



Lorraine Cochran-Johnson

Chief Executive Officer

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

**Wednesday, May 14, 2025**

**Planning Department Staff Analysis**



Cedric Hudson

Interim Director

**N6. Case No: A-25-1247489**

**Parcel ID(s): 18 046 03 162**

**Commission District 04 Super District 06**

**Applicant:** **Megha Joshi**  
1984 Howell Mill Road  
PO Box 19973  
Atlanta, GA 30325

**Owner:** **Megha Joshi**  
1984 Howell Mill Road  
PO Box 19973  
Atlanta, GA 30325

**Project Name:** 3213 McHenry – New Home Construction

**Location:** 3213 McHenry Avenue, Scottdale, GA 30079

**Requests:** Application by Joshua Hall to request variances from Section 27-3.36.10 of the DeKalb County Zoning Ordinance to reduce side yard and rear yard setbacks to allow construction of a single-family home in R-75 (Residential Medium Lot) and Scottdale Overlay District – Tier 2 district.

**Staff Recommendation:** Approval with condition

**Condition:** The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance and condition(s) of approval.

## **STAFF FINDINGS:**

The applicant of 3213 McHenry Avenue is seeking to construct a new single-family home on a currently vacant lot. To enable construction of a 15-foot-wide home, the applicant requests variances from Section 27-3.36.10 to reduce side yard setbacks from 7.5 to 5', and minimum house size from 1,000 square feet to 600 square feet. The subject property is zoned R-75 (Residential Medium Lot-75) and is located within the Scottsdale Overlay District – Tier 2. The property is located within the R-75 zoning district and the Scottsdale Overlay District – Tier 2.

**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 exhibits extraordinary and exceptional conditions due to its extreme narrowness and irregular shape, measuring only 25 feet in width and totaling 2,178 square feet (0.05 acres). This size is below the 5,000-square-foot minimum lot area required under the Scottsdale Tier 2 Overlay. These conditions were not created by the applicant or the current property owner and are the result of historic platting.

Strict application of development standards would deprive the property owner of the right to construct a single-family residence—an otherwise permitted use in this zoning district. The constraints imposed by the lot's size and dimensions distinguish this case from others and establish a hardship not commonly shared by surrounding properties.

**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 applicant is requesting a reduction in the required side setbacks from 7.5 feet to 5 feet, and a reduction in the rear setback from 30 feet to 25 feet and a reduction in minimum house size from 1,000 sf to 600 sf. These modifications represent the minimum necessary to accommodate a single-family structure on the property. The proposed footprint reflects a reasonable compromise given the lot's constraints and does not exceed what is necessary to make the property developable.

Although the home size is below the required 1,000 square feet for Scottsdale Tier 2, increasing the size to meet that standard would result in lot coverage of 38%, thereby necessitating a variance. In this context, the applicant's request may be seen as a proportional response to multiple competing constraints and represents a thoughtful balance between development potential and zoning compliance.

**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 variances are unlikely to be materially detrimental to public welfare or injurious to surrounding properties. While nearby parcels to the east and west remain undeveloped, both meet the minimum lot size standards and could likely be developed without variances. Granting this request should not impact future development on adjacent lots.

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

Due to the size and shape of the lot, strict application of setback and dimensional requirements may render the property effectively unbuildable. There is no feasible way to construct a conforming structure that meets all minimum zoning and overlay district requirements. Without relief, the property would remain vacant, representing a clear instance of unnecessary and undue hardship caused by rigid application of the code to a uniquely constrained parcel.

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

The requested variances are consistent with the overall goals and intent of the DeKalb County Zoning Ordinance and Comprehensive Plan. The proposed home helps preserve the traditional suburban land use pattern recognized by the Suburban Character Area. By promoting infill development on a vacant parcel, the proposal supports broader efforts to enhance housing diversity, especially in legacy neighborhoods like Scottdale.

**FINAL STAFF ANALYSIS:**

The subject property presents hardships due to its substandard lot size and narrow width, conditions that were not created by the applicant and that severely limit development options. The applicant's request represents the minimum necessary to make reasonable use of the property while aligning with broader goals of the DeKalb County Comprehensive Plan, including infill housing and suburban character preservation. Given the modest scale of the home, its compatibility with surrounding development, and community support, staff recommends approval of the application.

