



Lorraine Cochran-Johnson

Chief Executive Officer

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

**Wednesday June 11, 2025**

**Planning Department Staff Analysis**



Cedric Hudson

Interim Director

**N11. Case No: A-25-1247543**

**Parcel ID(s): 15 149 14 037**

**Commission District 03 Super District Unknown**

Applicant: Atelier 7 Architects / Anthony Pope  
2062 East Drive  
Decatur, GA 30032

Owner: Atelier 7 Architects / Anthony Pope  
2062 East Drive  
Decatur, GA 30032

Project Name: 2062 East Drive– ADU

Location: 2062 East Drive, Decatur, GA 30032

Requests: Application by Atelier 7 Architects / Anthony Pope to request variance from Section 27-2.2.1 and 27-4.2.3(4 & 11) of the DeKalb County Zoning Ordinance to allow alternate exterior materials and limited window placement for an accessory dwelling unit (ADU) at 2062 East Drive in the R-100 (Residential Medium Lot-100) zoning district.

**Staff Recommendation: Denial**

## **STAFF FINDINGS:**

The applicant seeks variances from Sections 27-2.2.1 and 27-4.2.3(4 & 11) of the DeKalb County Zoning Ordinance to allow alternate exterior materials and limited window placement for an accessory dwelling unit (ADU) at 2062 East Drive. The property is zoned R-100 and located on a narrow, steeply sloped corner lot. The ADU, constructed from a prefabricated shipping container, is sited at the rear of the lot and complies with all placement, height, and size standards.

**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 features a 16.4% slope, with a vertical drop of approximately 10 feet from front to rear. These conditions create clear challenges for traditional construction, particularly related to foundation work and site grading. The applicant's use of a prefabricated container unit minimizes land disturbance and addresses both cost and environmental concerns. Additionally, the property's narrow width and corner-lot configuration constrain available building zones and may require retaining walls or stormwater controls for conventional structures. These are inherent site conditions not created by the applicant.

The requested variances related to exterior material standards and window placement are not directly necessitated by the site's physical constraints. While the parcel presents hardship conditions, they do not independently justify relief from architectural or design requirements outlined in the zoning ordinance.

**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:**

These elements are design choices rather than functional necessities, and the accessory dwelling unit could be constructed using compliant materials and standard window configurations without triggering a variance. As such, the requested relief does not stem from site limitations but from the applicant's preference for a specific architectural style.

**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:**

Staff has not identified any public welfare concerns tied to this application. The proposed ADU is located at the rear of the property and visually shielded from neighboring parcels by a five-foot wooden fence and natural vegetation. A letter of support was submitted by the adjacent neighbor at 2056 East Drive, confirming no objection to the ADU's presence or design features.

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

The applicant's proposed accessory dwelling unit can be constructed without variance relief by selecting materials and window placements consistent with the zoning ordinance. While the lot has a steep slope and the structure is modular, these conditions do not prevent compliance with the applicable design standards.

The ordinance's requirement for compatible exterior materials is intended to ensure visual cohesion within residential neighborhoods. The primary residence, while featuring mixed materials, does not create a hardship that necessitates the use of corrugated metal or non-standard window placement on an accessory structure. The claimed difficulties are based on design preference and cost considerations—not on any unavoidable site or structural limitation.

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

The property is located in the Suburban (SUB) character area, where the Comprehensive Plan supports small-scale infill that complements existing neighborhood character. While ADUs are appropriate in this context, design standards remain important for maintaining visual compatibility.

The requested variances for exterior materials and window placement are not necessary for development and do not align with the ordinance's intent to preserve architectural consistency. Granting relief in this case would introduce nonconforming elements that conflict with the Plan's emphasis on compatible design in established residential areas.

**FINAL STAFF ANALYSIS:**

**Staff recommends denial.** While the project represents a modest infill effort, the requested variances are not necessary for construction of the accessory dwelling unit and stem from design preference rather than hardship. The proposed deviations from material and window standards do not align with the zoning ordinance or the Comprehensive Plan's guidance for compatible infill in Suburban neighborhoods.

**Staff Recommendation:** Denial

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



**DEPARTMENT OF PLANNING & SUSTAINABILITY**

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**ZONING BOARD OF APPEALS APPLICATION**

**AUTHORIZATION OF THE PROPERTY OWNER**

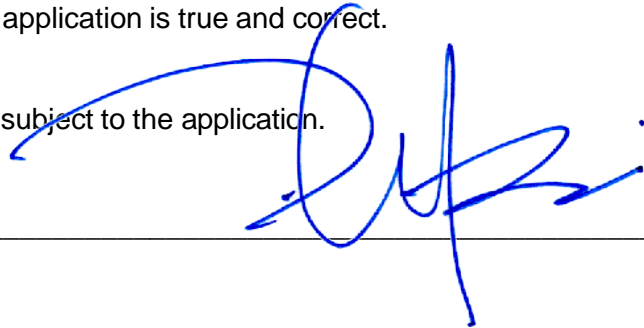
I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

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: \_\_\_\_\_

Applicant  
Signature:



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

Applicant  
Signature:

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DEPARTMENT OF PLANNING & SUSTAINABILITY

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**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: \_\_\_\_\_ Applicant/Agent \_\_\_\_\_  
Signature: \_\_\_\_\_

TO WHOM IT MAY CONCERN:

(I)/ (WE): \_\_\_\_\_  
(Name of Owners)

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

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner Signature

## Filing Guidelines for Applications to the Zoning Board of Appeals

### 1. Submit Application Materials:

- a. To ensure proper processing and payment, please create a profile and upload at least page 1 of your application to: <https://epermits.dekalbcountyga.gov/> (no more than 10mb permitted).
  - If you have an existing account, you may use that account and create a *new application number* by selecting the proper application type.
  - Fill out *all* Account Portal Questions
  - Put your **email address under “WEB ACCOUNT”**
  - **SAVE APPLICATION NUMBER (1246XXX)** – send to staff when you email your complete application.
- b. After portal submittal, email one (1) combined PDF document of the completed application and materials to [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) and [ljcarter@dekalbcountyga.gov](mailto:ljcarter@dekalbcountyga.gov) along with application number.
- c. Please confirm we have received your application.
- d. For any questions, please contact [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)

### 2. Order of Submitted Materials:

- a. Application Form
- b. Signatures and authorization (including permission to go on property)
- c. Letter of Intent
- d. Surveys, site plans.
- e. Other relevant materials (e.g., photographs, letters of support, citation, etc.)

### 3. Authorization:

- a. If property owner is different from the applicant, the form to authorize the application must be signed by the owner and stamped by a notary.
- b. If property is owned by more than one property owner, all property owners must authorize the request.

### 4. Letter of Intent:

- a. **Explain what you are asking for and why.**
- b. A typed statement indicating the request and clarifying justification for the proposal based on the criteria as indicated in Section 27-7.5.3 or 7.5.4 of the DeKalb County Zoning Ordinance (see attached information).
- c. Reference the section of the code you are requesting to vary and the amount of requested change, (such as to reduce the rear yard setback from forty (40) feet to twenty (20) feet to construct an addition).

### 5. Surveys and site plans of the Subject Property:

- a. Must be stamped by a professional engineer or surveyor, registered in the State of Georgia.
- b. All plans and surveys must include the following information:
  1. Must show all property lines with dimensions.
  2. Must show the location of all existing and proposed buildings, structures, parking and setbacks (their relationship to the property boundaries).
  3. Must show any other features related to the request such as trees, fences, topography, streams, etc.
  4. Must be to-scale
  5. Must show lot area and lot coverage (impervious materials, including paving and structures).

6. **Application Fee is \$300.** You will be able to pay by credit card on the epermitting portal. A receipt will be provided.

## Writing the Letter of Intent

Please address the following criteria as appropriate:

### **7.5.1 Applications for variances; and criteria to be used by the zoning board of appeals in deciding applications for variances.**

The zoning board of appeals shall hear and decide applications for variances from the strict application of the regulations of this chapter and chapter 21 where the strict application of any regulation enacted under said chapters would result in exceptional and undue hardship upon the owner of such property. In determining whether or not to grant a variance, the board shall apply the criteria specified in this section to the facts of each case. The board may attach reasonable conditions to any approved variance in accordance with section 7.3.9. Once imposed, conditions shall become an integral part of the approved variance and shall be enforced as such. No changes to an approved condition attached to a variance shall be authorized except by re- application to the zoning board of appeals in full compliance with the applicable provisions of this division. No relief may be granted or action taken under the terms of this division unless such relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this chapter and the comprehensive plan. The zoning board of appeals shall apply the following criteria to the types of applications specified below as follows:

- A. Variances from the provisions or requirements of this chapter other than variances described in section 7.5.4 shall be authorized only upon making all of the following findings in writing:
  - 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.
  - 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.
  - 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.
  - 4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.
  - 5. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.
- B. Appeals of decisions regarding building architectural design standards shall be evaluated using the same criteria as section 7.6.7(B).

