



Michael L. Thurmond  
Chief Executive Officer

**DeKalb County Zoning Board of Appeals**  
Department of Planning & Sustainability  
178 Sams Street,  
Decatur, GA 30030

**Wednesday, November 8, 2023**

**Planning Department Staff Analysis**



Cedric Hudson  
Interim Director

**D1. Case No: A-23-1246679 Parcel ID(s): 15 140 03 061**

**Commission District 03 Super District 06**

**Applicant:** Oluwatoyosi Shitta-Bey  
2400 Tilson Forest Drive  
Decatur, GA 30032

**Owner:** Oluwatoyosi Shitta-Bey  
2400 Tilson Forest Drive  
Decatur, GA 30032

**Project Name:** 2400 Tilson Forest Drive – Deck Construction

**Location:** 2400 Tilson Forest Drive, Decatur, GA 30032

**Request:** Variance from Section 27-2.11.2 to increase lot coverage from 50% to 56.8%. The lot coverage allowed by RSM (Residential Small Mix) is 50% and the current lot coverage is 56.8%. The property is within the RSM (Residential Small Mix) zoning district, the I-20 Tier 3 overlay district and designated SUB (suburban) land use.

**Staff Recommendation:** Denial

## **STAFF FINDINGS:**

### **Variance Analysis:**

The applicant extended a deck without a permit. The applicant has cooperated with code enforcement and have applied for permits for the completed construction of a deck. During the review of this permit, it was discovered they would need a variance.

**1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.**

The subject property does not exhibit any extraordinary or exceptional physical conditions. There are no demonstrable conditions that would justify a variance. The lot does not exhibit any characteristics that differentiate it from other properties in the same zoning district.

**2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:**

The property owner's construction of an unpermitted deck resulted in an increase in lot coverage beyond what is allowed in the RSM zoning district. The increase in lot coverage was not taken into consideration during the deck's construction. Potential measures, such as splitting the existing concrete driveway with a grass strip or removing a portion of it, could be taken to reduce lot coverage and bring it into compliance with the zoning regulations.

Given that alternatives exist to mitigate the excessive lot coverage, the requested variance may not be the minimum necessary to provide relief. Additionally, it may be viewed as granting a special privilege to the property owner, as it allows them to retain a non-compliant structure without making reasonable adjustments to conform to the zoning regulations.

**3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:**

The grant of the variance would not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district. The structure, even though it exceeds the lot coverage limit, can be viewed as an improvement to the property in terms of functionality and visual appeal. There is no evidence to suggest that the presence of the non-compliant structure would contribute to any detriment in the immediate area. It appears that the deck's construction does not pose a direct threat to the well-being of the public or the neighborhood.

**4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:**

No hardship is created by the ordinance itself. The construction of the unpermitted deck, which led to the non-compliant lot coverage, was undertaken without taking the zoning regulations into account. It is possible to bring the lot coverage into compliance by making alterations to the concrete driveway or through other measures. Non-compliance with the lot coverage regulation is a result of the property owner's actions rather than an inherent hardship imposed by the ordinance.

**5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:**

The requested variance appears to be consistent with the spirit and purpose of both the local zoning regulations and the DeKalb County Comprehensive Plan Text. The Comprehensive Plan's goal for suburban lots is to maintain existing neighborhood characteristics and enhance pedestrian accessibility. The construction of the deck, while exceeding lot coverage limits, could be seen as contributing to the enhancement of the property in a way that aligns with the goal of maintaining neighborhood characteristics and improving pedestrian accessibility.

### **FINAL STAFF ANALYSIS:**

The request is an application for a variance to bring an unpermitted deck into compliance with lot coverage regulations on a property zoned as RSM (Residential Small Mix) within the I-20 Tier 3 overlay district. While the requested variance aligns with the spirit and purpose of the DeKalb County Comprehensive Plan Text and would not be materially detrimental to the public welfare, the proposal fails to meet multiple other criteria. There are no extraordinary physical conditions that justify the variance, and the lot coverage increase was a result of actions taken without regard for zoning regulations. Potential alternatives to reduce lot coverage exist. Therefore, staff recommends denial of the application.

### **CRITERIA BREAKDOWN**

- Criteria 1 (Physical Conditions) – Fails to meet the criteria.
- Criteria 2 (Minimum Necessary) – Fails to meet the criteria.
- Criteria 3 (Public Detriment) – Meets the criteria.
- Criteria 4 (Ordinance Hardship) – Fails to meet the criteria.
- Criteria 5 (Land Use Alignment) – Meets the criteria.

**Staff Recommendation:** Denial



Development Services Center  
178 Sams Street  
Decatur, GA 30030  
[www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)  
404-371-2155 (o); 404-371-4556 (f)

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: Oluwatoyosi Shitta-Bey

Mailing Address: 2400 Tilson Forest Drive

City/State/Zip Code: Decatur GA 30032

Email: toyosib3y@gmail.com

Telephone Home: 2404989270

Business: \_\_\_\_\_

#### OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Oluwatoyosi Shitta-Bey

Address (Mailing): 2400 Tilson Forest Drive

Email: toyosib3y@gmail.com

Telephone Home: 2404989270

Business: \_\_\_\_\_

#### ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 2400 Tilson Forest Drive

City: Decatur

State: GA

Zip: 30032

District(s): \_\_\_\_\_

Land Lot(s): \_\_\_\_\_

Block: \_\_\_\_\_

Parcel: \_\_\_\_\_

Zoning Classification: \_\_\_\_\_

Commission District & Super District: \_\_\_\_\_

#### CHECK TYPE OF HEARING REQUESTED:

☒ VARIANCE (From Development Standards causing undue hardship upon owners of property.)

