



Lorraine Cochran-Johnson  
Chief Executive Officer

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

**Wednesday, July 9, 2025**

**Planning Department Staff Analysis**



Cedric Hudson  
Interim Director

**D5. Case No: A-24-1247493 Parcel ID(s): 18 149 08 013**

**Commission District 02 Super District 06**

**Applicant:** Garrett Coley  
PO Box 957421  
Duluth, GA, 30095

**Owner:** John Hull  
1583 Heatherwood Drive  
Decatur, GA 30033

**Project Name:** Screened Porch Conversion

**Location:** 1583 Heatherwood Drive, Decatur, GA, 30033

**Request:** Variances from Section 27-2.2.1 to reduce rear-yard setback from 40 feet to 30 feet and increase lot coverage to 36% to permit the enclosure of an open deck into a screened porch of a single-family home in the R-100 Zoning District and in the Sagamore Hills RIOD.

**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 requests variances from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to (1) allow the conversion of an existing rear deck into a screened porch and (2) increase the maximum allowable lot coverage from 35% to 36% on a residential parcel within the R-85 zoning district. The existing deck currently encroaches into the required 32-foot rear yard setback, extending 23 feet 2 inches from the rear property line.

No expansion of the current footprint is proposed, and the lot coverage increase is necessary to formalize the enclosure of the existing structure while allowing the homeowner to enhance the usability and functionality of their outdoor space.

**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 property is developed with a single-family residence and an existing deck constructed within the rear setback, reflecting legacy site conditions commonly found in established residential neighborhoods. The parcel's layout and the placement of the existing home constrain compliance with current setback requirements for functional outdoor living areas.

Additionally, the property is developed in a manner where the current lot coverage is near the maximum, and the minimal 1% increase requested is directly tied to formalizing the enclosure of the existing deck without expanding the structure's footprint.

**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 variance request is narrowly tailored to permit the enclosure of the existing deck while increasing lot coverage by only 1%, from 35% to 36%. The request does not involve any new encroachment or footprint expansion, nor does it add impervious surface beyond what currently exists.

This represents the minimum necessary relief to allow the property owner to improve the livability and year-round functionality of the space while maintaining compliance with all other zoning and building requirements.

**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:**

Granting the variance will not adversely affect public welfare or the character of the surrounding neighborhood. The enclosure will not alter the height, massing, or footprint of the existing structure, ensuring consistency with the surrounding residential context. The proposed improvement will allow the property owner to enjoy a functional screened porch while preserving privacy and reducing insect and weather impacts.

The minimal increase in lot coverage will not negatively impact drainage or neighborhood stormwater management due to the small scale of the request and the absence of additional impervious surface creation.

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

Strict application of the ordinance would prevent the homeowner from enclosing an existing structure for reasonable use and enjoyment due to minor lot coverage and setback limitations. This would impose an unnecessary hardship, particularly as the improvements do not increase the structure's size or impact neighboring properties.

The hardship arises from the existing conditions of the lot and structure, not from any action by the current property owner.

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

The request aligns with the spirit and intent of the zoning ordinance and the DeKalb County Comprehensive Plan by supporting the modest improvement of existing residential properties in a manner that maintains neighborhood character. The proposed enclosure and minor lot coverage increase support residential usability without introducing impacts inconsistent with the district's standards.

**FINAL STAFF ANALYSIS:**

**Staff recommends approval with condition** of the variance request, recognizing the request as minimal, consistent with neighborhood character, and necessary for the homeowner's reasonable enjoyment of their property.

**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.



# DeKalb County Department of Planning & Sustainability

178 Sams Street  
Decatur, GA 30030

Lorraine Cochran-Johnson  
Chief Executive Officer

Phone: (404) 371-2155  
dekalbcountyga.gov/planning

Cedric Hudson  
Interim Director



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

Applicant and/or  
Authorized Representative: GARRETT COLEY

Mailing Address: PO BOX 957421

City/State/Zip Code: DULUTH GA 30095

Email: coleyprmits1@gmail.com

Telephone Home: 678-886-6678 Business: \_\_\_\_\_

### OWNER OF RECORD OF SUBJECT PROPERTY

Owner: John Hull

Mailing Address: 1583 Heatherwood Drive, Decatur, GA 30033

Email: hull, john @ comcast.net Telephone: 770-309-4164 Business: 770-309-4164

### ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1583 HEATHERWOOD DRIVE City: DECATUR State: GA Zip: 30033

District(s): 18TH Land Lot(s): 149 Block: \_\_\_\_\_ Parcel: 18 149 08 013

Zoning Classification: R-100 Commission District & Super District: \_\_\_\_\_

### 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.\***

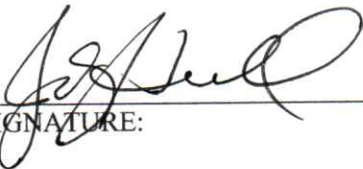
Email [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) with any questions.

