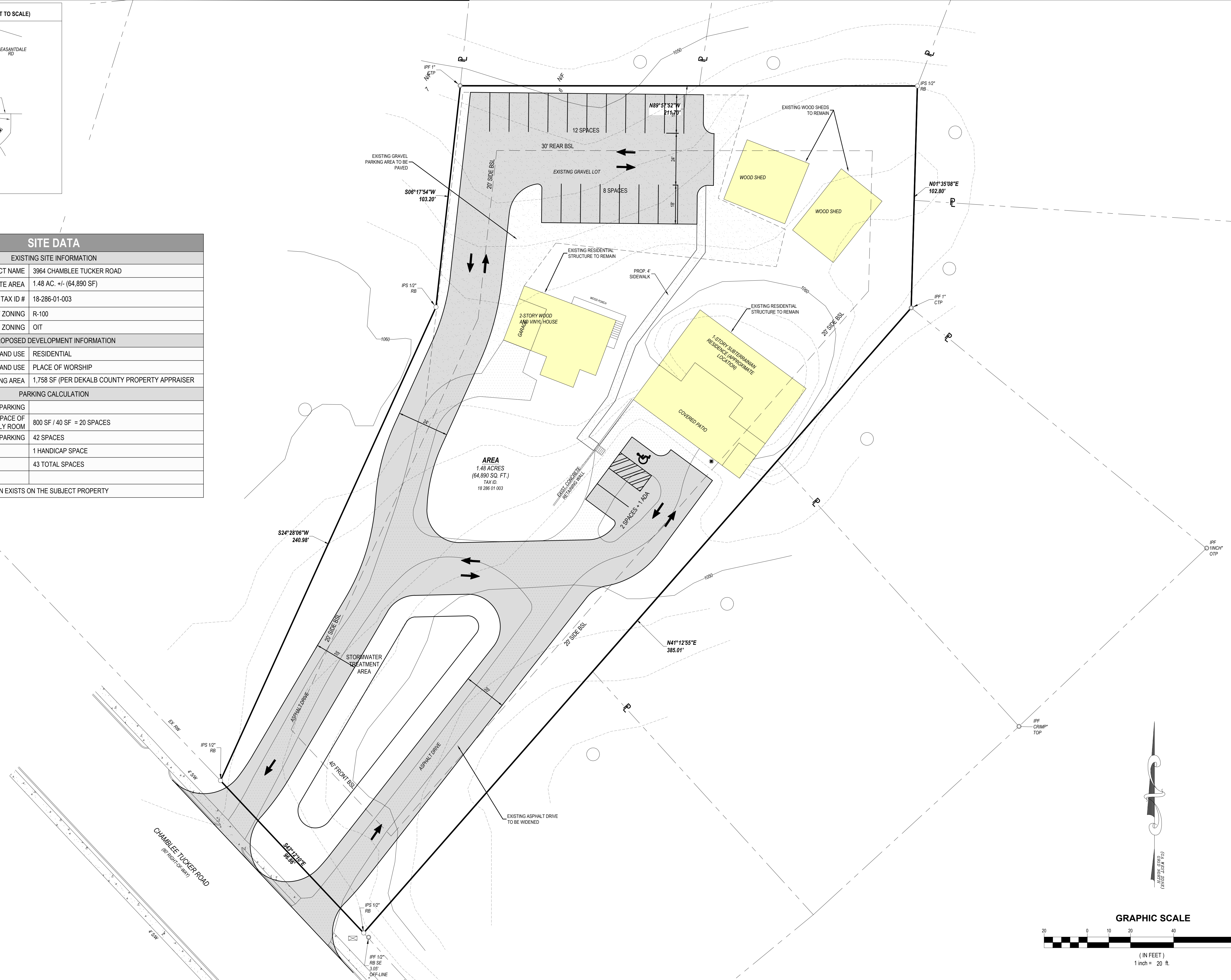
TERRAMAR DR

PLEASANTDALE RD

BEYA WAY

SITE

SITE DATA	
EXISTING SITE INFORMATION	
PROJECT NAME	3964 CHAMBLEE TUCKER ROAD
SITE AREA	1.48 AC. +/- (64,890 SF)
TAX ID #	18-286-01-003
CURRENT ZONING	R-100
PROPOSED ZONING	OIT
PROPOSED DEVELOPMENT INFORMATION	
CURRENT LAND USE	RESIDENTIAL
PROPOSED LAND USE	PLACE OF WORSHIP
EXISTING BUILDING AREA	1,758 SF (PER DEKALB COUNTY PROPERTY APPRAISER)
PARKING CALCULATION	
REQUIRED PARKING	
1 SPACE / 40 SF OF FLOOR SPACE OF LARGEST ASSEMBLY ROOM	800 SF / 40 SF = 20 SPACES
PROPOSED PARKING	42 SPACES
	1 HANDICAP SPACE
	43 TOTAL SPACES
NOTE: NO 100 YEAR FLOODPLAIN EXISTS ON THE SUBJECT PROPERTY	



**Moore Bass  
Consulting, Inc.**

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

**www.moorebass.com**  
ALLAHASSEE • ATLANTA

1350 Keys Ferry Court  
McDonough, GA 30253  
770.914.9394

3964 CHAMBLEE TUCKER ROAD  
DEKALB COUNTY, GA

**SAGOR CHAKRAVARTY**  
**SANGITA MALAKAR**

PROJECT NAME:

CLIENT NAME

---

886.0001-SITE2

DATE 09-20-2022

CONTRACT # \_\_\_\_\_  
DRAWN BY \_\_\_\_\_ SDM \_\_\_\_\_

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1350 KEYS FERRY COURT  
McDONOUGH, GA 30253  
LSF #1179

## REAL

SHEET TITLE

## CONCEPTUAL SITE PLAN

SHEET

1





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3964 CHAMBLEE TUCKER ROAD  
DEKALB COUNTY, GA

**SAGOR CHAKRAVARTY  
SANGITA MALAKAR**

# PROJECT NAME

CLIENT NAME


886.0001-SITE2

DATE 09-20-2022

CONTRACT #
------------

RAWN BY SDM

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350 KEYS FERRY COURT  
McDONOUGH, GA 30253  
LSE #1179

## REAL

SHEET TITLE

## CONCEPTUAL SITE PLAN

SHEET

# 1





**LEGAL DESCRIPTION  
3964 CHAMBLEE TUCKER ROAD  
DORAVILLE, GEORGIA 30340  
DEKALB COUNTY  
TAX ID. 18 286 01 003**

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 286 OF THE 18<sup>TH</sup> DISTRICT OF DEKALB COUNTY, GEORGIA. CONTAINING 1.48 ACRES (64,890 SQ.FT.), AS SHOWN ON EXHIBIT ENTITLED "BOUNDARY SURVEY FOR SAGOR CHAKRAVARTY, SANGITA MALAKAR" PREPARED BY MOORE BASS CONSULTING INC., DATED 09/06/22, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE NORTH-EASTERLY RIGHT-OF-WAY OF CHAMBLEE TUCKER ROAD (80' R/W), 125.80 FROM THE NORTH-WESTERLY RIGHT-OF-WAY OF BOLISSA DRIVE (60' R/W), SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID RIGHT-OF-WAY N41°12'55"E A DISTANCE OF 385.01 FEET TO A 1" CRIMP TOP PIPE FOUND, THENCE N01°35'08"E A DISTANCE OF 102.80 FEET TO AN IRON PIN SET, THENCE N89°57'51"W A DISTANCE OF 211.70 FEET TO A 1" CRIMP TOP PIPE FOUND, THENCE S06°17'54"W A DISTANCE OF 103.20 FEET TO AN IRON PIN SET, THENCE S24°28'06"W A DISTANCE OF 240.98 FEET TO AN IRON PIN SET AT THE NORTH-EASTERLY RIGHT-OF-WAY OF CHAMBLEE TUCKER ROAD, THENCE ALONG SAID RIGHT-OF-WAY S43°12'10"E A DISTANCE OF 96.86 FEET TO THE **TRUE POINT OF BEGINNING**.





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: Atlanta Sanaton Association, Inc. c/o Battle Law, P.C. Phone: 404.601.7616 Email: mlb@battlelawpc.com

Property Address: 3964 Chamblee Tucker Road Doraville GA 30340

Tax Parcel ID: 18 286 01 003 Comm. District(s): 1 & 7 Acreage: 1.48 acres

Existing Use: Residential Proposed Use: Place of Worship

Supplemental Regs: N/A Overlay District: N/A DRI: N/A

**Rezoning:** Yes ☒ No ☐

Existing Zoning: R-100 Proposed Zoning: OI or O-I-T Square Footage/Number of Units:  
N/A

Rezoning Request: We are seeking a rezoning to allow for the development place of worship.

**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): N/A

Condition(s) to be modified:

---

DEPARTMENT OF PLANNING & SUSTAINABILITY

---

**WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION**

Pre-submittal Community Meeting: \_\_\_\_\_ Review Calendar Dates: \_\_\_\_\_ PC: 01/05/23\* \_\_\_\_\_ BOC:  
01/26/23\* \_\_\_\_\_ Letter of Intent: X Impact Analysis: X Owner Authorization(s): \_\_\_\_\_  
Campaign Disclosure: X Zoning Conditions: X Community Council Meeting:  
12/14/22\* X Public Notice, Signs: \_\_\_\_\_ Tree Survey, Conservation: X Land  
Disturbance Permit (LDP): \_\_\_\_\_ Sketch Plat: \_\_\_\_\_ Bldg. Permits: X Fire Inspection:  
\_\_\_\_\_ Business License: \_\_\_\_\_ State License: \_\_\_\_\_ Lighting Plan: \_\_\_\_\_ Tent Permit: \_\_\_\_\_  
Submittal Format: NO STAPLES, NO BINDERS PLEASE

**\*Deadline for hosting pre-community meeting with 15 days notice for January 2023 agenda cycle would be 10/26/22**

**\*Filing Deadline for application is 10/27/22. If there are more than 20 cases on January agenda cycle then case would be heard in March 2023.**

**Review of Site Plan**

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

Possible Variances: Based on conceptual plan shown at pre-app meeting, appears that transitional buffer variances will be required.

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Comments: Applicant will need to show how proposed O-I/O-I-T rezoning is compatible with surrounding properties, including the surrounding R-100 zoned single-family residential subdivisions and show compliance with the O-I/O-I-T requirements of the zoning ordinance including but not limited to transitional buffers,