

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: Ivo Bakovic

Applicant E-Mail Address: Ivo0bakovic@gmail.com

Applicant Mailing Address: 1420 Bellsmith Dr. Roswell GA 30076

Applicant Daytime Phone: 4705462805 Fax: _____

Owner Name: Samadi Daoud

If more than one owner, attach list of owners.

Owner Mailing Address: 3702 Lake Edge Dr. Suwannee GA. 30024

Owner Daytime Phone: (678) 571-0474

Address of Subject Property: 1439 Conway Dr. Decatur GA. 30030

Parcel ID#: 152010101

Acreage: 0.756 Commission District: _____

Present Zoning District(s): 04 -unincorporated

Proposed Zoning District: 04 -unincorporated

Present Land Use Designation: Residential Lot

Proposed Land Use Designation (if applicable): Residential Dwelling

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: David Samadi Phone: : 678-571-0474 Email: davidsamadi@charter.net

Property Address: 1439 Conway Rd

Tax Parcel ID: 15 201 01 010 Comm. District(s): 4 & 6 Acreage: .79

Existing Use: Vacant Land Proposed Use Single-family detached

Supplemental Regs: N. Overlay District: NA DRI: NA

Rezoning: Yes No

Existing Zoning: R-75 (Single-family)

Proposed Zoning: R-60 (Single-family)

Square Footage/Number of Units: _____

Rezoning Request: R-75 R-60 for single-family detached homes

Land Use Plan Amendment: Yes No

Existing Land Use: SUB Proposed Land Use: NA----- Consistent Inconsistent

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

Special Land Use Request(s) NA

Major Modification:

Existing Case Number(s): NA

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: 03/07/23*
BOC: 03/30/23* Letter of Intent: Impact Analysis: Owner Authorization(s):
Campaign Disclosure: Zoning Conditions: Community Council Meeting: 02/13/23 or
02/16/23* Public Notice, Signs: (**Applicant must pick up and post and/or will be done by
Staff**) 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

***These are the relevant deadlines assuming the Board of Commissioners adopts the 2023 calendar on
November 17th, 2022.**

***Deadline for hosting pre-community meeting with 15 days notice for March 2023 agenda cycle would
be 12/21/22 and Filing Deadline for **complete** application would be 12/22/22.**

***If a complete application is submitted after 20 cases have been submitted, application will be moved to
the May 2023 agenda cycle.**

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: Applicant will need to justify how the proposed R-60 rezoning is consistent and
compatible with R-75 zoned single-family surrounding area. Show compliance with R-60 requirements,
including but not limited to minimum lot area and lot width, maximum building height, streetscape
improvements, etc. The applicant is encouraged to contact Land Development Division of Public Works
regarding required storm water management, floodplain, and stream buffer issues.

DEPARTMENT OF PLANNING & SUSTAINABILITY

This only a preliminary review and is not a complete list of zoning requirements, a final and complete review will be done upon official submission of a rezoning application and concept plan.

Planner: John Reid _____ Date 11/08/22 _____

Filing Fees

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00

IMPACT ANALYSIS

1439 Conway Road

March 14th, 2023

TO WHOM THIS MAY CONCERN:

To comply with the City of Decatur requirements for the R-zoning of the property located at 1439 Conway Road Decatur, GA. Property ID. 15 201 01 010. We are providing below, the answers to the impact Analysis questionnaire.

1. **Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.**
 - The proposal does not go against the intent of the Comprehensive plan because nearby (in the same road, at the other side of the creek and behind the property, (zoning R-75), there are properties with frontage less than 75 Feet. Therefore, the applicant request will not be the exception in frontage dimension in the same Zoning area but the R- 60 zoning will allow the applicant to subdivide he lot an invest in the area under the term exposed in the Intent letter.
2. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.**
 - As the Zoning R-75 and R-60 allow, the applicant is proposing single family houses. The proposal includes an updated version of the traditional houses of the area. The proposed finishing materials and colors are conservative. Therefore, the project is suitable in view of he uses and development of the surroundings.
3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**
 - The current Zoning classification allows the Owner to build only one house but the existing conditions of the street dos not make it attractive. In the other hand, two houses will allow Applicant to invest in the improvement of he street conditions, which, according the Applicant is a win win scenario for him and he neighborhood.
4. **Whether the zoning proposal will adversely affect the existing use of usability of adjacent or nearby properties.**
 - No, because the proposed use is still Residential – Detached, Single family house.
5. **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.**
 - At this moment, Applicant believes his property is in disadvantage from the nearby properties because of the existing conditions of the street and taking actions is necessary. If the city decides to open the street thru the creek, the applicant’s lot frontage will not be the only one with less than 75 Feet in the same street, and in fact, will help other lots located after the Applicant lot, to have a usable access to their properties. If the City decides to maintain the street as it is, the street still needs to be clean, open and updated at least to the point of the existing conditions of the rest of the street, in that scenario, the Applicant lot will be at “ the end of the Street” with a better access condition and the proposal of a second house won’t be a dramatic or negative impact in view and /or, use.
6. **Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.**
 - No.
7. **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.**
 - No
8. **Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**
 - No

Regards,

Ivo Bakovic
Applicant and Owner’s Representative.



Zoom meeting invitation - 1439

Conway Dr Inbox Deleted Messages



me Feb 4



to ConnorABuckley, carlosdurrah, c... ▾

Ivo Bakovic is inviting you to a scheduled Zoom meeting for 1439 Conway dr

Topic: PROPERTY R-ZONING

Time: Feb 7, 2023 12:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us05web.zoom.us/j/9659482731?pwd=TytPWm40M2s1SFkwUGNuODFab3RKUT09>

Meeting ID: 965 948 2731

Passcode: bt0f5a

Sent from my iPhone

Sent from my iPhone

[VIEW ENTIRE MESSAGE](#)

Zoom-Meeting.ics



12:40

Signal strength, Wi-Fi, and 25% battery icons

Cancel

Zoom meeting invitation



To: ivo0bakovic@gmail.com & 9 more...

Cc/Bcc, From: ivo0bakovic@gmail.com

Subject: Zoom meeting invitation

Ivo Bakovic is inviting you to a scheduled Zoom meeting.