**Staff Recommendation:** Approval

**Condition:** The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance and condition(s) of approval.

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

Applicant and/or  
Authorized Representative: Megha Joshi

Mailing Address: 1984 Howell Mill Rd NW, PO BOX 19973

City/State/Zip Code: Atlanta, GA 30325

Email: hello@altairdevelopments.com

Telephone Home: 4042477727 Business: 4042477727

**OWNER OF RECORD OF SUBJECT PROPERTY**

Owner: Megha Joshi

Mailing Address: 1984 Howell Mill Rd NW, PO BOX 19973, Atlanta, GA 30325

Email: hello@altairdevelopments.com Telephone: 4042477727 Business: 4042477727

**ADDRESS/LOCATION OF SUBJECT PROPERTY**

Address: 3213 McHenry Ave City: Scottdale State: GA Zip: 30079

District(s): 18 Land Lot(s): 18 046 03 162 Block: \_\_\_\_\_ Parcel: 18 046 03 162

Zoning Classification: R-75 Commission District & Super District: 4/SuperDistrict6

**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.\***

**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.

March 25, 2025

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

SIGNATURE: \_\_\_\_\_



March 25, 2025

DeKalb County  
Department of Planning and Sustainability

178 Sams Street

Decatur, GA 30030

## **Letter of Intent - 3213 McHenry Ave, Scottdale, GA 30079**

Re: 3213 McHenry Ave Planning Staff:

The applicant of 3213 McHenry Ave is seeking to build a single-family residential home on the currently vacant lot. The Scottdale community has an affordable housing shortage, and the proposed home will provide needed relief with an associated sales price of \$350-400K. The home will provide the same finishes/esthetics, same price per sqft of the community (Which will not affect the sales price of the neighboring homes) and, simultaneously, encompass the DeKalb County Affordable Housing Initiative. For reference, any new construction single family detached dwelling without HOA, in the area, is currently priced above \$550K, consistently between \$600 - 850K.

To achieve this goal, the applicant is requesting the below variances to build a 15 feet wide, single family detached home. The lot is located in R-75 (Scottdale Overlay District - Tier 2).

### **Extraordinary/Exceptional Conditions Pertaining to the Property because of Size/Shape**

By reason of exceptional narrowness and shape of the lot (25' X 100'), which were not created by the owner or applicant, the strict application of the requirements set forth in chapter 7.5.4 would deprive the property owner of their rights and privileges enjoyed by other property owners in the same zoning district.

### **Proposal is the minimum required to afford relief**

The requested variances do not go beyond the minimum necessary to afford relief. The applicant is asking to reduce side setbacks from 7.5 ft. to 5 ft. and reduce back setback from 30 ft. to 25 ft. This reduction does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the property is located.

### **Proposal is not materially detrimental to the public welfare or injurious to the property**

The grant of the variances 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. Letters of Support from residents are attached.











## NOTES:

1. WATER & SEWER TO BE SERVICED BY DEKALB COUNTY.
2. THERE ARE NO STATE WATERS ON OR NEARBY THIS SITE.
3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
4. A COPY OF THESE PLANS SHALL BE KEPT ON SITE DURING THE DURATION OF THE PROJECT.
5. THERE ARE NO TREES ON OR NEARBY THIS SITE.
6. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON RESIDENTIAL PROJECTS AND LOTS, AND SHALL NOT EXCEED 2H:1V ON ALL OTHER PROJECTS. IF COMPLIANCE IS NOT MET AN APPLICATION FOR A VARIANCE MAY BE AN OPTION.
7. NO TRASH, BUILDING DEBRIS, OR CONSTRUCTION WASTE WILL BE BURIED INADVERTENTLY ON THE BUILDING SITE.
8. DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE AND RECYCLING PICK-UP.
9. 72 HRS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING. WWW.GEORGIA811.COM
10. PRIOR TO CONSTRUCTION OF ANY UTILITY FACILITIES WITHIN THE RIGHT-OF-WAY OF ANY COUNTY MAINTAINED ROADWAY A PERMIT MUST BE OBTAINED FROM THE UTILITY COORDINATOR.
11. PRIOR TO CONSTRUCTION OF WATER MAINS AND SANITARY SEWER LINES FINAL DESIGN APPROVAL MUST BE OBTAINED FROM DEPARTMENT OF WATERHEALTH MANAGEMENT.
12. NOTIFY WATER AND SEWER INSPECTOR AT 770-661-7212 PRIOR TO START OF CONSTRUCTION.
13. CONTACT AT &T BEFORE STARTING CONSTRUCTION. CALL 811 FOR UTILITY LOCATION AT LEAST THREE DAYS BEFORE THE START OF THE WORK.
14. 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. SEDIMENT AND EROSION MEASURES AND PRACTICES TO BE INSPECTED DAILY.
15. ALL DISTURBED AREAS TO BE GRASSSED AS SOON AS CONSTRUCTION PHASES PERMIT.
16. WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE UTILITY COORDINATOR DEPARTMENT STARTING WITH THE ISSUANCE OF THE DEVELOPMENT PERMIT AND ENDING WHEN PERMIT IS RELEASED BY THE INSPECTOR.
17. DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEERS OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT.
18. FOR SEWER FEES CONTACT 404 371-4915.
19. DEKALB COUNTY PLANNING AND DEVELOPMENT INFORMATION IS AVAILABLE ON-LINE AT WWW.DEKALBCOUNTYGA.COM
20. AS BUILT WATER SEWER PLANS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDING OF FINAL SUBDIVISION PLAN.
21. WHERE THE TIES INTO EXISTING STRUCTURES ARE PROPOSED, PLEASE FIELD VERIFY SUITABILITY.
22. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON RESIDENTIAL PROJECTS AND LOTS AND SHALL NOT EXCEED 2H:1V ON ALL OTHER PROJECTS. IF COMPLIANCE IS NOT MET AN APPLICATION FOR VARIANCE MAY BE AN OPTION.
23. I CERTIFY THAT THE PERMITTEES EROSION SEDIMENT, SEDIMENT 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, 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 SOIL AND WATER OUTFALLS AND DESIGN OF SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NOTES PERMIT NO GAR 10000. (1,2 OR 3).
24. INSPECTIONS BY A QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR 10000. (1,2 OR 3).
25. THE NOTICE OF INTENT AND NOTICE OF TERMINATION SHALL BE FILED WITH EPD AND DEKALB COUNTY, IF APPLICABLE.

## NOTES:

1. Overflow from water quality BMP(s) shall not adversely affect adjacent properties.
2. The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land-disturbing activities.
3. Erosion and sedimentation 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 shall be implemented to control or treat the sediment source.
4. Additional erosion controls shall be installed as deemed necessary by the on-site inspector.
5. All lots/sites with 2' of fill or greater will require a compaction certificate by a professional registered engineer prior to a building permit and or prior to loaders being poured.
6. Locate and field stake all utilities, easements, pipes, flood limits, stream buffers, and tree save areas prior to any land disturbing activities.
7. All tree protection areas to be protected from sedimentation.
8. All tree protection devices to be installed prior to land disturbance and maintained until final landscaping.
9. All tree protection fencing to be inspected daily and repaired or replaced as needed.
10. A final as-built lot survey required prior to issuance of Certificate of Occupancy.
11. A final as-built water quality certificate required prior to Certificate of Occupancy.
12. Dumpsters and/ or temporary sanitary facilities shall not be located in street or tree protection area or right of way.
13. Water quality BMP(s) to be installed at the time of final landscaping.
14. All collected water shall be directed to the water quality BMP(s).
15. No water quality BMP(s) allowed in undisturbed stream buffers or tree save/critical root zone.
16. Work hours and construction deliveries are:
  - Monday-Friday 7:00am - 7:00pm
  - Saturday 8:00am - 5:00pm

## Flo-Well Calculator

**Area 1**  
Enter the Square Feet: (Ex. Roof)  
  
807

Choose the Coefficient of Runoff:  
  
1.0 (Concrete/Asphalt/Roof)

Choose the 25 Year Rainfall:  
  
