

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)**

BOA No. _____

Applicant and/or
Authorized Representative: DeShawna Bennett
Mailing Address: 1453 Pollard Dr SW
City/State/Zip Code: Atlanta GA 30311
Email: seonshawna120@gmail.com
Telephone Home: 404-702-7983 Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: The John Bennett Group LLC, by DeShawna Bennett
Address (Mailing): 881 Ponce De Leon Ave Atlanta GA 30306
Email: seonshawna120@gmail.com
Telephone Home: 404-702-7983 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1261 Buiness Ct City: Stone Mountain State: GA Zip: 30088
District(s): 16 Land Lot(s): 003 Block: 01 Parcel: 16 003 01 166
Zoning Classification: 5 Commission District & Super District: 7

CIRCLE 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. ***

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT:

Date Received: _____

Fee Paid: _____


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: 4/25/23 Applicant: 
Signature

DATE: _____ Applicant: _____
Signature

Request for Setback Variance and Structural Engineer Certification for Proposed New House Construction"

I am requesting a setback variance from section 27-2.11

To reduce the front setback from 20 feet to possibly 10 feet in order to build a new construction home. I have also included a engineer letter to show the slab is structurally sound

I am excited to share that I recently purchased the vacant lot at 1261 Guinness Court, Stone Mountain, GA 30088. When I first bought the property in October 2021, it was just a slab, but I am eager to bring my vision for a sustainable and welcoming home to this neighborhood.

My plans for this property include using eco-friendly materials and incorporating features like solar panels and rainwater collection systems to reduce my carbon footprint and make a positive impact on the environment. I also intend to create a beautiful and well-maintained home that will enhance the aesthetic of the neighbourhood and contribute to its overall appeal.

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.

My plans for this property include using eco-friendly materials and incorporating features like solar panels and rainwater collection systems to reduce my carbon footprint and make a positive impact on the environment. I also intend to create a beautiful and well-maintained home that will enhance the aesthetic of the neighborhood and contribute to its overall appeal.

When I purchased the vacant lot at 1261 Guinness Court, Stone Mountain, GA 30088, I had a clear vision for what I wanted to create on this property. Even though the existing slab was already in place, I knew that I could still build something amazing that would be both sustainable and beneficial to the community.

One of my main goals is to make this property more environmentally friendly by incorporating sustainable features like solar panels, rainwater collection systems, and energy-efficient appliances. Not only will these features benefit the environment, but they will also help me save on energy costs in the long run.

In addition to my focus on sustainability, I also want to make a positive impact on the community. I plan to participate in local initiatives and support the well-being of the community in any way I can. For example, I could volunteer with local organizations, donate to charity, or participate in neighborhood events.

Although the existing slab and everything on the property is there from its original stance and was not created by me, I believe that I can still create something truly amazing on this lot that will benefit both the community and the environment. By building a sustainable and welcoming home, I hope to inspire others in the neighborhood to consider adopting more eco-friendly practices in their own lives.

Overall, I am excited to embark on this new chapter and look forward to creating something truly special on this lot.

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.

I want to emphasize that my request for a setback variance from section 27-2.11 to reduce the front setback from 20 feet to approximately 10 feet is not an unreasonable or excessive request. In fact, I am only asking for the necessary minimum relief in order to build my new home on the property.

I am not asking for any special privileges or to go above and beyond what is allowed under the zoning regulations. My request is for a difference of only 10 feet in the setbacks, which is a modest adjustment that will not disturb the land.

I understand that zoning regulations are in place to ensure that neighborhoods and communities are planned and developed in an orderly and efficient manner. However, in some cases, these regulations can create difficulties for property owners who wish to build new structures or make changes to existing properties.

In my case, the setback requirement of 20 feet from the street was making it difficult for me to build the new home that I envision on the property. After consulting with experts and reviewing the options, I determined that a reduction of approximately 10 feet will fulfil the requirements.

After carefully considering my options, I have determined that a reduction of approximately 10 feet in the setbacks will help bring them up to the current standards and allow me to build the new home that I envision on the property.

I want to reiterate that the original slab on the property was there when I purchased it, and keeping it in place makes the most sense for both the environment and the community. By building on the existing slab, I am able to avoid unnecessary waste and disruption to the surrounding area.

Furthermore, the reduction in setbacks that I am requesting is not excessive or unreasonable, and I am only asking for the necessary minimum relief to build a home that is safe, functional, and compliant with local zoning regulations.