Topic: 1439 Conway Dr Community meeting
Time: Feb 7, 2023 12:00 PM Eastern Time (US and Canada)

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Meeting ID: 965 948 2731

Passcode: bt0f5a



Zoom-Meeting.ics

713 bytes

Cancel

Zoom meeting invitation



To: ivo0bakovic@gmail.com



ConnorABuckley@gmail.com

carlosdurrah@hotmail.com

ccgeni101@gmail.com

cg1513@gmail.com

jtdurance@gmail.com

meaganacooper@gmail.com

mishamazor@gmail.com

rosenbergertom1@gmail.com

tannerandmelissa@gmail.com

Cc/Bcc, From: ivo0bakovic@gmail.com

Subject: Zoom meeting invitation

Ivo Bakovic is inviting you to a scheduled Zoom meeting.

Topic: 1439 Conway Dr Community meeting

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[pwd=TytPWm40M2s1SFkwUGNuODFab3RKUT09](https://us05web.zoom.us/j/9659482731?pwd=TytPWm40M2s1SFkwUGNuODFab3RKUT09)

Meeting ID: 965 948 2731

Passcode: bt0f5a

[Cancel](#)**Schedule Meeting**[Save](#)**Starts**Feb 7, 2023 at
12:00 PM >**Duration**

30 mins >

Time Zone

Eastern Time (US and Canada) >

Repeat

Never >

Use Personal Meeting ID

965 948 2731



If this option is enabled, any meeting options that you change here will be applied to all meetings that use your personal meeting ID

SECURITY

Require Meeting Passcode

Only users who have the invite link or...

**Passcode**

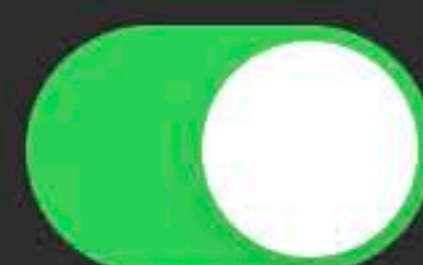
bt0f5a

Enable Waiting Room

Only users admitted by the host can jo...



MEETING OPTIONS

Host Video On**Participant Video On**[Advanced Options](#)

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: 1/31/2023

TO WHOM IT MAY CONCERN:

(I) (WE) DAUD SAMADI AND ELVIE SAMADI
Name of owner(s)

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

B3- RESIDENTIAL LOT
PROPERTY ID 15 201 01 010
1439 CONWAY RD
DECATUR, GA 30030

Ivo F. BAKOVIC GUZMAR

Name of Agent or Representative

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

Pamela Kay Harriss
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 09/08/2026

Pamela Kay Harriss
Notary Public

[Signature]
Owner

Pamela Kay Harriss
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 09/08/2026

Pamela Kay Harriss
Notary Public

[Signature]
Owner

Notary Public

Owner

Notary Public

Owner

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] 1/31/23
Signature of Applicant /Date

Check one: Owner Agent _____

Expiration Date/ Seal

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

2021196149 DEED BOOK 29943 Pg 48
Filed and Recorded: 12/2/2021 8:30:00 AM
Recording Fee: \$25.00
Real Estate Transfer Tax: \$91.00
Prepared By:
1663542869
0848497841

Campbell & Brannon, LLC
664 Seminole Avenue NE
Suite 103
Atlanta, GA 30307
File No.: HI212236N
(Phone No.: (404) 446-3930)

STATE OF GEORGIA
COUNTY OF FULTON
PARCEL ID NUMBER: 15 201 01 010

LIMITED WARRANTY DEED

THIS INDENTURE, made on 30th day of November, 2021, between

Tatum M. Masser-Manlove and Laura A. Masser-Manlove

(hereinafter referred to as "Grantor") and

Daoud Samadi and Elvie Samadi
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits;
WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

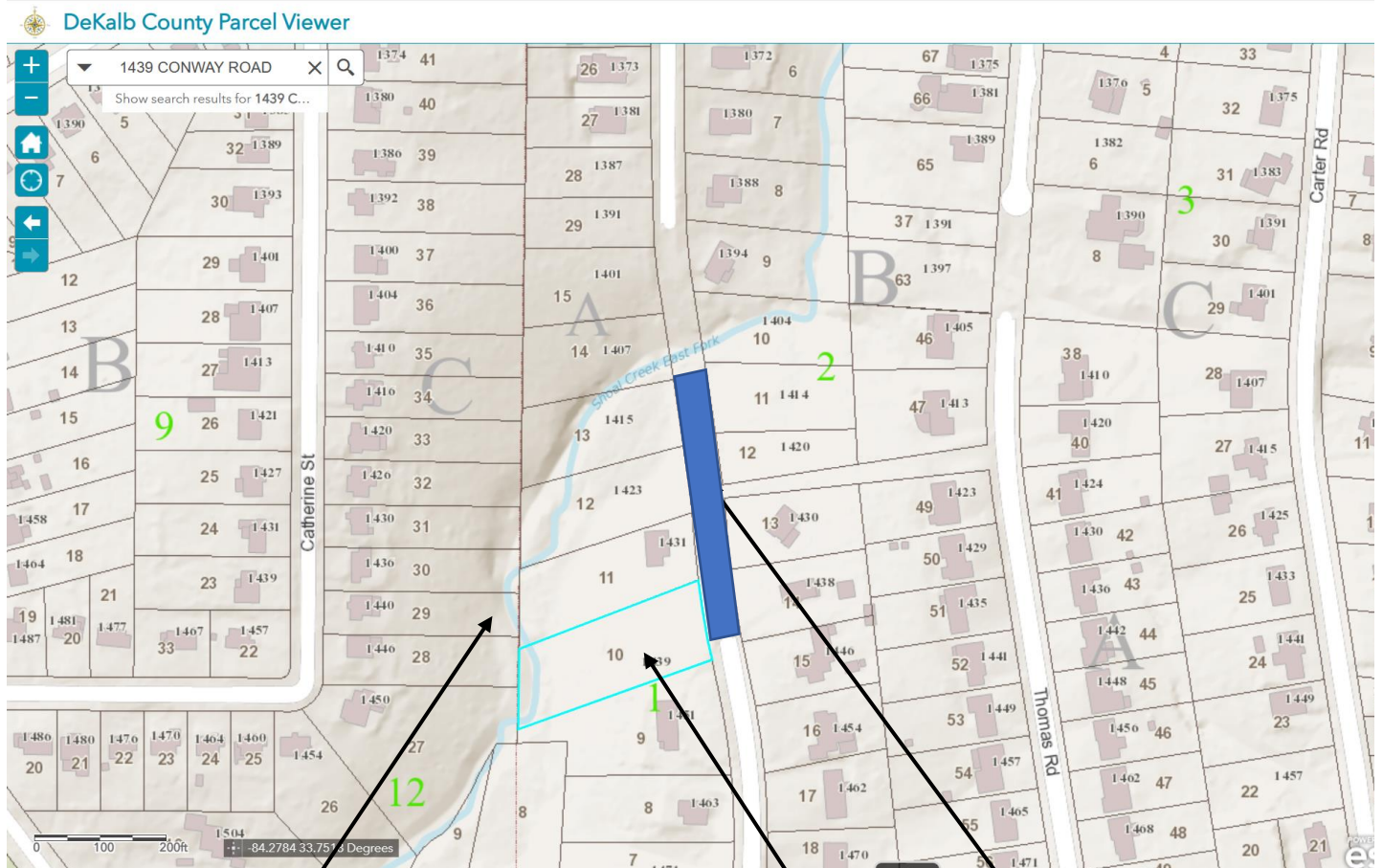
See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.
Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 201 of the 15th District of DeKalb County, Georgia, and being Lot 10 and 20 feet off of the north side of Lot 11, Block A of Columbia Acres Subdivision, as shown on plat recorded in Plat Book 11, Page 88, DeKalb County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