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- C. Appeals to the height standards, but not to add stories, shall be evaluated using the criteria as follows:
1. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.
  2. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.
  3. Adequacy of public services, public facilities, and utilities to serve the proposed use.
  4. Whether or not the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.
  5. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.
  6. Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

**7.5.2** Applications for variances to reduce or waive off-street parking or loading space requirements.

The zoning board of appeals shall hear and decide applications for variances to reduce or waive required off-street parking or loading spaces in accordance with the provisions and standards of this section. All such applications shall be heard and decided based on the notice requirements of section 7.2.4. The zoning board of appeals may waive or reduce the required number of parking or loading spaces in any district only upon an expressed finding that:

- A. The character of the use of the building(s) is such as to make unnecessary the full provision of parking or loading spaces;
- B. The lot upon which the building(s) is located is within one thousand (1,000) feet of the boundary of a MARTA RapidTransit Station;
- C. The provision of the full number of parking spaces would have a deleterious effect on a historic building, site, district or archaeological resource;
- D. The use has a characteristic that differentiates it from the typical use example used in the formulation of this ZoningOrdinance;
- E. The location of the proposed development is relatively isolated where the opportunity for diversity of use, pedestrian access, and alternative modes is not available; or
- F. The developer is providing the additional spaces for general public parking (for hourly or daily parking charges) to serve surrounding development.

### Section 21-27. Sign Variances.

- (a) Where a literal application of this article, due to special circumstances, would result in an unusual hardship in an individual case, a variance may be granted by the zoning board of appeals after receiving evidence that the applicant meets all of the following criteria:
  - 1. Exceptional conditions pertaining to the property where the sign is to be located as a result of its size, shape, or topography, which are not applicable to other lands or structures in the area;
  - 2. Granting the variance would not confer on the applicant any significant privileges which are denied to others similarly situated;
  - 3. The exceptional circumstances are not the result of action by the applicant;
  - 4. The requested variance is the minimum variance necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated;
  - 5. Granting of the variance would not violate more than one (1) standard of this article; and
  - 6. Granting the variance would not result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic.
- (b) No variance shall be granted to the height of a sign or the aggregate area of signs permitted on a lot.
- (c) No variance shall be granted which increases the size of a sign more than twenty (20) percent of that allowed by this chapter. (Ord. No. 13-03, Pt. I, 6-10-03)

### 7.5.3 Appeals of decisions of administrative officials.

- A. *General Power.* The zoning board of appeals shall have the power and duty to hear and decide appeals where it is alleged by the appellant that there is error in any final order, requirement, or decision made by an administrative official based on or made in the enforcement of this Zoning Ordinance or as otherwise authorized by local law or the Code of DeKalb County as Revised 1988. Administrative officials must make final decisions covered by this section within one hundred and eighty (180) days of receipt of all necessary information to make such decision. A failure to act prior to the passage of one hundred and eighty (180) days shall not be construed to be a final order, requirement or decision within the meaning of this division. If a decision is not made by the 181<sup>st</sup> day, the requested decision is deemed denied, and becomes appealable. All such appeals shall be heard and decided following the notice requirements of section 7.2.4, and pursuant to the following criteria and procedural requirements.
- B. *Appeals of decisions of administrative officials.* Appeals of decisions of administrative officials may be filed by (1) any person aggrieved by; (2) any elected member of the DeKalb County Governing Authority affected by; or (3) an owner of property within two hundred and fifty (250) feet of the nearest property line of the property that is the subject of any final order, requirement, or decision of an administrative official, based on or made in the enforcement of this Zoning Ordinance, or as otherwise authorized by local law or the Code of DeKalb County as Revised 1988. by filing with the secretary of the zoning board of appeals an application for appeal, specifying the grounds thereof, within fifteen (15) days after the action was taken by the official that is the subject of the appeal.
- C. *Appeal stays all legal proceedings.* An appeal of a decision of an administrative official stays all legal proceedings in furtherance of the action or decision appealed from unless the official from whom the appeal is taken certifies to the zoning board of appeals, after notice of appeal has been filed, that by reason of facts stated in the certificate, a stay would, in that official's opinion, cause imminent peril to life or property. In such a case, legal proceedings shall be stayed only pursuant to a restraining order granted by a court of competent jurisdiction directed to the officer from whom the appeal is taken and

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- D. *Appeal stays land disturbance or construction activity in certain situations.* If the action or decision appealed from permits land disturbance or construction activity to commence or continue on residentially zoned property, the appeal stays the land disturbance or construction activity until the zoning board of appeals issues a decision on the appeal. Thereafter, land disturbance or construction activity in such cases shall only be stayed by an order from a court of competent jurisdiction. In all cases involving non-residentially zoned property, the appeal to the zoning board of appeals does not stay land disturbance or construction activity; such activity shall only be stayed by an order from a court of competent jurisdiction.
- E. Thereafter, in such situations land disturbance or construction activity shall only be stayed by an order granted by a court of competent jurisdiction.
- F. *Time of hearing.* The zoning board of appeals shall fix a reasonable time for the hearing of the appeal and give notice thereof pursuant to the requirements of section 7.2.4 as well as written notice to the appellant. Any party may appear at the hearing in person, by an agent, by an attorney, or by the submission of written documentation.
- G. *Decision of the zoning board of appeals.* Following the consideration of all testimony, documentary evidence, and matters of record, the zoning board of appeals shall make a determination on each appeal and shall issue a written decision explaining the reasons for its decision. The zoning board of appeals shall decide the appeal within a reasonable time, but in no event more than sixty (60) days from the date of the hearing. An appeal shall be sustained only upon an expressed finding by the zoning board of appeals that the administrative official's action was based on an erroneous finding of a material fact, erroneously applied the Zoning Ordinance to the facts, or that the administrative official acted in an arbitrary manner. In exercising its powers, the zoning board of appeals may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from, and to that end shall have all the powers of the administrative official from whom the appeal was taken and may issue or direct the issuance of a permit, provided all requirements imposed by any applicable laws are met.

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**7.5.4** Limitations of authority of the zoning board of appeals.

No variance shall be granted by the zoning board of appeals to:

- A. Allow a structure or use not listed as a permitted use or a special use in the applicable zoning district or a density of development that is not authorized within such district. This prohibition does not apply to any variance from the supplemental regulations of Article 4 of this Zoning Ordinance or from any other accessory feature or characteristic of a permitted or special use, unless said variance is otherwise prohibited by the regulations of this chapter.
- B. Allow any variance which conflicts with or changes any requirement enacted as a condition of zoning or of a special land use permit by the board of commissioners.
- C. Reduce, waive or modify in any manner the minimum lot width unless the purpose is to reverse a lot merger.
- D. Reduce, waive or modify in any manner the minimum lot area established by this chapter.
- E. Extend the time period for a temporary outdoor social, religious, entertainment or recreation activity approved by the director of planning.
- F. Permit the expansion or enlargement of any nonconforming use of land, nonconforming use of land and buildings in combination, nonconforming use of land and structures in combination, or nonconforming use requiring special land use permit.
- G. Permit the reestablishment of any nonconforming use of land, nonconforming use of land and buildings in combination, nonconforming use of land and structures in combination, or nonconforming use requiring special land use permit where such use has lapsed pursuant to the requirements and limitations of Article 8 of this chapter.
- H. Permit customer contact for a home occupation authorized by this chapter.
- I. Allow any variance to increase the height of a building which will result in adding a story.



## Summary of Zoning Board of Appeals Application Process:

1. **Timeline.** It takes ~45-60 days to submit your application and receive an initial decision from the Zoning Board of Appeals regarding your request.
2. **Pre-application Meetings.** DeKalb County now mandates pre-application meetings. Please email [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) to schedule a virtual appointment to meet with a Planner assigned to the Zoning Board of Appeals. During the virtual meeting, we will review and provide feedback regarding your request, review the application process, and answer any questions.
3. **Application Submittals.** Create a profile and upload at least page 1 of your application to: <https://epermits.dekalbcountyga.gov/> (no more than 10mb permitted). Email a combined PDF document of the completed application and materials to [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) and [ljcarter@dekalbcountyga.gov](mailto:ljcarter@dekalbcountyga.gov) along with the application number.
4. **Public Hearing Signs.** You will need to post at least one sign per street frontage of the property. Staff will prepare a sign template. You will need to coordinate sign printing and posting with a sign company of your choice, at least 30 days prior to the ZBA hearing. Sign(s) must remain posted until final Board of Appeals action regarding the request. If the application is deferred, you may update the sign(s).
5. **Revisions or amendments.** An application must be submitted in writing and must be received a least 14-days before the scheduled meeting to be addressed by the staff report.
6. **Staff Report.** Staff prepares reports and recommendations for each application. These recommendations are based on the attached criteria established by the [DeKalb County Zoning Code](#). Final staff reports are available to the applicant and the public prior to the scheduled Board of Appeals meeting. Find current reports on our website, here: <https://www.dekalbcountyga.gov/planning-and-sustainability/public-hearing-agendas-info>
7. **Monthly Meetings.** The Zoning Board of Appeals meets once a month, generally on the second Tuesday of each month at 1:00 P.M., via Zoom. Find agendas on our website, [HERE](#).
8. **Applicant and/or Representative must be Present.** Applicants or their representatives must be present at the public hearing to present the request to the Zoning Board of Appeals.
9. **Public Hearing portion of Meeting.** Applicants and others in favor of an application are given a total of five (5) minutes to present to the Board. That is five minutes combined, no matter how many people wish to speak. Applicants should be prepared to explain their variance, why they are requesting it and answer questions from the board. Anyone speaking in opposition also has a total of five (5) minutes to address the application in front of the board. Be prepared to raise your hand or announce yourself when the chair asks for those in support or opposition to the application.
10. **Applicant and/or Representative must be Present.** Applicants or their representative must be present at the public hearing to present the request to the Zoning Board of Appeals.
11. **Executive Session.** After the public hearing, the Board of Appeals will close the public hearing, go into executive session for discussion, and will then take an action on an application. Applicants are not allowed to address the Board of Appeals during Executive Session unless they are asked questions by members of the Board of Appeals.

