

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

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

Applicant and/or
Authorized Representative: James (Tres) Bullard
Mailing Address: 4099 Dunnington Dr
City/State/Zip Code: Marietta GA 30062
Email: tres@bighornbuildersga.com
Telephone Home: 786.564.0664 Business: 470.957.3267

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Matthew Starrett
Address (Mailing): 1622 Heatherwood Dr., Decatur GA, 30033
Email: mattstarrett-92@hotmail Telephone Home: 404.509.4909 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1622 Heatherwood Dr City: Decatur State: GA Zip: 30033
District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____
Zoning Classification: R-100 Commission District & Super District: 2/6

CHECK TYPE OF HEARING REQUESTED:

- ☒ X VARIANCE (From Development Standards causing undue hardship upon owners of property.)
____ SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
____ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.

Email plansustain@dekalbcountyga.gov with any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 8/21/2023

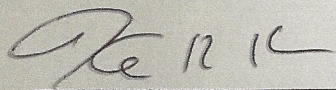
Applicant/Agent
Signature:



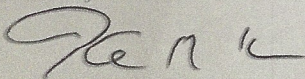
TO WHOM IT MAY CONCERN:

(I)/ (WE): Matthew R. Starrett + Tracie L. Starrett
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.



Notary Public



Notary Public

Kenneth R Burke
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 9/19/2023

Kenneth R Burke
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 9/19/2023



Owner Signature



Owner Signature

Notary Public

Owner Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 8/18/2023

Applicant
Signature:



DATE: 8/18/2023

Applicant
Signature:





To the Members of the Zoning Board,

1-The existing impervious surface exceeds the allowed amount and requires a variance. The existing structures require a setback variance.

2-The requested variance would cover what was built on the to the property by previous owners. Unfortunately, the previous owner and/or builder did not apply for permits or variances when making improvements to the property. We are attempting to correct this, bring the deck up to code while not changing the footprint, and create a screened porch over the deck that would follow existing footprint of the deck as described in the plans. The variance will allow the Tracie and Matt to correct mistakes made previously while enhancing their property and bringing their deck up to code.

3-Granting this variance will allow Tracie and Matt to enhance the property and will not be materially detrimental to public welfare in any way. They will be able to bring their existing deck up to code as well as adding a screened porch without altering the existing footprint.

4-The literal interpretation and strict application of the applicable provisions would prevent Tracie and Matt from improving their property in any way going forward. It is unfortunate that someone in the past did not follow the correct steps to get these variances approved but we are working to correct those mistakes and help Tracie and Matt improve their property.

5-The requested variance is consistent with the spirit and purpose of the Dekalb County Comprehensive Plan. No additional impervious surface coverage will occur and this will allow the greenspace in the backyard to remain. The variance will also allow Tracie and Matt to bring their deck up to code and add a screened porch. The impervious surface coverage will not change and the property will be safer and value will be added to the look and feel which will have a positive impact on not only 1622 Heatherwood but also the neighborhood. There are two letters included form Lilanette Cook and Jason Conn who are Tracie and Matt's neighbors. Both support the approval of this variance.

Sincerely,


Tres Bullard

bighornbuildersga



tres@bighornbuildersga.com

470.957.3267



www.bighornbuildersga.com

4099 Dunnington Drive
Marietta, GA 30062



BUILDING SETBACKS:
FRONT AVERAGE
SIDE 10'
REAR 40'
MAX LOT COVERAGE 35%

BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT 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 NUMBER 150BSC0359K. EFFECTIVE DATE: 06/25/2019.

ZONE: X WATERS EXIST WITHIN 200 FEET.

NO STATE

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

1. LAND DISTURBANCE PROHIBITED WITHIN IRF LIMITS. LOCATE AND STAKE IRF LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. LAND DISTURBANCE PROHIBITED WITHIN STREAM BUFFER LIMITS. LOCATE AND STAKE BUFFER LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.

3. ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATION.

4. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY;

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER, THE
2. LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREIN ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD
3. DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON.
4. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS
5. SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER,
6. GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY LOCATION AND FOR FIELD LOCATIONS. RECORDABLE
7. RECORDS SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE
8. EXPECTED. THIS PLAT IS SUBJECT TO ALL LEGAL DIMENSIONS FROM THE HOUSE, ALL MATTERS OF THE TITLE ARE
9. RECORDED. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT
10. RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN
11. ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
12. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES
13. PERSONS PROVIDING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL
14. TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
15. SURVEY LAND AND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND
16. INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE
17. CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS
18. RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AGENCY. THIS
19. PLAT DOES NOT EXTEND TO ANY UNNAMED PERSONS, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION
20. BY SURVEYOR. (NAMING SUCH PERSONS, PERSONS, OR ENTITY)

COVER PAGE

[illegible]

RELEASE FOR CONSTRUCTION

SITE PLAN PREPARED FOR:

MATT STARRETT

PROPERTY ADDRESS:

622 HEATHERWOOD DRIVE
DECATUR, GA 30033

ANGLE POINT AND WAS ADJUSTED, USING THE LEAST SQUARED METHOD. THE TOTAL STATION AND A 100' CHAIN WERE USED TO LOCATE THE PROPERTY.

SURVEY LAND EXPRESS, INC.

LAND SURVEYING SERVICES

DISTURBED AREA STABILIZATION

ANTICIPATED STARTING DATE: 07/09/2023
ANTICIPATED COMPLETION DATE: 12/09/2023
THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR

DIRT STATEMENT

TOTAL OF GROSS CUBIC YARDS OF CUT: 10
TOTAL OF GROSS CUBIC YARDS OF FILL: 5
EXCESS OF SOIL TO BE HAULED OFF.

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.

ELEVATIONS SHOWN HEREON ARE REFERENCED TO MEAN SEA LEVEL

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 POINT IN 75,000 FEET, AN ANGULAR ERROR OF 70 SECONDS PER ANGLE AND WAS CALCULATED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 CHAIN. THESE COORDINATES WERE OBTAINED FROM THE RECORDS OF THE CHAIN USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
2. THE PLAT RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A SEARCH OR THE RECORDS OF THE CHAIN.

3. SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES, OR BELOW GROUND WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED, PUBLIC OR PRIVATE.
5. THE ACCURACY OF THIS SURVEY AND THE INFORMATION ASSUMED BY SURVEY LAND EXPRESS, INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF THIS SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY, IS ASSURED BY SURVEY LAND EXPRESS, INC.
6. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER PERMITS.

7. THIS SURVEY/PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS. RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
8. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE LOCATED ON THE EAST AND WEST SIDES OF THE LOT. ANY EASY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
9. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE LOT. THE LINES SHALL BE PLACED IN THE CENTER OF THE DRAIN OR PIPE. APPROXIMATE STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT.
10. ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.
11. DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, MEASUREMENTS, AND/OR PLANTING. ANY UNAUTHORIZED CONSTRUCTION OR REMOVAL OF THE DEMARCATING CONSTRUCTION ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
12. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL CONSTRUCTION IS COMPLETED. EROSION CONTROL SHALL BE STAKED.
13. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROCESS.
14. THE FINAL SITE INSPECTION REQUIRED BY THE DEPARTMENT OF THE CERTIFICATE OF FINAL CONSTRUCTION SHALL BE CONDUCTED WITHIN 10 DAYS OF THE FINAL CLOSURE OF THE LOT. THE TOTAL SQUARE FOOTAGE OF THE LOT IS 0.0587/94.5F.

SPECIAL SITE PLAN NOTES:

- [illegible]

THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY.

GSWCC
GEORGIA SOIL AND WATER
CONSERVATION COMMISSION

EUGENE A STEPANOV

LEVEL II CERTIFIED DESIGN PROFESSIONAL

CCCCCCCC

CERTIFICATION NUMBER U000063349



IF YOU DIG GEORGIA...
CALL US FIRST
1-800-262-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