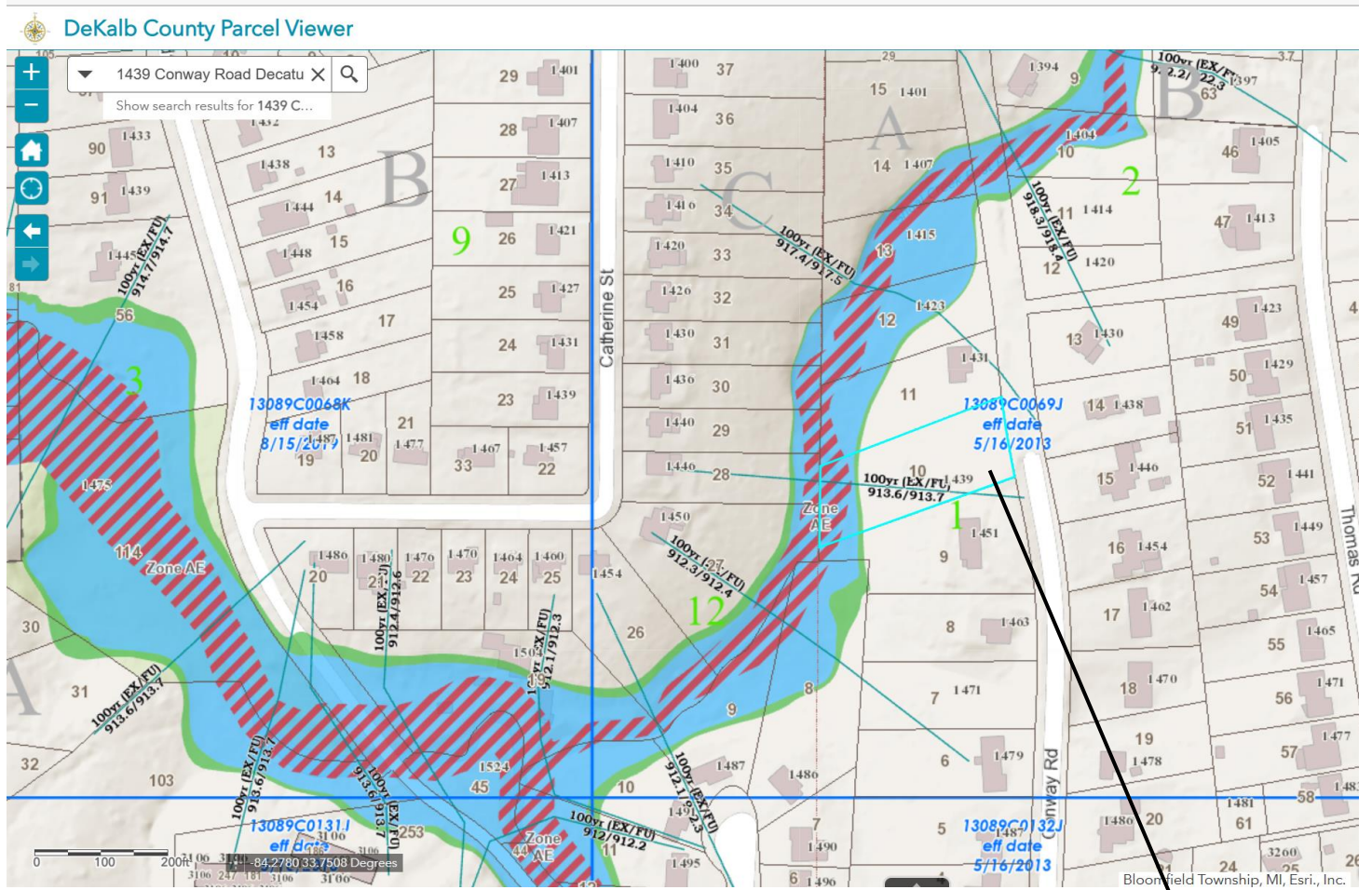


R-75 PROPERTIES WITH LESS THAN 75' FRONTAGE IN THE AREA

PROPERTY LOCATION

UNDEVELOPES STREET

EXHIBIT - 2



PROPERTY LOCATION

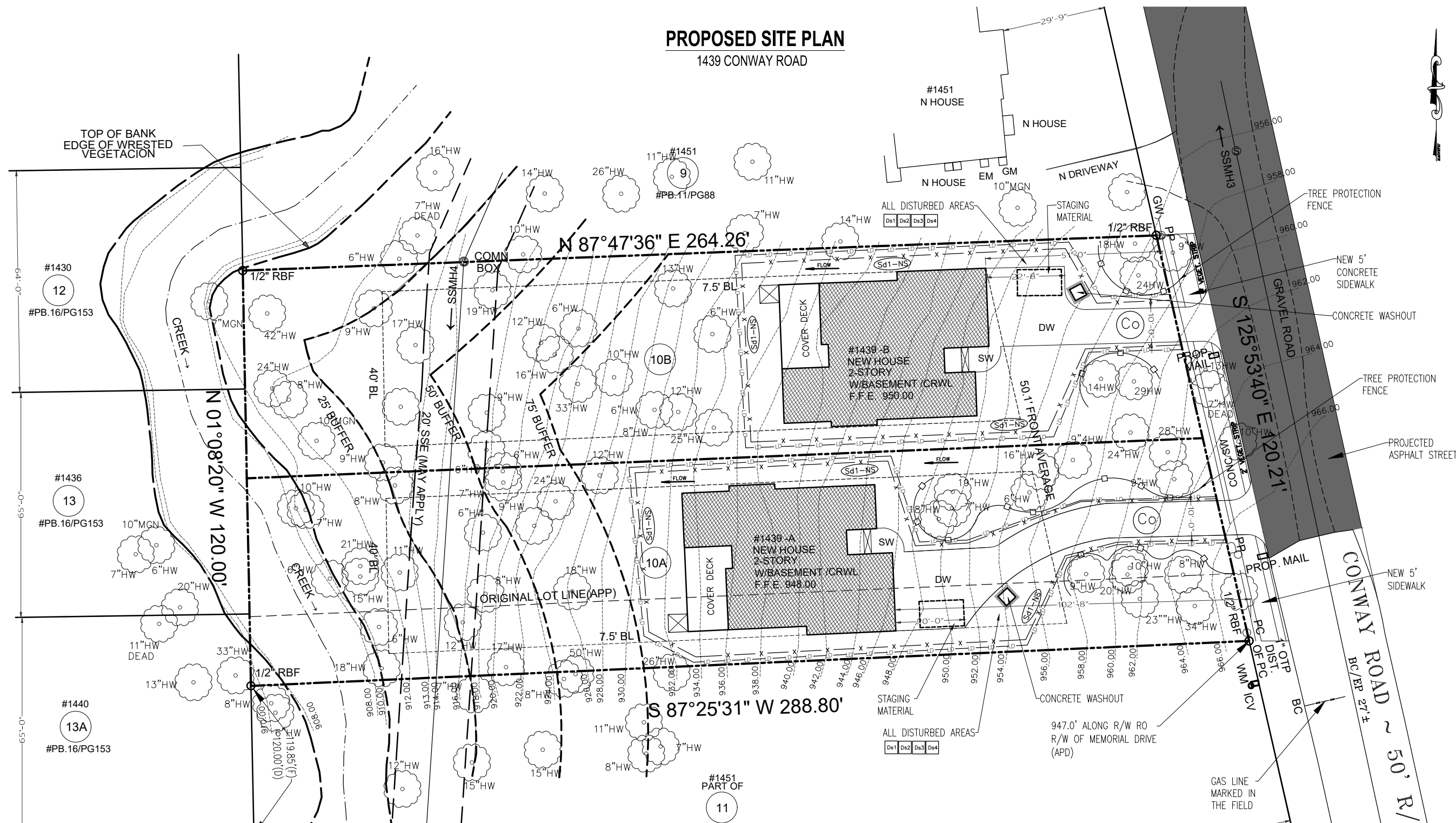
END OF PAVED AREA



BEGINNING OF PROPERTY

PROPOSED SITE PLAN

1439 CONWAY ROAD



LEGEND

- APD AS PER DEED
- AE ACCESS EASEMENT
- APF AS PER FIELD
- AI ANGLE IRON FOUND
- APP AS PER PLAT
- APR AS PER RECORD
- BC BACK OF CURB
- BLK BLOCK
- BLS BUILDING LINE SET BACK
- BRK BRICK
- CBX CABLE BOX
- CB CATCH BASIN
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CMP CORRUGATED METAL PIPE
- C.O.A CITY OF ATLANTA
- C.O SAN SEWER CLEAN OUT
- C.P. CALCULATED POINT
- CTP CRIMP TOP PIPE FOUND
- D DEED
- DE DRAINAGE INLET
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- FP FENCE POST
- FC FENCE CORNER
- FH FIRE HYDRANT
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GU WIRE
- HDW HEAD WALL
- HW HARDWOOD TREE
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IR IRON ROD FOUND
- IV IRRIGATION VALVE
- JB JUNCTION BOX
- LLL LAND LOT LINE
- IR IRON ROD FOUND
- MGN MAGNOLIA TREE
- MH MAN HOLE
- MTF METAL FENCE
- N N'BORS
- OH OVEHANG
- OTP OPEN TOP PIPE FOUND
- OU OWNERSHIP UNCLEAR
- P PORCH
- PC RPROPERTY CORNER
- PL PROPERTY LINE
- PN PINE TREE
- POB POINT OF BEGINNING
- PP POWER POLE
