

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: _____

Mailing Address: _____

City/State/Zip Code: _____

Email: _____

Telephone Home: _____ Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: _____

Address (Mailing): _____

Email: _____ Telephone Home: _____ Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: _____ City: _____ State: _____ Zip: _____

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 with any questions.

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.

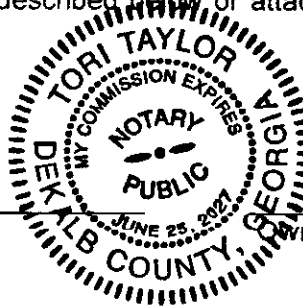
DATE: February 19th, 2024 Applicant/Agent Signature: Mary E. Turnipseed
Mary E. Turnipseed

TO WHOM IT MAY CONCERN:

(I)/ (WE): Daniel Carter
(Name of Owners)

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

Tori Taylor
Notary Public



Daniel Carter
Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

LETTER OF INTENT

February 22, 2024

Zoning Board of Appeals
DeKalb County, Georgia

RE: Variance Requests
2695 Midway Road
Decatur, GA 30030

Dear Members of the Zoning Board of Appeals:

We are respectfully requesting two variances for an addition to the existing garage. We are adding an Accessory Dwelling Unit above the garage and turning the garage into a carport. A corner of the existing garage is 2.7' within the required 7.5' side yard setback. The existing lot coverage of 38.7% is over the required 35%. We are proposing to remove part of the concrete driveway and replace it with permeable pavers to reduce the lot coverage below the existing 38.7%.

Both variance requests are from Section 27-2.2.1:

- 1) Side yard setback reduction from 7.5' to 2.7'
- 2) Lot coverage variance to increase from 35% to 36.51% (currently 38.7%)

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 corner lot status creates limiting setbacks on the west side of the property so the location of the proposed structure is on the east side. This location also does not interfere with an existing 48" hardwood on the west side of backyard.

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 proposed Accessory Dwelling Unit is 687.23 SF and is only the minimum size necessary for providing for the owners' daughter with special needs who will not be able to live independently. The maximum allowed for an ADU is 900 SF and this is well under that requirement.

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 proposed ADU will not harm the public welfare, neighboring properties, or any improvements in the same zoning district. The adjoining neighbors to the east and to the south of the property have approved of the proposed project and have signed letters of support which are attached.

Also attached are pictures of the main house to show the owners' improvement of the area and the existing garage. The proposed ADU will maintain the character of the existing house.

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

The enforcement of the side yard setback and lot coverage would restrict the intended project and would not allow the owners to effectively use their property.

5. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.

The intent of the Suburban Character Area is to recognize those areas of the county that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under development pressures. These areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns. Future development should provide better pedestrian and community connectivity and be designed in a way that preserves and enhances existing greenspace. The proposed density for areas of this type is up to 8 dwelling units per acre.



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 13089C0131. EFFECTIVE DATE: 5/18/2013. ZONE: X. NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE.

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.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

SURVEY NOTES:

- THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000± FEET, AN ANGULAR ERROR OF 07 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 100,000± FEET, AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
- THE PUBLIC 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 TITLE SEARCH OR TITLE OPINION.
- 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.
- NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS, INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
- THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, COVENANTS, OWNERSHIP TITLE, EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THIS SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
- SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.
- THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE.
- FENCES SHOULD NOT BE CONSTRUCTED USING THE SIDE DIMENSIONS FROM THE HOUSE AS SHOWN ON THIS SURVEY.
- 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 AUTHORIZATION.
- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
- STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL 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 AREA.
- 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 LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.

ZONING NOTE:

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

PROPERTY IS ZONED R-75 (DEKALB UNINCORPORATED)

BUILDING SETBACKS:

FRONT: 45' (AS PER PLAT)
30' AS PER ZONING
SIDE: 7.5' (INTERIOR), 16' (SIDE STREET)
16' BL AS PER ROBERT SATTERWHITE
SECTION 27-5.1.4. (E) DEKALB COUNTY.
REAR: 40'
MAX. LOT COVERAGE 35%
MAX BUILDING HEIGHT 35'

FRONT AVERAGE WILL APPLY IF NEW CONSTRUCTION PROPOSED, OR VACANT LOT.

DISTURBED AREA STABILIZATION

ANTICIPATED STARTING DATE: 03/01/2024
ANTICIPATED COMPLETION DATE: 09/01/2024
THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

DIRT STATEMENT

TOTAL OF GROSS CUBIC YARDS OF CUT: 0
TOTAL OF GROSS CUBIC YARDS OF FILL: 0
EXCESS OF SOIL TO BE HAULED OFF.