☐ SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)

☐ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

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

Email [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) with any questions.

**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: 9/18/23

Applicant  
Signature:



DATE: \_\_\_\_\_

Applicant  
Signature:

\_\_\_\_\_

To Whom it may concern,

We would like to apply for a variance to the Zoning Board of Appeals (ZBA) regarding the property located at 2400 Tilson Forest Drive, Decatur GA 30032. We built a deck extension without a permit because we didn't think it was necessary as we had an existing structure. A Code Enforcement Officer informed us that it was a matter of safety, and we gladly started the process, though confusing at times, of obtaining a permit after the fact to ensure things were built to standards. After acquiring an updated survey and site-plan from a Certified Surveyor we submitted our application and were informed of the following:

"9-14-23 The Overlay and Zoning Reviews are failed on the site plan per the Zoning Ordinance (Chapter 27, Article 2, Table 2.2) to the building application for the rear deck replacement under AP #3138029 at 2400 Tilson Forest Drive in the RSM (CZ-04048, CZ-83011) Zoning and I-20 Tier 3 Overlay Districts. The site plan states the lot coverage is 56.8% exceeding the maximum 50% per the district requirements, and the subtraction of the deck at 195 SF still yields 54.22% (4,037/7,446) which is a violation to the Zoning Ordinance (Chapter 27, Article 2, Table 2.2). Therefore, a variance to the Zoning Board of Appeals (ZBA) is required. The "as-built survey" Review on 3-1-17 would have prevented the C.O. issuance on 3-1-17 if the lot coverage exceeded 50% to avoid this present situation." – Robert Satterwhite (Zoning/Planning)

Our understanding is that the home with the original deck was in violation of this ordinance with a lot coverage of 54.22% and our addition makes it 56.8%. We would like to rectify this by going through the proper processes as it seems the original owners/builders did not. The original deck appears to be load bearing as the support beams hold up our Master Bedroom above and it was built on a relatively steep grade. A grade that we would be unable to use unless we spent a lot of money to backfill and place a retaining wall. We asked various contracting companies and the cost would vary between \$30,000-\$50,000 depending on materials used for the retaining wall. As things are, it would be difficult for us to come in below 50% lot coverage because it would require us pulling up gravel from the sides of the driveway, demolishing an old deck and its extension, and figuring out a way to support the master bedroom above. With these considerations, we request an exemption to the zoning ordinances.

Thank you for your time and consideration on this matter.

Regards,  
Oluwatoyosi Shitta-Bey (Homeowner).

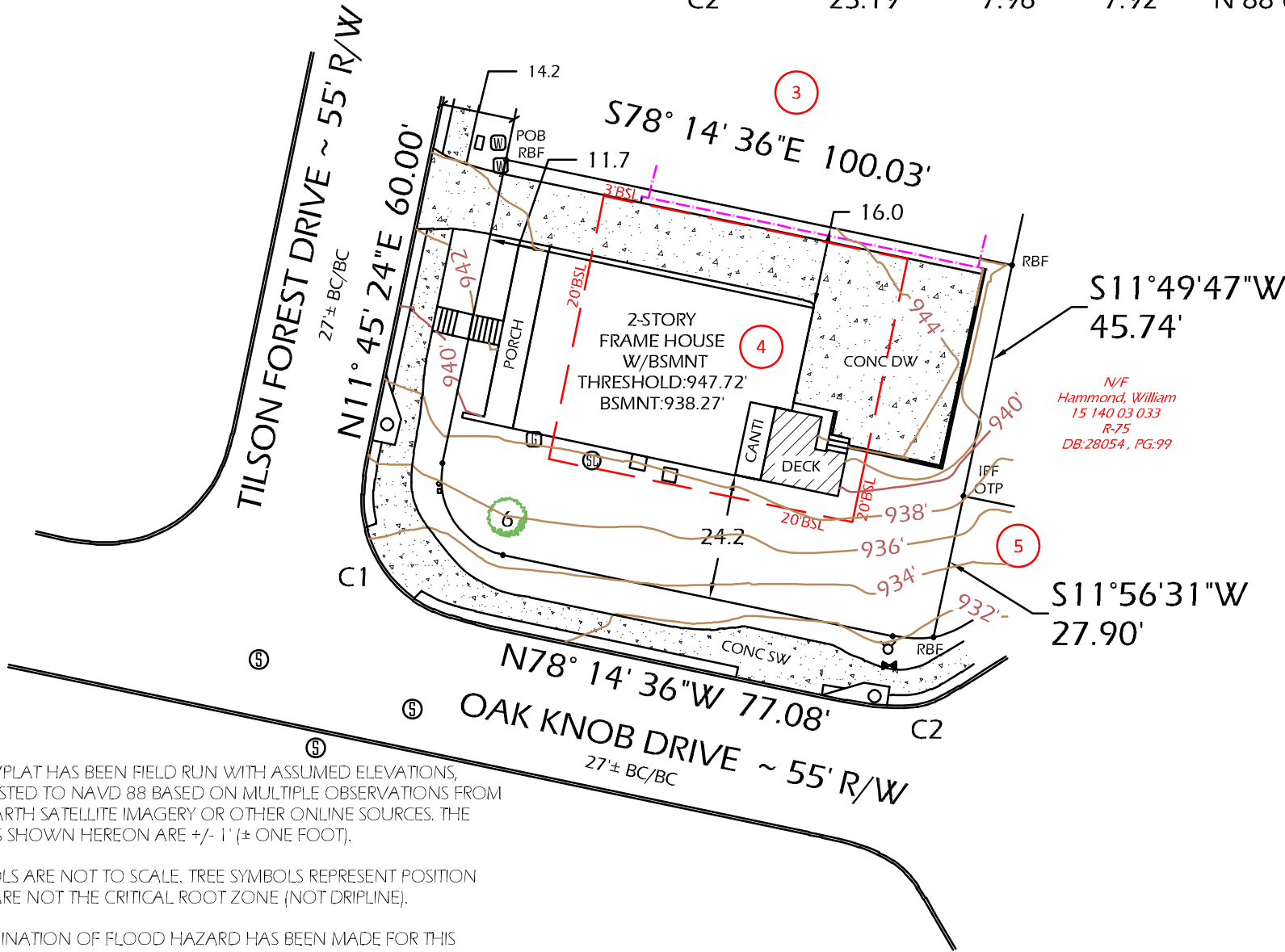


LEGEND

AKA	ALSO KNOWN AS	POB	POINT OF BEGINNING
APD	AS PER DEED	R/W	RIGHT-OF-WAY
APP	AS PER PLAT	RBF	REBAR FOUND
BSL	BUILDING (SETBACK) LINE	RBS	REBAR SET
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LLL	LAND LOT LINE		CLEAN OUT
N/F	NOW OR FORMERLY		JUNCTION BOX
PB	PLAT BOOK		DROP INLET
	UTILITY POLE		GAS VALVE
	LAMP POST		GAS METER
	FIRE HYDRANT		WALL
			HARDWOOD

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURTS

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	15.00'	23.56'	21.21'	N 33°14'36"W
C2	23.19'	7.96'	7.92'	N 88°04'42"W



~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

DECK CONTINUES UNDER HOUSE CANTILEVER

THE AREAS BETWEEN THE DRIVEWAY AND HOUSE AND THE DRIVEWAY AND FENCE ARE COVERED IN GRAVEL

ZONING: RSM (SMALL LOT RESIDENTIAL MIX), I-20 OVERLAY DISTRICT TIER 3  
BUILDING LINES SHOWN ARE BASED UPON RSM STANDARDS AS LOT APPEARS NON-CONFORMING FOR I-20 OVERLAY DISTRICT. FINAL DETERMINATION TO BE MADE BY DEKALB PLANNING AND SUSTAINABILITY

IMPERVIOUS (SQUARE FOOT)	
DRIVEWAY	1858
PORCH	239
HOUSE	1776
DECK	195
WALL	29
DW/HSE GRAVEL	57
DW/FNC GRAVEL	78

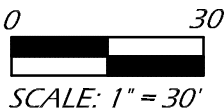
TOTAL	
SQUARE FOOT	4232
PERCENTAGE	56.8

SURVEYOR'S CERTIFICATION:

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.

By: Charles W. Loveless 8/22/23,  
CHARLES W. LOVELESS, Professional Land Surveyor #003030 Date

AREA = 7446 SQ. FT  
OR  
0.171 ACRES



260 PEACHTREE STREET NW  
SUITE 2200  
ATLANTA, GA 30303  
(678) 323-4712  
info@deltasurveyorsinc.com  
LSF # 001370

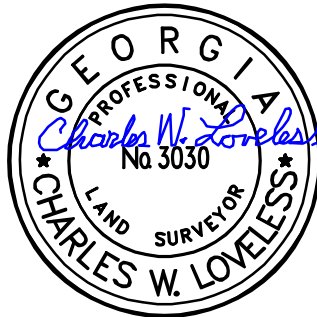
AS-BUILT PREPARED FOR:

Oluwatoyosi  
Shitta-Bey

PROPERTY ADDRESS:  
2400 Tilson Forest Dr  
Decatur, GA 30032

LOT 4 TILSON FOREST SUBDIVISION PARCEL ID: 15 140 03 061

LAND LOT 140	15th DISTRICT	DB:27786, PG:111/PB:230, PG:104	BY:
DeKALB COUNTY, GEORGIA		FIELD DATE: 8 - 17 - 2023	TH
LOCATED IN UNINCORP		DRAWN DATE: 8 - 23 - 2023	TW



RPLS: LS003030

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 66,737 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.



# DECK ADDITION FOR OLUWATOYOSI SHITTA-BEY

ADDRESS: 2400 Tilson Forest Dr Decatur, GA 30032

24 HOUR CONTACT:

Erosion Control Engineer -  
Name: Charles Loveless  
Company: Delta Surveyors Inc.  
Tel. #: 678-323-4734

ENGINEER CERTIFICATION STATEMENTS:

"I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001."