- PW POWER LINE
- (P) PLAT
- R RECORD
- RBF REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RCP REINFORCED CONC. PIPE
- RD ROOF DRAIN
- R/W RIGHT-OF-WAY
- SN SIGN
- SSL SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- SW SIDE WALK
- ST SEWER TAP
- TB TOP OF BANK
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE
- WV WATER VALVE
- WW WET WEATHER
- YI YARD INLET
- YI INDICATES STAIRS
- CONC. WASHOUT

PROP. SITE PLAN PREPARED FOR:
 NAME: DAVID SAMADI
 1439 CONWAY ROAD
 DECATUR, GA. 30030
 PHONE: 678.571.0474

PROPERTY ADDRESS:
 816 SYCAMORE DRIVE
 DECATUR, GA. 30030

PARCEL ID: 15 201 01 010
 LOT: 10 LAND LOT: 201 DISTRICT: 15TH
 COUNTY: DEKALB GEORGIA JAN. 7TH, 2023

ENGINEER
 ACCURATE ENGINEER, INC.
 4560 TRINITY PLACE
 DECATUR, GA 30058

REGISTERED PROFESSIONAL ENGINEER
 No. 16661
 HILEROY LARK

Accurate
 Engineering & Inspections
 Company

PHONE: 404.218.1504

BLOCK:
SUBDIVISION:

DELCDASDESIGN@GMAIL.COM
 470.800.5160

SHEET 1

FLOOD NOTE:
 I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL.
 MAP ID: 13089C0099J
 EFFECTIVE DATE: 05/16/2013
 ZONE: X & AE

ZONING NOTE:
 BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER & ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-75 PROPOSED ZONE R-60 BUILDING SETBACKS:
 FRONT - AVERAGE
 REAR - 40'
 SIDE 7.5'
 MAX. BUILDING HEIGHT 35'