VERTICAL DATUM NAVD88

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

* LINE INDICATORS *

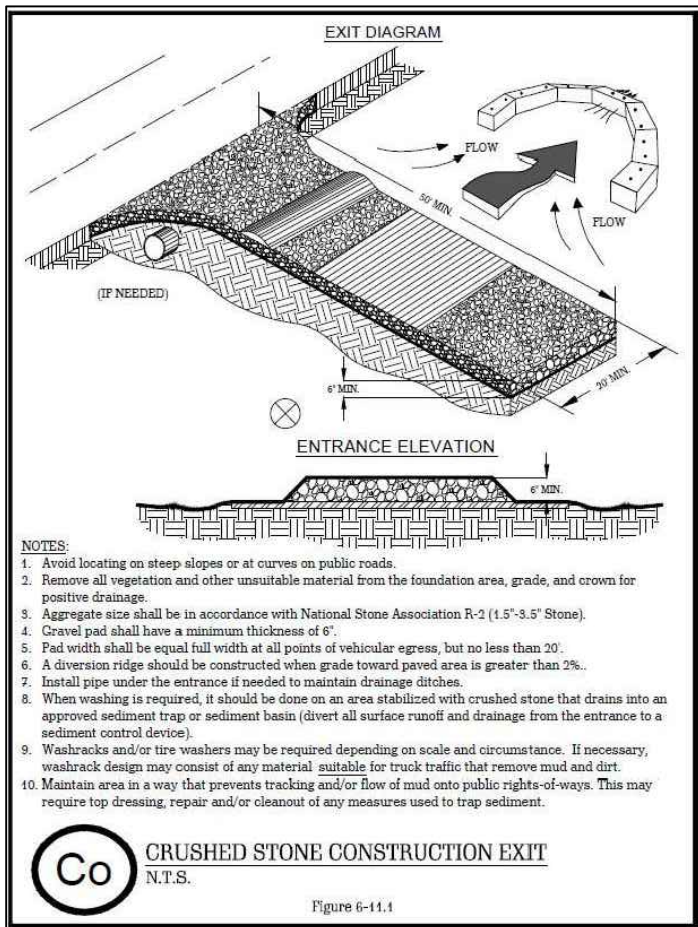
INDICATES SANITARY SEWER LINE
INDICATES POWER LINE
INDICATES WATER LINE
INDICATES GAS LINE
INDICATES FENCE LINE
INDICATES DRAINAGE LINE

* SYMBOLS *

ELECTRIC PANEL/METER
WATER METER
AIR CONDITIONER
GAS METER
JUNCTION BOX
SANITARY SEWER MANHOLE
STORM MANHOLE
TRAFFIC/INFO SIGN
LAMP POST
METAL POST
WATER VALVE
HEADWALL
STAIRS
DRAINAGE INLET
FIRE HYDRANT

* L E G E N D *

APD AS PER DEED
AE ACCESS EASEMENT
APF AS PER FIELD
AI ANGLE IRON FOUND
APP AS PER PLAT
APR AS PER RECORD
BLK BLOCK
BLS BUILDING LINE SETBACK
BRK BRICK
CBX CABLE BOX
CB WATCH BASIN
CLF CENTER LINE
CLP CHAIN LINK FENCE
CMP CORRUGATED METAL PIPE
C.O.A. CITY OF ATLANTA
CO SAN SEWER CLEANOUT
CP CALCULATED POINT
CPT CRIMP TOP PIPE FOUND
DE DEED
DI DRAINAGE INLET
DI ELECTRIC POWER BOX
EM ELECTRIC METER
EP EDGE OF PAVEMENT
FP FENCE POST
FC FENCE CORNER
FH FIRE HYDRANT
FR FRAME
GL GAS LINE
GM GAS METER
GV GAS VALVE
GW GUY WIRE
HW HEAD WALL
HW HARDWOOD TREE
IPF IRON PIN FOUND
IR IRON SET
IR IRON ROD FOUND
IV IRRIGATION VALVE
JB JUNCTION BOX
LLL LAND LOT LINE
MAG MAGNETIC READING IP
MGN MAGNOLIA TREE
MH MAIN HOLE
MTF METAL FENCE
NH NAILING
OUP OPEN TOP PIPE FOUND
OU OWNERSHIP UNCLAR
PC PORCH
PC PROPERTY 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
R/W RIGHT-OF-WAY
S/W SIGN
SSL SANITARY SEWER LINE
SSE SANITARY SEWER EASEMENT
SP SCREENED PORCH
SW SIDEWALK
TB TOP OF BANK
UE UTILITY EASEMENT
WD WOOD
WDF WOOD FENCE
WDK WOOD DECK
WL WATER LINE
WM WIRE
WRF WIRE FENCE
WV WATER VALVE
WW MET WEATHER
YI YARD INLET
INDICATES STAIRS



RELEASED FOR CONSTRUCTION

LOT 1	BLOCK "B"
COLUMBIA ACRES	RE-SUBDIVISION OF LOT 1 & PART OF LOT 2
LAND LOT 216	15TH DISTRICT SECTION
DEKALB COUNTY, GEORGIA	DB.6539/PG.293 PB.18/PG.116
FIELD WORK DATE NOV 30, 2023	PRINTED/SIGNED FEB 20, 2024
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"

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 100,000± FEET, AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

AU
COORD #20170982
DWG #20232069 SP

SURVEY LAND EXPRESS, INC

LAND SURVEYING SERVICES

CONSTRUCTION ENTRANCE/EXIT

INDICATES Sd2 TYPE F SEDIMENT CONTROL

INDICATES Sd2 TYPE PP SEDIMENT CONTROL

INDICATES Sd1 TYPE C SILT FENCE

INDICATES Sd1 TYPE S SILT FENCE

INDICATES Sd1 TYPE Hb HAYBALES

INDICATES TREE PROTECTION FENCE

INDICATES STRUCTURAL ROOT PLATE

INDICATES STRUCTURAL ROOT ZONE

INDICATES PROPOSED CONTOURS

1000

INDICATES EXISTING CONTOURS

Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)

Ds2 DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

TREE PROTECTION:

- ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
- NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- KEEP OUT SIGN.

EROSION CONTROL LEGEND

Ds1 DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1 A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2 DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3 DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS
Ds4 DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	ESTABLISHING PERMANENT VEGETATIVE COVER ON CRITICALLY ERODED LANDS. SEE ENLARGED PLANS
Du DISTURBED AREA STABILIZATION (W/ DUST CONTROL)	CONTROLLING OF SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITE, ROADS, AND DEMOLITION SITES. SEE EROSION CONTROL NOTES.

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION

APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.

CONDITIONS

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS BUT IT SHALL BE APPLIED TO THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE A CONTINUOUS 80% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 80% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED.