"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

*Charles W. Loveless*

08-23-2023

GSWCC LEVEL II DESIGN PROFESSIONAL  
CERTIFICATION #

DATE

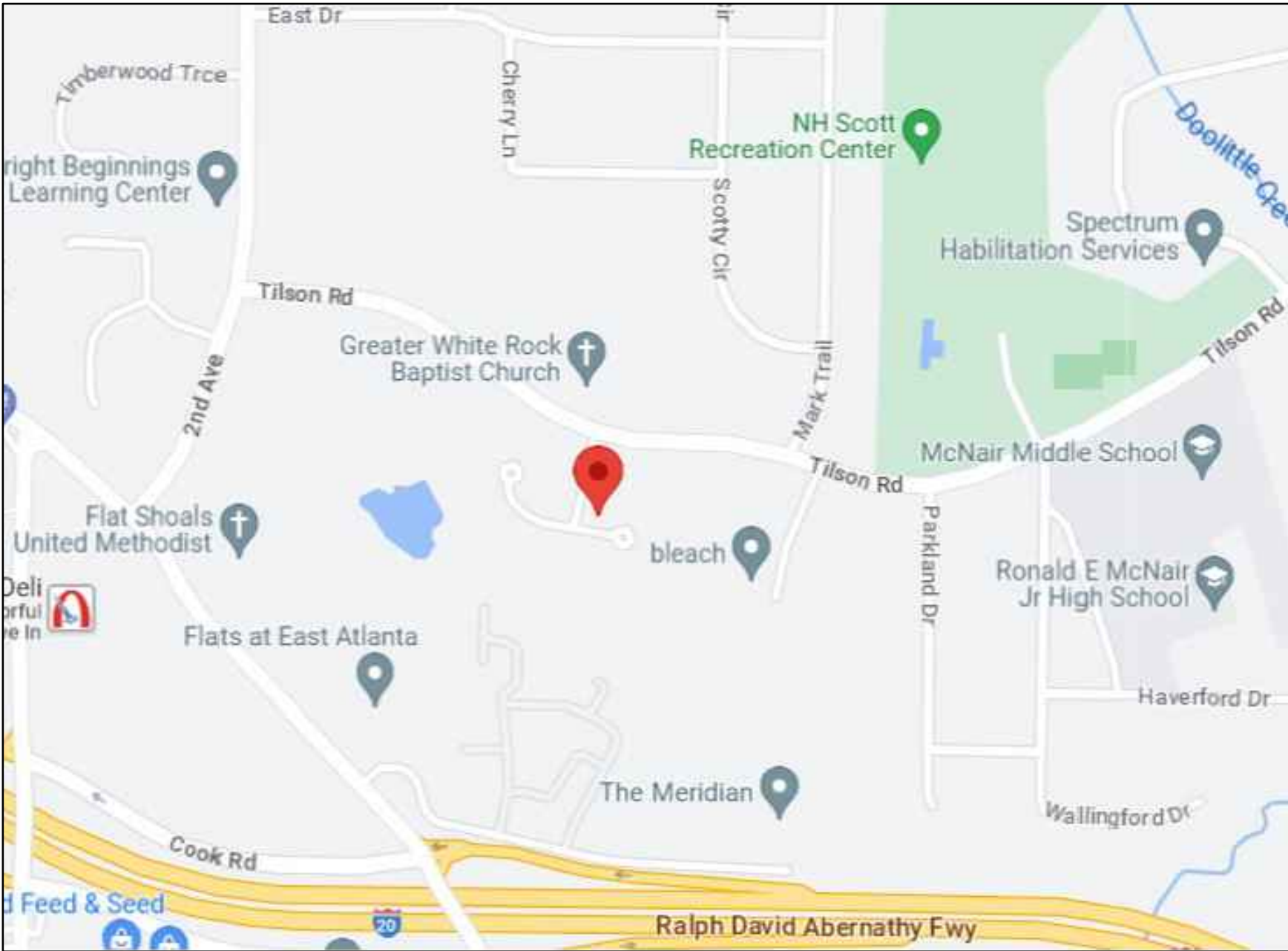


NOTE: MUST MATCH NAME ON  
SEAL IN TITLE BLOCK

APPROXIMATE CONSTRUCTION SCHEDULE							
Approx. Start Date: July, Approx. Completion Date: (SEE SPECIFIC PHASE SCHEDULES ON INITIAL, INTERMEDIATE AND FINAL ESC PLANS)							
BEGIN CONSTRUCTION SEPT. 2023	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	
*PLACE CONSTRUCTION ENTRANCE, INSTALL SILT FENCE & TREE PROTECTION FENCE							
BEGIN DEMOLITION							
CONTINUE DEMOLITION, BEGIN LEVELING BUILDING AREAS, SEED AND MULCH BARE AREAS IF NECESSARY.							
START BUILDING CONSTRUCTION							
FINISH CONSTRUCTION, INSTALL PERMANENT LANDSCAPING, REMOVE SILT FENCE AND TREE PROTECTION FENCE							

\* SEDIMENT AND EROSION CONTROL MEASURES TO BE INSPECTED DAILY. MAINTAIN BMP'S THROUGHOUT LAND DISTURBANCE ACTIVITY.

VICINITY MAP (NOT TO SCALE)



STANDARD EROSION CONTROL NOTES:

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

PRIOR TO LAND-DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR. CALL (404) 546-1300 TO CONTACT THE INSPECTOR.

ANY DISTURBED AREA LEFT IDLE FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.

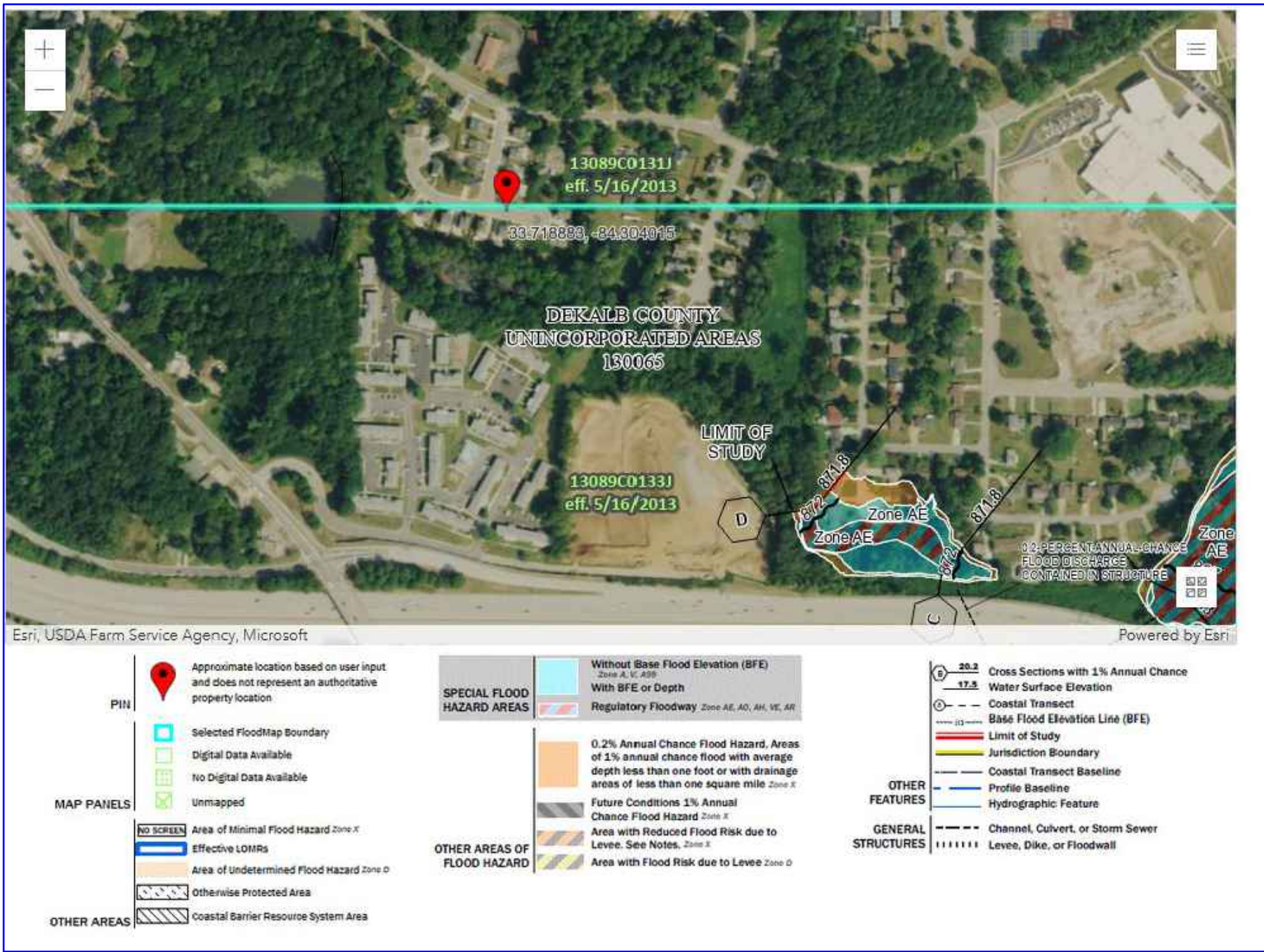
ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TYPE C TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (QUALIFIED PRODUCTS LIST #36) AND BE WIRE REINFORCED.

A HAUL ROUTE PERMIT IS REQUIRED WHEN MORE THAN 500 CUBIC YARDS OF HAULED VOLUME TO OR FROM THE SITE. PLANS MUST INCLUDE A STATEMENT INDICATING WHETHER OR NOT A HAUL ROUTE PERMIT IS REQUIRED.

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FLOOD HAZARD STATEMENT  
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS **IS NOT** IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL - 13089C0131J EFFECTIVE DATE: - 05/16/2013

AND

PANEL - 13089C0131J EFFECTIVE DATE: - 05/16/2013

ZONE " X "



DELTA SURVEYORS INC.

260 PEACHTREE STREET NW  
SUITE 2200  
ATLANTA, GA 30303  
(678) 323-4712  
info@deltasurveyorsinc.com  
LSF # 001370

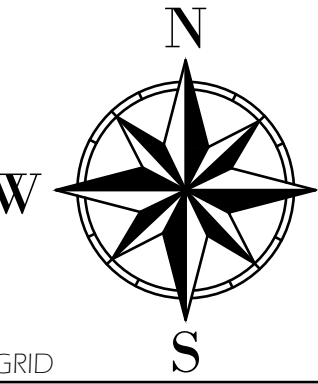
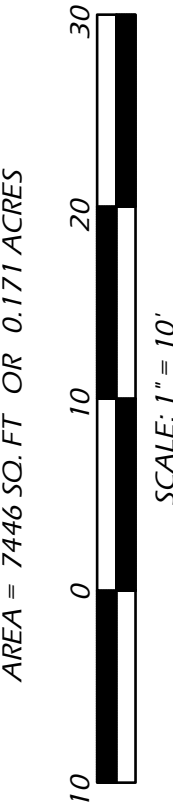


Shitta-Bey

PROPERTY ADDRESS:  
2400 Tilson Forest Dr  
Decatur, GA 30032

LOT 14, TILSON FOREST SUBDIVISION, PARCEL ID 15 140 03 061  
LAND LOT 140 DISTRICT DE27786 PG 11/PE280 PG 04  
BY 8-17-2023 TH  
FIELD DATE 8-17-2023 TH  
DRAWN DATE 8-23-2023 NW  
LOCATED IN UNINCORP

AREA = 7446 SQ. FT. OR 0.171 ACRES



GRID

SP 8-23-2023 LOVE

REVISIONS

1 OF 5

RELEASED FOR CONSTRUCTION



~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

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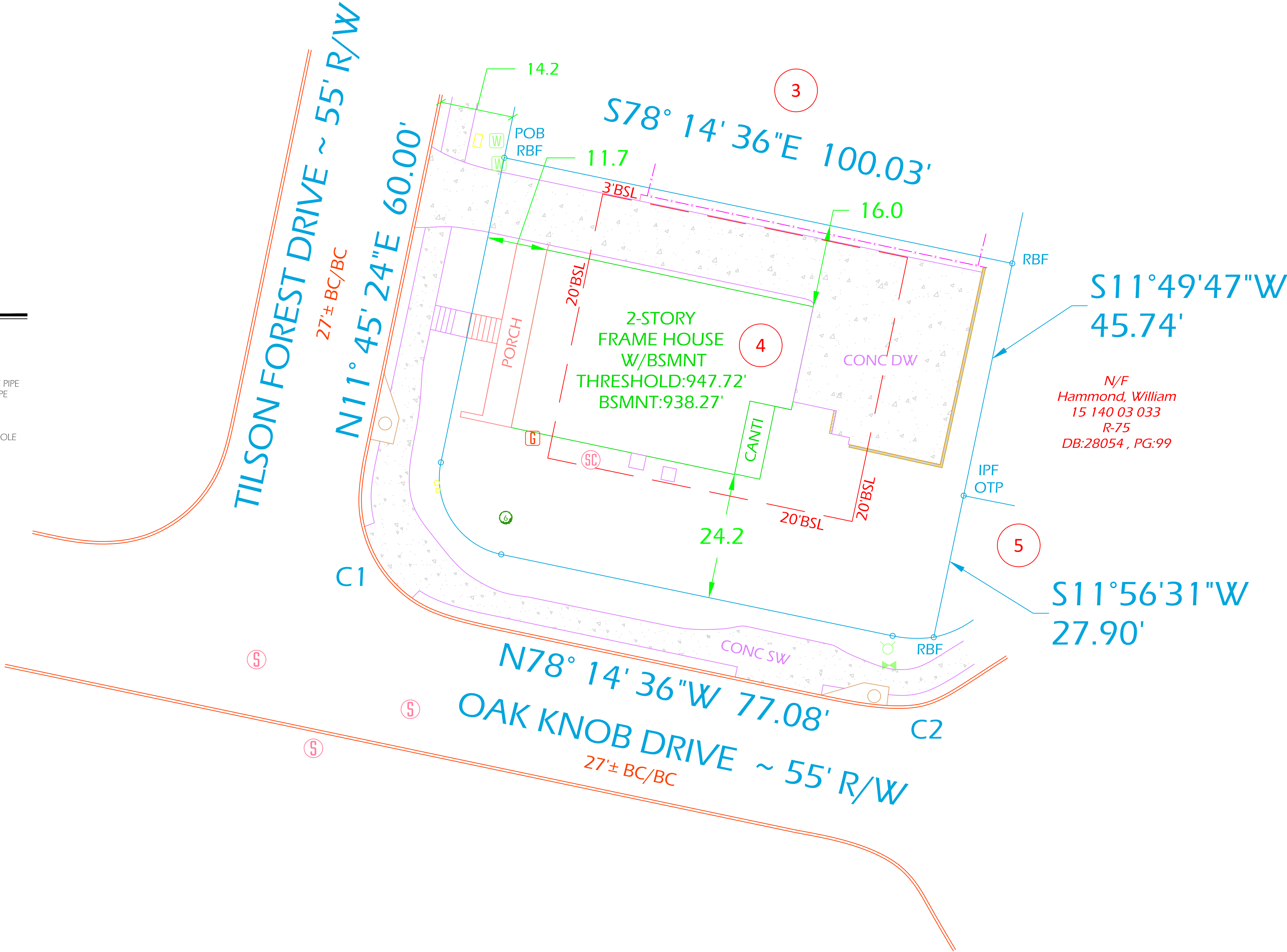
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DW/HSE GRAVEL	57
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TOTAL	
SQUARE FOOT	4037
PERCENTAGE	54.2

LEGEND

AKA	ALSO KNOWN AS	POB	POINT OF BEGINNING
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APP	AS PER PLAT	RBF	REBAR FOUND
BSL	BUILDING (SETBACK) LINE	RBS	REBAR SET
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LLL	LAND LOT LINE		CLEAN OUT
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	UTILITY POLE		GAS VALVE
	LAMP POST		GAS METER
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EXISTING CONDITIONS

RELEASED FOR CONSTRUCTION



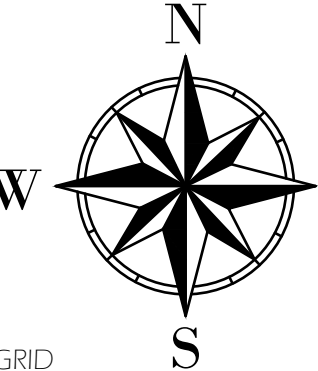
DELTA SURVEYORS INC.



260 PEACHTREE STREET NW  
SUITE 2200  
ATLANTA, GA 30303  
(678) 323-4712  
info@deltasurveyorsinc.com  
LSF # 001370

Shitta-Bey

PROPERTY ADDRESS:  
2400 Tilson Forest Dr  
Decatur, GA 30032



SP: 8-23-2023 LOVE

REVISIONS


2 OF 5

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PROPOSED DECK CONTINUES UNDER HOUSE CANTILEVER

IMPERVIOUS (SQUARE FOOT)

EXISTING:	
DRIVEWAY	1858
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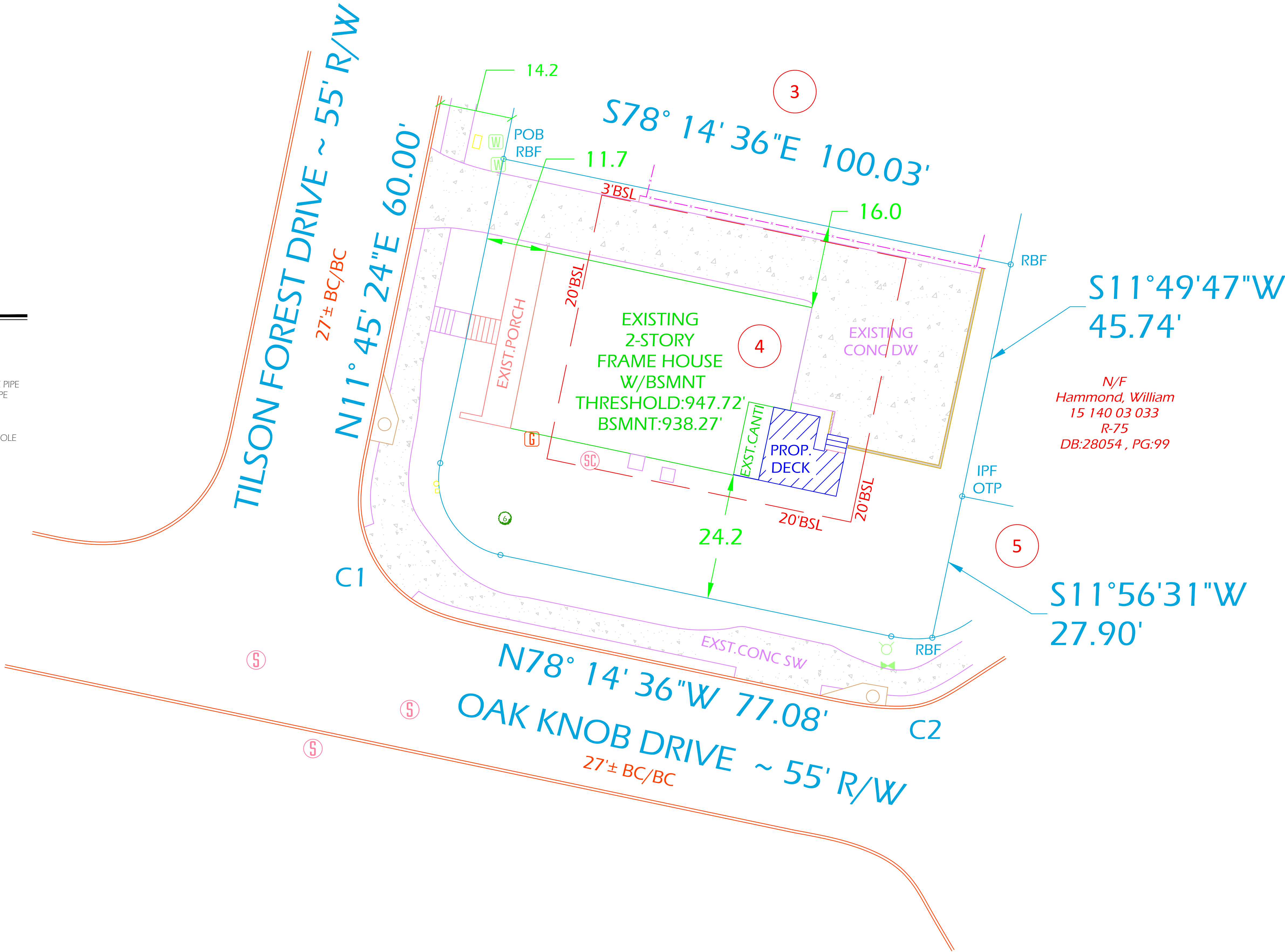
PROPOSED:	
DECK	195

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SQUARE FOOT	4232
PERCENTAGE	56.8

LEGEND

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			HARDWOOD

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	15.00'	23.56'	21.21'	N 33°14'36"W
C2	23.19'	7.96'	7.92'	N 88°04'42"W



PROPOSED ADDITION

RELEASED FOR CONSTRUCTION



DELTA SURVEYORS INC.

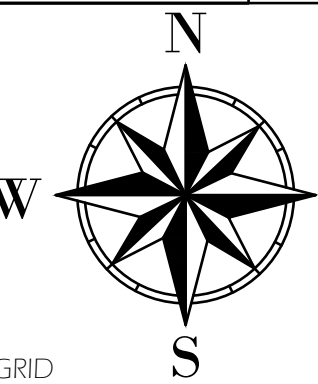
260 PEACHTREE STREET NW  
SUITE 2200  
ATLANTA, GA 30303  
(678) 323-4712  
info@deltasurveyorsinc.com  
LSF # 001370



Shitta-Bey

PROPERTY ADDRESS:  
2400 Tilson Forest Dr  
Decatur, GA 30032

AREA = 7446 SQ. FT. OR 0.171 ACRES  
SCALE: 1" = 10'



SP: 8-23-2023 LOVE

REVISIONS


3 OF 5

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CONSTRUCTION NOTES:

NO SIGNIFICANT GRADING IS TO TAKE PLACE ON SITE - NO GRADING OR SITE LEVELING TO EXCEED 2'