TOTAL LAND AREA
 32929.83 SF / 0,756 ACRES

PROPERTY ZONING	LOT 10A	LOT 10B
PROPERTY IS ZONED R-75 PROPOSED ZONE R-60	NEW LOT AREA: 16464.915 SF / 0.377	NEW LOT AREA: 16464.915 SF / 0.377
BUILDING SETBACKS:	DISTURBED AREA 6403.9 SF / 0.14 AC / 19.44%	DISTURBED AREA 6403.9 SF / 0.14 AC / 19.44%
FRONT - AVERAGE	PROPOSED IMPERVIOUS AREA 3745.5 SF / 0.08 AC / 11.37%	PROPOSED IMPERVIOUS AREA 3745.5 SF / 0.08 AC / 11.37%
REAR - 40'	PROP. BUILDING AREAS BREAKDOWN	PROP. BUILDING AREAS BREAKDOWN
SIDE 7.5'	NEW 1ST FLOOR = 1471.5 Sq/Ft ≈(4.1%)	NEW 1ST FLOOR = 1471.5 Sq/Ft ≈(4.1%)
MAX. BUILDING HEIGHT 35'	NEW SECOND FLOOR = 1665.5 Sq/Ft	NEW SECOND FLOOR = 1665.5 Sq/Ft
	NEW BASEMENT = 781.5 Sq/Ft	NEW BASEMENT = 781.5 Sq/Ft
	NEW GARAGE = 564.9 Sq/Ft ≈(1.71%)	NEW GARAGE = 564.9 Sq/Ft ≈(1.71%)
	NEW FRONT PORCH = 52.2 Sq/Ft ≈(0.1%)	NEW FRONT PORCH = 52.2 Sq/Ft ≈(0.1%)
	NEW COVERED DECK = 290.7 Sq/Ft ≈(0.8%)	NEW COVERED DECK = 290.7 Sq/Ft ≈(0.8%)
	NEW DRIVEWAY = 1366.2 Sq/Ft ≈(4.1%)	NEW DRIVEWAY = 1366.2 Sq/Ft ≈(4.1%)
	TOTAL HEATED AREA = 3918 Sq/Ft	TOTAL HEATED AREA = 3918 Sq/Ft

PROPOSED HOUSE

1439 CONWAY ROAD

BUILDING AREAS

1ST FLOOR = 1471.5 Sq/Ft

SECOND FLOOR = 1665.5 Sq/Ft

BASEMENT = 781.5 Sq/Ft

TOTAL HEATED AREA = 3918.5 Sq/Ft

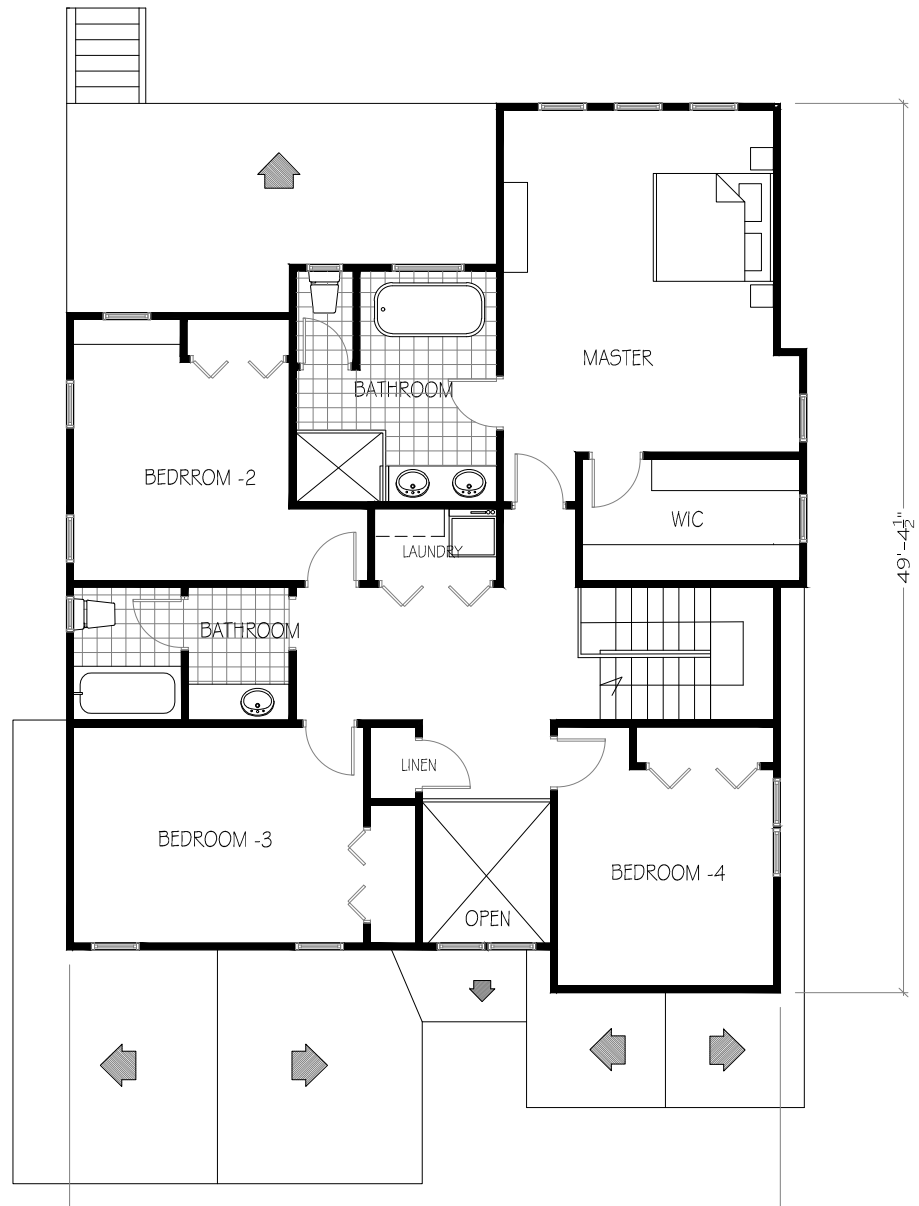


PROPOSED FIRST FLOOR

SCALE 3/32" = 1'-0"