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12. **Zoning Board of Appeals Actions.** The Board of Appeals is authorized to:
  - a. Approve the application as submitted;
  - b. Approve a revised application;
  - c. Approve an application with conditions;
  - d. Deny an application (if an application is denied, no variance can be considered on the same site within 24 months);
  - e. Allow an application to be "Withdrawn without Prejudice" at the request of the applicant.
13. **Compliance with standards upon denial.** In such case that a variance request is initiated due to an existing code violation and such application is denied, the violation shall be required to be brought into compliance within thirty (30) days of such denial or as specified by the board if a greater time period is approved.
14. **Successive applications.** Section 27-920 of the DeKalb County Zoning Ordinance states: An application for a variance or special exception affecting all or a portion of the same property which was denied by the Zoning Board of Appeals shall not be submitted more than once every twenty-four (24) months measured from the date of final decision by the zoning board of appeals. The Zoning Board of Appeals may waive or reduce this twenty-four-month time interval by resolution provided that if the application for a variance or special exception was denied by the Zoning Board of Appeals, the time interval between the date of said denial and any subsequent application or amendment affecting the same property shall be no less than six (6) months.
15. **Appeals of Decisions.** Any person aggrieved by a final decision of the board, or any officer, department, board or agency affected by such decision, may seek review of such decision by petitioning the Superior Court of DeKalb County. Such petition shall be filed within 30 days after the final decision of the board is rendered.



**ATELIER7**

352 University Ave. SW, Suite W128  
Atlanta, GA 30338

## **Variance Hardship Justification Letter**

**Subject:** Request for Material and Privacy Variance — Detached Accessory Dwelling Unit (ADU)

**Location:** 2062 East Dr., Decatur, GA

**Zoning District:** 3

**Prepared By:** Atelier 7 Architects

**Date:** April 24, 2025

Dear Members of the Zoning Board of Appeals,

My name is Anthony Pope, and I am writing to formally request a variance Section 27-4.2.3 (4&11), Material and Privacy Requirements. My request pertains to the requirement for the use of materials identical to the primary residence and siting of windows to ensure privacy. We are requesting a limited, well-reasoned variance to accommodate a modern, environmentally thoughtful ADU that is consistent with zoning regulations in placement, size, and scale — and strongly aligned with DeKalb County's long-term vision.

### **1. Physical Conditions of the Site:**

Our property is a long, narrow corner lot with unique constraints that significantly influence the feasibility of compliant development. The buildable area measures approximately 79.69 feet wide by 61 feet deep. Additionally, the property features a substantial slope, dropping from an elevation of 998 at the south end (existing rear of house) to 988 at the north end (fence and property line).

*Grading Calculation:  $(10 \text{ ft elevation change} \div 61 \text{ ft distance}) \times 100 = 16.4\% \text{ slope}$*

This pronounced slope limits foundation options and imposes significant design constraints. Using lightweight, prefabricated construction (a shipping container) helps minimize site disturbance, grading, and costs associated with traditional heavy masonry construction unsuitable for steeply sloped lots.

### **2. Minimum Variance Necessary:**

We are requesting only two focused variances:

- To allow corrugated metal siding (painted charcoal gray) instead of requiring material identical to the principal structure.
- To allow two high-set windows facing the neighboring property line — one above the kitchen sink and one in the bathroom for ventilation.

This request is modest and reasonable. Our adjacent neighbor has an accessory structure clad in wood, while their primary home is brick, illustrating that material differences between main and accessory structures are already part of the neighborhood's character.

We are not seeking variances for size, height, density, or setbacks — only thoughtful adaptations to materials and minor privacy interpretations.

In addition to these minimal requests, we've integrated several design strategies to reduce neighborhood impact:

- The charcoal gray finish ensures the ADU blends with natural shadow lines, existing fencing, and rear yard vegetation.
- The kitchen and bathroom windows are high-set and modest in size, designed for light and code-required ventilation — not for direct views into adjacent properties.
- There are no decks, porches, or balconies facing the neighboring yard.

This project elevates the property and contributes positively to the visual integrity of the neighborhood.

### **3. Public Welfare:**

This proposal will enhance, not harm, the surrounding community. Key points include:

- Neighbor support: Our immediate neighbor at 2056 East Dr., has reviewed and supports the proposed ADU.
- Low-Impact Design: The structure will be located entirely within the rear yard, screened by vegetation and wood fencing that is 5 feet in height.
- Material Sensitivity: The charcoal gray cladding is non-reflective and selected specifically to help the building blend into the landscape.
- Privacy Preservation: The two small windows facing the neighbor serve functional purposes (ventilation, kitchen light) and are not intended for view lines into neighboring properties. Additional treatments such as frosted glass or privacy film are planned for the bathroom window.

This thoughtful approach results in a project that upgrades the property while maintaining neighborhood integrity.

### **4. Ordinance Hardship:**

Strict enforcement of the ordinance would require cladding the ADU in brick or wood to match the principal residence. However, the existing principal structure is a combination of painted fiberboard and exposed concrete block, not consistently brick.

Forcing brick or heavier cladding would conflict with:

- The existing aesthetic language of the house. The rear of the primary house has been clad with fiber cement panels and a base course of exposed painted concrete masonry units.
- Extensive foundation requirements on sloped grading in order to carry masonry load.

Further, the prefabricated container model offers a cost-effective, sustainable housing solution — expanding access to alternative housing types without heavy construction.

Thus, the ordinance, if applied rigidly, would unnecessarily hinder a project that otherwise meets the broader goals of DeKalb County zoning policy.

## **5. Alignment with the Spirit of the Law:**

This project furthers the goals and spirit of both the zoning ordinance and the DeKalb County 2050 Comprehensive Plan in several critical ways:

### **✓ Addressing the Regional Housing Shortage**

*"Encourage new and innovative approaches to quality residential development which expand housing opportunities..." — Housing Policy 1*

Our ADU contributes to housing diversity without increasing public infrastructure costs or creating sprawl.

### **✓ Supporting Workforce and Senior Housing Needs**

*"Encourage housing for the elderly that is well planned, soundly financed, and located within pedestrian-friendly, residential communities." — Housing Policy 6*

The ADU will flexibly serve aging family members, young adults, or local workers, expanding affordable, accessible housing choices.

### **✓ Enhancing Neighborhood Character with Smart Design**

*"Design guidelines for residential infill that is compatible with the surrounding area..." — Housing Policy 3*

The modern ADU design, compact scale, and sensitive material palette enhance the property's contribution to the streetscape without disrupting neighborhood patterns.

### **✓ Supporting Multi-Modal Connectivity**

*"Continue to focus on infill development around existing and planned transit infrastructure." — Transportation Policy*

Located near transit routes and pedestrian infrastructure, this project supports compact living and reduces reliance on automobiles.

✓ Sustainability and Innovation

The use of prefabricated, repurposed shipping containers reflects a sustainable approach to building and a reduced carbon footprint, aligned with contemporary urban planning best practices.

**Conclusion:**

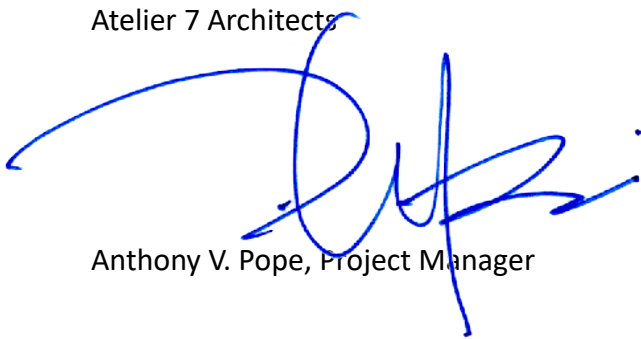
In summary, our project respects the context, spirit, and goals of DeKalb County zoning and planning policies. We are requesting a modest, narrowly tailored variance that allows for:

- Sustainable, well-designed infill housing.
- Minimal neighborhood impact.
- Expanded housing choices.
- Greater environmental sensitivity.