SPECIFICATIONS

MULCHING WITHOUT SEEDING

THIS STANDARD APPLIES TO GRADES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

SITE PREPARATION

- GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
- INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES AND SEDIMENT BARRIERS.
- LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

MULCHING MATERIALS

- SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED:
- DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
 - WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.
 - CUTBACK ASPHALT (LOW CURING) SHALL BE APPLIED AT 1,200 GALLONS PER ACRE (OR 1/4 GALLON PER SQUARE YARD).
 - POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

APPLYING MULCH

- WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
- DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
 - IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES.
 - CUTBACK ASPHALT (LOW CURING) SHALL BE APPLIED AT 1,200 GALLONS PER ACRE (OR 1/4 GALLON PER SQUARE YARD).
 - APPLY POLYETHYLENE FILM TO EXPOSED AREAS.

ANCHORING MULCH

- STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AS-5 OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKPERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATIONS TO TACKPERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN 1 INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
- POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

SEEDING RATES FOR TEMPORARY SEEDING			
SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
RYE	3.9 POUNDS	3 bu.	9/1-3/1
RYEGRASS	0.9 POUND	40 lbs.	8/15-4/1
ANNUAL LESPEDEZA	0.9 POUND	40 lbs.	1/15-3/15
WEEPING LOVEGRASS	0.1 POUND	4 lbs.	2/15-6/15
SUDANGRASS	1.4 POUNDS	60 lbs.	3/1-8/1
BROWNTOP MILLET	0.9 POUND	40 lbs.	4/1-7/15
WHEAT	4.1 POUNDS	3 bu.	9/15-2/1

*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

SEEDING RATES FOR PERMANENT SEEDING			
SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
BAHIA	1.4 POUNDS	60 lbs.	1/1-12/31
BERMUDA	0.2 POUND	10 lbs.	2/15-7/1
CENTPEDEZA	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDEZA	1.7 POUNDS	75 lbs.	1/1-12/31
WEEPING LOVEGRASS	0.1 POUND	4 lbs.	2/1-6/15
SWITCHGRASS	0.9 POUND	40 lbs.	3/15-6/1

*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

COVER SHEET & NOTES

SITE PLAN PREPARED FOR:

SHEET 1 OF 3

DANIEL & SUSAN CANTER

PROPERTY ADDRESS:

2695 MIDWAY ROAD
DECATUR, GA 30030



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

OLD HOUSE FFE
975.99

SSMH1 979.85
INV IN 972.45
INV OUT 972.35

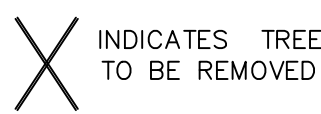
SSMH3 954.26
INV IN 947.36
INV OUT 947.26

SSMH2 978.06
INV IN (A) 971.06
INV IN (B) 970.56
INV IN (C) 970.56
INV OUT 970.46



IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

TREE SAVE STATUS:



NO GRADED SLOPES
SHALL EXCEED 3H:1V

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

NO IMPACT TO TREE CRZs UNLESS EXPLICITLY STATED

SILT FENCE HAND DUG IN CRZ

NO WATERS OF THE STATE
EXIST WITHIN 200' OF THE
PROJECT SITE

VERTICAL DATUM NAVD88

- (Co) CONSTRUCTION ENTRANCE/EXIT
- (Sd2-F) INDICATES Sd2 TYPE F SEDIMENT CONTROL
- (Sd2-PP) INDICATES Sd2 TYPE PP SEDIMENT CONTROL
- (Sd1-C) INDICATES Sd1 TYPE C SILT FENCE
- (Sd1-S) INDICATES Sd1 TYPE S SILT FENCE
- (Sd1-Hb) INDICATES Sd1 TYPE Hb HAYBALES
- (Tr) INDICATES TREE PROTECTION FENCE
- INDICATES STRUCTURAL ROOT PLATE
- INDICATES STRUCTURAL ROOT ZONE
- INDICATES PROPOSED CONTOURS
- 1000
- INDICATES EXISTING CONTOURS

- (Ds1) DISTURBED AREA STABILIZATION
(WITH MULCH)
- (Ds2) DISTURBED AREA STABILIZATION
(W/TEMPORARY VEGETATION)
- (Ds3) DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)
- (Ds4) DISTURBED AREA STABILIZATION
(WITH SODDING)

* 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 SETBACK
BRK BRICK
BSMT BASEMENT
CBX CABLE BOX
C CONCRETE
CB CATCH BASIN
CL CENTER LINE
CLF CHAIN LINK FENCE
CMP CORRUGATED METAL PIPE
C.O.A. CITY OF ATLANTA
C.SAN SAN SEWER CLEANOUT
CRWL CRAWL SPACE
CP CALCULATED POINT
CPT CARPORT
CTP CRIMP TOP PIPE FOUND
DE DEED
DI 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 GUY 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
JLL LAND LOT LINE
MAG MAGNETIC READING IP
MGN MAGNOLIA TREE
MH MAN HOLE
MTF METAL FENCE
N N.BORS.
OH OVERHANG
OTP OPEN TOP PIPE FOUND
OU OWNERSHIP UNCLERAR
P PORCH
PC PROPERTY CORNER
PL PROPERTY LINE
PN PINE TREE
POB POINT OF BEGINNING
PP POWER POLE
PW POWER LINE
P PLAT
(P) PLAT
R RECORD
RBF REINFORCING BAR FOUND
RBS REINFORCING BAR SET
RCP REINFORCED CONC. PIPE
R/W RIGHT-OF-WAY
SIGN SIGN
SSL SANITARY SEWER LINE
SSE SANITARY SEWER EASEMENT
SP SCREENED PORCH
SW SIDEWALK
TB TOP OF BANK
UE UTILITY EASEMENT
WD WOOD
WDF WOOD FENCE
WOK WOOD DECK
WL WATER LINE
WM WATER METER
WRF WIRE FENCE
WV WATER VALVE
WW WET WEATHER
W WITH/
YI YARD INLET

* SYMBOLS *

- ELECTRIC PANEL/METER
□ WATER METER
□ AIR CONDITIONER
□ GAS METER
□ JUNCTION BOX
□ SANITARY SEWER MANHOLE
□ STORM MANHOLE
□ TRAFFIC/INFO SIGN
□ GAS MARKER
□ LAMP POST
□ METAL POST
□ WATER VALVE
□ HEADWALL
□ STAIRS
□ DRAINAGE INLET
○ FIRE HYDRANT

* LINE INDICATORS *

- — — — — INDICATES SANITARY SEWER LINE
- — — — — INDICATES POWER LINE
- — — — — INDICATES WATER LINE
- — — — — INDICATES GAS LINE
- — — — — INDICATES DRAINAGE LINE
- — — — — INDICATES FENCE LINE

TREE PROTECTION: (Tr)

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN.

EROSION CONTROL LEGEND

(Ds1) DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	(Ds1) A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
(Ds2) DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	(Ds2) ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
(Ds3) DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	(Ds3) ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS.
(Ds4) DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	(Ds4) ESTABLISHING PERMANENT VEGETATIVE COVER USING SODS ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS. SEE ENLARGED PLANS.
(Du) DISTURBED AREA STABILIZATION (W/ DUST CONTROL)	(Du) CONTROLLING OF SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITE, ROADS, AND DEMOLITION SITES. SEE EROSION CONTROL NOTES.

0 30
SCALE 1" = 30'

RELEASED FOR CONSTRUCTION

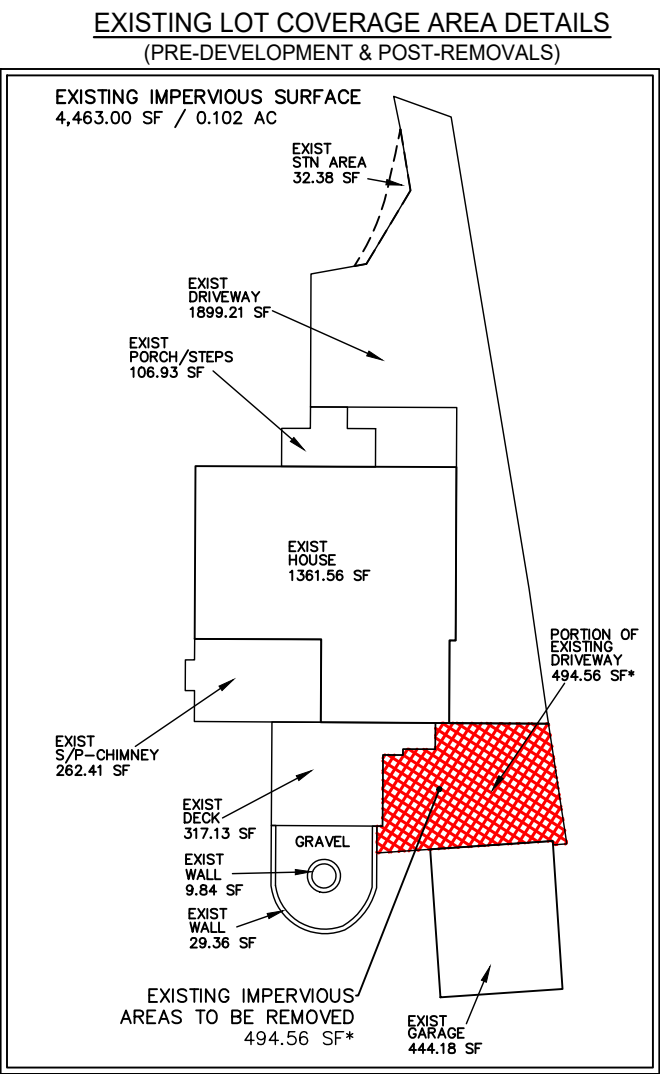
LOT 1	BLOCK "B"
COLUMBIA ACRES	RE-SUBDIVISION OF LOT 1 & PART OF LOT 2
LAND LOT 216	15TH DISTRICT SECTION
DEKALB COUNTY, GEORGIA	DB.6539/PG.293 PB.18/PG.116
FIELD WORK DATE NOV 30, 2023	PRINTED/SIGNED FEB 20, 2024
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"
THE FIELD DATA UPON 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 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.	
AU	COORD #20170982
DWG #20232069 SP	

VARIANCE PLAN

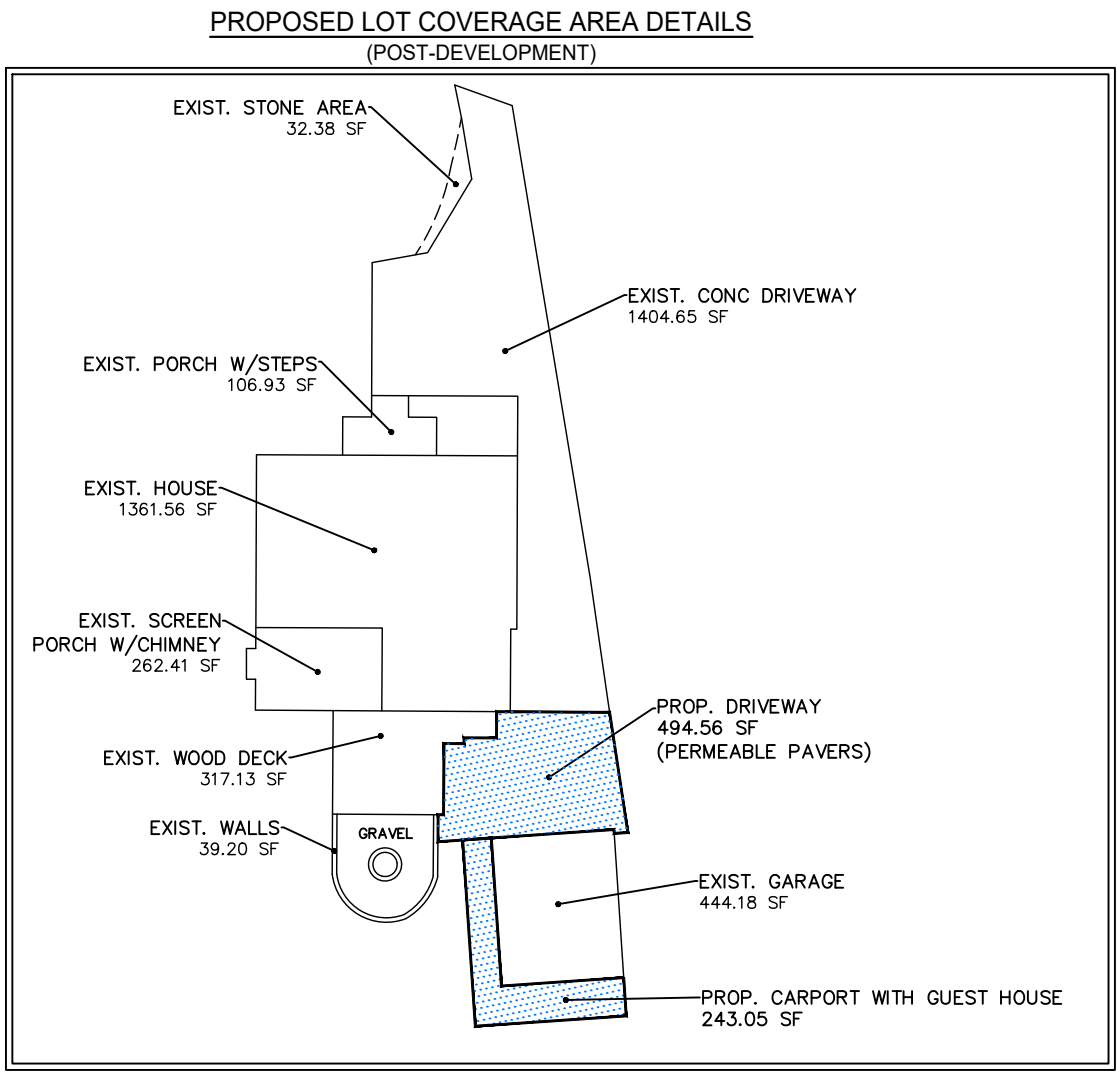
SITE PLAN PREPARED FOR:	SHEET 2 OF 3
DANIEL & SUSAN CANTER	
PROPERTY ADDRESS: 2695 MIDWAY ROAD DECATUR, GA 30030	
24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



EXISTING IMPERVIOUS AREAS TO BE REMOVED PER THIS PLAN = 494.56 SF
SUB-TOTAL EXISTING IMPERVIOUS POST-REMOVALS = 3,968.44 SF

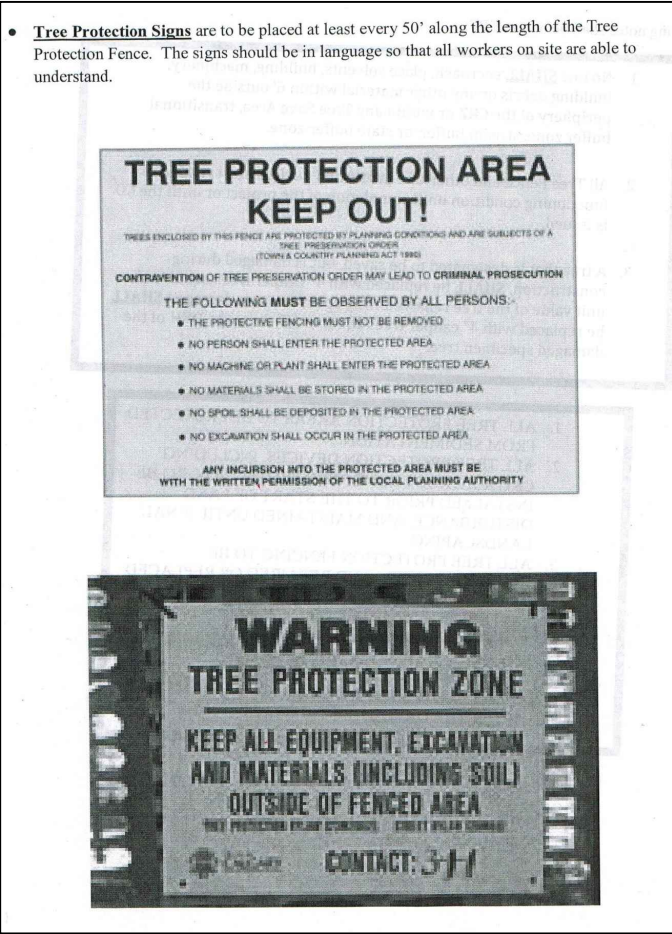
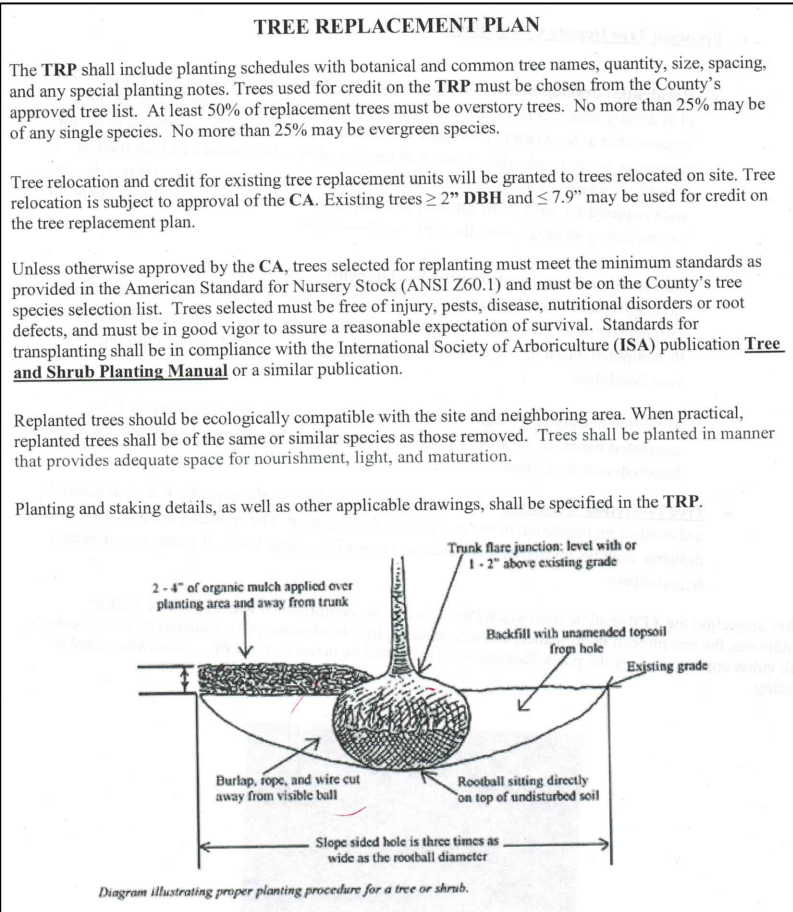
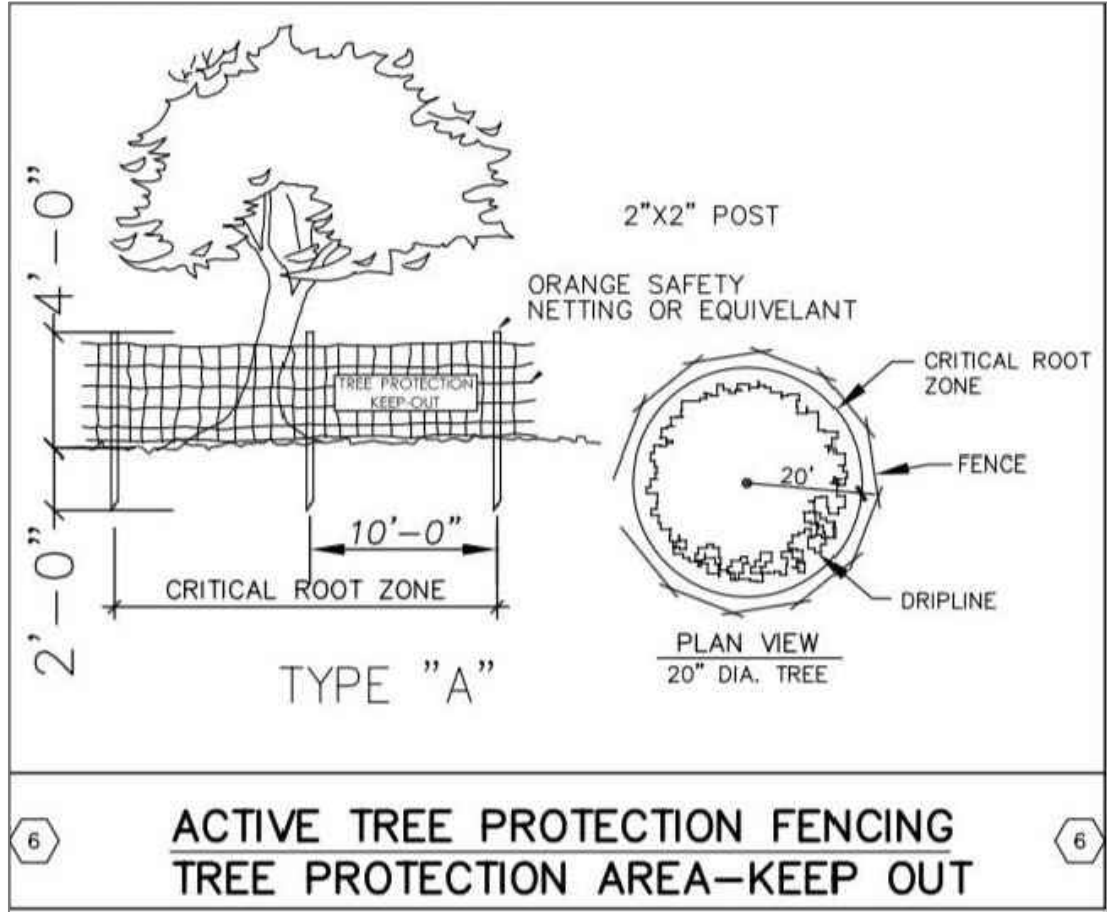


POST-DEVELOPMENT IMPERVIOUS TABULATION:

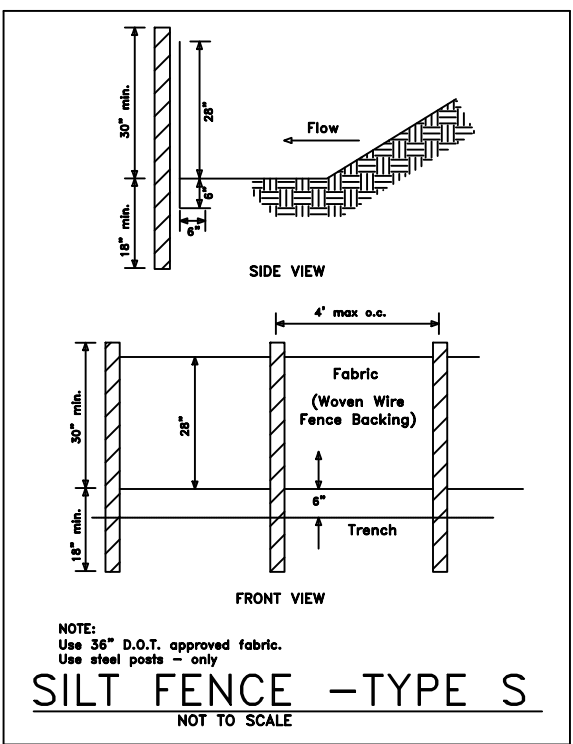
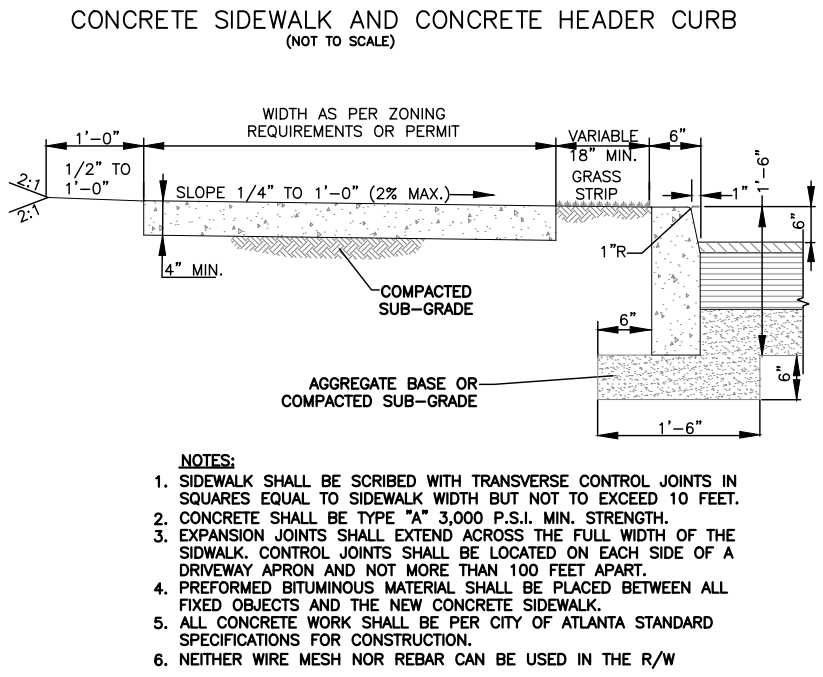
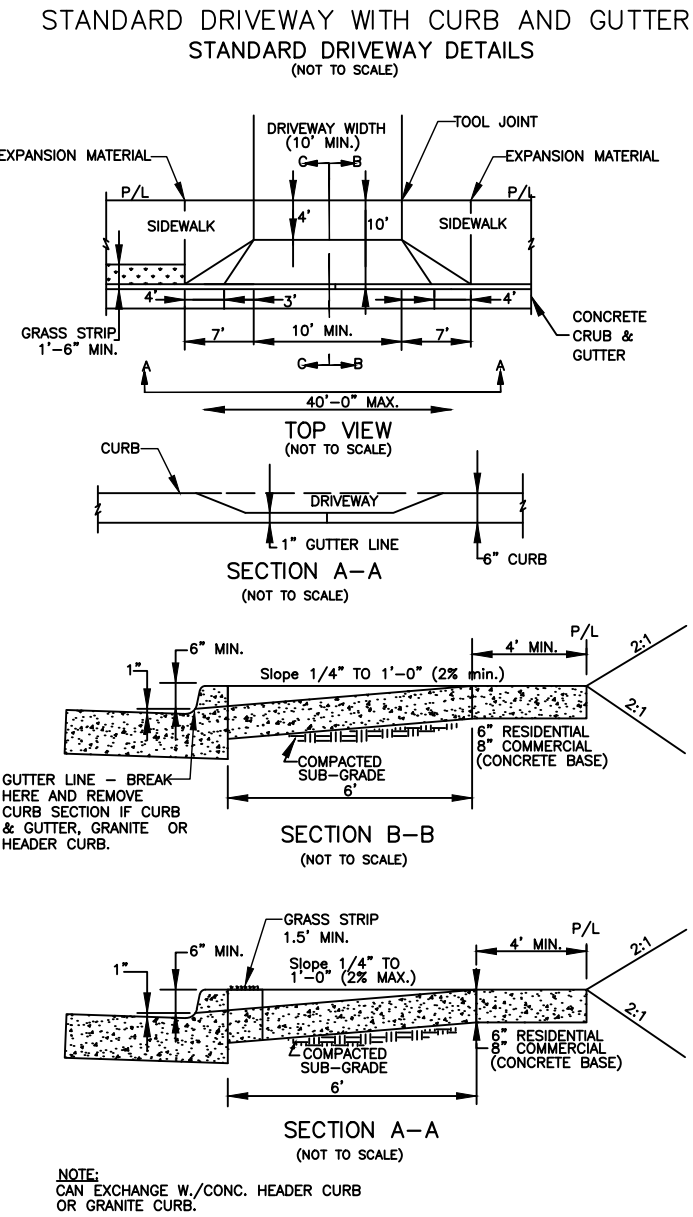
EXIST. HOUSE:	1361.56 SF
EXIST. PORCH W/STEPS:	106.93 SF
EXIST. CONC DRIVEWAY:	1404.65 SF
EXIST. STONE AREA:	32.38 SF
EXIST. SCREEN PORCH W/CHIMNEY:	262.41 SF
EXIST. WOOD DECK:	317.13 SF
EXIST. WALLS:	39.20 SF
EXIST. GARAGE:	444.18 SF
SUB-TOTAL (POST-REMOVALS):	3,968.44 SF

PROP. CARPORT WITH GUEST HOUSE:	243.05 SF
SUB-TOTAL :	243.05 SF

NET TOTAL (POST-DEVELOPMENT): 4211.49 SF



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 DBH of the damaged specimen tree.
1. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
 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 PARKING, 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.



SILT FENCE -TYPE S
NOT TO SCALE

Sd1-S SEDIMENT BARRIER

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 - TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.

SILT FENCE HAND DUG IN CRZ

- Hay or Straw Bales (Sd1-Hb)
- Place in a single row, lengthwise, on the contour.
 - Embed in the soil to a depth of 4 inches.
 - Secure with stakes or bars driven through the bales or by other adequate means.
 - Place in areas of low rate sheet flow.
 - For use on projects with a duration of three months or less.

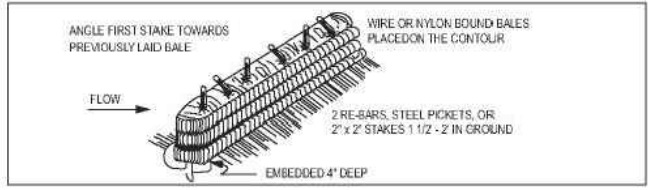


Figure 1. Straw Bale Barrier Installation Requirements

RELEASED FOR CONSTRUCTION

LOT 1	BLOCK "B"
COLUMBIA ACRES	RE-SUBDIVISION OF LOT 1 & PART OF LOT 2
LAND LOT 216	15TH DISTRICT SECTION
DEKALB COUNTY, GEORGIA	DB.6539/PG.293 PB.18/PG.116
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AU COORD #20170982 DWG #20232069 SP	

DETAILS

SITE PLAN PREPARED FOR:	SHEET 3 OF 3
DANIEL & SUSAN CANTER	
PROPERTY ADDRESS: 2695 MIDWAY ROAD DECATUR, GA 30030	
24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	
GEORGIA REGISTERED No. 3187 PROFESSIONAL JACK AND SURVEYOR GENE A. STEPANO	
IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.	

Dan Canter & Sue Smith
2695 Midway Road
Decatur, Georgia 30030
267-535-1109 danieljcanter@gmail.com

February 13, 2024

re: Proposed new carriage house above garage for 2695 Midway Road

Dear Neighbor,

We are in the process of designing a new carriage house above our existing garage. Our existing garage will become a carport with a guest house above. The project includes a slightly larger footprint of 4.5' to the west of the garage and 6.0' to the south. This will allow enough space for a one bedroom guest house.

The existing garage is within the side yard setback and at an angle to the east property line. At the closest point the garage is 2.7' to the property line and we are requesting a reduction from 7.5' to 2.7' to maintain that existing corner of the garage. The rear yard setback for an Accessory Dwelling Unit (as Dekalb County calls it) is 10' and we will maintain that setback.

Our existing lot coverage is over the required 35% and we are proposing to replace part of our concrete driveway in the backyard with permeable pavers. This will reduce the overall coverage to about 36.6%. While this is a reduction in lot coverage, we are still required to obtain a variance requesting the 36.6%

We are enclosing a site plan showing the intended changes and a floor plan with elevations. The height of the carriage house will be within the required 24' height and the style and materials will be similar to our existing house.

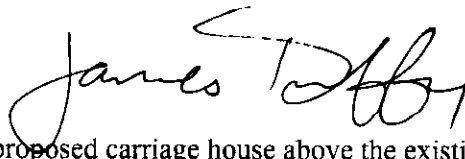
Once you have reviewed the information, we would appreciate you signing and returning this letter as a show of support.

Please feel free to contact us or our architect (Mary Turnipseed 404-310-4685 mary@maryturnipseed.com) if you have any questions or concerns about our project.

Sincerely,

Dan & Sue

Signature of Approval



I have no objection to the proposed carriage house above the existing garage at 2695 Midway Road.

James Duffy
Name:

1292 Conway Rd.
Address:

Dan Canter & Sue Smith
2695 Midway Road
Decatur, Georgia 30030
267-535-1109 danieljcanter@gmail.com

February 13, 2024

re: Proposed new carriage house above garage for 2695 Midway Road

Dear Neighbor,

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The existing garage is within the side yard setback and at an angle to the east property line. At the closest point the garage is 2.7' to the property line and we are requesting a reduction from 7.5' to 2.7' to maintain that existing corner of the garage. The rear yard setback for an Accessory Dwelling Unit (as Dekalb County calls it) is 10' and we will maintain that setback.

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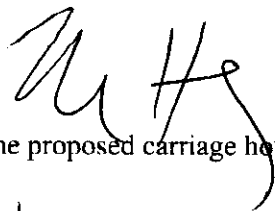
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Sincerely,

Dan & Sue

Signature of Approval



I have no objection to the proposed carriage house above the existing garage at 2695 Midway Road.

Thomas Harley
Name:
2701 Midway Rd
Address:



Front of existing house at 2695 Midway Road



View of existing garage at 2695 Midway Road