I believe that my plans for the property will be a positive addition to the neighborhood, and I am committed to doing my part to make it a sustainable and welcoming community for all.

I want to make it clear that my request for a setback variance does not constitute a grant of special privilege that is inconsistent with the limitations placed upon other properties in the same zoning district. In fact, my request is in line with the principles of fairness and equality that underlie the zoning regulations.

The setback requirements are in place to ensure that buildings are set back a safe distance from the street and neighboring properties. However, in some cases, these requirements can create difficulties for property owners who wish to build new structures or make changes to existing properties.

In my case, the reduction in setbacks that I am requesting is not excessive or unreasonable. I am only asking for the necessary minimum relief to build a home that is safe, functional, and compliant with local zoning regulations. This request is not inconsistent with the limitations upon other properties in the same zoning district.

I believe that my plans for the property will be a positive addition to the community, and I am committed to ensuring that my development is in line with the principles of fairness and equality. I am grateful for the opportunity to work with the local zoning authorities to bring this project to fruition.

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.

I want to emphasize that the grant of the variance I am requesting 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. In fact, my plans for the property are in line with the goals and objectives of the local zoning regulations and will contribute positively to the surrounding community.

First of all, the lot in question is currently vacant and undeveloped, and granting the variance would not have any adverse effects on existing structures or improvements in the area. On the contrary, my plans for the property will bring new construction and investment to the area, which is likely to increase property values and improve the overall character of the neighborhood.

Furthermore, I have taken care to design my proposed development with the surrounding community and environment in mind. I plan to incorporate sustainable design features and materials into the new construction to minimize its impact on the environment and promote a healthier, more resilient community.

In summary, I believe that my plans for the property are in the best interests of the community, and that the grant of the variance I am requesting will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district. I look forward to working with the local authorities to bring this project to fruition.

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

I would like to reiterate that the literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship. As previously mentioned, the lot in question was purchased with an existing slab, and to bring the setbacks in line with the current regulations, I am only asking for a minimum reduction of approximately 10 feet.

To deny this setback variance request would result in undue hardship, as it would prevent me from building a new home on the property and realizing the full potential of the lot. Moreover, as a responsible property owner, I am committed to following all applicable regulations and building codes, and I have taken care to design my proposed development in line with the current zoning requirements to the greatest extent possible.

The grant of the setback variance will enable me to bring the lot up to current zoning standards and allow for the construction of a new, sustainable home that will add value to the neighborhood and fit in with the current character of the community. I firmly believe that granting this variance is not only necessary but is also in the best interests of the community as a whole.

In conclusion, the literal interpretation and strict application of the applicable provisions or requirements of this chapter in this situation would be unnecessarily restrictive and result in undue hardship. Granting the setback variance will allow me to fully utilize the property while still meeting all applicable zoning requirements and building codes, ultimately benefiting the community and the environment.

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

The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text. The Comprehensive Plan's intent for the traditional neighborhood character area is to preserve the style and feel of older traditional neighborhood communities, which primarily consist of residential areas in other parts of the community. Our plan to build a new house with a setback reduction of approximately 10 feet is consistent with the Comprehensive Plan's description. It will fit within the existing character of the neighborhood and help maintain its traditional style. Our intention is to improve and add value to the community while preserving its historical charm.

In conclusion, I respectfully request that you grant the setback variance so that I may proceed with my plan to build a sustainable and environmentally friendly home on this vacant lot. Thank you for your consideration of my request.

Fleacto Engineering

4493 Burns Rd. NW, Lilburn, GA-30047
678-979-6464; fleacto@aol.com



January-22, 2021

**1261 GUINNESS COURT,
STONE MOUNTAIN, GA-30088**

Subject: STRUCTURAL ASSESSMENT INSPECTION AND INTEGRITY REPORT FOR THE REMAINING FOUNDATION OF THE BURNED DOWN SLAB OF THIS SINGLE-FAMILY HOUSE.

To Whom It may concern,

The site visit has been made to perform structural Assessment and Integrity Inspection based on owner's request. Previously the original house had been burned down. Left over no more combustible materials. Found evidence that the house was built originally with VB construction. The foundation system is the typical reinforced concrete monolithic turned down slab.

Integrity test on remaining reinforced concrete:

We visited the reference site and based on our observations, professional opinion, and similar experience we have researched, analyzed, discovered, and come to the following conclusion.