We respectfully request that this variance be granted, allowing our project to contribute positively to the future of DeKalb County and to the immediate community we call home.

Sincerely,

Atelier 7 Architects



Anthony V. Pope, Project Manager

**Request for Material and Privacy Variance — Detached Accessory Dwelling Unit (ADU)**

April 24, 2025

2062 East Dr., Decatur, Ga 30032







2063 East Dr. Decatur Georgia 30032, Site Plan





2063 East Dr. Decatur Georgia 30032, Primary Residence, Front Elevation





Primary House, Rear Elevation





Rear Yard, Looking West





ADu Site, Looking East





ADU Proposed Site Looking South





2056 East Dr. – Rear Yard Accessory Structure – Non-Complaint





Primary Residence – Rear Yard Privacy Fence





Proposed Modular ADU, Front Door





Proposed Modular ADU, West Elevation





Proposed Modular ADU, East Elevation





1 SITE PLAN  
Scale: 1/16" = 1' - 0"

KEYNOTES

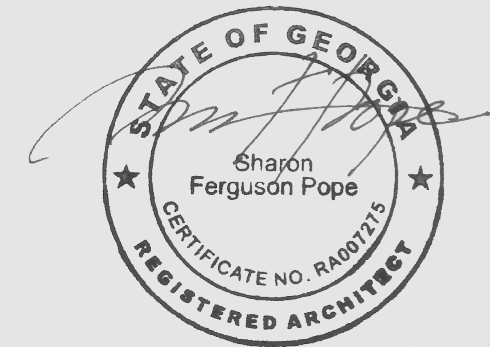
- 1 Dotted line denotes property line
- 2 Dashed line denotes limits of setback
- 3 Existing fence to be removed during installation and reinstalled
- 4 Existing primary structure to remain
- 5 Refer to C-Series drawings for extent of new septic system and tank
- 6 Tree root zone
- 7 New gravel landscape path
- 8 New prefabricated shipping container building



Atelier 7 Architects, LLC  
352 University Avenue, SW  
Suite W128  
Atlanta, GA 30310

the SH GUEST HOUSE  
2602 EAST DRIVE  
DECATUR, GEORGIA 30002

Seal



Revisions

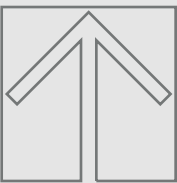
- 1. Enter Note 1

Submission Notes

- 1. Enter Note 1

Project No 24,014

Project North



Scale

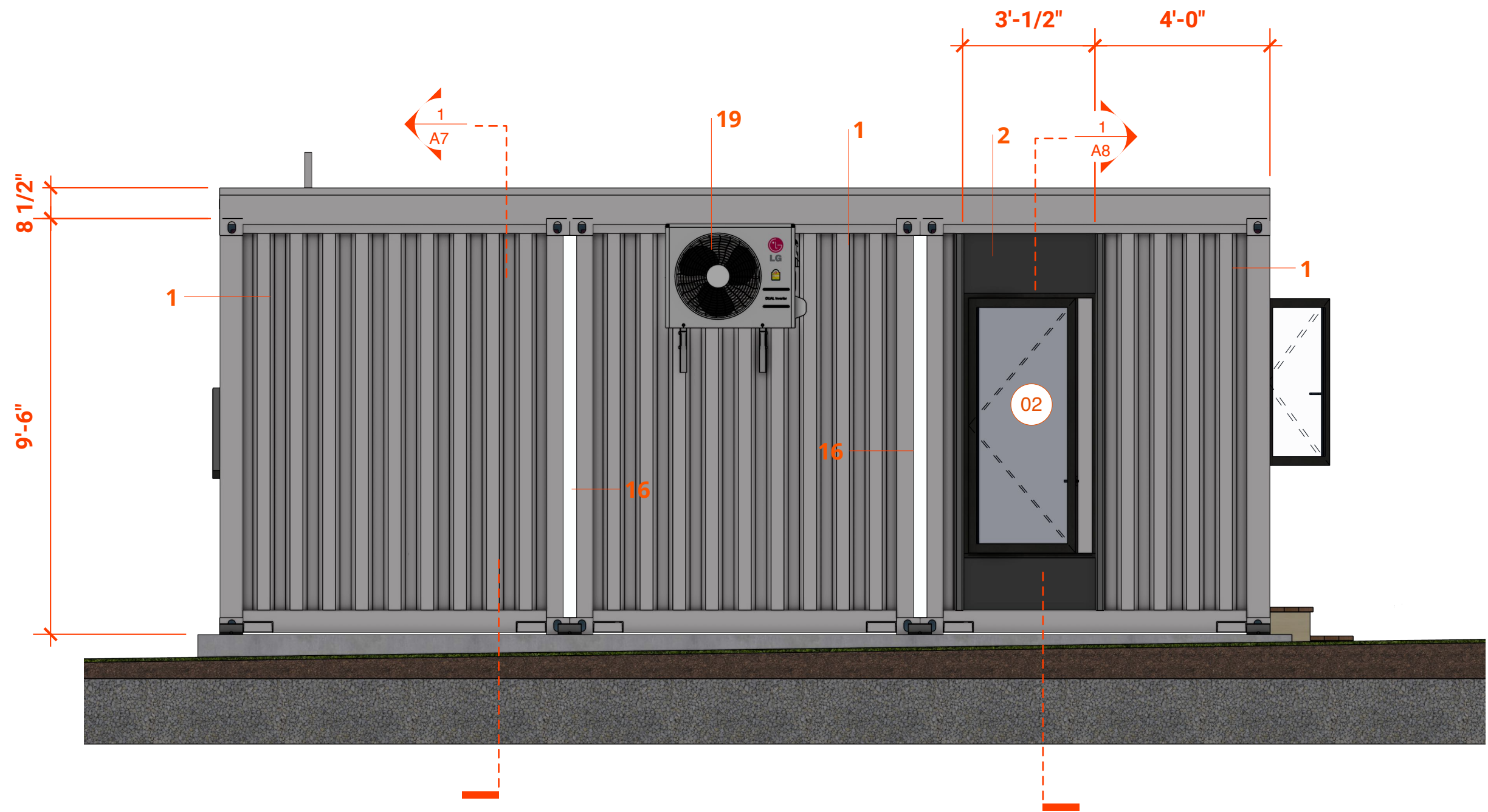
SITE PLAN

A1

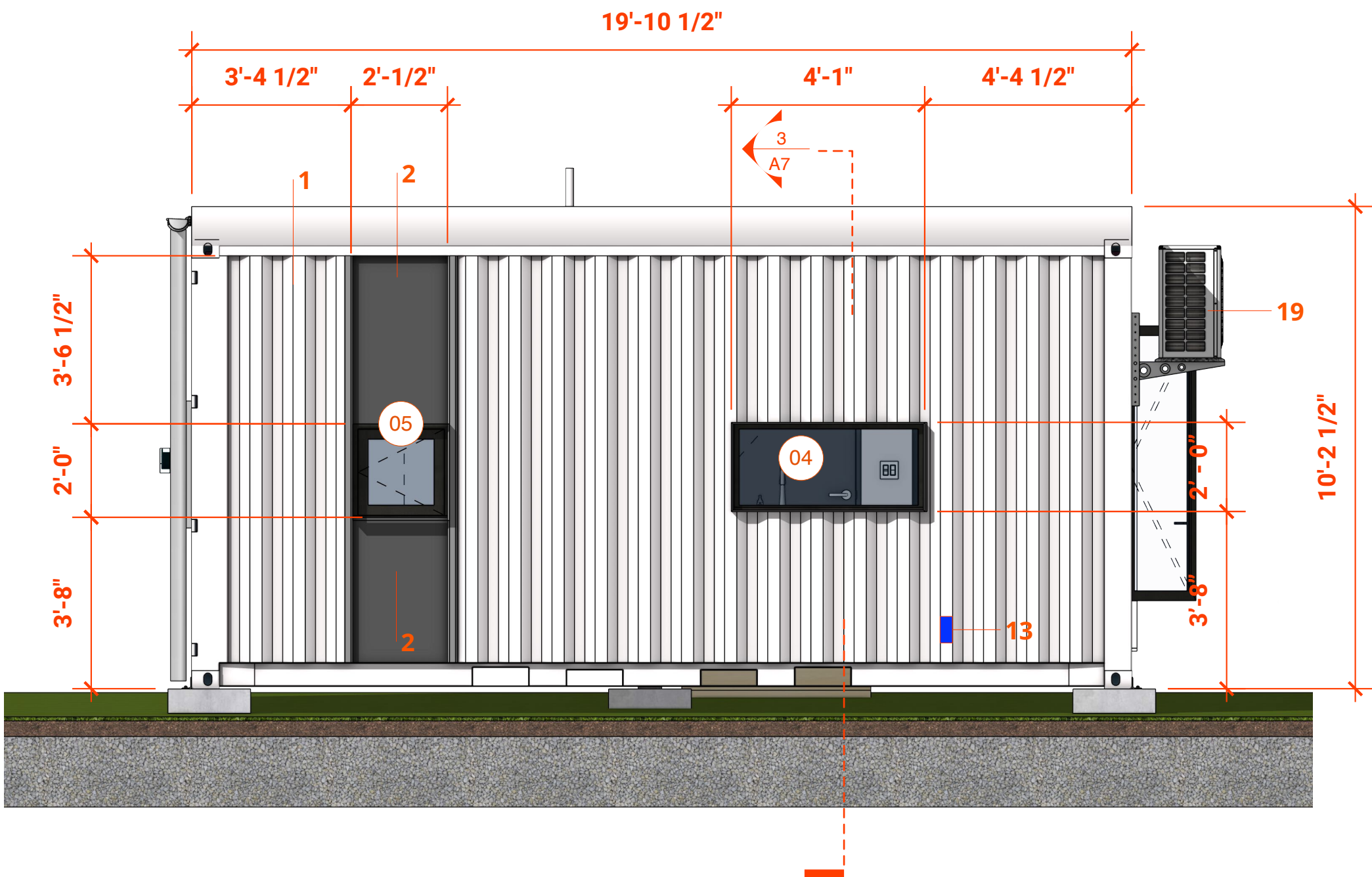
Sheet No.

©2025

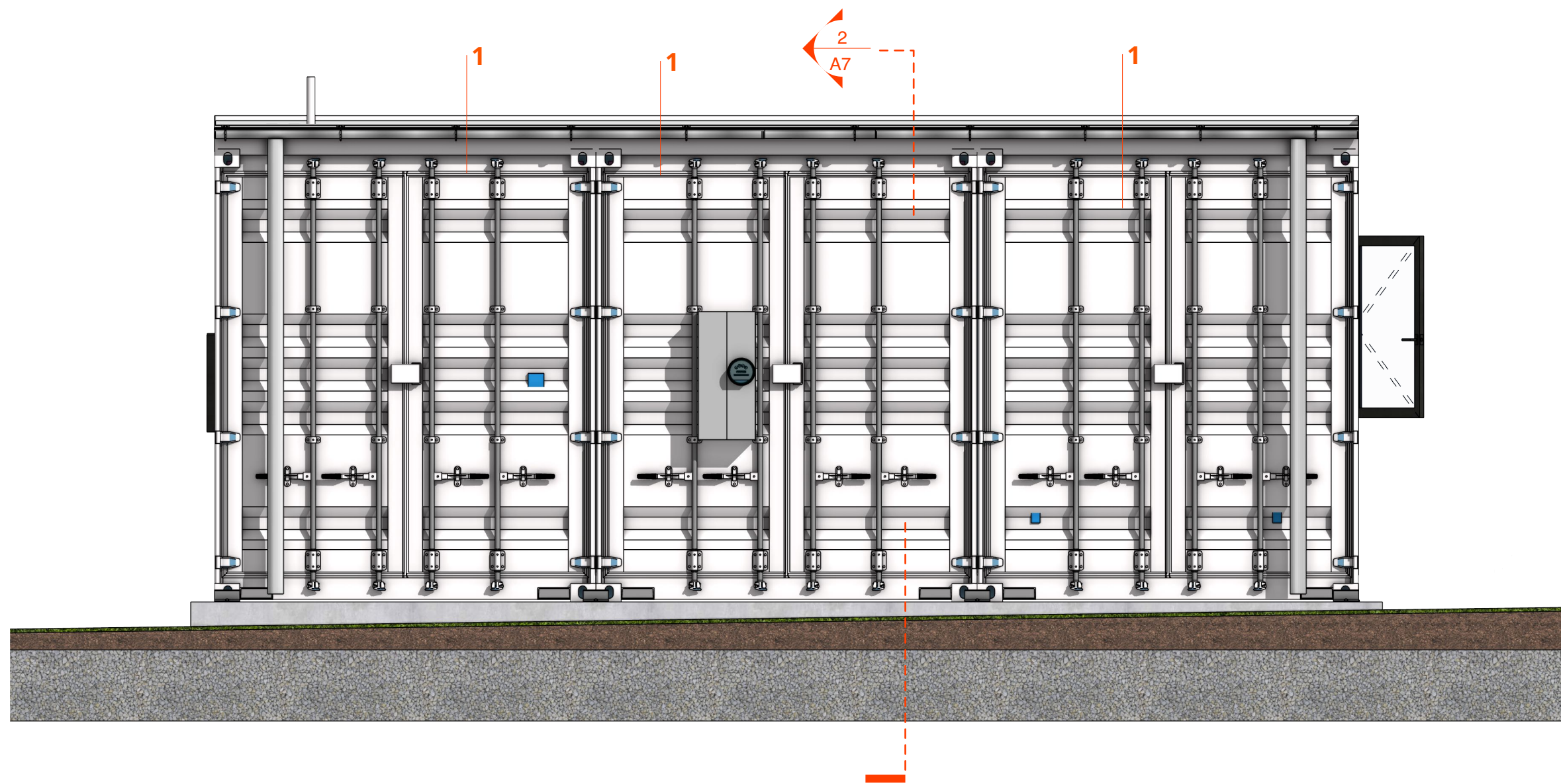




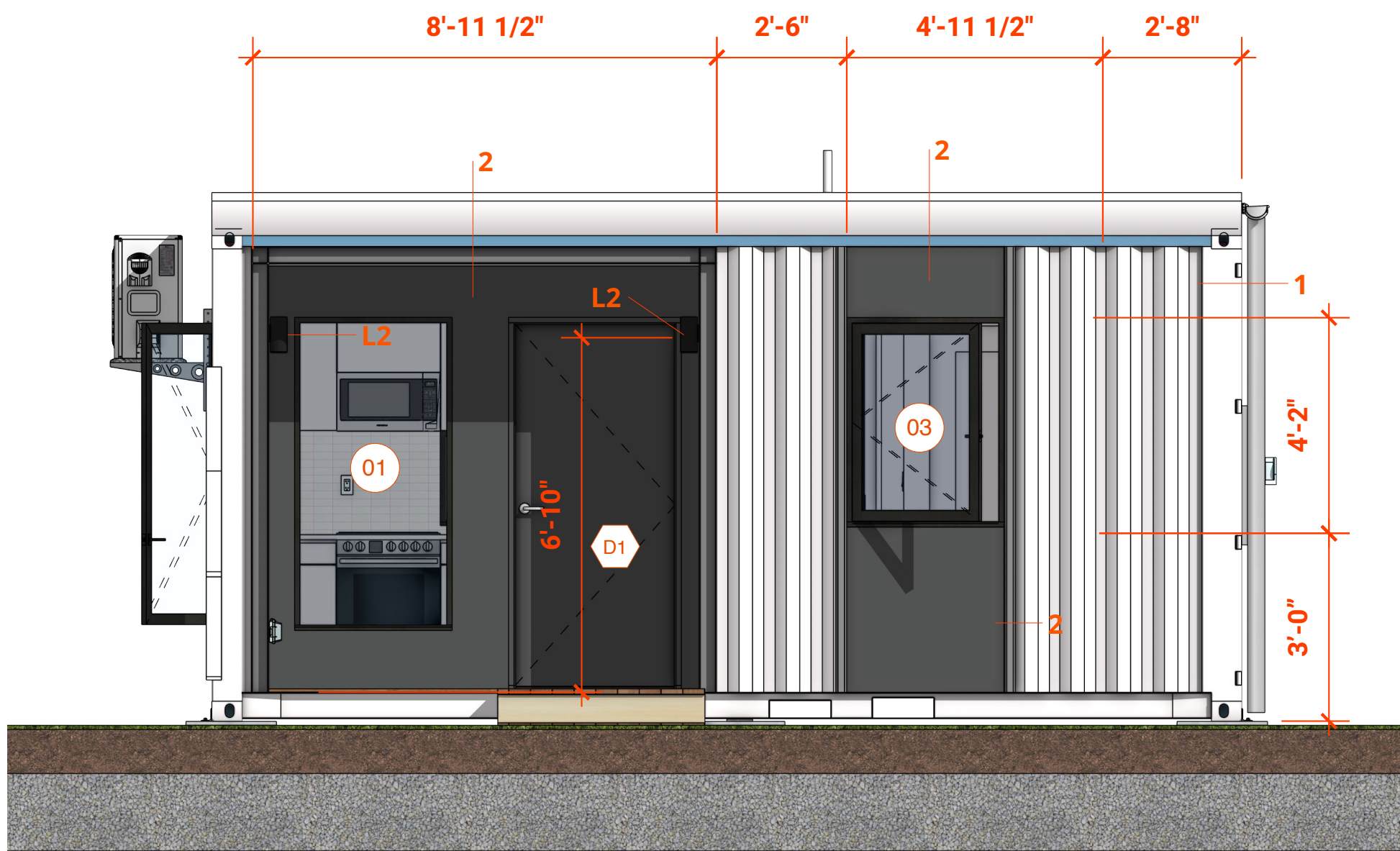
1 SOUTH ELEVATION  
Scale: 3/8" = 1' - 0"



2 WEST ELEVATION  
Scale: 3/8" = 1' - 0"



3 NORTH ELEVATION  
Scale: 3/8" = 1' - 0"



4 EAST ELEVATION  
Scale: 3/8" = 1' - 0"

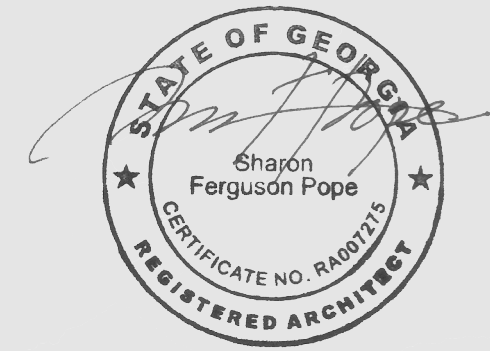
- KEYNOTES**
- 1 New shipping container module, painted
  - 2 Fiber cement wall panel, painted
  - 3 Finished grade
  - 4 Aluminum threshold
  - 5 Steel angle window surround, painted
  - 6 4-inch half round gutter assembly
  - 6 4-inch metal downspouts
  - 7 Electrical service entrance
  - 8 Wall mounted condensing unit
  - 10 Concrete foundation
  - 11 6 x 6 Cedar timbers, sealed
  - 12 Metal roof trim
  - 13 Exterior hose bibb
  - 14 Exterior w.p. electrical outlet and cover
  - 15 2-inch vent stack
  - 16 1 x 2 x 1/8 steel plate, cont. weld, all sides
  - 17 Continuous weld joint
  - 18 4 x 6 x 1/4 steel plate, cont. weld, all sides
  - 19 8 x 8 x 0.5 steel plate, painted
  - 20 Wood stair



Atelier 7 Architects, LLC  
352 University Avenue, SW  
Suite W128  
Atlanta, GA 30310

the SH GUEST HOUSE  
2602 EAST DRIVE  
DECATUR, GEORGIA 30002

Seal



Revisions

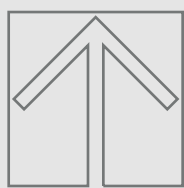
1. Enter Note 1

Submission Notes

1. Enter Note 1

Project No 24,014

Project North



Scale

BUILDING ELEVATIONS

A6

Sheet No.

©2025



SEDIMENT CONTROL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sol	SEDIMENT BARRIER			A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OF STRAW OR HAY, BRUSH LOGS, AND POLES, GRAVEL, OR A SEDIMENT FENCE. THE BARRIERS ARE USUALLY TEMPORARY AND REMOVABLE.
Ds1	DISBURSED AREA STABILIZATION (WITH TEMPORARY SEEDING)			ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
Ds2	DISBURSED AREA STABILIZATION (WITH PERMANENT SEEDING)			ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOY, OR LEGUMES ON DISTURBED AREAS.
Co	CONSTRUCTION EXIT			A GRUNDED STONE PAD LOCATED IN THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR DEMOVING MUD FROM TIRES, THEREBY PROTECTING PUBLIC STREETS.

GRASSING SCHEDULE

SPECIES	DATE/AGE	PLANTING DATES	FERTILIZER ANALYSIS DATE/AGE
PROSPERA (NO. 100)	75 LBS.	1/1 - 1/21	6-12-10 1000 LBS.
LOUISIANA	4 LBS.	5/1 - 6/1	6-12-10 1000 LBS.
TALL FESCUE GRASS	50 LBS.	6/1 - 10/1	6-12-10 1000 LBS.
LOUISIANA (NO. 100)	40 LBS.	1/1 - 4/1	6-12-10 1000 LBS.
CORONA (NO. 100)	20 LBS.	5/1 - 7/1	6-12-10 1000 LBS.
PROSPERA (NO. 100)	100 LBS.	10/1 - 1/15	10-10-10 1000 LBS.
PROSPERA (NO. 100)	100 LBS.	3/1 - 5/20	10-10-10 1000 LBS.
PROSPERA (NO. 100)	100 LBS.	6/1 - 10/1	10-10-10 1000 LBS.
PROSPERA (NO. 100)	100 LBS.	4/1 - 6/1	10-10-10 1000 LBS.

ITEM	DESCRIPTION	MONTHS OF ACTIVITY
1	SILT BARRIER INSTALLATION	1
2	CLEARING AND GRUBBING	1
3	DEMO	1
4		
5		
6	UTILITIES	1
7	TEMPORARY GRASSING	1
8	BUILDING	1
9	CURB AND GUTTERS	1
10	SIDEWALKS	1
11	BASE AND PAVING	1
12	FINAL GRASSING & REMOVAL OF TEMPORARY STRUCTURES	1
13	MAINTENANCE OF EROSION CONTROL STRUCTURES	1

"NO WATERS OF THE STATE WITHIN 200 FEET OF PROJECT SITE."

"NO INERT OR BURY PITS ON SITE"

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

"EROSION AND SEDIMENT 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".

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

"DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION & MULCH. DISTURBED AREAS REMAINING IDLE 30 DAYS, SHALL BE ESTABLISHED WITH PERMANENT VEGETATION.

"SILT FENCE SHALL BE TYPE S AS PER THE MANUAL FOR SEDIMENT & EROSION CONTROL IN GEORGIA".

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

"ALL EXISTING UTILITIES TO BE REUSED & PROTECTED DURING DEMOLISHING & CONSTRUCTION"

24HR CONTACT/DEVELOPER  
SAMANTHA HOLLINGSWORTH

2062 EAST DRIVE  
DECATUR, GA 30032  
404-246-1304

PROPERTY OWNER: SAMANTHA HOLLINGSWORTH

LEVEL 11 CERTIFIED DESIGN PROFESSIONAL  
TONY DAWSON  
CERTIFICATION NUMBER 0000039605  
ISSUED: 3/9/2007 EXPIRES: 3/9/2025



Know what's below.  
Call before you dig.

TREE PRESERVATION/REQUIREMENTS:

120"/AC  
120 \* 0.49 = 58.8 INCHES REQUIRED OR 25% OF EXISTING SIGNIFICANT TREES.

TOTAL SITE = 0.49 AC

121 INCHES EXISTING > 58.8 INCHES REQUIRED; THEREFORE SATISFIED.

49 x 15 = 7.35 units  
40.6 UNITS EXISTING - 3.2 REMOVED = 37.4 UNITS; THEREFORE SATISFIED

DEMO DEBRIS STATEMENT

CUT = 1 CY

DIRT STATEMENT

CUT = 1 CY

GC TO PRESERVE AND PROTECT ANY USEABLE EX. UTILITIES

EROSION CONTROL CERTIFICATION

"I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND DISTURBING ACTIVITY WAS PERMITTED. PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR. 100003".

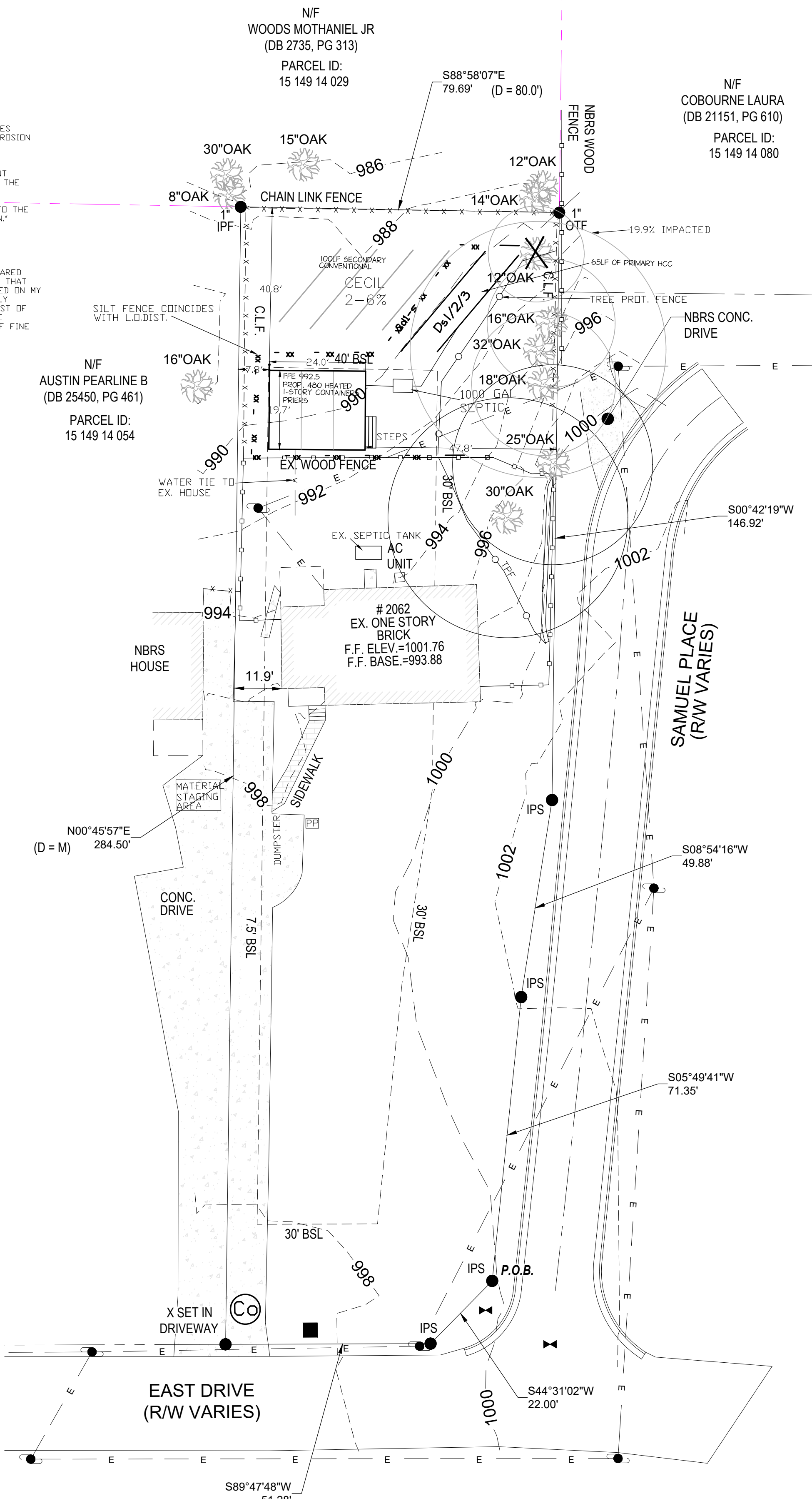
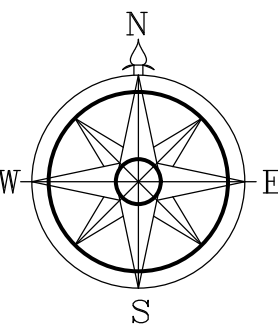
"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

SIGNED: Tony Dawson DATED: 2-15-25  
GSWCC CERT# 039605

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT CERTIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS".

SCOPE OF WORK

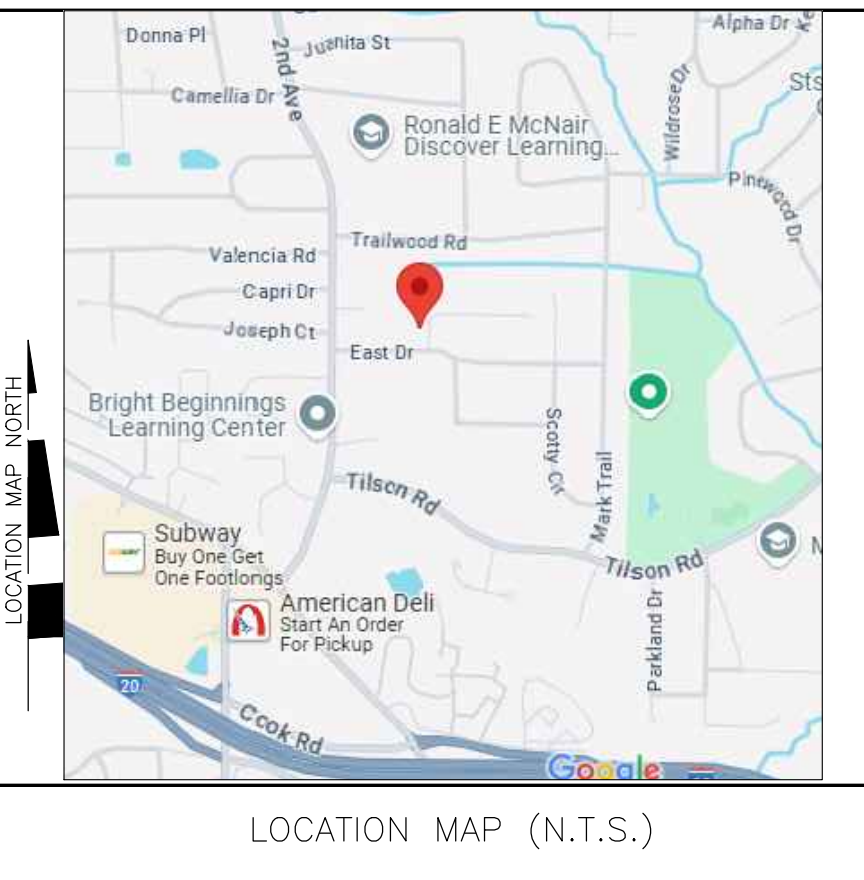
- BUILD AN ADU ON LOT.
- NO GRADING TO BE PERFORMED AS ADU IS BUILT ON A PIERS.
- ADD SEPTIC SYSTEM



BASED ON THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM \* FLOOD INSURANCE RATE MAP "FIRM" OR FLOODWAY BOUNDARY MAP \* COMMUNITY PANEL NUMBER 13089C0131J, DEKALB COUNTY, GEORGIA DATED MAY 16, 2013, FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE A FLOOD HAZARD AREA.

I TONY DAWSON, A PROFESSIONAL ENGINEER, IN THE STATE OF GEORGIA, HEREBY CERTIFY THAT I HAVE PERSONALLY REVIEWED THE ATTACHED SUBMITTAL PLANS FOR A LAND DISTURBANCE/DEVELOPMENT PERMIT. IN MY OPINION, THESE SUBMITTAL PLANS MEET ALL APPLICABLE REGULATIONS AND ORDINANCES OF DEKALB COUNTY. DEKALB COUNTY AND OTHER AFFECTED PARTIES MAY RELY ON THIS CERTIFICATION.

Tony Dawson GA 26263



SEPTIC SYSTEM NOTES:

ON-SITE SEWAGE MANAGEMENT SYSTEM CALCULATIONS:

- PROPOSED USE: 1 BEDROOM HOUSE
- EXPECTED WASTEWATER FLOWS:

PERCOLATION:

PERC. RATE PER LEVEL III SOILS SURVEY: 45 MIN/IN ABSORPTION AREA= 300SF

SYSTEM DESIGN CAPACITY:

1 BEDROOMS X 300 = 300SF

3 FEET WIDE W/6"GRAVEL FIELD DIMENSION

300/3 = 100 LF OF CONVENTIONAL SYSTEM REQUIRED

65 LF INFILTRATOR PROPOSED OPTIONAL PRIMARY SYSTEM (35 % REDUCTION)

- THERE ARE NO WELLS LOCATED WITHIN 100 FT. OF THIS SEPTIC FIELD.

- TRASH BURIAL PIT LOCATIONS (IF ANY) MUST BE REPORTED TO THE DEKALB CO. ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO THE ISSUANCE OF A SEPTIC TANK PERMIT.

I CERTIFY THIS ON-SITE SEWAGE MANAGEMENT SYSTEM MEETS THE MINIMUM DESIGN REQUIREMENTS ESTABLISHED BY THE DEPARTMENT OF PUBLIC HEALTH. I HAVE MADE A SITE VISIT TO VERIFY THE SYSTEM CAN BE INSTALLED AS DESIGNED IN ACCORDANCE WITH THESE REGULATIONS.

THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

DUMPSTER AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR R/W

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 DEMOLITION DEBRIS TO BE HAULED FROM SITE.

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.

CALL FOR FINAL INSPECTION 404-371-4913

ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.

ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.

ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE.

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 FOOTERS BEING POURED.

LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.

A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO C.O.

ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).

WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.

NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.

A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

WORK HOURS AND CONSTRUCTION DELIVERIES: M-F 7AM -7PM; SAT 8AM-5PM

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 FOOTERS BEING POURED.

LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.

DAWSON ENGINEERING CONSULTANT, LLC

3487 CARLISLE COURT, SE  
CONYERS, GEORGIA 30013  
PH: 678-485-9610  
EMAIL: TonyD@dawsonec.com  
CONTACT: TONY DAWSON



DRAWN BY TLD

CHECKED BY TLD

APPROVED



TLD

TLD

REVISIONS

DATE

JOB NO.

25117 CP

DATE

2-15-25

SCALE: 1" = 20'

SITE/EROSION/TREE PROTECTION

FOR  
2062 EAST DRIVE  
AP# 1247446  
LOCATED AT  
LL 149 DISTRICT 15, 14 037  
2062 EAST DRIVE  
DECATUR, GA  
DEKALB COUNTY

SITE

C1

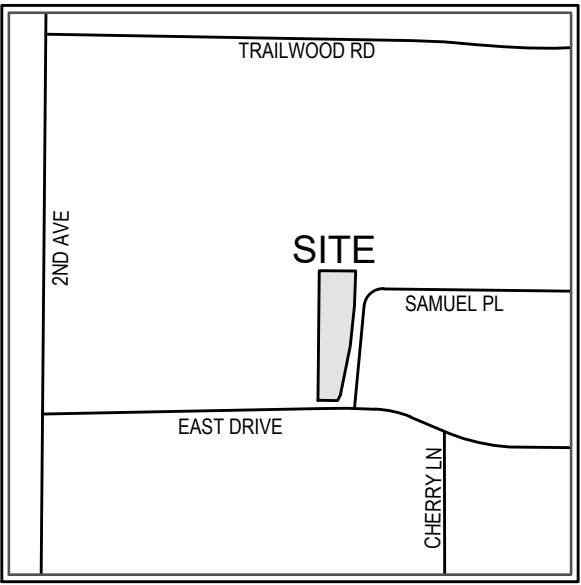


THIS BLOCK RESERVED FOR THE  
CLERK OF THE SUPERIOR COURT

CURRENT ZONING  
ZONED: R-75 (DEKALB COUNTY)  
MIN. YARD ADJACENT TO PUBLIC STREET  
FRONT YARD: 30 FEET  
MAJOR SIDE YARD: 30 FEET  
MINOR SIDE YARD: 7.5 FEET  
REAR YARD: 40 FEET  
MAX. LOT COVERAGE: 35%

BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR:  
SAMANTHA HOLLINGSWORTH  
PARCEL ID: 14 149 14 037  
LAND LOT 149, 15TH DISTRICT  
DEKALB COUNTY

AREA  
21,409 sq. ft.  
0.49 acres

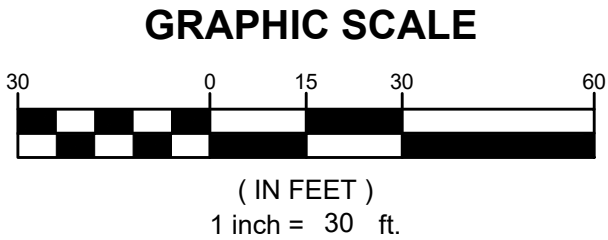
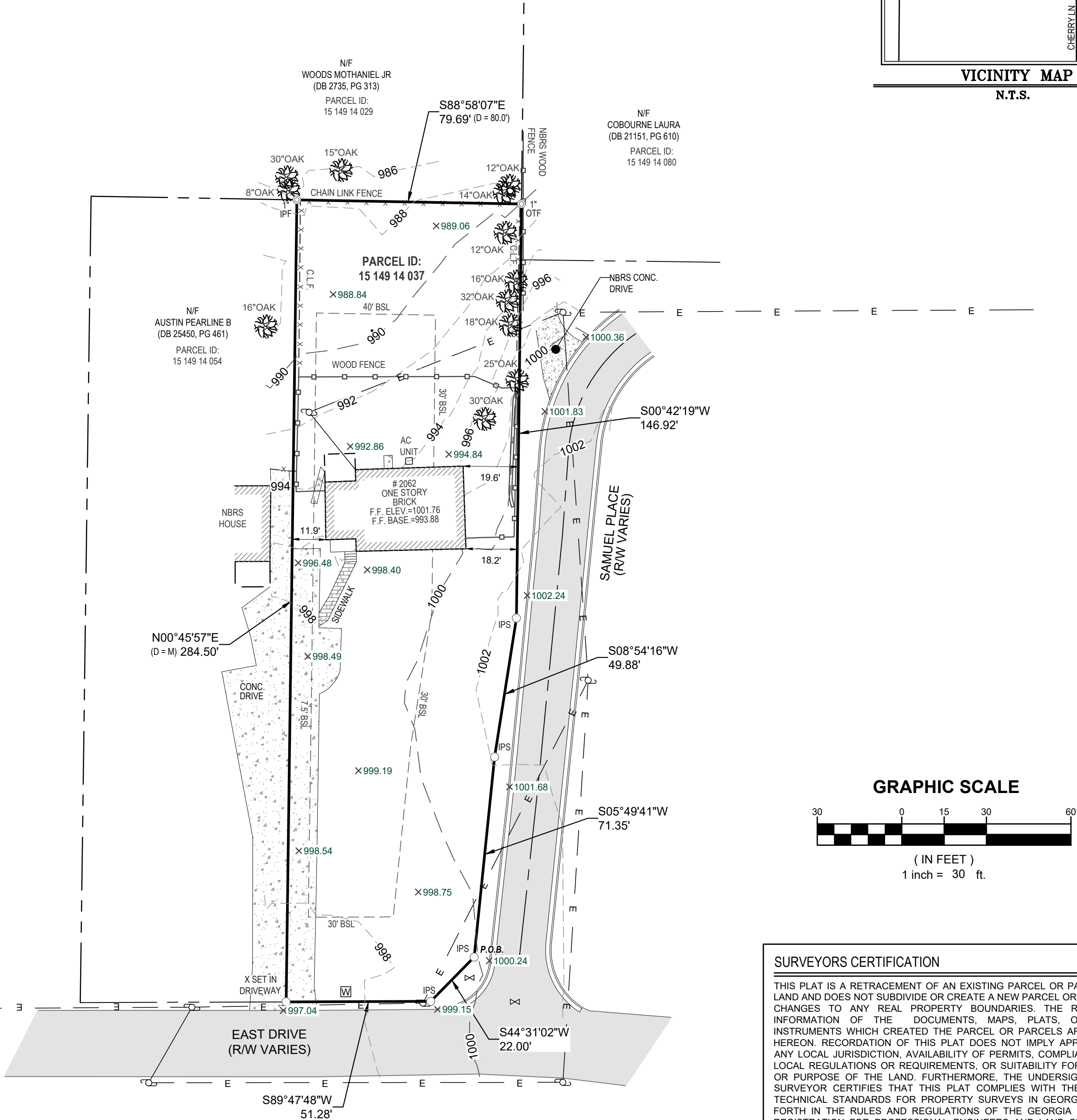


VICINITY MAP  
N.T.S.



LEGEND	
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
LL	LAND LOT
OTP	OPEN TOP PIPE
RB	REBAR
IPF	IRON PIN FOUND
IPS	1/2" REBAR
CTP	CRIMP TOP PIPE
C&G	CURB & GUTTER
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
-E-	OVERHEAD POWER LINE
sq ft	SQUARE FOOT
REF	REFERENCE
TBM	TEMPORARY BENCHMARK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
CMP	CORRUGATED METAL PIPE
CL	PROPERTY LINE
ID	CENTERLINE
B.S.L.	IDENTIFICATION
BOC	BUILDING SETBACK LINE
C	BACK OF CURB
CI	CURVE LABEL
DE	CURB INLET
EOP	DRAINAGE EASEMENT
FH	EDGE OF PAVEMENT
L	FIRE HYDRANT
PKS	LINE LABEL
SSE	PK NAIL SET
UE	SANITARY SEWER EASEMENT
SWMF	UTILITY EASEMENT
C/O	STORMWATER MANAGEMENT FACILITY
	SEWER CLEAN OUT
	IRON PIN FOUND
	IRON PIN SET
	CALCULATED POINT
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	JUNCTION BOX
	SANITARY SEWER MANHOLE
	DROP INLET
	R/W OR CONC. MONUMENT
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	CURB INLET
	HEADWALL
	FLARED END SECTION
	GAS METER
	GAS VALVE
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	LIGHT POST
	ASPHALT
	CONCRETE

TREE LEGEND:  
OAK



SURVEY NOTES

- EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 275,036 FEET.
- THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
- AS SHOWN ON FLOOD INSURANCE RATE MAPS OF DEKALB COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13089C0131J THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Cullen Preston Hardee  
REGISTERED LAND SURVEYOR #3144, LSF 001321

01/12/2025  
DATE

REVISIONS

1.	
2.	
3.	
4.	

LEGAL REFERENCE:

DEED BOOK: 27357	PAGE: 702
PLAT BOOK: ---	PAGE: ---

SHEET 1 OF 1

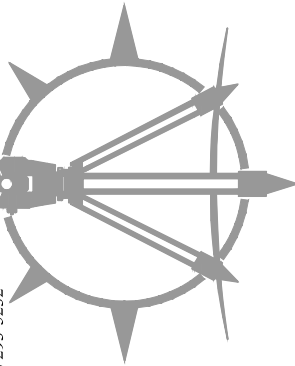
PLAT DATE: 01/12/2025  
FIELD DATE: 11/08/2024  
SCALE: 1"=30'  
DRAWN BY: M.D.M.  
REVIEWED BY: M.A.M.



JOB NUMBER:  
24-538-A

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