OLD HOUSE FFE
MAIN 954.86

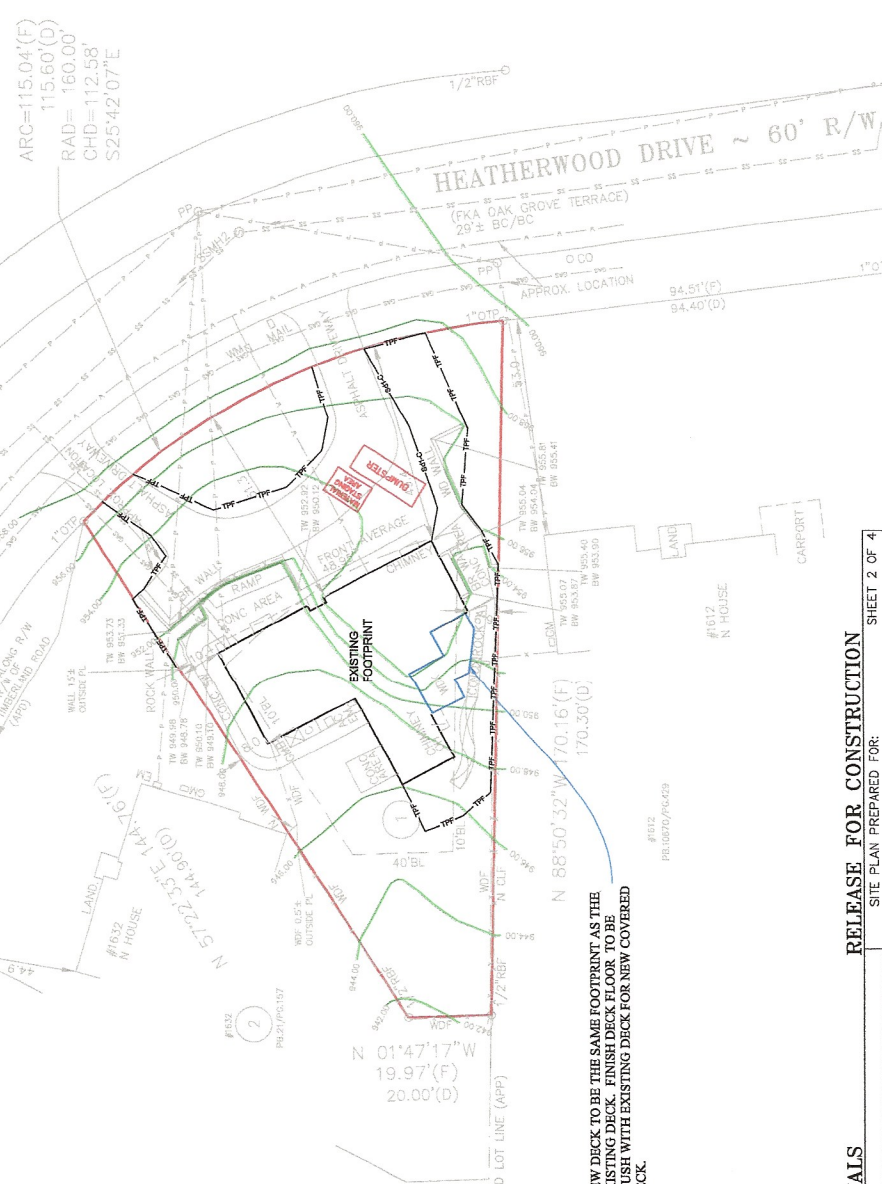
SSMH1 950.37
INV IN 948.07
INV OUT 947.97

SSMH2 959.32
INV IN 945.62
INV OUT 945.52

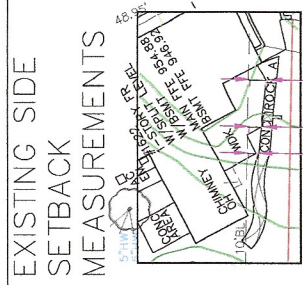
SSMH3 957.66
INV IN 944.56
INV OUT 944.46

FRONT AVERAGE SETBACK
CALCULATIONS
#1532 = 44.9'
#1512 = 53.0'
#1522 = (44.9+53.0)/2 = 48.95'

ARC=115.04'(F)
115.60'(D)
RAD= 160.00'
CHD=112.58'
S25°42'07"E



NEW DECK TO BE THE SAME FOOTPRINT AS THE
EXISTING DECK. FINISH DECK FLOOR TO BE
FLUSH WITH EXISTING DECK FOR NEW COVERED
DECK.



REVISED: 08/24/23

- (Co) CONSTRUCTION ENTRANCE/EXIT
- (S41-C) INDICATES S41 TYPE C SILT FENCE
- (S41-S) INDICATES S41 TYPE S SILT FENCE
- (S41-H) INDICATES S41 TYPE H HAYBALES
- (T) INDICATES TREE PROTECTION FENCE
- (D41) INDICATES STRUCTURAL ROOT PLATE
- (D42) DESTROYED AREA STABILIZATION
- (D43) DESTROYED AREA STABILIZATION (W/TEMPORARY VEGETATION)
- (D44) DESTROYED AREA STABILIZATION (WITH PERMANENT VEGETATION)

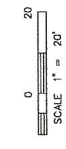


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CALL US FIRST
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(METRO ATLANTA ONLY)
UNTIL WE CAN MEET WITH YOU
IT'S THE LAW

ADDITIONS/REMOVALS

LOT 1		DAK GROVE TERRACE SUBDIVISION		SECTION TWO	
LAND LOT 160		18TH DISTRICT		PB.21/P2.157 DB.2458/PL.482	
DEKALB COUNTY, GEORGIA		PRINTED/SIGNED MAY 28, 2023		PAPER SIZE: 18" x 24"	
FIELD WORK DATE JAN 26, 2022		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.	
COORD #20212780		DWG #20212780		MC	
SURVEY LAND EXPRESS, INC		LAND SURVEYING SERVICES		31 LENOX DRIVE ATLANTA, GA 30324 TEL 404-532-9747 INFO@SLELANDPRESS.COM	
MATT STARRETT		PROPERTY ADDRESS: 1622 HEATHERWOOD DRIVE DECATUR, GA 30033		SHEET 2 OF 4	

TOTAL LAND AREA
10557.94 SF / 0.242 AC



OLD HOUSE FFE
MAIN 504.66

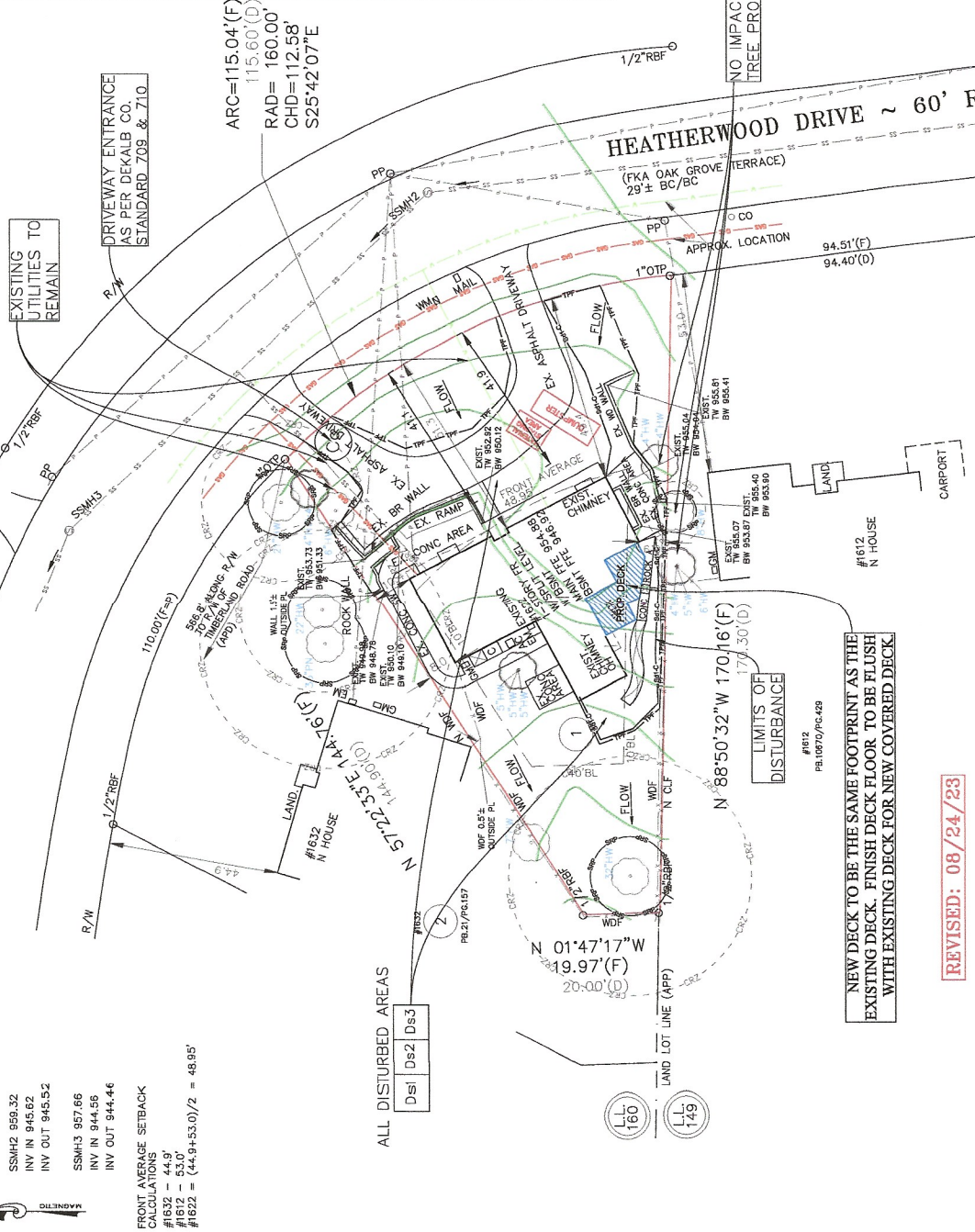
SSMH1 960.37
INV IN 948.07
INV OUT 947.97

SSMH2 959.32
INV IN 945.62
INV OUT 945.52

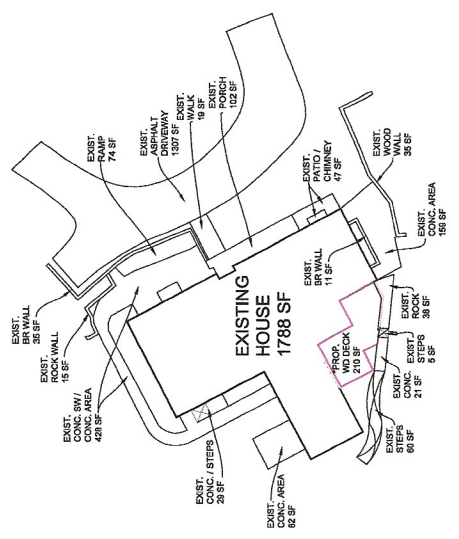
SSMH3 957.66
INV IN 944.56
INV OUT 944.46

FRONT AVERAGE SETBACK
CALCULATIONS
#1632 = 44.9'
#1612 = 53.0'
#1622 = (44.9+53.0)/2 = 48.95'

SCOPE OF WORK:
THE IMPERVIOUS SURFACE COVERAGE WILL NOT INCREASE AS A
RESULT OF DECK REPAIRS, OR SCREENED PORCH ADDITION. THIS
WORK IS GOING TO FOLLOW THE EXISTING FOOTPRINT OF THE DECK.
THE IMPERVIOUS SURFACE COVERAGE INCREASE NOTED IN THE
PLANS ONLY APPLIES IF THE FRONT PORCH AREA IS EXPANDED,
WHICH IS NOT OCCURRING NOW.



LOT COVERAGE DETAIL



EXISTING LOT COVERAGE
TOTAL: 4460 SF

PROPOSED LOT COVERAGE
TOTAL: 4460 SF (NO NEW
IMPERVIOUS/IMPACT)

*NEW DECK TO BE THE SAME
FOOTPRINT AS THE EXISTING
DECK. FINISH DECK FLOOR TO
BE FLUSH WITH EXISTING DECK
FOR NEW COVERED DECK.

TOTAL LAND AREA
10557.94 SF / 0.242 AC

ALLOWABLE LOT COVERAGE
3695.28 SF / 0.084 AC / 35.0%

EXISTING LOT COVERAGE
4460.00 SF / 0.102 AC / 42.2%

DISTURBED AREA
2678.00 SF / 0.061 AC

FLOOR AREA RATIO
See architect's set for details



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(METRO ATLANTA ONLY)
UNIVERSITY OF GEORGIA
LAND SURVEYING CENTER
175 THE CUM

- CONSTRUCTION ENTRANCE/EXIT
INDICATES S41 TYPE C SILT FENCE
INDICATES S41 TYPE S SILT FENCE
INDICATES S41 TYPE NO HAYBALES
INDICATES TREE PROTECTION FENCE
INDICATES STRUCTURAL ROOT PLATE

DISTURBED AREA STABILIZATION
(WITH ROCK)
DISTURBED AREA STABILIZATION
(WITH VEGETATION)
DISTURBED AREA STABILIZATION
(WITH VEGETATION)
DISTURBED AREA STABILIZATION
(WITH SOILS)

SITE PLAN PREPARED FOR:		SHEET 3 OF 4	
MATT STARRETT			
PROPERTY ADDRESS:			
1622 HEATHERWOOD DRIVE			
DECATUR, GA 30033			
PAPER SIZE: 18" x 24"			
PRINTED/SIGNED MAY 29, 2023			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED			
THIS PLAN IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.			
UNIVERSITY OF GEORGIA			
LAND SURVEYING CENTER			
ATLANTA, GA 30324			
TEL: 404-328-2947			
FAX: 404-328-2947			
INFO@UNIVERSITYLANDSURVEYING.COM			

REVISED: 08/24/23

SITE PLAN/EROSION CONTROL RELEASE FOR CONSTRUCTION

LOT 1

OAK GROVE TERRACE SUBDIVISION SECTION TWO

DECATUR, GEORGIA 18TH DISTRICT

DECATUR, GA 30033

FIELD WORK DATE JAN 26, 2022

PRINTED/SIGNED MAY 29, 2023

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

THIS PLAN IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

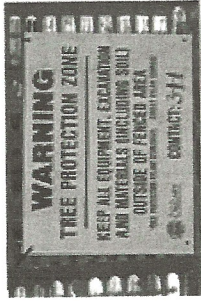
UNIVERSITY OF GEORGIA LAND SURVEYING CENTER

* Tree Protection Signs are to be placed at least every 50' along the length of the Tree Protection Zone. The signs should be in language on that all workers on site are able to understand.

TREE PROTECTION AREA KEEP OUT!

NOTICE TO ALL PERSONS ENTERING THE PROTECTED AREA: THE FOLLOWING ARE THE RULES FOR THE PROTECTED AREA. VIOLATION OF THESE RULES MAY LEAD TO CRIMINAL PROSECUTION. THE FOLLOWING ARE THE RULES FOR THE PROTECTED AREA:

 - 1. NO PERSON SHALL ENTER THE PROTECTED AREA.
 - 2. NO PERSON SHALL REMOVE OR DAMAGE ANY PLANT, TREE, OR SOIL WITHIN THE PROTECTED AREA.
 - 3. NO PERSON SHALL REMOVE OR DAMAGE ANY PLANT, TREE, OR SOIL WITHIN THE PROTECTED AREA.
 - 4. NO PERSON SHALL REMOVE OR DAMAGE ANY PLANT, TREE, OR SOIL WITHIN THE PROTECTED AREA.
 - 5. NO PERSON SHALL REMOVE OR DAMAGE ANY PLANT, TREE, OR SOIL WITHIN THE PROTECTED AREA.



1. No one SHALL encroach, place solvents, building, machinery, building debris or any other material within 6' outside the periphery of the CRZ or within any Tree Save Area, transitional buffer zone, stream buffer, or state buffer zone.
2. All Tree Fence and other tree protection devices must remain in functioning condition until completion of the project or until the CO is issued.
3. A tree that is designated to be saved, but is damaged during construction, SHALL be replaced with 4" caliper trees equal to the unit value of the tree removed. Any specimen tree damaged SHALL be replaced with 4" caliper trees equal to 1.5 times the height of the designated specimen tree.

1. ALL TREE PROTECTION AREAS TO BE PROTECTED SHALL BE DOCUMENTED.
2. ALL TREE PROTECTION DEVICES, INCLUDING CRITICAL ROOT ZONE (CRZ) PROTECTION, TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
3. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
4. NO MARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS (CRZ).
5. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.

TREE REPLACEMENT PLAN

The TRP shall include planting schedule with botanical and common tree names, quantity, size, spacing, and any special planting notes. Trees used for credit on the TRP must be chosen from the County's approved tree list. At least 50% of replacement trees must be evergreen trees. No more than 25% may be of any single species, but more than 25% must be evergreen species.

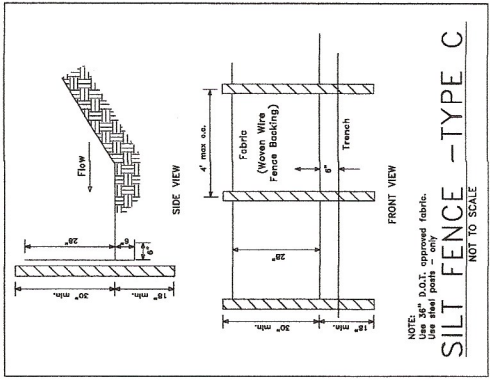
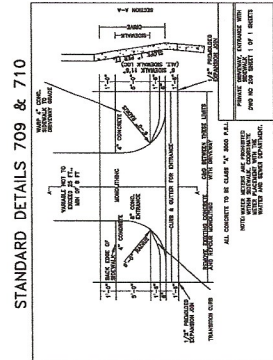
Tree relocation and need for existing tree replacement units will be granted to trees relocated on site. Tree relocation is subject to approval of the C.A. Existing trees $\geq 2"$ DBH and $\geq 7'$ may be used for credit on the tree replacement plan.

Unless otherwise approved by the C.A., trees selected for replanting must meet the minimum standards as provided in the American Standard for Nursery Stock (ANSI Z60.1) and must be on the County's tree species selection list. Trees selected must be free of injury, pests, diseases, immature development or root defects, and must be in good vigor. Trees must be planted with the International Society of Arboriculture (ISA) publication *Tree and Shrub Planting Manual* or a similar publication.

Replanted trees shall be ecologically compatible with the site and neighboring area. When transplanted, trees shall be planted in the same soil type and depth as the original tree. Trees shall be planted in manner that provides adequate space for root expansion, light, and nutrition.

Planting and staking details, as well as other applicable drawings, shall be specified in the TRP.

2" x 4" or greater grade treated posts are required to be installed in the ground. Posts shall be installed in the ground 12" apart, with a 12" x 12" hole cut in the ground. Posts shall be installed in the ground 12" apart, with a 12" x 12" hole cut in the ground.



NOTE: 1. Silt fence shall meet the requirements of Section 151 - Temporary Silt Fence, of the Department of Transportation, State of Georgia Standard Specifications, 1993 Edition.

Sd1 - SEDIMENT BARRIER

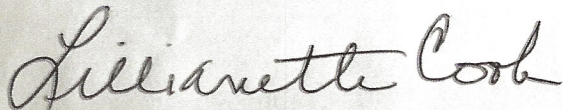
MISC. DETAILS		RELEASE FOR CONSTRUCTION	
LOT 1		SHEET 4 OF 4	
OAK GROVE TERRACE SUBDIVISION		MATT STARRETT	
SECTION TWO		PROPERTY ADDRESS:	
LAND LOT 160		1622 HEATHERWOOD DRIVE	
DEKALB COUNTY, GEORGIA		DECATUR, GA 30033	
FIELD WORK DATE JAN 26, 2022		PRINTED/SIGNED MAY 23, 2023	
PAPER SIZE: 18" x 24"			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED			
THE FIELD WORK DATE IS THE DATE OF THE FIELD WORK. THE FIELD WORK DATE IS THE DATE OF THE FIELD WORK.			
COORD #20212780		SURVEY LAND EXPRESS, INC	
DWG #20212780		LAND SURVEY SERVICES	
		24 JENNY FOWLE	
		ATLANTA, GA 30324	
		FAX 404-600-0841	
		INFO@SURVEYLANDPRESS.COM	

Dear Zoning Board,

I, Lillianette Cook at 1632 Heatherwood Drive, live next door to Matt and Tracie Starrett who reside at 1622 Heatherwood Drive. They made me aware of their intentions to replace the existing deck on their property. I have reviewed the plans and feel that the design and quality of materials will enhance the property and have no negative impact on the surrounding homes. I fully support the variance for an increase in non-permeable surface so that they may replace their existing deck.

Please approve this variance request as soon as possible, so that they may begin construction and enhance the neighborhood.

Best Regards,



Lillianette Cook



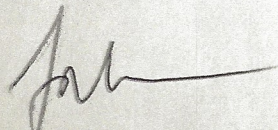
CAROL C. Vhl

Dear Zoning Board,

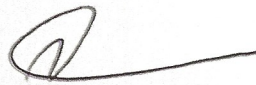
I, Jason Conn at 1612 Heatherwood Drive, live next door to Matt and Tracie Starrett who reside at 1622 Heatherwood Drive. They made me aware of their intentions to replace the existing deck on their property. I have reviewed the plans and feel that the design and quality of materials will enhance the property and have no negative impact on the surrounding homes. I fully support the variance for an increase in non-permeable surface so that they may replace their existing deck.

Please approve this variance request as soon as possible, so that they may begin construction and enhance the neighborhood.

Best Regards,

A handwritten signature in dark ink, appearing to be 'JConn', with a long horizontal stroke extending to the right.

Jason Conn

A handwritten signature in dark ink, appearing to be 'Beth Conn', with a long horizontal stroke extending to the right.

Beth Conn