- The remaining concrete foundation has not changed the original color. Found no evidence that the concrete is significantly altered or damaged by fire temperature which was obviously way less than 500 degrees Fahrenheit.
- Found no evidence of concrete surface spalled from sudden cooling/contraction after being sprayed by a fire fighter's hose.
- A sounding hammer has been used at various exposed surfaces to strike the surface and listened for subtle sounds in how the hammer rings. Found hammer to have a high-frequency ringing sound when struck. Which means the remaining concrete wall is healthy and undamaged.
- Also, we have tested other methods to find the remaining strength.

Conclusion:

- The remaining concrete footing/foundation has complete resistance capacity to resist as the vertical load transferring system and lateral load transferring system.
- The boundary footing is 12" thick and 8" wide at bottom and 14" wide at top as the tapered turned down. As per IRC-2018 it is possible to build 1-story residential VB construction type building on this existing remaining concrete wall. Require engineering drawing and framing plans in associate with this report.
- Remaining wall shall be properly drained around with 4" French drain system and or alternative way as per IRC code section R401.3.
- New anchor bolt or new Simpson strap shall be re-installed as the hold down anchorage system.

LIMITATIONS

- This letter report is for the exclusive use of the designers of the project described herein and may only be applied to this specific project. Our conclusions and recommendations

Fleacto Engineering

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678-979-6464; fleacto@aol.com



have been prepared using generally accepted standards of Structural Engineering practice in the State of Georgia. No other warranty is expressed or implied. Our firm is not responsible for conclusions, opinions, or recommendations of others.

- The right to rely upon this letter report and the data within may not be assigned without Fleacto Engineering, LLC. written permission. Our conclusions and recommendations are based upon information furnished us, data obtained from the described exploration and our experience. We note that detailed architectural/building/structural plans, etc., were not available. Certain parts of the structures may have been obscured and inaccessible due to inherent nature of a building. Therefore, the conclusions and recommendations do not reflect variations in structural that may exist elsewhere in the building/Site. Should such variations become apparent during remedial work/construction, it will be necessary to re-evaluate our conclusions and recommendations. If the project conditions should change, the recommendations contained herein, must be considered invalid unless our firm reviews the changes, and our recommendations are either verified or modified in writing.

CLOSURE

I, the undersigned, do acknowledge full proficiency with the provisions of new codes, other applicable laws and ordinances related to the above-mentioned structural Inspection and recommendation. Any questions please contact Structural Engineer of Fleacto Engineering LLC at 678-979-6464.

Respectfully,

Stamp/Seal



Date: 01/22/2022

Nurudeen Olayiwola/P.E.

Project Manager

Fleacto Engineering/www.fleacto.com

Ph:678-979-6464

RIGHTS-OF-WAY PUBLIC OR PRIVATE.
NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ 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).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

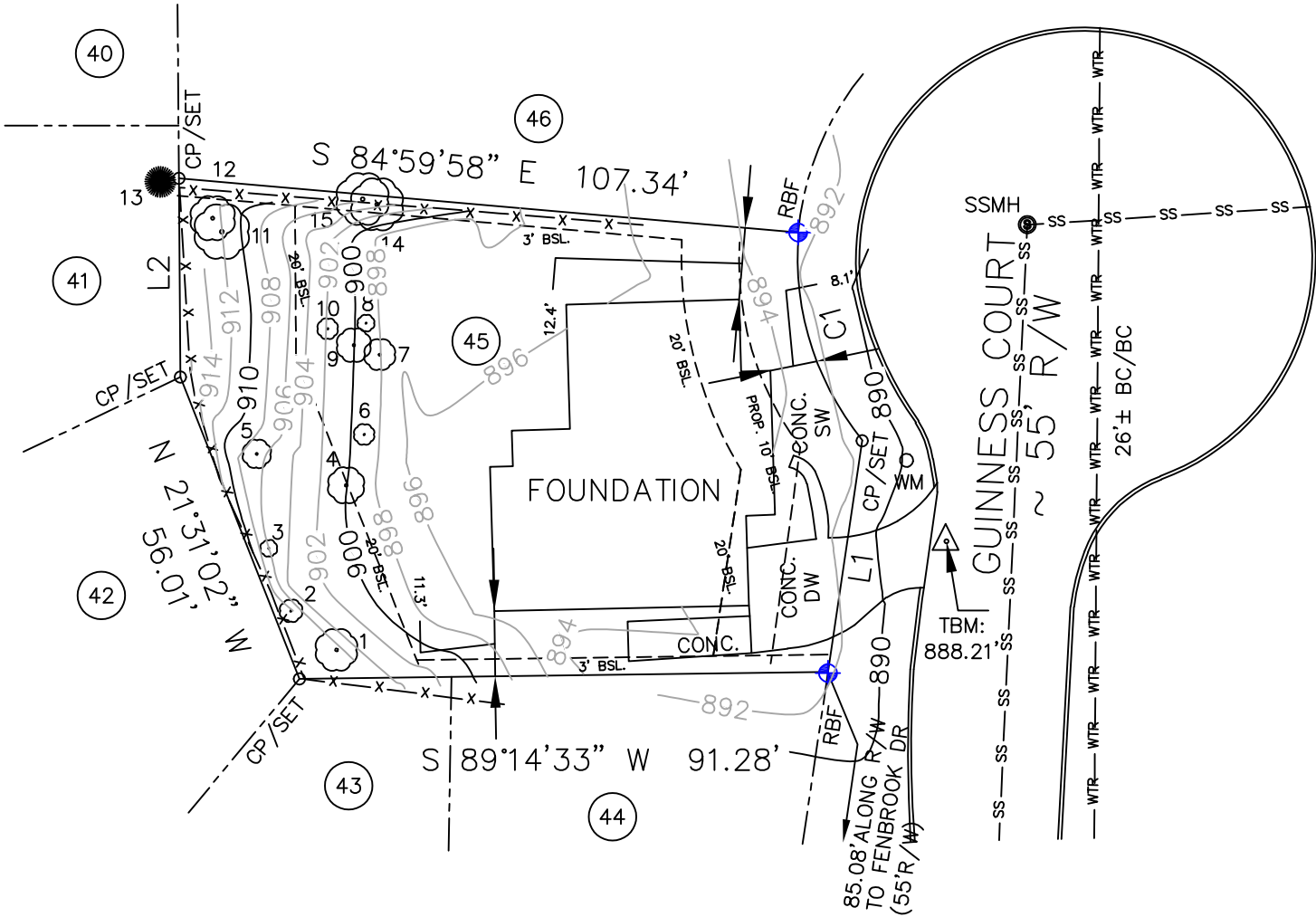


LEGEND	
AKA ALSO KNOWN AS	N/F NOW OR FORMERLY
APD AS PER DEED	NAIL NAIL FOUND
APP AS PER PLAT	P PLAT (BOOK/PAGE)
BSL BUILDING (SETBACK) LINE	POB POINT OF BEGINNING
CP COMPUTED POINT	POC POINT OF COMMENCEMENT
CTP CRIMP TOP PIPE FOUND	R RADIUS LENGTH
D DEED (BOOK/PAGE)	R/W RIGHT-OF-WAY
DW DRIVEWAY	RBF REINFORCING BAR FOUND
EP EDGE OF PAVEMENT	(1/2" UNO)
FFE FINISH FLOOR ELEVATION	RBS 1/2" REINFORCING BAR SET
FKA FORMERLY KNOWN AS	SW SIDEWALK
IPF IRON PIN FOUND	SSE SANITARY SEWER EASEMENT
L ARC LENGTH	SSCO SANITARY SEWER CLEANOUT
LL LAND LOT	-X- FENCE LINE
LLL LAND LOT LINE	WALL
N NEIGHBOR'S	

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	50.00'	38.54'	37.59'	S 17°04'52" E
LINE LENGTH BEARING				
C1	40.41	S 08°25'03" W		
C2	34.32'	N 00°25'00" W		

IMPERVIOUS (IN SQUARE FEET)	
FOUNDATION	2113
CONC.DW	285
CONC.SW	36
CONCRETE	140
TOTAL IMPERVIOUS	2574

TREE TABLE		
TR.NO.	DIAMETER	TYPE
1	16"	OAK
2	7"	OAK
3	6"	OAK
4	14"	OAK
5	10"	OAK
6	8"	OAK
7	12"	OAK
8	6"	OAK
9	13"	OAK
10	8"	OAK
11	22"	OAK
12	17"	OAK
13	24"	PINE
14	20"	OAK
15	19"	OAK



PROPERTY ADDRESS:
1261 GUINNESS COURT,
STONE MOUNTAIN, GA 30088

LAND AREA:
8,569 SF
0.196 AC

IMPERVIOUS AREA:
EXIST= 2574 SF= 30.3%

ZONING:RSM

0 30
SCALE 1" = 30'

PLAT PREPARED FOR:
1261 GUINNESS COURT

LOT 45 SUBDIVISION HAIRSTON HOLLOW			
LAND LOT 3	16th DISTRICT	PARCEL ID: 16 003 01 166	BY:
DeKALB COUNTY, GEORGIA	FIELD DATE: 09-07-2022	NH	
LOCATED IN UNINCORPORATED	DRAWN DATE: 09-08-2022	AE	

REFERENCE: PLAT BOOK 83, PAGE 154
REFERENCE: DEED BOOK 29874, PAGE 9

ALL MATTERS OF TITLE ARE
EXCEPTED. NOT TO BE RECORDED
NOR USED TO CONVEY PROPERTY.

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 _____ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

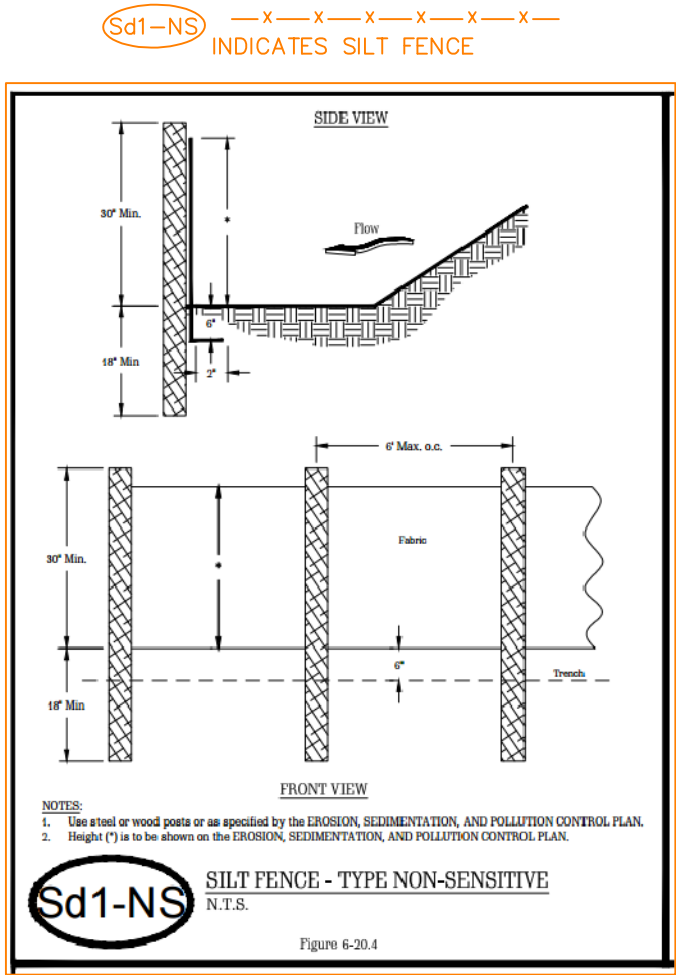


SURVEY SYSTEMS ATLANTA
660 LAKE DR, SW, SNELLVILLE, GA 30039
COA #LSF000867, JOBORDERS@SURVEYSATLANTA.COM
CELL 678-591-6064 ~ OFFICE 404-760-0010

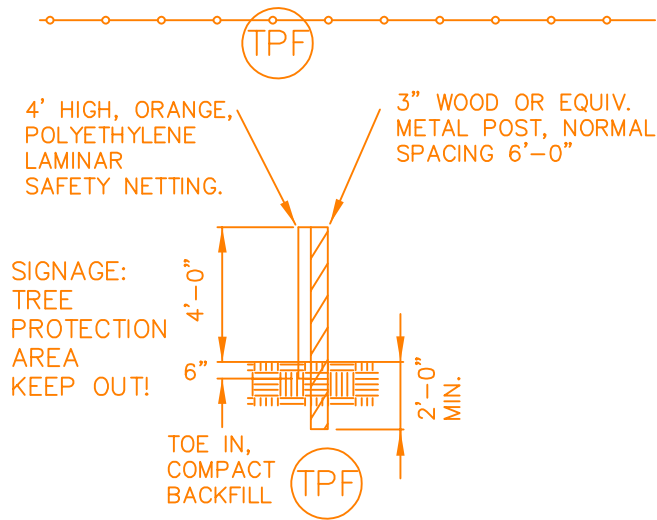
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0089J EFFECTIVE DATE: 05/16/2013

ZONE "X"



INDICATES TREE PROTECTION FENCE



TREE PROTECTION FENCING DETAIL (NOT TO SCALE)

TREE PROTECTION SIGNS are to be placed at least every 50' along the length of the Tree Protection Fence. The signs should be in a language so that all workers on site are able to understand.

NO TREES REMOVED PROTECT ALL TREES

EROSION CONTROL LEGEND
APPLY TO ALL DISTURBED AREAS

Ds1	A. TEMPORARY COVER OF PLA RESIDUES APPLIED TO THE SOI FOR A PERIOD OF (6) MONTHS WHEN SEEDING IS NOT PRACTICABLE.
Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL PLAN.
Ds3	ESTABLISHING PERMANENT VEG COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED DETAIL.
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)
Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DURING ACTIVITIES

EXISTING IMPERVIOUS (IN SQUARE FEET)	
CONC. PAD	155
CONC.DW	285
CONC.SW	36
CONCRETE	140
TOTAL IMPERVIOUS	616=7.1%

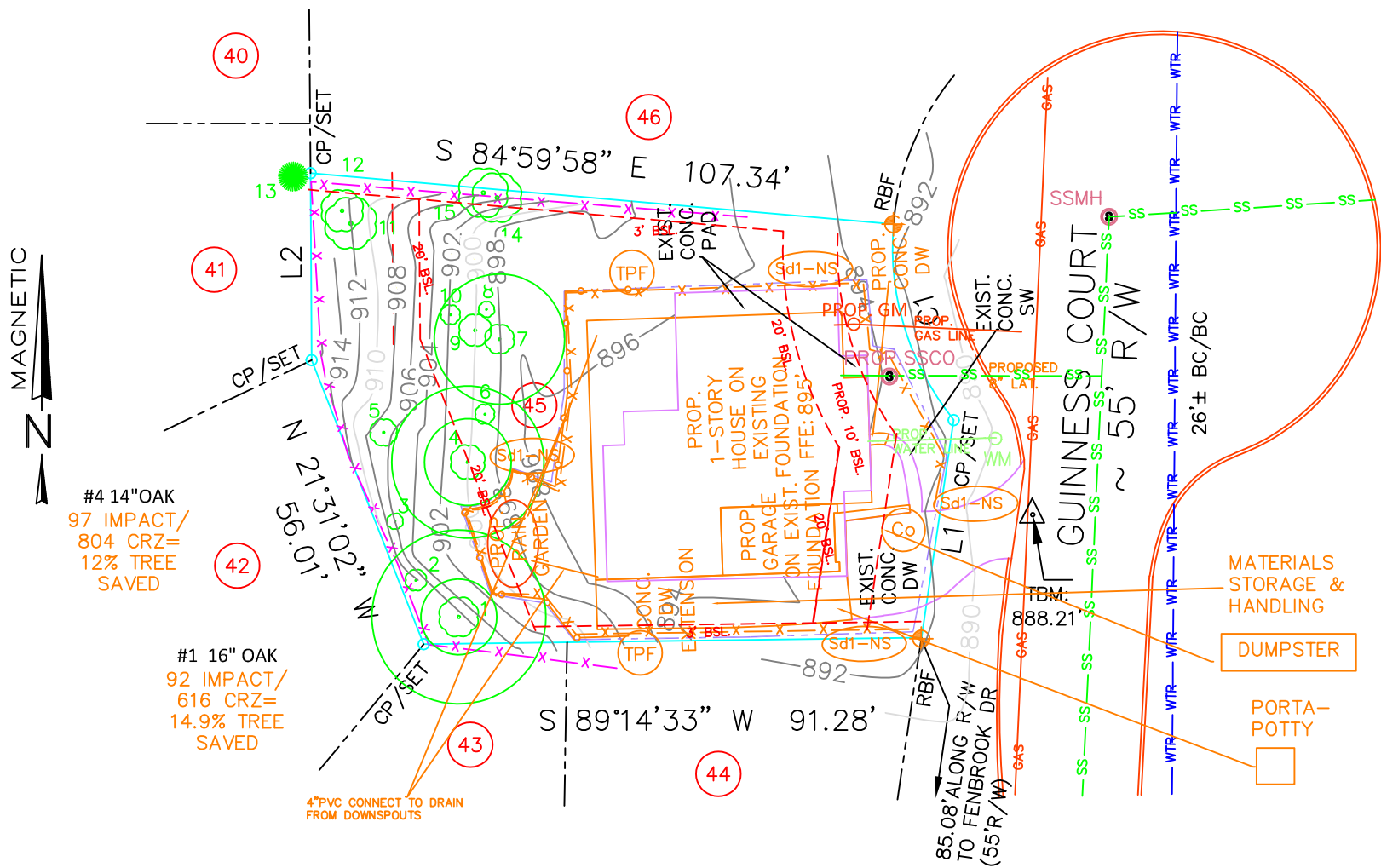
CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	50.00'	38.54'	37.59'	S 17°04'52" E
LINE		LENGTH	BEARING	
C1	40.41	S 08°25'03" W		
C2	34.32'	N 00°25'00" W		

PROPOSED IMPERVIOUS (IN SQUARE FEET)	
DW EXTENSION	285
SW EXTENSION	6
GARAGE	261
HOUSE	2035
SUBTOTAL	2587
GRAND TOTAL	3203=37.3%

NO PROPOSED GRADING EXCEEDING TWO (2)'. CONTOURS SHOWN ARE EXISTING. MAX 3H:1V SLOPES

TREE TABLE			
TR.NO.	TREE SIZE AND TYPE	STATUS	IMPACT
1	16" OAK	SAVED	92 IMPACT/616 CRZ=14.9%
2	7" OAK	NO IMPACT	
3	6" OAK	NO IMPACT	
4	14" OAK	SAVED	97 IMPACT/804 CRZ=12%
5	10" OAK	NO IMPACT	
6	8" OAK	NO IMPACT	
7	12" OAK	NO IMPACT	
8	6" OAK	NO IMPACT	
9	13" OAK	NO IMPACT	
10	8" OAK	NO IMPACT	
11	22" OAK	NO IMPACT	
12	17" OAK	NO IMPACT	
13	24" PINE	NO IMPACT	
14	20" OAK	NO IMPACT	
15	19" OAK	NO IMPACT	

DISTURBED AREA
4117 SF=
0.0945 AC



TREE PROTECTION AREA
KEEP OUT!

TREE ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND ARE SUBJECTS OF A TREE PRESERVATION ORDER. TOWN & COUNTRY PLANNING ACT 1980

CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS

- THE PROTECTION FENCING MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTION AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

USE EXIST DW AS CONSTRUCTION OUTLET

PROPERTY ADDRESS:
1261 GUINNESS COURT,
STONE MOUNTAIN, GA 30088

LAND AREA:
8,569 SF
0.196 AC

ZONING: RSM

0 30
SCALE 1" = 30'

PAGE 1 OF 2 SITE PLAN PREPARED FOR:
1261 GUINNESS COURT

LOT 45	SUBDIVISION HAIRSTON HOLLOW
LAND LOT 3	16th DISTRICT
PARCEL ID: 16 003 01 166	BY:
DeKALB COUNTY, GEORGIA	FIELD DATE: 09-07-2022
LOCATED IN UNINCORPORATED	DRAWN DATE: 09-08-2022
REFERENCE: PLAT BOOK 83, PAGE 154	ALL MATTERS OF TITLE ARE
REFERENCE: DEED BOOK 29874, PAGE 9	EXCEPTED, NOT TO BE RECORDED
	NOR USED TO CONVEY PROPERTY.

THE SURVEY FROM WHICH THIS PLAN WAS CREATED CONFORMS TO TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA. SURVEY SYSTEMS & ASSOC., INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEMO OR SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. (FROM ANYONE EXCEPT THE CLIENT) SHALL BE DEEMED AS BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.

SURVEY SYSTEMS ATLANTA
660 LAKE DR, SW, SNELLVILLE, GA 30039
COA #LSF000867, JOBORDERS@SURVEYSATLANTA.COM
CELL 678-591-6064 ~ OFFICE 404-760-0010

SP 11/21/2022 DD
REVISIONS:
1/8/2023 DD
3-5-23 GM

SEON JOHN
347-828-4587
thejohnbennettgroup@gmail.com



RELEASED
FOR
CONSTRUCTION

IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
811
IT'S THE LAW
1-800-282-7411