0.5  
(see rainfall map)

Enter the depth of the gravel backfill beneath the Flo-Well: (Dimension A)  
  
2

Enter the thickness of the gravel backfill around the Flo-Well: (Dimension B)  
  
1

**Results**  
  
☐ Runoff  
4.2 GPM  
0.01 CFS  
# of Flo-Well(s) Needed 1

**Volume of water to be stored**  
126.00 Gallons  
16.84 Cubic Feet

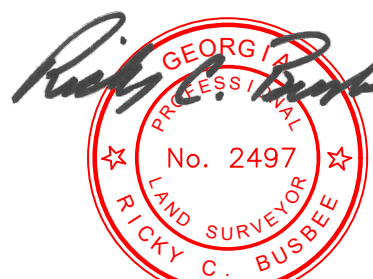
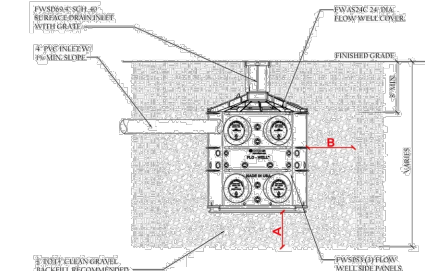
**Amount of Gravel Needed**  
1.77 Cubic yards  
47.79 Cubic feet

## Rational Method

Q=CIA  
Q=Runoff Flow Rate  
C=Runoff Coefficient  
I=Rainfall Intensity  
A=Area

## Gravel Specifications

Gravel depth beneath Flo-Well (Dimension A) in feet.  
Gravel thickness around Flo-Well (Dimension B) in feet.



THE PURPOSE OF THIS PLAT IS TO OBTAIN A PERMIT TO BUILD A RESIDENTIAL HOUSE. THE SUBMISSION OF THIS PLAT DOES NOT GUARANTEE A BUILDING PERMIT AND MUST BE APPROVED BY THE MUNICIPALITY IN WHICH THE PROPERTY IS LOCATED. ALL TIME VARIANCES WILL BE NEEDED FOR THIS SITE.

## NOTES:

1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

DISTURBED AREA STABILIZATION  
(WITH TEMPORARY SEEDING)

D52

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	10-10-10	1000	---
COOL SEASON GRASSES AND LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND	10-10-10	1000	---
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	10-10-10	1000	---
WARM SEASON GRASSES AND LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND	10-10-10	1000	---

SOME TEMPORARY PLANT SPECIES, SEEDING RATES AND PLANTING DATES				
SPECIES	RATES PER SQ. FT.	RATES PER M.	PLANTING DATES BY REGION	
BARLEY ALONE	3.3 LBS.	3 BU.	9/1-10/31	9/15-11/15
BARLEY IN MIXTURES	0.8 LBS.	0.5 BU.		10/1-12/31
LESPEDEZA, ANNUAL	0.9 LBS.	40 LBS.	3/1-3/31	3/1-3/31
LESPEDEZA IN MIXTURES	0.2 LBS.	2 LBS.		2/1-2/28
LOVEGRASS, WEEPING	0.1 LBS.	4 LBS.	4/1-5/31	4/1-5/31
LOVEGRASS IN MIXTURES	0.05 LBS.	2 LBS.		3/1-5/31
MILLET, BROWNTOP	0.9 LBS.	40 LBS.	4/15-6/15	4/15-6/15
MILLET IN MIXTURES	0.2 LBS.	10 LBS.		4/15-6/15
MILLET, PEARL	1.1 LBS.	50 LBS.	5/15-7/15	5/15-7/31
OATES ALONE	2.99 LBS.	4 BU.	9/15-11/15	9/15-11/15
OATES IN MIXTURES	0.7 LBS.	1 BU.		9/15-11/15
RYE (GRAIN) ALONE	0.9 LBS.	3 BU.	8/15-10/31	9/15-11/30
RYE IN MIXTURES	0.6 LBS.	0.5 BU.		10/1-12/31
RYEGRASS	0.9 LBS.	40 LBS.	8/15-11/15	9/15-12/31
SUDANGRASS	1.4 LBS.	60 LBS.	5/1-7/31	5/1-7/31
TRITICALE ALONE	3.3 LBS.	3 BU.	N/A	N/A
TRITICALE IN MIXTURES	0.6 LBS.	0.5 BU.		10/15-11/30
WHEAT ALONE	4.1 LBS.	3 BU.	9/15-11/30	10/15-12/31
WHEAT IN MIXTURES	0.7 LBS.	0.5 BU.		10/15-12/31

1. UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
2. SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL CONDITIONS.
3. FOR MAJOR LAND RESOURCE AREAS (MLRA), SEE INSTRUCTIONS FOR TACKOFFERS AND ENDIGERS.
4. SEEDING RATES ARE BASED ON PURE LIVE SEED (PLS).

FERTILIZER REQUIREMENTS FOR TEMPORARY VEGETATION				
SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	10-10-10	1000	---
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND	10-10-10	1000	---
TEMPORARY COVER CROPS SEEDING ALONE	FIRST	10-10-10	500	30
	SECOND	10-10-10	500	---
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	10-10-10	1000	---

TABLE 2

FERTILIZER REQUIREMENTS FOR TEMPORARY VEGETATION				
SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	10-10-10	1000	---
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND	10-10-10	1000	---
TEMPORARY COVER CROPS SEEDING ALONE	FIRST	10-10-10	500	30
	SECOND	10-10-10	500	---
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	10-10-10	1000	---

TABLE 2

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SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	10-10-10	1000	---
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND	10-10-10	1000	---
TEMPORARY COVER CROPS SEEDING ALONE	FIRST	10-10-10	500	30
	SECOND	10-10-10	500	---
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	10-10-10	1000	---

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	SECOND	10-10-10	1000	---
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND	10-10-10	1000	---
TEMPORARY COVER CROPS SEEDING ALONE	FIRST	10-10-10	500	30
	SECOND	10-10-10	500	---
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	10-10-10	1000	---

TABLE 2

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COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	10-10-10	1000	---
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND	10-10-10	1000	---
TEMPORARY COVER CROPS SEEDING ALONE	FIRST	10-10-10	500	30
	SECOND	10-10-10	500	---
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	10-10-10	1000	---

TABLE 2

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	SECOND	10-10-10	1000	---
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND	10-10-10	1000	---
TEMPORARY COVER CROPS SEEDING ALONE	FIRST	10-10-10	500	30
	SECOND	10-10-10	500	---
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	10-10-10	1000	---

FERTILIZER REQUIREMENTS FOR TEMPORARY VEGETATION				
SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
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	SECOND	10-10-10	1000	---
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND	10-10-10	1000	---
TEMPORARY COVER CROPS SEEDING ALONE	FIRST	10-10-10	500	30
	SECOND	10-10-10	500	---
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	10-10-10	1000	---

FERTILIZER REQUIREMENTS FOR TEMPORARY VEGETATION				
SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	10-10-10	1000	---
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND	10-10-10	1000	---
TEMPORARY COVER CROPS SEEDING ALONE	FIRST	10-10-10	500	30
	SECOND	10-10-10	500	---
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	10-10-10	1000	---

FERTILIZER REQUIREMENTS FOR TEMPORARY VEGETATION				
SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	10-10-10	1000	---
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND	10-10-10	1000	---
TEMPORARY COVER CROPS SEEDING ALONE	FIRST	10-10-10	500	30
	SECOND	10-10-10	500	---
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	10-10-10	1000	---

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	SECOND	10-10-10	1000	---
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND	10-10-10	1000	---
TEMPORARY COVER CROPS SEEDING ALONE	FIRST	10-10-10	500	30
	SECOND	10-10-10	500	---
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	10-10-10	1000	---

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	SECOND	10-10-10	1000	---
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND	10-10-10	1000	---
TEMPORARY COVER CROPS SEEDING ALONE	FIRST	10-10-10	500	30
	SECOND	10-10-10	500	---
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
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	SECOND	10-10-10	1000	---
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND	10-10-10	1000	---
TEMPORARY COVER CROPS SEEDING ALONE	FIRST	10-10-10	500	30
	SECOND	10-10-10	500	---
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100