CONTOURS SHOWN ARE EXISTING

FLOOR AREA RATIO TO BE PROVIDED BY ARCHITECT

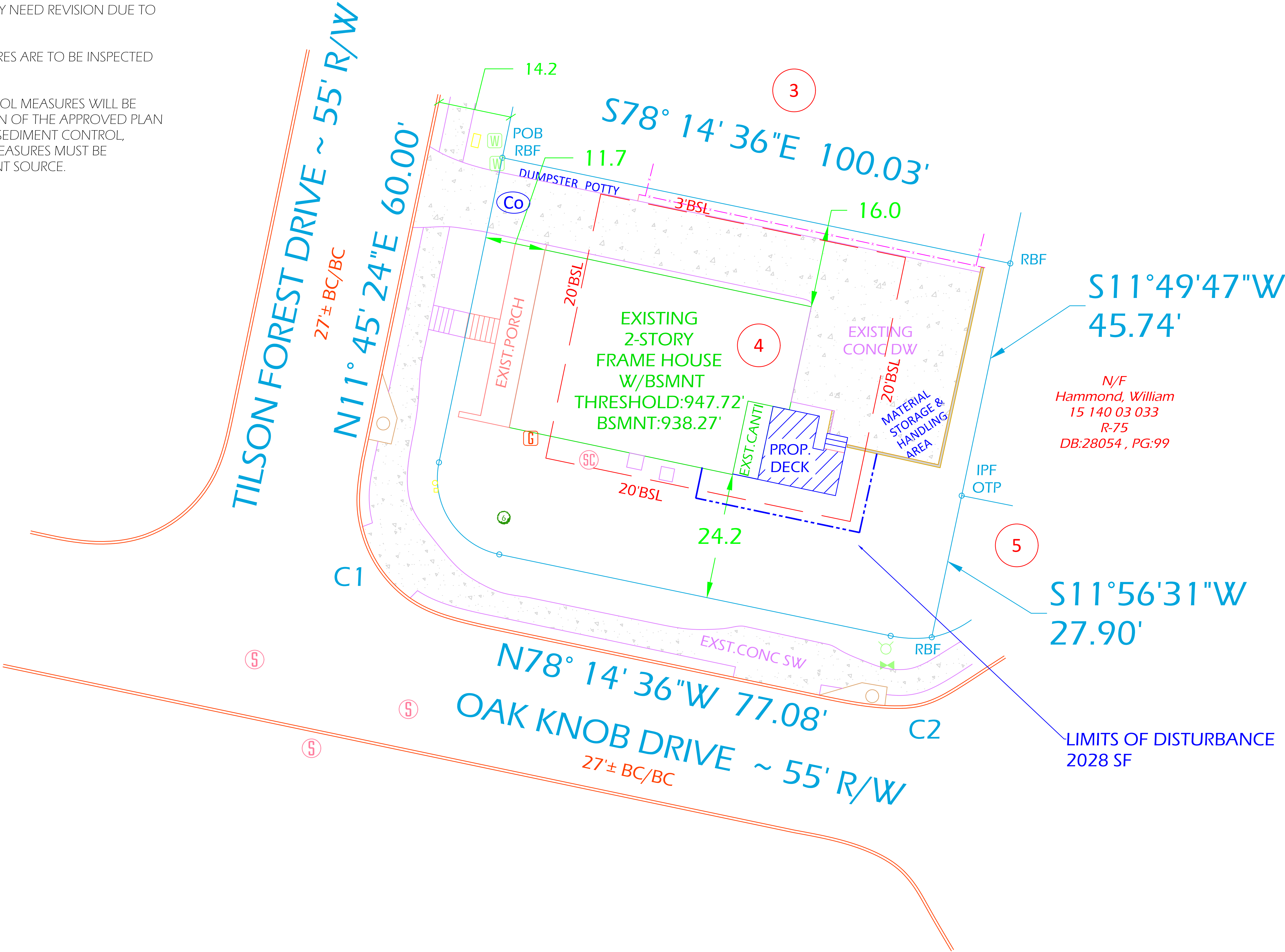
CONSTRUCTION TIMELINE IS APPROXIMATE AND MAY NEED REVISION DUE TO SITE CONDITIONS AND/OR WEATHER

TREE PROTECTION AND EROSION CONTROL MEASURES ARE TO BE INSPECTED DAILY.

EROSION, SEDIMENTATION AND POLLUTION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MUST BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

NO UTILITY WORK  
PROPOSED

USE EXIST DW AS  
CONSTRUCTION OUTLET



N/F  
Hammond, William  
15 140 03 033  
R-75  
DB:28054, PG:99

LIMITS OF DISTURBANCE  
2028 SF



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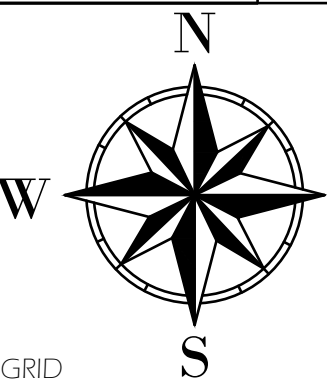


Shitta-Bey

PROPERTY ADDRESS:  
2400 Tilton Forest Dr  
Decatur, GA 30032

LOT 14, TILSON FOREST SUBDIVISION, PARCEL ID 15 140 03 033  
LAND LOT 140 DISTRICT DE27786 PG 111/PE280 PG 104  
DEKALB COUNTY, GEORGIA FIELD DATE: 8-17-2023 TH  
LOCATED IN UNINCORP DRAWN DATE: 8-23-2023 JW

AREA = 7446 SQ. FT. OR 0.171 ACRES  
SCALE: 1" = 10'



SP	8-23-2023	LOVE
REVISIONS		