## 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:

  
SIGNATURE:

**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.

3/21/2025

DATE:

GARRETT COLEY

APPLICANT/AGENT SIGNATURE

TO WHOM IT MAY CONCERN:

(I)/ (WE):

*John S. Hall*

Name of Owner(s)

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

*Garlan B. Furin*  
Notary Public

*John S. Hall*  
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 (124XXXX)** – 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.



## DEPARTMENT OF PLANNING & SUSTAINABILITY

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### 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).



## DEPARTMENT OF PLANNING & SUSTAINABILITY

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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 Zoning Ordinance;
- 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.

## DEPARTMENT OF PLANNING & SUSTAINABILITY

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### 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 on due cause shown.

- 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.

#### **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.

## DEPARTMENT OF PLANNING & SUSTAINABILITY

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- 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 [lrcarter@dekalbcountyga.gov](mailto:lrcarter@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 at 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
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.

## DEPARTMENT OF PLANNING & SUSTAINABILITY

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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.

BZA APPLICATION- LETTER OF INTENT

1583 HEATHERWOOD DRIVE DECATUR GA 30033

THE INTENT OF THIS APPLICATION IS TO REQUEST A VARIANCE TO CONVERT AN EXISTING DECK INTO A SCREENED PORCH. THE EXISTING DECK CURRENTLY ENCROACHES INTO THE REAR YARD SETBACK. THE REQUEST WOULD BE FROM THE REQUIRED 32 FEET FROM THE REAR PROPERTY LINE TO ALLOW FOR 23'2 INCHES OF ENCROACHMENT.

THE EXISTING FOOTPRINT WOULD REMAIN THE SAME. NO ADDITIONAL LOT COVERAGE OR LAND DISTURBANCE WOULD BE REQUESTED.

THANK YOU

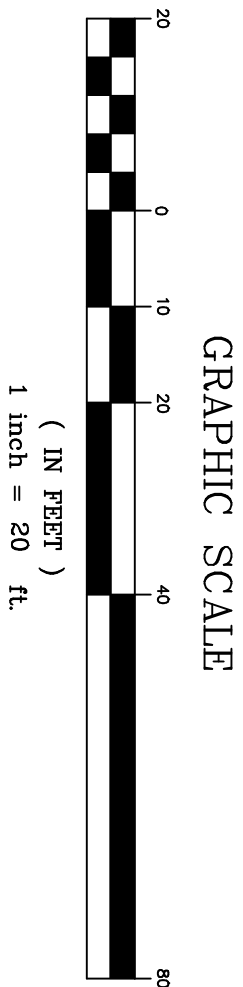
A handwritten signature in black ink, reading "Garrett Coley". The signature is written in a cursive, flowing style.

GARRETT COLEY



EROSION CONTROL NOTES:

1. PRIOR TO ANY LAND DISTURBANCE, CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE EROSION CONTROL DEPARTMENT
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO CONSTRUCTION.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLAN SHALL BE IMPLEMENTED AS NECESSARY.
4. DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INTALLED, IF DETERMINED NECESSARY BY ON SITE INSPECTION.
7. SILT FENCE SHALL BY "TYPE S" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.
8. DOUBLE ROW OF SD-S REQUIRED, IF DISTURBED AREA IS WITHIN 200 FEET OF STATE WATERS.
9. NO GRADED SLOPE SHALL EXCEED 2H:1V

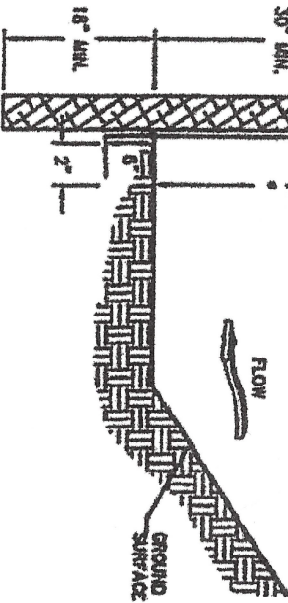


"THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES."

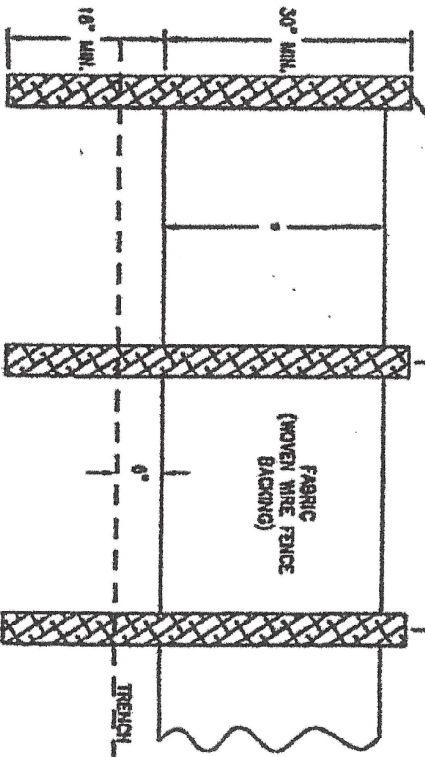
"EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."