PROPOSED HOUSE

1439 CONWAY ROAD

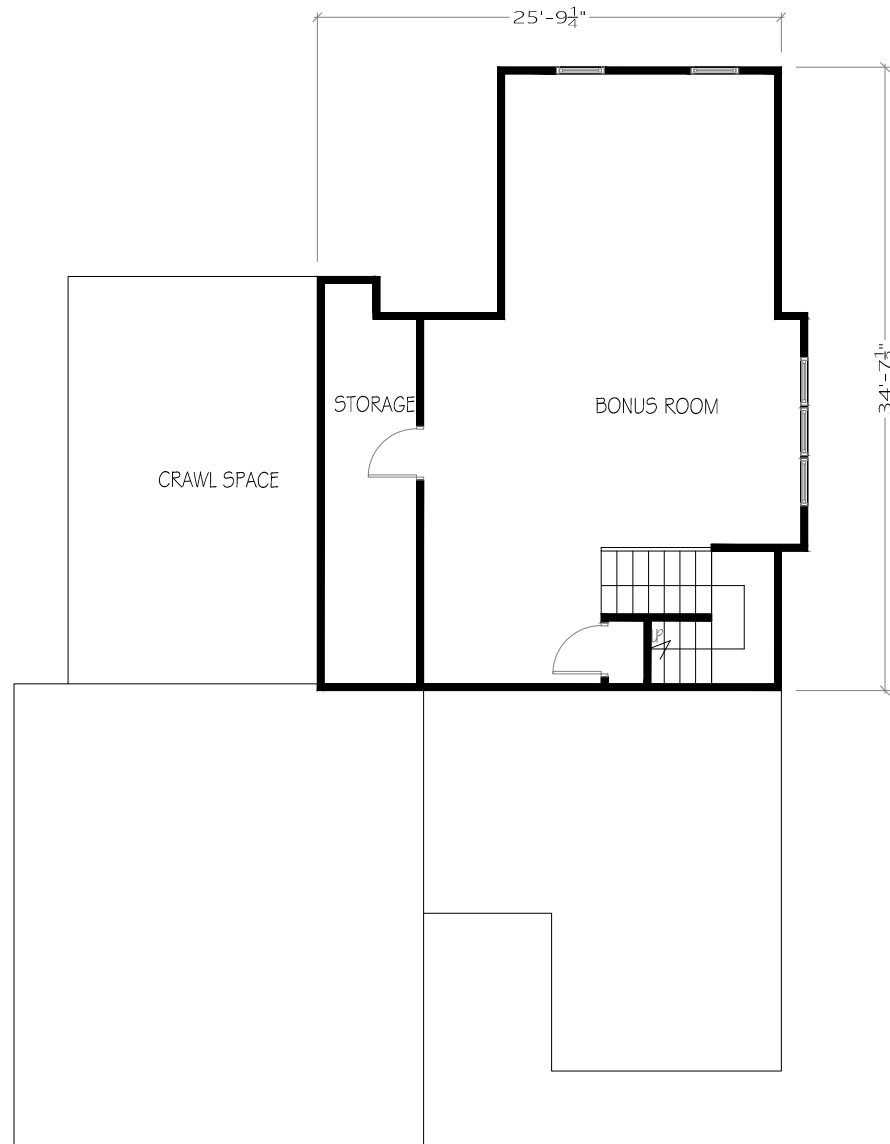


PROPOSED SECOND FLOOR

SCALE 3/32" = 1'-0"

PROPOSED HOUSE

1439 CONWAY ROAD

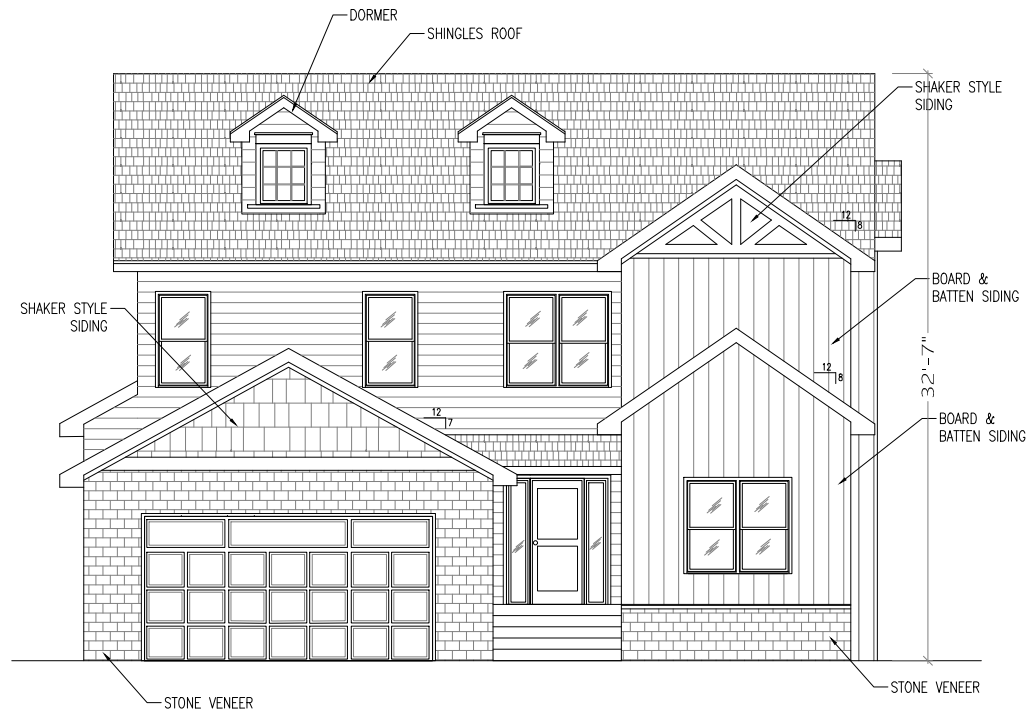


PROPOSED BASEMENT FLOOR PLAN

SCALE 3/32" = 1'-0"

PROPOSED HOUSE

1439 CONWAY ROAD



PROPOSED FRONT ELEVATION

SCALE 3/32" = 1'-0"

PROPOSED HOUSE

1439 CONWAY ROAD



PROPOSED LEFT SIDE ELEVATION

SCALE 3/32" = 1'-0"

PROPOSED HOUSE

1439 CONWAY ROAD

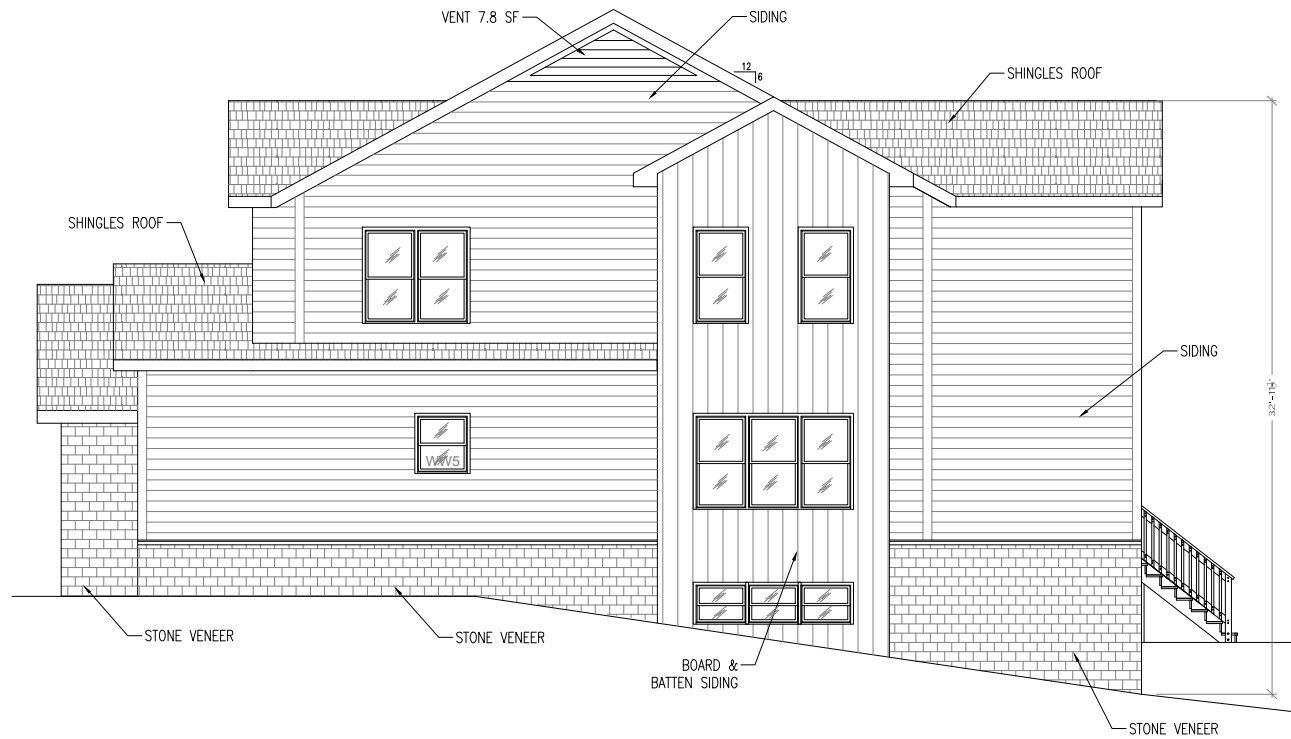


PROPOSED REAR ELEVATION

SCALE 3/32" = 1'-0"

PROPOSED HOUSE

1439 CONWAY ROAD



PROPOSED RIGHT SIDE ELEVATION

SCALE 3/32" = 1'-0"

LETTER OF INTENT

R-ZONING

February 07 th, 2023

TO WHOM THIS MAY CONCERN:

The R-Zoning we are requesting is for the Property located at 1439 Conway Road Decatur, GA. Property ID. 15 201 01 010.

This property is a vacant lot, and this application is to change the existing zoning from R75 to R60 to be able to subdivide the lot in two equal parts and to build (2) single family houses.

The property has 32929.3 Sf / 0.756 Acres with an existing frontage of 120.21 Feet which will result in (2) lots of 16464.65 Sf with 60.1 Feet of front each, in the case the Variance is granted.

The lot is in a Residential Neighborhood on Conway Road which is mainly a paved street, Nevertheless, just in front of the lot, the street change to a dirt road with no further access to the other side of the street.

At this point, the street has not been developed and/or maintained. As a result, especially during rainy season, the dirt and gravel is washed away by the rain into the storm drains, into the property and affecting the creek that surrounds the area, which is in a lower level than the street.

The applicant believes that actions are necessary to create a clear and clean access to all the properties after his lot and finally clean and complete the street and connect it to the rest of the neighborhood because now, the end of the street looks abandoned and disconnected.

The applicant intention is to build two single family aircraft houses and to bring the undeveloped street to the same standards as the existing to finally connect this forgotten portion of the street into the neighborhood. For this purposed, and because of the necessary investment, he is proposing two houses because only one won't allow him to make the mentioned improvements. In the other hand not doing it, diminish the competitive value and the potential that the lot/house has, to be sold; which does not happen to other properties in the same street on the paved area.

According to the GIS map information of Dekalb county, we know that a few houses away from the lot in the other side of the creek and behind the lot, there are lots zoned R75 with frontages in the 60's. In this context, the intension of subdividing the lot does not fall into a irrational petition since the min lot size in R75 is 10.000 Sf and we will provide (2) lots with more Square feet than the min required if the Variance is granted.

The proposed site plan shows the applicant intension to provide a suitable project with the current and proposed zoning complying with the spirit and purposed of the zoning ordinance.

The Applicant believes that the grant of the R-zoning does not constitute a detrimental to the neighbors, in fact, contrary to that, two beautiful new houses and the improvement of the street will contribute to the enhancement and positive development of the area and does not constitute any hardship for third parties.

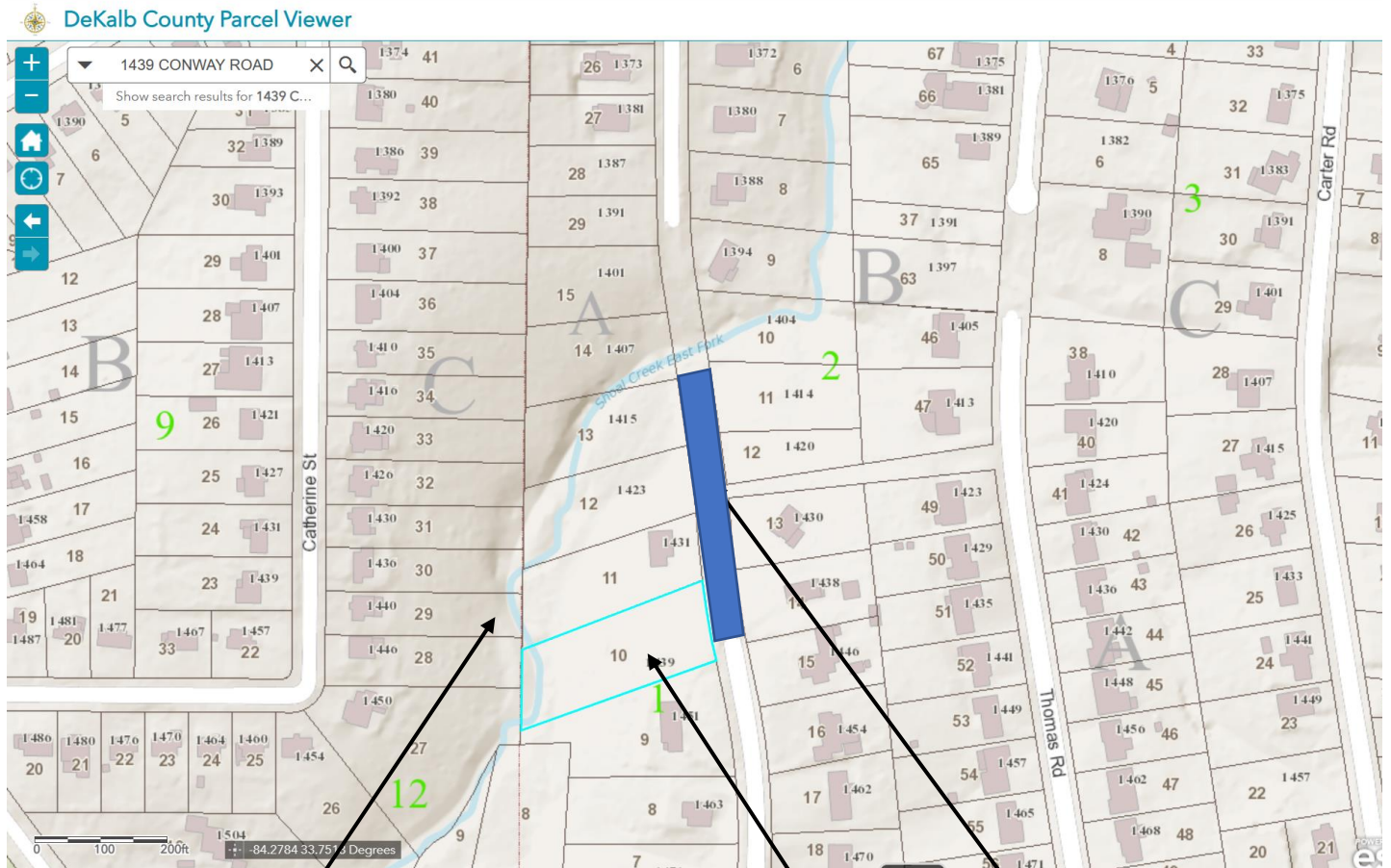
We respectfully request the variance is granted.

Regards,

Ivo Bakovic

Applicant and Owner's Representative.

EXHIBIT – 1

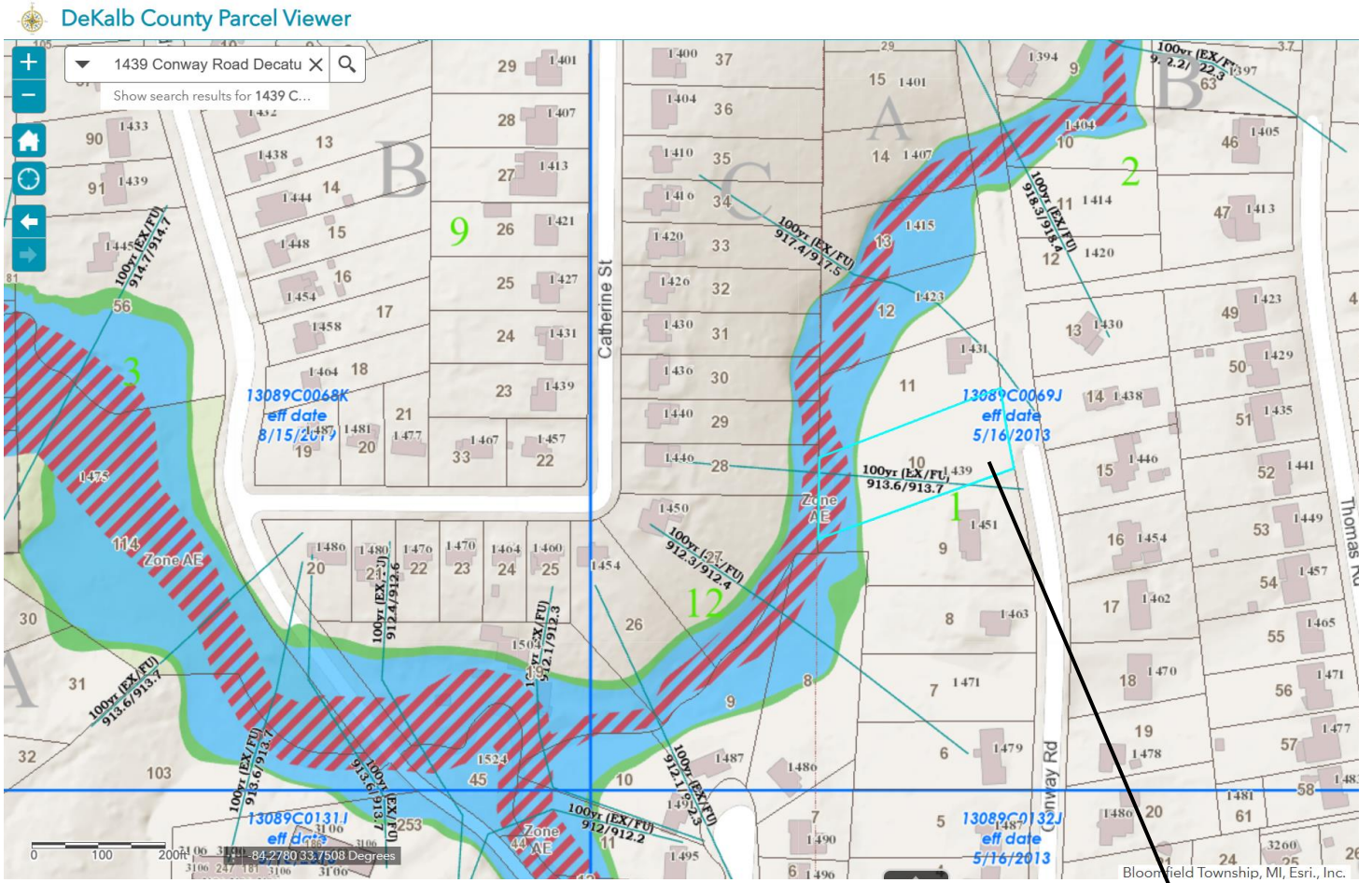


R-75 PROPERTIES WITH LESS THAN 75' FRONTAGE IN THE AREA

PROPERTY LOCATION

UNDEVELOPES STREET

EXHIBIT – 2



PROPERTY LOCATION

EXHIBIT -3

END OF PAVED AREA



BEGINNING OF PROPERTY