



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

N7. Case No: A-25-1247490

Parcel ID(s): 18 046 03 029

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: 3174 Granby Avenue – New Home Construction

Location: 3174 Granby Avenue, Scottdale, GA 30079

Requests: Application by Megha Joshi to request variances from Section 27-3.36.10 of the DeKalb County Zoning Ordinance to reduce side yard and front yard setbacks to allow construction of a single-family home in R-75 (Residential Medium Lot) and Scottdale Overlay District – Tier 2 zoning 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 3174 Granby Avenue is proposing to construct a single-family home on a currently vacant lot located within the R-75 zoning district and Scottdale Overlay Tier 2. To enable construction, the applicant seeks variances to reduce front yard setbacks from 30 ft. to 13.5 ft and side setbacks from 7.5 ft to 5 ft and to reduce minimum dwelling size from 1,000 to 600 square feet

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 lot's physical constraints are clear and unusual. At just 25 feet wide and 85 feet deep, the parcel's size and shape present inherent limitations not shared by typical R-75 lots. These conditions were not created by the applicant but stem from historic platting patterns in the Scottdale area. Without relief, the required setbacks and minimum lot size may render the lot undevelopable, effectively depriving the applicant of a use that is enjoyed by other property owners in the same district.

The parcel's size—only 2,178 square feet—is less than half the required minimum for the Scottdale Overlay Tier 2, further supporting the claim of an exceptional condition. Given that the constraints are physical, longstanding, and not self-imposed.

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 requested variances are limited in scope and appear to represent the minimum deviation necessary for viable development. The applicant seeks to reduce side setbacks from 7.5 feet to 5 feet and the front setback from 30 feet to 13.5 feet—reasonable reductions when working with a 25-foot-wide lot. The applicant also requests a variance to allow for a dwelling footprint of 609 square feet, below the 1,000 square foot minimum required by the overlay.

Any attempt to meet the 1,000 square foot minimum would likely necessitate a lot coverage variance, as the resulting structure would exceed the ordinance's 35% maximum. Therefore, the dimensional requests appear proportionate to the constraints posed by the site.

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:

Nearby residents have expressed significant concern about potential negative impacts. A letter of opposition from the owner of 3178 Granby details fears related to structural damage from construction activity, potential flooding, and diminished property values due to the close proximity of the proposed home. Concerns were also raised about aesthetic disruption, noise, debris, and possible violations of existing streetscape design standards.

Additionally, the neighbor notes that the proposed home would sit less than two feet from their property, raising concerns about legal encroachment and trespass. While these are not strictly zoning criteria and the proposal is requesting a setback of five feet from the side property line, the volume and specificity of opposition indicate that the proposed build, if not managed carefully, may pose real risks to adjacent property owners. Staff recommends that these concerns be addressed in the event of approval, potentially through conditions of approval or coordination with permitting.

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 physical characteristics of the lot, a strict application of the ordinance may make it impossible to construct a home. The required setbacks and minimum square footage cannot be met on a parcel of this size, creating a condition where the property would remain permanently vacant without relief.

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

The proposed home aligns with the goals of the Suburban Character Area by promoting infill development in a manner that preserves traditional neighborhood patterns. While the lot's small size deviates from overlay standards, the overall approach supports the county's affordable housing initiatives and increases housing diversity.

FINAL STAFF ANALYSIS:

Staff finds that the subject property presents clear and exceptional physical constraints that prevent compliance with current zoning requirements and warrant relief. The proposed variances represent the minimum necessary to allow reasonable use of the property, and the resulting home will contribute to the County's affordable housing goals. While neighbor concerns are noted, they can be addressed through the standard permitting process and do not outweigh the broader public benefit of productive infill development. Therefore, staff recommends approval of the application.

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.

**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. Unit 19973

City/State/Zip Code: Atlanta GA 30325

Email: hello@altairdevelopments.com

Telephone Home: 404-247-7727 Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Megha Joshi

Mailing Address: 1984 Howell Mill Rd. Unit 19973 Atlanta GA 30325

Email: hello@altairdevelopments.com Telephone: 404-247-7727 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 3174 Granby Ave City: Scottdale State: GA Zip: 30079

District(s): 18 Land Lot(s): 1804603029 Block: _____ Parcel: 1804603029

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.

3/25/2025

DATE: _____



Megha Joshi

SIGNATURE: _____



March 25, 2025

DeKalb County
Department of Planning and Sustainability

178 Sams Street

Decatur, GA 30030

Letter of Intent – 3174 Granby Ave, Scottdale, GA 30079

Re: 3174 Granby Ave Planning Staff:

The applicant of 3174 Granby 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 85'), 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 front setback from 30 ft. to 13.5 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:

- WATER & SEWER TO BE SERVICED BY DEKALB COUNTY.
- THERE ARE NO STATE WATERS ON OR NEARBY THIS SITE.
- 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.
- A COPY OF THESE PLANS SHALL BE KEPT ON SITE DURING THE DURATION OF THE PROJECT.
- THERE ARE NO TREES ON OR NEARBY THIS SITE.
- 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.
- NO TRASH, BUILDING DEBRIS, OR CONSTRUCTION WASTE WILL BE BURIED INADVERTENTLY ON THE BUILDING SITE.
- DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE AND RECYCLING PICK-UP.
- 72 HRS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING. WWW.GEORGIA811.COM
- 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.
- PRIOR TO CONSTRUCTION OF WATER MAINS AND SANITARY SEWER LINES FINAL DESIGN APPROVAL MUST BE OBTAINED FROM DEPARTMENT OF WATERHEALTH MANAGEMENT.
- NOTIFY WATER AND SEWER INSPECTOR AT 770-651-7212 PRIOR TO START OF CONSTRUCTION.
- CONTACT AT &1 BEFORE STARTING CONSTRUCTION. CALL 811 FOR UTILITY LOCATION AT LEAST THREE DAYS BEFORE THE START OF THE WORK.
- 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.
- ALL DISTURBED AREAS TO BE GRASSSED AS SOON AS CONSTRUCTION PHASES PERMIT.
- WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE COUNTY SANITATION DEPARTMENT STARTING WITH THE ISSUANCE OF THE DEVELOPMENT PERMIT, AND ENDING WHEN PROJECT IS RELEASED BY THE INSPECTOR.
- 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.
- FOR SEWER FEES CONTACT 404 371-4915.
- DEKALB COUNTY PLANNING AND DEVELOPMENT INFORMATION IS AVAILABLE ON-LINE AT WWW.DEKALBCOUNTYGA.COM
- AS BUILT WATER SEWER PLANS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDING OF FINAL SUBDIVISION PLAT.
- WHERE THE INS INTO EXISTING STRUCTURES ARE PROPOSED, PLEASE FIELD VERIFY SUITABILITY.
- 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.
- 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 LIVE GROUND WATER OUTFALLS AND DESIGN ED 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).
- 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).
- THE NOTICE OF INTENT AND NOTICE OF TERMINATION SHALL BE FILED WITH EPD AND DEKALB COUNTY, IF APPLICABLE.

NOTES:

- Overflow from water quality BMP(s) shall not adversely affect adjacent properties.
- The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land-disturbing activities.
- 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.
- Additional erosion controls shall be installed as deemed necessary by the on-site inspector.
- 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 tooters being poured.
- Locate and field stake all utilities, easements, pipes, flood limits, stream buffers, and tree save areas prior to any land disturbing activities.
- All tree protection areas to be protected from sedimentation.
- All tree protection devices to be installed prior to land disturbance and maintained until final landscaping.
- All tree protection fencing to be inspected daily and repaired or replaced as needed.
- A final as-built lot survey required prior to issuance of Certificate of Occupancy.
- A final as-built water quality certificate required prior to Certificate of Occupancy.
- Dumpsters and/ or temporary sanitary facilities shall not be located in street or tree protection area or right of way.
- Water quality BMP(s) to be installed at the time of final landscaping.
- All collected water shall be directed to the water quality BMP(s).
- No water quality BMP(s) allowed in undisturbed stream buffers or tree save/critical root zone.
- Work hours and construction deliveries are:
o Monday- Friday 7:00am - 7:00pm
o Saturday 8:00am - 5:00pm

Flo-Well Calculator

Area 1

Enter the Square Feet: (Ex. Roof)

835

Choose the Coefficient of Runoff:

1.0 (Concrete/Asphalt/Roof)

ADD AREA

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

RESET

PRINT

CALCULATE

Results



Runoff

4.34 GPM

0.01 CFS

of Flo-Wells Needed 1

Volume of water to be stored

130.20 Gallons

17.41 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

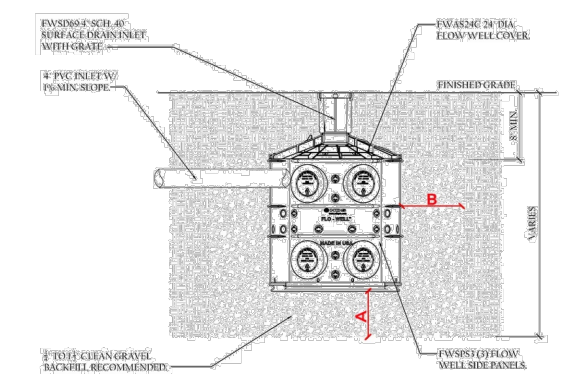
i=Rainfall Intensity

A=Area

Gravel Specifications

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

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



DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

DEFINITION
A TEMPORARY VEGETATION COVER WITH FAST GROWING SEEDINGS FOR UP TO A 12-MONTH PERIOD OR UNTIL PERMANENT VEGETATION IS ESTABLISHED.

PURPOSE
- REDUCE RUNOFF, EROSION, AND SEDIMENTATION
- IMPROVE SOIL HABITAT
- IMPROVE AESTHETICS
- IMPROVE ILLTH AND ORGANIC MATTER

INSTALLATION
- INSTALL ALL EASC MEASURES PRIOR TO APPLYING TEMPORARY VEGETATION.
- GRADING OR SHAPING ARE NOT REQUIRED IF SOIL IS LOOSE AND NOT SEALED BY RAIN.
- WHEN THE SOIL IS SEALED OR CRUSTED, IT SHOULD BE PITTED, TRENCHED OR SCARIFIED.
- BEFORE PREPARATION OF A BED, IT SHOULD BE TILLED TO LOOSE AND GENTLY.
- AGRICULTURAL LIM IS NOT REQUIRED.
- FERTILIZE LOW FERTILITY SOILS PRIOR TO OR DURING PLANTING AT THE RATES OF 500-700 POUNDS PER ACRE OF 10-10-10 FERTILIZER OR EQUIVALENT (12-16 POUNDS/1000 SQUARE FEET).
- I.L.B. MESSAGE: THAT YOU CHECK THE TAG ON THE BAG OF SEED TO VERIFY THE TYPE AND GERMINATION OF THE SEED TO BE PLANTED.
- APPLY SEED BY HAND, CYCLONE SEEDER, DRILL OR HYDRO-SEEDER. SEED PLANTED WITH A DRILL SHOULD BE PLANTED 1/4"-1/2" DEEP.
- APPLY IN ACCORDANCE WITH SPECIFICATIONS ON THE EASC PLAN. IF INFORMATION IS NOT AVAILABLE, SELECT A TEMPORARY COVER FROM TABLE 1.
- TEMPORARY COVER SHALL BE APPLIED TO ALL DISTURBED AREAS LEFT LOLE FOR FOURTEEN DAYS. (IF AN AREA IS LEFT LOLE FOR 6 MONTHS, PERMANENT COVER SHALL BE APPLIED.)

MAINTENANCE
RE-SEED AREAS WHERE AN ADEQUATE STAND OF TEMPORARY VEGETATION FALLS TO DENSE OR WHERE A POOR STAND EXISTS.

SOME TEMPORARY PLANT SPECIES, SEEDING RATES AND PLANTING DATES									
SPECIES	RATES PER 1000 SQ. FT.	RATES PER ACRE	M	P	C	PLANTING DATES BY REGION			
BARLEY ALONE	3.3 LBS.	3 BU.	9/1-10/31	9/15-11/15	10/1-12/31				
BARLEY IN MIXTURES	0.8 LBS.	0.5 BU.							
LESPEDEZA, ANNUAL	0.9 LBS.	40 LBS.	3/1-3/31	3/1-3/31	2/1-2/28				
LESPEDEZA IN MIXTURES	0.2 LBS.	2 LBS.							
LOVEGRASS, WEEPING	0.1 LBS.	4 LBS.	4/1-5/31	4/1-5/31	3/1-5/31				
LOVEGRASS IN MIXTURES	0.05 LBS.	2 LBS.							
MILLET, BROWN TOP	0.9 LBS.	40 LBS.	4/15-6/15	4/15-6/30	4/15-6/15				
MILLET IN MIXTURES	0.2 LBS.	10 LBS.							
MILLET, PEARL	1.1 LBS.	50 LBS.	5/15-7/15	5/15-7/31	4/15-8/15				
OATS ALONE	2.99 LBS.	4 BU.	9/15-11/15	9/15-11/15	9/15-11/15				
OATS IN MIXTURES	0.7 LBS.	1 BU.							
RYE (GRAIN) ALONE	0.9 LBS.	3 BU.	8/15-10/31	9/15-11/30	10/1-12/31				
RYE IN MIXTURES	0.6 LBS.	0.5 BU.							
RYEGRASS	0.9 LBS.	40 LBS.	8/15-11/15	9/1-12/15	9/15-12/31				
SUDANGRASS	1.4 LBS.	60 LBS.	5/1-7/31	5/1-7/31	4/1-7/31				
TRITICALE ALONE	3.3 LBS.	3 BU.	N/A	N/A	N/A				
TRITICALE IN MIXTURES	0.6 LBS.	0.5 BU.							
WHEAT ALONE	4.1 LBS.	3 BU.	9/15-11/30	10/1-12/15	10/15-12/31				
WHEAT WITH MIXTURES	0.7 LBS.	0.5 BU.							

- UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
- SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL CONDITIONS.
- FOR MAJOR LAND RESOURCE AREAS (MLRA4), SEE INSTRUCTIONS FOR TACKOFFERS AND ENDIGERS.
- 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 SECOND MAINTENANCE	6-12-12 0-10-10	1500 400	50-100 30	
COOL SEASON GRASSES & LEGUMES	FIRST SECOND MAINTENANCE	6-12-12 0-10-10	1500 400	0-50 ----	
TEMPORARY COVER CROPS SEEDING ALONE	FIRST	10-10-10	500	30	
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 0-10-10	800 400	50-100 30	

TABLE 2

DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)

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 SECOND MAINTENANCE	6-12-12 0-10-10	1500 400	50-100 30	
COOL SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTENANCE	6-12-12 0-10-10	1500 400	0-50 ----	
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 0-10-10	800 400	50-100 30	
WARM SEASON GRASSES & LEGUMES	FIRST SECOND MAINTENANCE	6-12-12 0-10-10	1500 1000	----	

TABLE 2

Ds1

DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION

A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF SIX MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.

PURPOSE

- REDUCE RUNOFF, EROSION, AND SEDIMENTATION
- REDUCE DUST
- CONSERVE MOISTURE
- PREVENT SURFACE COMP ACTION AND CRUSTING
- CONTROL UNDESIRABLE VEGETATION

INSTALLATION

- INSTALL ALL OTHER REQUIRED BMPs FIRST.
- GRADE SITE, IF POSSIBLE, TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
- LOOSEN COMPACTED SOIL, IF POSSIBLE, TO A DEPTH OF THREE INCHES.
- APPLY STRAW OR HAY UNIFORMLY AS SHOWN IN TABLE 1, BY HAND OR MECHANICAL EQUIPMENT, AND ANCHOR BY PRESSING INTO SOIL OR USING NETTING.
- MULCH ON SLOPES GREATER THAN 3:1 DO NOT NEED ANCHORING.
- AC-5 OR SE-11 OR OTHER SUITABLE TACKIFIER.
- WOOD WASTE ON SLOPES FLATTER THAN 3:1 DO NOT NEED ANCHORING.
- MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS LEFT INACTIVE FOR FOURTEEN DAYS.

MULCHING APPLICATION REQUIREMENTS		
MATERIAL	RATE	DEPTH
STRAW OR HAY	---	2" TO 4"
WOOD WASTE, CHIPS, SANDWIST, BARK	---	---
CUTBACK ASPHALT	1200 GAL./AC. 1/4" GAL./SQ. YD. OR SEE MANUFACTURER'S RECOMMENDATIONS	---
POLYETHYLENE FILM	SECURE WITH SOIL ANCHORS, WEIGHTS	---
GEOTEXTILES, LUTE MATING, NETTING, ETC.	SEE MANUFACTURER'S RECOMMENDATIONS	---

MAINTENANCE

- ADD MULCH AS NEEDED TO MAINTAIN THE SUGGESTED DEPTH.
- IF ORGANIC MULCH IS TO BE LEFT AND INCORPORATED INTO THE SOIL, APPLY 20-30 POUNDS OF NITROGEN IN ADDITION TO THE FERTILIZER REQUIRED FOR VEGETATION.

SOME PERMANENT PLANT SPECIES, SEEDING RATES, AND PLANTING DATES									
SPECIES	RATES PER ACRE	RATES PER 1000 SQ. FT.	PLANTING DATES BY REGION			REMARKS			
			M-L	P	C				
BAHA, PENSACOLA ALONE OR WITH TEMPORARY COVER WITH OTHER PERENNIALS	60 LBS. 1.4 LBS. 30 LBS.	0.7 LB.	----	4/1-5/31	3/1-5/31	LOW GROWING, SOD FORMING, WELLS SPREAD INTO BERMUDA LAWS.			
BAHA, WILMINGTON ALONE OR WITH TEMPORARY COVER WITH OTHER PERENNIALS	60 LBS. 1.4 LBS. 30 LBS.	0.7 LB.	3/15-5/31	3/1-5/31	----	SAME AS ABOVE			
BERNADA, COMMON (CHILLED SEED) ALONE	10 LBS. 6 LBS.	0.2 LB. 0.1 LB.	----	4/1-5/31	3/15-5/31	QUICK COVER, LOW FORMING, SOD FORMING NEEDS FULL SUN.			
BERNADA SPRIGS COMMON LAWN AND FERTILE HYBRIDS	40 CU. FT. 30 PLOUS 3'X3'	0.9 CU. FT.	4/15-6/15	4/1-6/15	4/1-5/31	1 CU. FT.=650 SPS. BU=125 CU. FT. OF SOD SPRIGS			
CENTPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	-	11/1-5/31	11/1-5/31	DROUGHT TOLERANT, FULL SUN OR PARTIAL SHAD			
CROWN VETCH WITH WINTER ANNUALS OR COOL SEASON GRASSES	15 LBS. 30 LBS.	0.3 LB. 0.7 LB.	9/1-10/15	9/1-10/15	----	MIX WITH 30 LBS. TALL FESCUE OR 15 LBS. RYE. INOCULATE SEEDS. PLANT ONLY NORTH OR AMERICA			
FESCUE, TALL ALONE	50 LBS. 30 LBS.	1.1 LBS. 0.7 LB.	3/1-4/15 OR 8/10/15	9/1-10/15	----	CAN BE MIXED WITH PERENNIALS FOR DROUGHT TOLERANCE. CROWN VETCH: NOT SOILS OR HEAVY USE AREA.			
LESPEDEZA, SERICEA SCARIFIED	60 LBS.	1.4 LBS.	4/1-5/31	3/15-5/31	4/1-5/15	WIDELY ADAPTED AND LOW MAINTENANCE; TAKES 2-3 YEARS TO ESTABLISH. INOCULATE SEEDS WITH EL INOCULANT; MIX WITH WEEPING LOVEGRASS, COMMON BERNADA, BAHIA, OR TALL FESCUE.			
LESPEDEZA, SERICEA (COWT.)	70 LBS.	1.7 LBS.	9/1-2/28	9/1-2/28	9/1-2/28	MIX WITH TALL FESCUE, RYE, WINTER ANNUALS			
SEED-BEARING HAY	3 TONS	138 LBS.	10/1-1/31	10/1-1/31	10/15-1/15	CUT WHEN SEED IS MATURE BUT BEFORE IT SHATTERS. TALL FESCUE OR WINTER ANNUALS			
LESPEDEZA, AMBRO VIRGATA OR APPALOW UNSCARIFIED	60 LBS. 75 LBS.	1.4 LBS. 1.7 LBS.	4/1-5/31 9/1-2/28	3/15-5/31 9/1-2/28	3/1-5/15 9/1-2/28	SPREADING GROWTH WITH HEIGHT OR 15" 24" GOOD IN URBAN AREAS. SLOW TO DEVELOP GOOD STANDS; MIX WITH WEEPING LOVEGRASS, COMMON BERNADA, BAHIA, OR TALL FESCUE WITH EL INOCULATE			
LESPEDEZA, SHRUB (LESPEDEZA, BICOLOR OR LESPEDEZA, HUMBERGII) PLANTS	3'X3' SPACING		10/1-3/31	11/1-3/15	11/15-2/28	PLANT IN SMALL CLUMPS FOR MULCH, FOOD AND COVER			
LOVEGRASS, WEEPING WITH OTHER PERENNIALS	4 LBS. 2 LBS.	0.1 LB. 0.05 LB.	4/1-5/31	3/15-5/31	3/1-5/31	QUICK COVER, DROUGHT TOLERANT; GROWS WELL WITH SERICEA LESPEDEZA ON ROAD-BANKS AND OTHER STEEP SLOPES; SHORT LIVED			
MAIDENCANE SPRIGS	3'X3' SPACING		2/1-3/31	2/1-3/31	2/1-3/31	FOR VERY WET SITES SUCH AS RIVERBANKS AND SHORELINES; DIG SPRIGS LOCALLY			
PANICGRASS, ATLANTIC COASTAL	20 LBS.	0.5 LB.	----	3/1-4/30	3/1-4/30	GROWS WELL ON COASTAL SAND DUNES; MIX WITH SERICEA LESPEDEZA BUT NOT ON SAND DUNES			
REED CANARY GRASS WITH OTHER PERENNIALS	50 LBS. 30 LBS.	1.1 LBS. 0.6 LBS.	8/15-10/15	9/1-10/15	----	GROWS SIMILAR TO TALL FESCUE FOR WET SITES			
SUNFLOWER, AZTEC MAXIMILIAN	10 LBS.	0.2 LB.	4/15-5/31	4/15-5/31	4/1-5/31	MIX WITH WEEPING LOVEGRASS OR OTHER LOW GROWING GRASSES OR LEGUMES			

- RATES ARE FOR BROADCASTED SEED. IF A 3/4" SEED DRILL IS USED, REDUCE THE RATES BY ONE-HALF.
- PLS IS AN ABBREVIATION FOR PURE LIVE SEED.
- SEEDING RATES ARE BASED ON PURE LIVE SEEDS (PLS).

Notes:

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA ASSET PLOTTED IN CHAPTER 8807 OF THE GEORGIA 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. §14-4-5.

THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.

THIS SURVEY WAS PERFORMED USING GPS EQUIPMENT, EQUIPMENT USED AND IN REACH HIGH-QUALITY FREQUENCY, NAD83 RECEIVER, PROJECTION, NAD83/GA WEST, NETWORK, RTK, INTER VRS, RELATIVE POSITIONAL ACCURACY: 10:05-100 PPM.

LOC NOTE: THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 1580007K, DATED AUGUST 19th 2019 ZONE "X".

24-HOUR CONTACT: DEVELOPER: JOSHUA HALL OWNER: QUEST ASSETS LLC 675 SEMINOLE AVE NE STE 301 ATLANTA GA 30307 PHONE: 912.536-5853

REV:	DESCRIPTION:	DATE:
REVISION NOTES		

Good morning! My name is Byron F. Wilson, and I oppose the requested variance at 3174 Granby Avenue, Scottdale, GA 30079, case # N7: A-25-1247490. As the owner of 3178 Granby Ave, (directly next to 3174) I contest this variance for the following reasons:

Property Damage

Structural Issues:

Construction vibrations, particularly from equipment or blasting, can cause cracks in foundations, walls, and even windows of nearby houses.

Debris and Damage:

Falling debris from construction sites can damage roofs, siding, and landscaping.

Flooding:

Construction that alters drainage patterns or raises the ground level can lead to flooding or water damage on adjacent properties.

Falling Debris:

Debris from construction sites, such as bricks, concrete, or scaffolding poles, can fall onto neighboring properties, causing damage.

Reduced Property Value

Aesthetic Concerns:

Close construction can disrupt the appearance of the neighborhood and potentially lower property values.

Noise and Discomfort:

Constant construction noise can negatively impact property values, especially for those with sensitive hearing or who rely on a quiet environment.

Legal Issues

Encroachment:

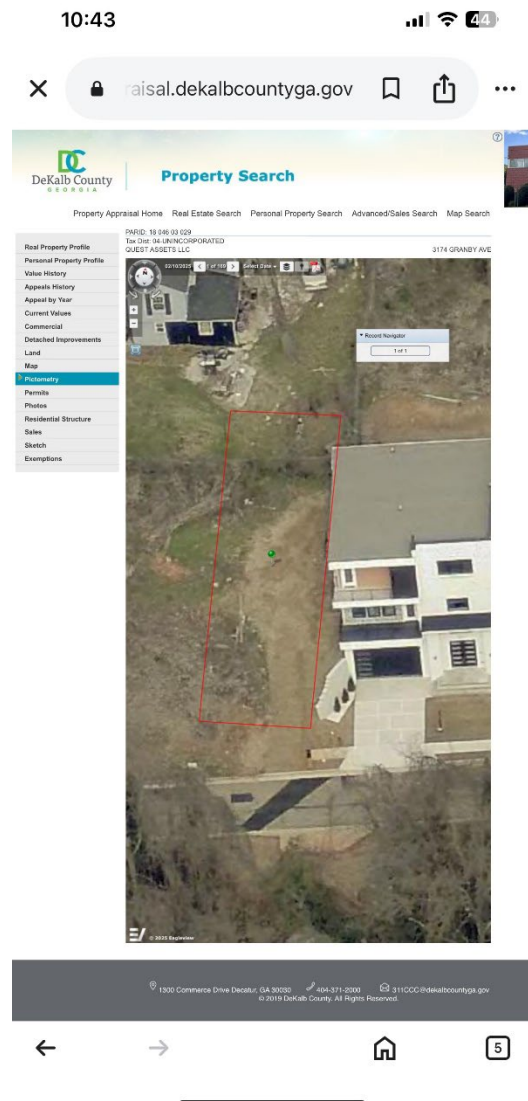
Building structures or elements (like fences or additions) that extend onto a neighbor's property is considered encroachment and can lead to disputes. This variance would place a home less than 2 feet from my property.

Trespass:

Construction activity that damages a neighbor's property, even unintentionally, can be grounds for a trespass claim.

Attached and shown below is a photo showing my lot (and home), the lot in question, and how it would negatively impact my lot. 3174 Granby is outlined by a red rectangle. We obtained these dimensions via Dekalb County documentation and a surveyor.

Thank you for submitting my opposition, and I would like to attend the public hearing if one has already been scheduled.



Good afternoon,

My name is Vanessa Mauge, and I oppose the requested variance at [3174 Granby Avenue, Scottdale, GA 30079](#), case # N7: A-25-1247490. As the owner of [3178 Granby Ave](#), (directly next to 3174)

In additions to the reasons posed by Byron Wilson, I contest this variance for the following reasons:

Non compliance with Sec. 5.2.3. - Compatibility of new and existing subdivisions.

A.

Lot size variability. Lots created as part of a new or redeveloped single family detached subdivision, containing twenty (20) or more lots, shall be compatible with existing developed single family lots to which they are adjacent as described in subsection B..

B.

Compatibility of new lots with adjacent lots shall be demonstrated by at least two (2) of the following:

1.

The lot width of the new lot is at least eighty (80) percent of the lot width of an adjacent existing subdivision lot;

2.

The lot size of the new lot is at least eighty (80) percent of the lot size of an adjacent existing subdivision lot or eight-tenths (0.8) acre, whichever is less;

3.

The new lot provides a minimum transitional buffer of twenty (20) feet;

4.

The lot depth of the new lot is at least twenty (20) feet deeper than the depth of the adjacent existing lot.

Our lot at 3178 Granby Ave, is twice the width of 3174 Granby Ave. Moreover, all of the surrounding lots are twice the width or greater than the width of the 3174 Granby Ave lot.

Attached and shown below is a photo showing my lot (and home), the lot in question, and how it compares in size to the surrounding lots. 3174 Granby is outlined by a red rectangle. We obtained these dimensions via Dekalb County documentation and a surveyor.

12:52



raisaal.dekalbcountyga.gov

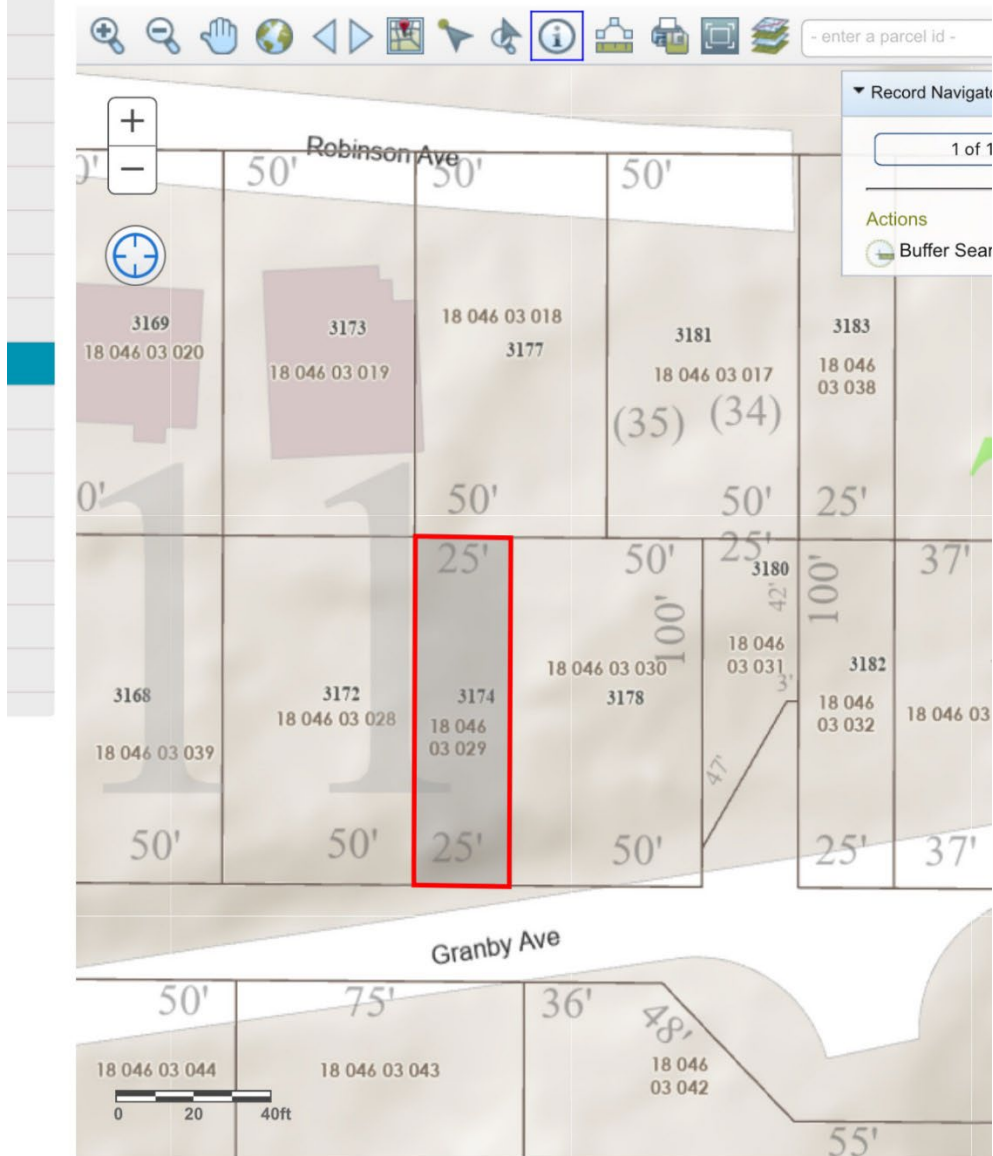


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PARID: 18 046 03 029

Tax Dist: 04-UNINCORPORATED

QUEST ASSETS LLC



A reduction in the side yard and front yard setbacks to allow construction of a single-family home at 3174 Granby Avenue could potentially violate Sec 5.4.3 Streetscape elements and dimensions as defined by the Dekalb County Municode Codification.

Property Damage

Structural Issues:

Construction vibrations, particularly from equipment or blasting, can cause cracks in foundations, walls, and even windows of nearby houses.

Debris and Damage:

Falling debris from construction sites can damage roofs, siding, and landscaping.

Flooding:

Construction that alters drainage patterns or raises the ground level can lead to flooding or water damage on adjacent properties.

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Legal Issues

Encroachment:

Building structures or elements (like fences or additions) that extend onto a neighbor's property is considered encroachment and can lead to disputes. This variance would place a home less than 2 feet from my property.

Trespass:

Construction activity that damages a neighbor's property, even unintentionally, can be grounds for a trespass claim.

Thank you for submitting my opposition. I intend to attend the scheduled meeting on May 14, 2025 to further voice my concerns.