SILT FENCE - TYPE SENSITIVE

SIDE VIEW



FRONT VIEW



USE WOOD POST

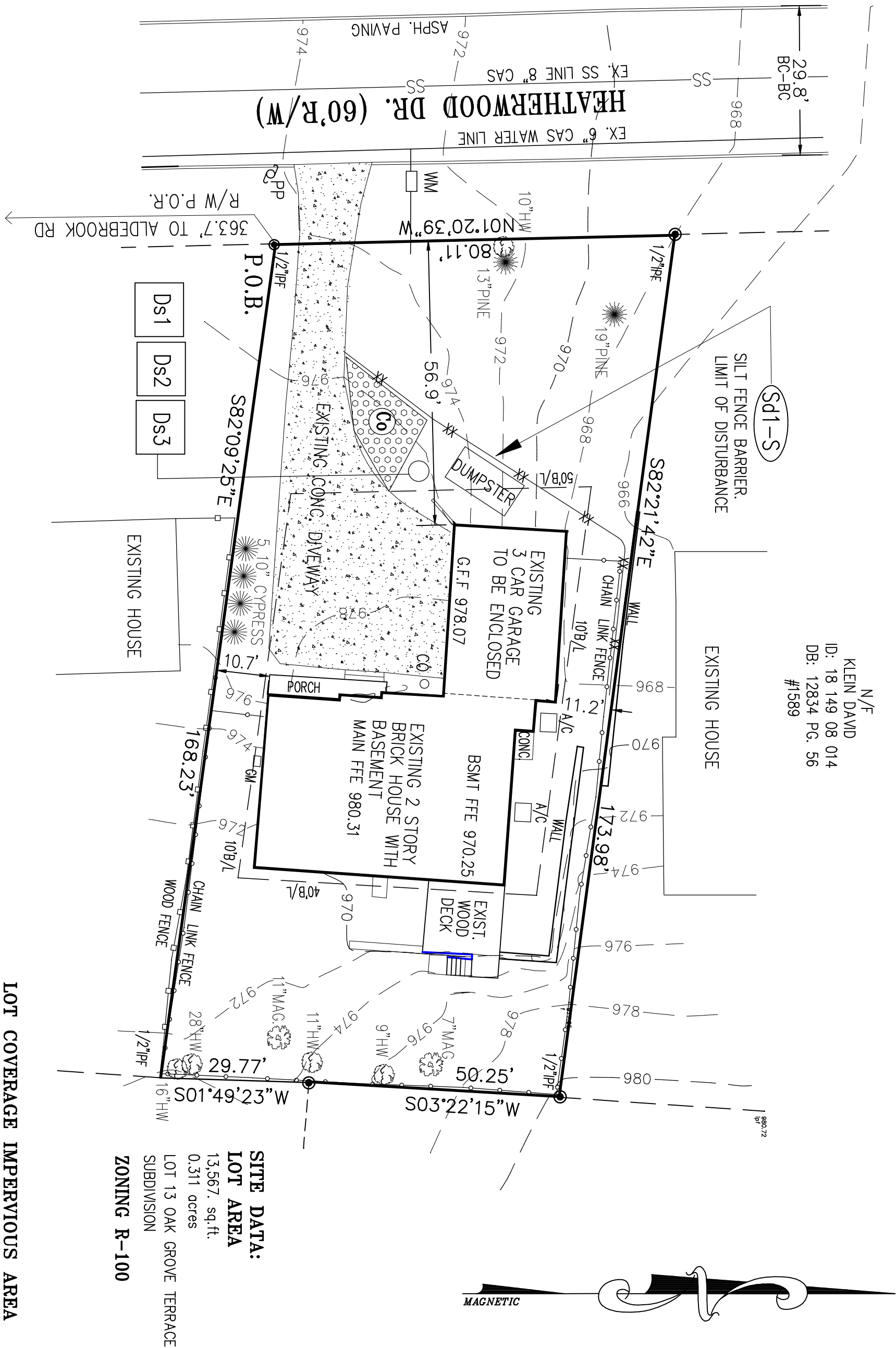
1. USE STEEL POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (H) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

FLOOD STATEMENT

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13089C0058K DATE 8/15/2019

INSTRUMENT USED:

GEOMAX ZOOM 90 ROBOTIC TOTAL STATION  
REFERENCE USE: PB: 21 PG. 155



N/F  
BAILEY STEPHEN E.  
ID: 18 149 08 012  
DB: 22585 PG. 575  
#575

N/F  
KLEIN DAVID  
ID: 18 149 08 014  
DB: 12834 PG. 56  
#1589

- LEGEND**
- P.O.B. POINT OF BEGINNING
  - P.O.R. POINT OF REFERENCE
  - O.H.P. OVERHEAD POWER LINE
  - P.P. POWER POLE
  - L.L.L. LAND LOT LINE
  - I.P.F. 1/2" IRON PIN FOUND
  - I.P.S. 1/2" IRON PIN SET
  - OTF OPEN TOP FOUND
  - T.L.P. TRAFFIC LIGHT POLE
  - C.L. CENTER LINE
  - ⊗ LOT NUMBER
  - W.M. WATER METER
  - E/B ELECTRICAL BOX
  - T/B TELEPHONE BOX
  - C/B CABLE BOX
  - G.M. GAS METER
  - CTF CRIMP TOP FOUND
  - TLP TRAFFIC LIGHT POLE
  - AI F ANGLE IRON FOUND
- PROPOSED BUILDING ADDITION
- EXISTING TOPOGRAPHIC CONTOURS
- PROPOSED TOPOGRAPHIC CONTOURS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- Ⓢ CONST. EXIT/ ENTRANCE.
- Ⓢ1 DISTURBED AREA STABILIZATION (WITH MULCH)
- Ⓢ2 DISTURBED AREA STABILIZATION (W/ TEMPORARY VEGETATION)
- Ⓢ3 DISTURBED AREA STABILIZATION (W/PERMANENT VEGETATION)
- Ⓢ4 DISTURBED AREA STABILIZATION (WITH SODDING)

LOT COVERAGE IMPERVIOUS AREA

EXIST. HOUSE----- 2,632 SQ.FT.  
EXIST. PORCH ----- 83 SQ.FT.  
EXIST. DECK ----- 272 SQ.FT.  
EXIST. CONC. DRIVEWAY ----- 1,848 SQ.FT.  
TOTAL IMPERVIOUS AREA ----- 4,835 SQ.FT.  
4,835 SQ.FT./ 13,567 SQ.FT = 36%

LAND DISTURBANCE

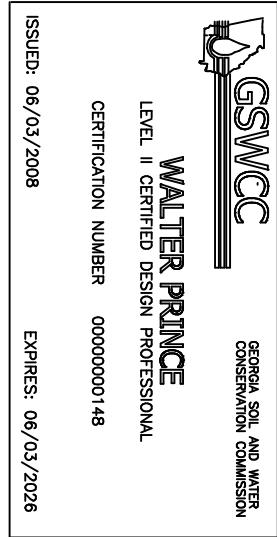
1,200 SQ.FT./ 13,567 SQ.FT = 0.03 AC.

OWNER OF RECORD

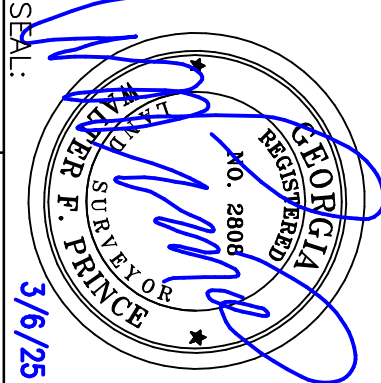
JOHN AND STEPHANIE HULL

24 HRS CONTACT

BRANDT FURIN  
CELL 404-496-4241



IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION: THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN:



24 HOUR CONTACT/DEVELOPER  
BRANDT FURIN  
CELL 404-496-4241

**HURD PRINCE & ASSOCIATES, INC.**

\*Consulting Planners & Surveyors\*  
110 MLK SR. HERITAGE TRAIL  
Stockbridge, Georgia 30281-3424  
OFFICE: (678) 593-5430 CELL:(404) 372-7304

PROJECT ADDRESS	1583 HEATHERWOOD DR. DECATUR PARCEL ID 18 149 08 013
LAND LOT:	LAND LOT 149
DISTRICT:	18th DISTRICT
COUNTY:	DEKALB
STATE:	GEORGIA

**ZONED R-100**  
FRONT YARD SETBACK = 50 FEET  
SIDE SETBACK = 10 FEET  
REAR SETBACK = 40 FEET

SHEET TITLE:

**SITE PLAN OF GARAGE  
ENCLOSING**

DATE: MARCH 6, 2025

JOB: 28370

DRAWN: W/A

CHECKED: F.P.

SHEET NUMBER: