

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

D6. Case No: A-25-1247490

Parcel ID(s): 18 046 03 029

Commission District 04 Super District 06

- Applicant: Megha Joshi 1984 Howell Mill Road PO Box 19973 Atlanta, GA 30325
- Owner: Megha Joshi 1984 Howell Mill Road PO Box 19973 Atlanta, GA 30325
- Project Name: 3174 Granby Avenue New Home Construction

Location: 3174 Granby Avenue, Scottdale, GA 30079

Requests: Application by Megha Joshi to request variances from Section 27-3.36.10 of the DeKalb County Zoning Ordinance to allow construction of a single-family home in R-75 (Residential Medium Lot) and Scottdale Overlay District – Tier 2 zoning district.

- 1. Reduce rear yard setback 30 ft. to 13.5 ft
- 2. Reduce side yard setbacks from 7.5 ft to 5 ft
- 3. Reduce minimum dwelling size from 1,000 to 600 square feet

Staff Recommendation: Approval with condition

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

STAFF FINDINGS:

The applicant of 3174 Granby Avenue is proposing to construct a single-family home on a currently vacant lot located within the R-75 zoning district and Scottdale Overlay Tier 2. To enable construction, the applicant seeks variances to reduce front yard setbacks from 30 ft. to 13.5 ft and side setbacks from 7.5 ft to 5 ft and to reduce minimum dwelling size from 1,000 to 600 square feet

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

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

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

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

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

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

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

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

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

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

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

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

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

FINAL STAFF ANALYSIS:

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

Staff Recommendation: Approval with condition

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



DeKalb County Department of Planning & Sustainability

178 Sams Street Decatur, GA 30030

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



Lorraine Cochran-Johnson **Chief Executive Officer**

Cedric Hudson Interim Director

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

Applicant and/or Authorized Representative: Megha Joshi		
Mailing Address: 1984 Howell Mill Rd. Unit 199	73	
Telephone Home:	_ Business:	
	OF SUBJECT PROPERTY	
Owner: Megha Joshi		
	o Aliania GA 50525	
Email: hello@altairdevelopments.com	Telephone:	Business:
ADDRESS/LOCATION	OF SUBJECT PROPERTY	
Address: 3174 Granby Ave	City:	State: Zip:
District(s): <u>18</u> Land Lot(s): <u>18046030</u>		
Zoning Classification: R-75 Co	mmission District & Super Dis	trict: <u>4/SuperDistrict6</u>
CHECK TYPE OF HEARING REQUESTED:		
X VARIANCE (From Development Standards cause	sing undue hardship upon owne	ers of property.)
SPECIAL EXCEPTIONS (To reduce or waive o	ff-street parking or loading space	ce requirements.)
OFFICIAL APPEAL OF ADMINISTRATIVE D	ECISIONS.	

*PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW **GUIDELINES MAY RESULT IN SCHEDULING DELAYS.***

Email 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

Megha Joshi

DATE:

SIGNATURE:

June 11th, 2025

DeKalb County Department of Planning and Sustainability

178 Sams Street

Decatur, GA 30030

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

Re: 3174 Granby Ave Planning Staff:

The applicant of 3174 Granby Ave is seeking to build a single-family residential home on the currently vacant lot. The Scottdale community has an affordable housing shortage, and the proposed home will provide needed relief with an associated sales price of \$350-400K. The home will provide the same finishes/esthetics, same price per sqft of the community (Which will not affect the sales price of the neighboring homes) and, simultaneously, encompass the DeKalb County Affordable Housing Initiative. For reference, any new construction single family detached dwelling without HOA, in the area, is currently priced above \$550K, consistently between \$600 - 850K.

ALTAIR

DEVELOPMENTS

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

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

By reason of exceptional narrowness and shape of the lot (25' X 85'), which were not created by the owner or applicant, the strict application of the requirements set forth in chapter 7.5.4 would deprive the property owner of their rights and privileges enjoyed by other property owners in the same zoning district.

Proposal is the minimum required to afford relief

The requested variances do not go beyond the minimum necessary to afford relief. The applicant is asking to reduce side setbacks from 7.5 ft. to 5 ft. and reduce front setback from 30 ft. to 23 ft and reduce rear setback from 30' to 20'. This reduction does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the property is located.

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

The grant of the variances will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located. Letters of Support from residents are attached.

- NOTES: WATER & SEWER TO BE SERVICED BY DEKALB COUNTY. THERE ARE NO STATE WATERS ON OR NEARBY THIS SITE. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES. 4. A COPY OF THESE PLANS SHALL BE KEPT ON SITE DURING THE DURATION OF THE PROJECT. THERE ARE NO TREES ON OR NEARBY THIS SITE. 6. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON RESIDENTIAL PROJECTS AND LOTS, AND SHALL NOT EXCEED 2H:1V ON ALL OTHER PROJECTS. IF COMPLIANCE IS NOT MET AN APPLICATION FOR A VARIANCE MAY BE AN OPTION. 7. NO TRASH, BUILDING DEBRIS, OR CONSTRUCTION WASTE WILL BE BURIED INADVERTENTLY ON THE BUILDING SITE. 8. DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE AND RECYCLING PICK-UP. 9. 72 HRS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING. WWW.GEORGIA811.COM PRIOR TO CONSTRUCTION OF ANY UTILITY FACILITIES WITHIN THE RIGHT-OF-WAY OF ANY COUNTY MAINTAINED ROADWAY A PERMIT MUST BE OBTAINED FROM THE UTILITY COORDINATOR.
 PRIOR TO CONSTRUCTION OF WATER MAINS AND SANITARY SEWER LINES FINAL DESIGN APPROVAL MUST BE OBTAINED FROM DEPARTMENT OF WATERSHED MANAGEMENT. 12. NOTIFY WATER AND SEWER INSPECTOR AT 770-621-7212 PRIOR TO START OF CONSTRUCTION. 13. CONTACT AT &T BEFORE STARTING CONSTRUCTION. CALL 811 FOR UTILITY LOCATION AT LEAST THREE DAYS BEFORE THE START OF THE WORK. 14. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. SEDIMENT AND EROSION MEASURES AND PRACTICES TO BE INSPECTED DAILY.
 ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
- DEPARTMENT STARTING WITH THE ISSUANCE OF THE DEVELOPMENT PERMIT AND ENDING WHEN PROJECT IS RELEASED BY THE INSPECTOR. 18. DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEERS OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT FOR SEWER FEES CONTACT 404 371-4915.
 DEKALB COUNTY PLANNING AND DEVELOPMENT INFORMATION IS AVAILABLE ON-LINE AT
- WWW.DEKALBCOUNTYGA.COM 21. AS BUILT WATER SEWER PLANS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR

7. WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE DEVELOPMENT

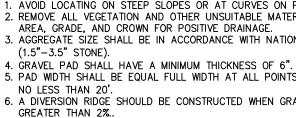
- RECORDING OF FINAL SUBDIVISION PLAT.
 22. WHERE TIE INS INTO EXISTING STRUCTURES ARE PROPOSED, PLEASE FIELD VERIFY SUITABILITY
 23. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON RESIDENTIAL PROJECTS AND LOTS AND SHALL NOT
- EXCEED 2H:1V ON ALL OTHER PROJECTS. IF COMPLIANCE IS NOT MET AN APPLICATION FOR VARIANCE MAY BE AN OPTION. 24. I CERTIFY THAT THE PERMITITTEES EROSION SEDIMENT, SEDIMENT AND POLLUTION CONTROL PLAN
- PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE STORM WATER OUTFALLS AND DESIGN ED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO GAR 10000. (1,2 OR 3). 25. INSPECTIONS BY A QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITEE AND THE ASSOCIATED
- RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR 10000. (1,2 OR 3). 26. THE NOTICE OF INTENT AND NOTICE OF TERMINATION SHALL BE FILED WITH EPD AND DEKALB COUNTY, IF APPLICABLE
- NOTES: 1. Overflow from water quality BMP(s) shall not adversely affect adjacent properties The installation of erosion and sedimentation control measures and practices shall occur prior to or
- concurrent with land-disturbing activities. 3. Erosion and sedimentation control measures will be maintained at all times. If full implementation of the
- approved plan does not provide for effective erosion and sediment control, additional erosion and
- sediment control measures shall be implemented to control or treat the sediment source. 4. Additional erosion controls shall be installed as deemed necessary by the on-site inspector.
- 5. All lots/sites with 2' of fill or greater will require a compaction certificate by a professional registered engineer prior to a building permit and or prior to footers being poured.
- 6. Locate and field stake all utilities, easements, pipes, flood limits, stream buffers, and tree save areas prior
- to any land disturbing activities. 7. All tree protection areas to be protected from sedimentation.
- 8. All tree protection devices to be installed prior to land disturbance and maintained until final landscaping.
- 9. All tree protection fencing to be inspected daily and repaired or replaced as needed.
- 10. A final as-built lot survey required prior to issuance of Certificate of Occupancy. 11. A final as-built water quality certificate required prior to Certificate of Occupancy.
- 12. Dumpsters and/ or temporary sanitary facilities shall not be located in street or tree protection area or right of way. 13. Water quality BMP(s) to be installed at the time of final landscaping.
- 14. All collected water shall be directed to the water quality BMP(s).
- 15. No water quality BMP(s) allowed in undisturbed stream buffers or tree save/critical root zone 16. Work hours and construction deliveries are:

o Monday- Friday 7:00am - 7:00pm o Saturday 8:00am - 5:00pm

Area 1	Results	Q=CiA Q=Runoff
Enter the Square Feet: (Ex. Roof)		C=Runoff i=Rainfall
835	Runoff	A=Area
	4.34 GPM	
Choose the Coefficient of Runoff:	0.01 CFS	Gravel Spec
1.0 (Concrete/Asphalt/Roof)	# of Flo-Wells Needed 1	Gravel depth be Gravel thicknes
		FWSD693 SCH, 40 SURFACE ORANSINET, WITH GRATE
ADD AR	EA	* PVCINLEEVW PS/MIX.SEOPE
Choose the 25 Year Rainfall:	Volume of water to be stored	(C
0.5	130.20 Gallons	
(see rainfall map)	17.41 Cubic Feet	
Enter the depth of the gravel backfill beneath the Flo-Well: (Dimension A)		TOTTCLEAN GRAVE BACKFUL RECOMMENDE
2		
	Amount of Gravel Needed	
Enter the thickness of the gravel backfill around the Flo-Well: (Dimension B)	1.77 Cubic yards	
1	47.79 Cubic feet	



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



- CONTROL DEVICE). 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT. 10.MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

NOTES: 1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS. 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION

- 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT
- 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS
- 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES. 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

Ds2

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

PURPOSE – REDUCE RUNOFF, EROSION, AND SEDIMENTATION – IMPROVE WILDLIFE HABITAT – IMPROVE AESTHETICS – IMPROVE TILTH AND ORGANIC MATTER

- INSTALLATION INSTALL ALL E&SC MEASURES PRIOR TO APPLYING TEMPORARY VEGETATION. GRADING OR SHAPING ARE NOT REQUIRED IF SLOPES CAN BE PLANTED WITH A HYDROSEEDER OR BY HAND-SEEDING. SEEDBED PREPARATION IS NOT REQUIRED IF SOIL IS LOOSE AND NOT SEALED BY RAIN. WHEN THE SOIL IS SEALED OR CRUSTED, IT SHOULD BE PITTED, TRENCHED OR SCARIFIED TO PROVIDE A PLACE FOR SEEDING TO LODGE AND GERMINATE. AGRICULTURAL LIME IS NOT REQUIRED. FERTILIZE LOW FERTILITY SOILS PRIOR TO OR DURING PLANTING AT THE RATE OF FOOL TO PROVING A PLACE FOR SEEDING TO OR DURING PLANTING AT THE RATE OF FOOL TO PROVING SEPA ACCE FOR SEEDING TO OR DURING PLANTING AT THE RATE OF FOOL TO PROVING SEPA COLOR OF A DIA TO THE POINTAL FOR TO POINTS AND THE PARTY AND A DIA THE POINT A DIA THE PARTY AND A DIA THE POINT A
- 500-700 POUNDS PER ACRE OF 10-10-10 FERTILIZER OR EQUIVALENT (12-16 POUNDS/1000
- 500-700 POUNDS PER ACRE OF 10-10-10 FEMILIZER OR EQUIVALIATION OF CONSULT, THE SQUARE FEET). IT IS IMPERATIVE THAT YOU CHECK THE TAG ON THE BAG OF SEED TO VERIFY THE TYPE AND CERMINATION OF THE SEED TO BE PLANTED. APPLY SEED BY HAND, CYCLONE SEEDER, DRILL OR HYDRO-SEEDER. SEED PLANTED WITH A DRILL SHOULD BE PLANTED 1/4'-1/2" DEEP. PAPLY IN ACCORDANCE WITH SPECIFICATIONS ON THE E&SC PLAN. IF INFORMATION IS NOT AVAILABLE, SELECT A TEMPORARY COVER FROM TABLE 1. TEMPORARY COVER SHALL BE APPLIED TO ALL DISTURBED AREAS LEFT IDLE FOR FOURTEEN DAYS. (IF AN AREA IS LEFT IDLE FOR 6 MONTHS, PERMANENT COVER SHALL BE APPLIED)

MAINTENANCE RE-SEED AREAS WHERE AN ADEQUATE STAND OF TEMPORARY VEGETATION FAILS TO EMERGE OR WHERE A POOR STAND EXISTS. SOME TEMPORARY PLANT SPECIES. SEEDING RATES AND PLANTING DATES

SOME TEMPORARY PLANT SPECIES, SEEDING RATES AND PLANTING DATES							
0050150	RATES PER	RATES PER	PLATIN	G DATES BY R	EGION		
SPECIES	1000 SQ. FT.	ACRE	M-L	P	С		
BARLEY ALONE BARLEY IN MIXTURES	3.3 LBS. 0.6 LBS.	3 BU. 0.5 BU.	9/1–10/31	9/15–11/15	10/1-12/31		
LESPEDEZA, ANNUAL LESPEDEZA IN MIXTURES	0.9 LBS. 0.2 LBS.	40 LBS. 10 LBS.	3/1-3/31	3/1-3/31	2/1-2/28		
LOVEGRASS, WEEPING LOVEGRASS IN MIXTURES	0.1 LBS. 0.05 LBS.	4 LBS. 2 LBS.	4/1-5/31	4/1-5/31	3/1-5/31		
MILLET, BROWNTOP MILLET IN MIXTURES	0.9 LBS. 0.2 LBS.	40 LBS. 10 LBS.	4/15-6/15	4/15-6/30	4/15-6/15		
MILLET, PEARL	1.1 LBS.	50 LBS.	5/15-7/15	5/15-7/31	4/15-8/15		
OATES ALONE OATS IN MIXTURES	2.99 LBS. 0.7 LBS.	4 BU. 1 BU.	9/15–11/15	9/15–11/15	9/15-11/15		
RYE (GRAIN) ALONE RYE IN MIXTURES	3.9 LBS. 0.6 LBS.	3 BU. 0.5 BU.	8/15–10/31	9/15-11/30	10/1-12/31		
RYEGRASS	0.9 LBS.	40 LBS.	8/15-11/15	9/1-12/15	9/15-12/31		
SUDANGRASS	1.4 LBS.	60 LBS.	5/1-7/31	5/1-7/31	4/1-7/31		
TRITICALE ALONE TRITICALE WITH MIXTURES	3.3 LBS. 0.6 LBS.	3 BU. 0.5 BU.	N/A	N/A	10/15–11/30		
WHEAT ALONE WHEAT WITH MIXTURES	4.1 LBS. 0.7 LBS.	3 BU. 0.5 BU.	9/15–11/30	10/1-12/15	10/15-12/31		

1. UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES. 2. SEEDING DATES MAY NED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL

CONDITIONS. 3. FOR MAJOR LAND RESOURCE AREAS (MLRAS), SEE INSTRUCTIONS FOR TACKIFIERS AND 4. SEEING RATES ARE BASED ON PURE LIVE SEED (PLS).

TABLE 1

FERTILIZER REQUIREMENTS FOR TEMPORARY VEGETATION							
SPECIES	PLANTING	FERTILIZER	RATE	N TOP DRESSING			
	YEAR	(N-P-K)	(LBS./ACRE)	RATE (LBS./ACRE)			
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100			
	SECOND	6-12-12	1000				
	MAINTENANCE	10-10-10	400	30			
COOL SEASON GRASSES & LEGUMES	FIRST SECOND MAINTENANCE	6-12-12 0-10-10 0-10-10	1500 1000 400	0–50 ––– –––			
TEMPORARY COVER CROPS SEEDED ALONE	FIRST	10–10–10	500	30			
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100			
	SECOND	6-12-12	800	50-100			
	MAINTENANCE	10-10-10	400	30			

TABLE 2

DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)

FERT	ILIZER REQUIREMEN	TS FOR PERMANEN	T VEGETATION		SOME
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)	SPECIES
OOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 30	BAHIA, PENSAC ALONE OR WI TEMPORARY CO WITH OTHER PEREN
DOL SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTENANCE	6-12-12 0-10-10 0-10-10	1500 1000 400	0-50 	BAHIA, WILMING ALONE OR WI
ARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30	TEMPORARY CO WITH OTHER PEREN BERMUDA, COM
ARM SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTENANCE	6-12-12 0-10-10 0-10-10	1500 1000 400	50 	(HULLED SEED ALONE WITH OTHER PEREN
		TABLE 2			BERMUDA SPRI
					FORAGE HYBRI

Ds1

DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

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

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

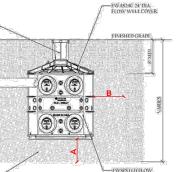
- INSTALLATION
 INSTALL ALL OTHER REQUIRED BMPs FIRST.
 GRADE SITE, IF POSSIBLE, TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
 LOOSEN COMPACTED SOIL, IF POSSIBLE, TO A DEPTH OF THREE INCHES.
 APPLY STRAW OR HAY UNIFORMLY, AS SHOWN IN TABLE 1, BY HAND OR MECHANICAL EQUIPMENT, AND ANCHOR BY PRESSING INTO SOIL OR USING NETTING.
 MULCH ON SLOPES GREATER THAN 3% SHOULD BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE 15 OR SEG 10 OR DE SUITABLE TACYLEED TACHORED
- AE-5 OR SS-1) OR OTHER SUITABLE TACKIFIER. WOOD WASTE ON SLOPES FLATTER THAN 3:1 DO NOT NEED ANCHORING. MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS LEFT INACTIVE FOR FOURTEEN DAYS.

SEED-BEARING	S	ILCHING APPLICATION REQUIREMENT	MU
	DEPTH	RATE	MATERIAL
	2" TO 4"	-	STRAW OR HAY
	2'" TO 3"	-	WOOD WASTE, CHIPS, SAWDUST, BARK
	_	1200 GAL./ACRE, 1/4 GAL./SQ. YD. OR SEE MANUFACTURER'S RECOMMENDATIONS	CUTBACK ASPHALT
LESPEDEZA, A VIRGATA OR AF	—	SECURE WITH SOIL, ANCHORS, WEIGHTS	POLYETHYLENE FILM
SCARIFIEI UNSCARIFI	_	SEE MANUFACTURE'S RECOMMENDATIONS	GEOTEXTILES, JUTE MATTING, NETTING, ETC

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

1. RATES ARE FOR BROADCASTED SEED. IF A SEED DRILL IS USED, REDUCE THE RATES BY ONE-HALF. 2. PLS IS AN ABBREVIATION FOR PURE LIVE SEED. DING RATES ARE BASED ON PURE L VE SEEDS (PLS)

lo-Well (Dimension A) in feet. d Flo-Well (Dimension B) in feet.



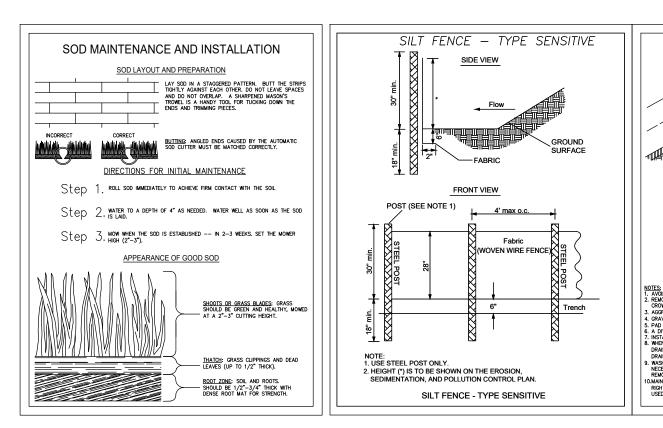
DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE AND RECYCLING PICK UP 72 HRS NOTICE IS REQUIRED TO 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING http/www.georgia811.com DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEERS OR OTHER DESIGN

DEKALB COUNTY PLANNING AND DEVELOPMENT INFORMATION IS AVAILABLE ON-LINE AT www.dekalbcountyga.com

FOR SEWER FEES CONTACT 404 371-4915

RECORDING OF FINAL SUBDIVISION PLAT.

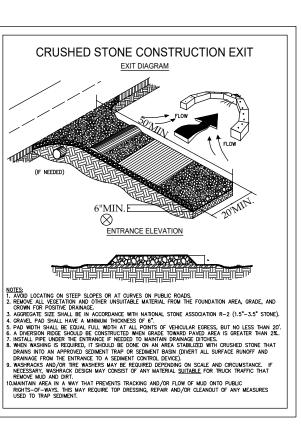
WHERE TIE INS INTO EXISTING STRUCTURES ARE PROPOSED, PLEASE FIELD VERIFY SUITABILITY



EDING)	53					
SOME PERMA	NENT PLAN	RATES		G DATES B		
SPECIES	PER ACRE	PER 1,000 SQ. FT.	M-L	P	С	REMARKS
BAHIA, PENSACOLA ALONE OR WITH TEMPORARY COVER WITH OTHER PERENNIALS	60 LBS. 30 LBS.	1.4 LBS. 0.7 LB.		4/1-5/31	3/1-5/31	LOW GROWING; SOD PRODUCING; WILL SPREAD INTO BERMUDA LAWNS
BAHIA, WILMINGTON ALONE OR WITH TEMPORARY COVER WITH OTHER PERENNIALS	60 LBS. 30 LBS.	1.4 LBS. 0.7 LB.	3/15-5/31	3/1-5/31		SAME AS ABOVE
BERMUDA, COMMON (HULLED SEED) ALONE WITH OTHER PERENNIALS	10 LBS. 6 LBS.	0.2 LB. 0.1 LB.		4/1-5/31	3/15-5/31	QUICK COVER; LOW GROWING; SOD FORMING; NEEDS FULL SUN
BERMUDA SPRIGS COMMON LAWN AND FORAGE HYBRIDS	40 CU. FT. SOD PLU	0.9 CU. FT. JGS 3'X3'	4/15–6/15	4/1-6/15	4/1-5/31	1 CU. FT.=650 SPRIGS; 1 BU.=1.25 CU. FT. OR 800 SPRIGS
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	-	11/1-5/31	11/1-5/31	DROUGHT TOLERANT, FULL SUN OR PARTIAL SHADE
CROWN VETCH WITH WINTER ANNUALS OR COOL SEASON GRASSES	15 LBS.	0.3 LB.	9/1–10/15	9/1–10/15		MIX WITH 30 LBS. TALL FESCUE OR 15 LBS. RYE; INOCULATE SEED; PLANT ONLY NORTH OR AMERICA
FESCUE, TALL ALONE WITH OTHER PERENNIALS	50 LBS. 30 LBS.	1.1 LBS. 0.7 LB.	3/1-4/15 OR 8/15- 10/15	9/1–10/15		CAN BE MIXED WITH PERENNIALS LESPEDEZAS OR CROWN VETCH; NOT FOR DROUGHTY SOILS OR HEAVY USE AREAS
LESPEDEZA, SERICEA SCARIFIED	60 LBS.	1.4 LBS.	4/1-5/31	3/15-5/31	4/1-5/15	WDELY ADAPTED ANS LOW MAINTENANCE; TAKES 2-3 YEARS TO ESTABLISH; INOCULATE SEED WITH EL INOCULANT; MIX WITH WEEPING LOVEGRASS, COMMON BERMUDA, BAHIA, OR TALL FESCUE
LESPEDEZA, SERICEA (CONT.) UNSCARIFIED SEED-BEARING HAY	70 LBS. 3 TONS	1.7 LBS. 138 LBS.		9/1–2/28 10/1–1/31		MIX WITH TALL FESCUE OR WINTER ANNUALS CUT WHEN SEED IS WATURE BUT BEFORE IT SHATTERS; ADD TALL FESCUE OR WINTER ANNUALS
LESPEDEZA, AMBRO VIRGATA OR APPALOW SCARIFIED UNSCARIFIED	60 LBS. 75 LBS.	1.4 LBS. 1.7 LBS.		3/15–5/31 9/1–2/28		SPREADING GROWTH WITH HEIGHT OR 18"-24"; GOOD IN URBAN AREAS; SLOW TO DEVELOP GOOD STANDS; MIX WITH WEEPING LOVEGRASS, COMMON BERMUDA, BAHIA TALL FESCUE OR WINTER ANNUALS; DO NOT MIX WITH SERICEA LESPEDEZA; INOCULATE SEED WITH EL INOCULATE
LESPEDEZA, SHRUB (LESPEDEZA, BICOLOR OR LESPEDEZA THUMBERGI) PLANTS		X3' CING	10/1-3/31	11/1-3/15	11/15- 2/28	PLANT IN SMALL CLUMPS FOR WILDLIFE FOOD AND COVER
LOVEGRASS, WEEPING ALONE WITH OTHER PERENNIALS	4 LBS. 2 LBS.	0.1 LB. 0.05 LB.	4/1-5/31	3/15–5/31	3/1-5/31	QUICK COVER; DROUGHT TOLERANT; GROWS WELL WITH SERICEA LESPEDEZA ON ROAD-BANKS AND OTHER STEEP SLOPES; SHORT LIVED
MAIDENCANE SPRIGS		K3' CING	2/1-3/31	2/1-3/31	2/1-3/31	FOR VERY WET SITES SUCH AS RIVERBANKS AND SHORELINES; DIG SPRIGS LOCALLY
PANICGRASS, ATLANTIC COASTAL	20 LBS.	0.5 LB.		3/1-4/30	3/1-4/30	GROWS WELL ON COASTAL SAND DUNES; MIX WITH SERICEA LESPEDEZA BUT NOT ON SAND DUNES
REED CANARY GRASS WITH OTHER PERENNIALS	50 LBS. 30 LBS.	1.1 LBS. 0.7 LBS.	8/15- 10/15	9/1–10/15		GROWS SIMILAR TO TALL FESCUE; FOR WET SITES
SUNFLOWER, AZTEC MAXIMILLIAN	10 LBS.	0.2 LB.	4/15-5/31	4/15-5/31	4/1-5/31	MIX WITH WEEPING LOVEGRASS OR OTHER LOW GROWING GRASSES OR LEGUMES

PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT.

AS BUILT WATER SEWER PLANS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR



Notes:

HIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPER IIID JOINT IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD SHUES OF THE GEORGIA UNVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD SHUES OF THE GEORGIA OARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET ORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-647.

HIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY STRICTIONS OR EASEMENTS THAT MAY BE RECORDEI HIS SURVEY WAS PERFORMED USING GPS EQUIPMENT. UIPMENT USED: EMLID REACH RS2+ DUAL FREOUENCY; NMEA RECEIVER.

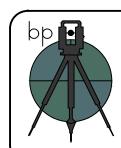
RELATIVE POSITIONAL ACCURACY: ±0.05'+100 PPM.

FLOOD NOTE: THIS PROPERTY <u>IS NOT</u> IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13089C0067 K, DATED AUGUST 15th 2019, ZONE "X".

DEVELOPER: JOSHUA HALL OWNER: OUEST ASSETS LLC 675 SEMINOLE AVE NE STE 301 ATLANTA GA 30307 PHONE: 912 536-5853

24-HOUR CONTACT:

REVISION NOTES



REV: DESCRIPTION:

BUSBEE & POSS LAND SURVEYING COMPANY 3408 HOWELL STREET, SUITE A DULUTH, GEORGIA 30096

770.497.9866 FAX: 770.497.9881 - www.busbeeandposs.com -

LEGAL: LOT 14, BLOCK 11, MEADOW BROOK PLAT BOOK 30, PAGE 57 LAND LOT 46, 18th DISTRICT DEKALB COUNTY, GEORGIA

2,138 ft² (0.049 ACRES)

SURVEY FOR:

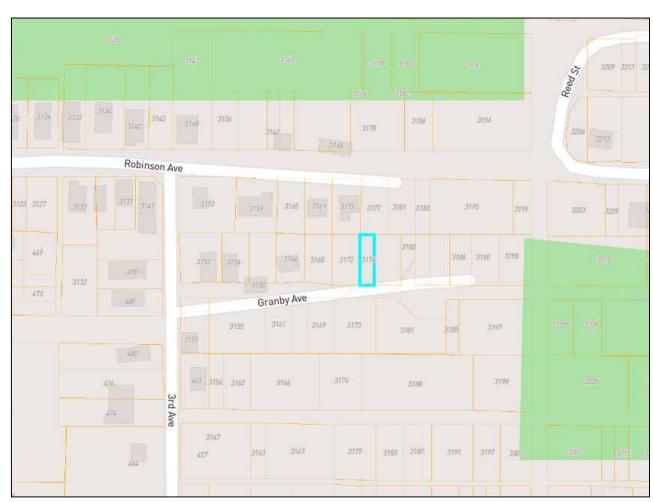


RICKY C. BUSBEE, GA P.L.S. # 2497 MICHAEL W. POSS JR, GA P.L.S. # 3387

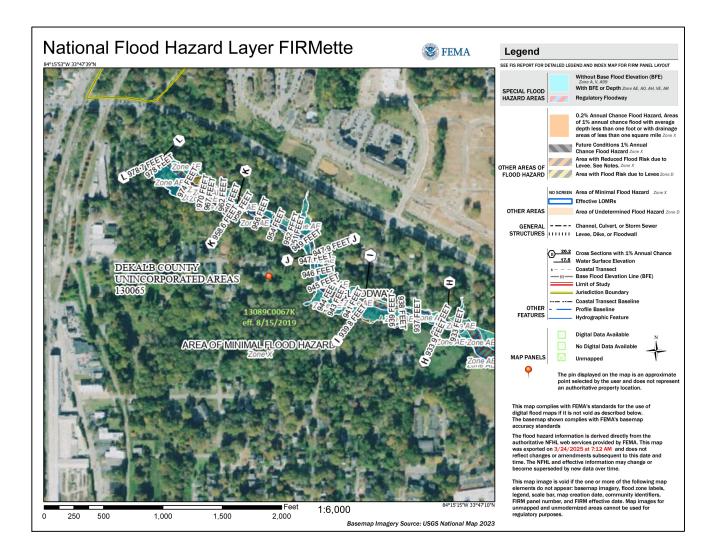
SITE ADDRESS: 3178 GRANBY AVENUE SCOTTDALE, GA 30079

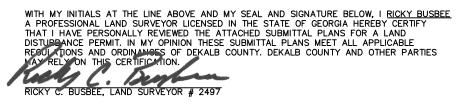
STANDARDS AND DETAILS

ALE AT ANSI D:	PLAT DATE:	FIELD CREW:	FIELD DATE:
	03/24/2025	RB/NB	03/18/2025
AWN BY:	JOB NUMBER:		SHEET #:
MP	BP1	6421	2 of 2



VICINITY MAP (NTS)





"I CERTER 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." RICKY C. BUSBEE, LAND SURVEYOR # 2497

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



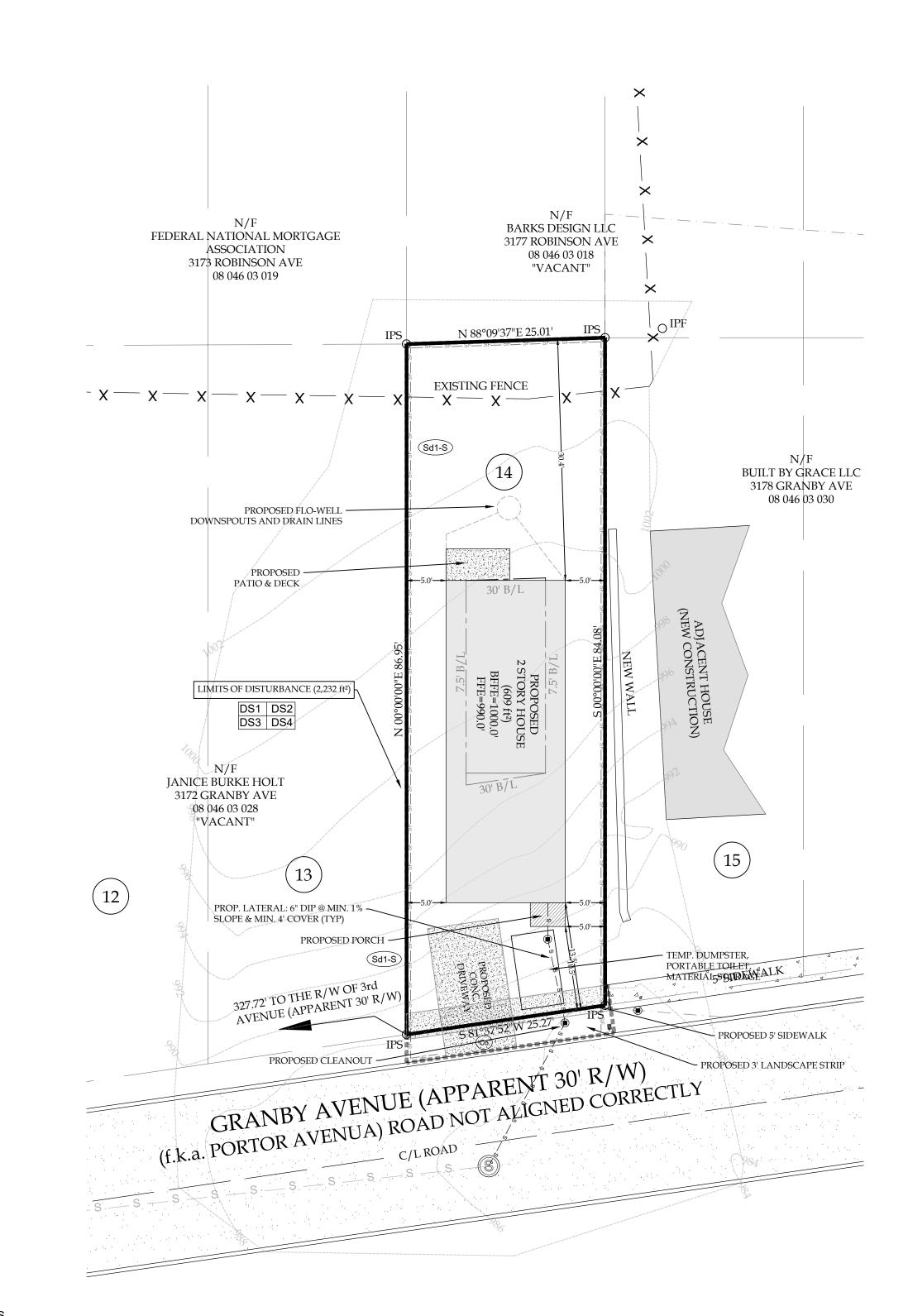
I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT 'MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA', PUBLISHED BY THE STATE SOIL AND WATER CONFERMENT TO A COMPACE ON THE OF LOWED 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(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 10000_(1, 2 OR 3). 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 DIRECT SUPERVISION.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)	A CONTRACTOR	Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A permanent vegetative cover using sods on highly erodable or critically eroded lands.

STRUCTURAL PRACTICES CODE PRACTICE DETAIL MAP DESCRIPTION

		SYMBOL	
\bigcirc	CONSTRUCTION EXIT	I de	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
(Sd1)	SEDIMENT BARRIER	(8600/16 1990)	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 silt fence.





GSWCC Georgia S oil and Water Conservation Commission	
Ricky C. Busbee	SITE DATA:
Level II Certified Design Professional	ZONING R-75 OVERLAY DISTRICT SCOTTDALE TIER II (CENTRAL SCOTTDALE/ESKIMO HEIGHTS
Certification Number 0000004420 Issued: 02/17/2024 Expires: 02/17/2027 ANTICIPATED ACTIVITY SCHEDULE	MIN. LOT SIZE
ACTIVITY APRIL MAY JUNE JULY AUGUST SEPTEMBER 1 2 3 4 1 2<	SETBACKS: FRONT

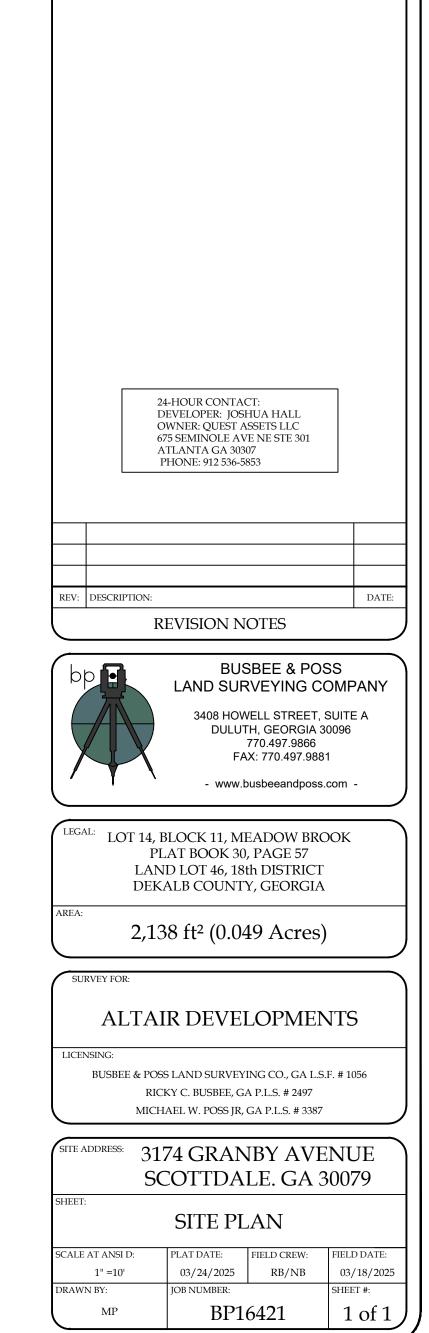


FRONT AND SIDE SETBACK VARIANCES NEEDED. TREE REMOVAL PERMISSION NEEDED.

IMPERVIOUS AREA								
EXISTING			PROPOSI	PROPOSED CHANGE		NET		
AREA EXIST. ft ² EXIST. %		PROP. ft ²	PROP. %	NET ft ²	NET %			
HOUSE	0 ft ²	0.00%	609 ft ²	28.48%	609 ft ²	28.48%		
DRIVEWAY	0 ft ²	0.00%	115 ft ²	5.38%	115 ft²	5.38%		
PORCH	0 ft ²	0.00%	13 ft ²	0.61%	13 ft ²	0.61%		
ΡΑΤΙΟ	0 ft ²	0.00%	32 ft ²	1.50%	32 ft ²	1.50%		
SIDEWALK	0 ft ²	0.00%	66 ft ²	3.09%	66 ft ²	3.09%		
TOTAL	0 ft ²	0.00%	835 ft ²	39.06%	835 ft ²	39.06%		

THERE ARE NO EXISTING TREES LOCATED ON THIS SITE. TREES OUTSIDE THE LIMITS OF DISTURBANCE SHALL BE PRESERVED THROUGHOUT THIS PROJECT. THERE ARE 0 TREES THAT ARE SCHEDULED FOR REMOVAL FROM THIS SITE DUE TO CONSTRUCTION ACTIVITIES.

	LEGEND:	
	IPF IPS NS OTP CTP USCMF CMF AXF RWM R/W P/L C/L B/L L.L. L.L.	 IRON PIN FOUND (1/2" REBAR) IRON PIN SET (1/2" REBAR) NAIL SET NAIL FOUND OPEN TOP PIPE U.S. CORP MONUMENT FOUND AXLE FOUND AXLE FOUND RIGHT OF WAY MONUMENT RIGHT OF WAY PROPERTY LINE CENTER LINE BUILDING LINE LAND LOT LAND LOT LINE
	G.M.D.	= GEORGIA MILITIA DISTRICT
	P.P. –TSF–	= POWER POLE = TREE SAVE FENCE
	-W-	= WATER LINE
\geq	-S-	= SEWER LINE
	-P- -X-	= POWER LINE = FENCE LINE
	-SF-	= SILT FENCE LINE
	-0- XTW	= GUARD RAIL = CROSS TIE WALL
	Rad.	= CRUSS THE WALL = RADIUS
	Chd.	= CHORD
	Arc.	= ARC LENGTH
	N/F P.B.	= NOW OR FORMERLY = PLAT BOOK
	Р.В. D.B.	= DEED BOOK
	P.G.	= PAGE
	D.E. S.S.E.	= DRAINAGE EASEMENT = SANITARY SEWER EASEMENT
	5.5.L. F.H.	= FIRE HYDRANT
	м.н.	= MANHOLE
	U.M.H. C.B.	= UTILITY MANHOLE = CATCH BASIN
	J.B.	= JUNCTION BOX
	D.I.	
	N. 999.0 F	= NEIGHBORS = EXISTING SPOT ELEVATION
	999.0 E. 999.0 P.	= PROPOSED SPOT ELEVATION
	F.F.E.	= FINISHED FLOOR ELEVATION
	-+LOW	= SURFACE DRAINAGE FLOW



30'

20'

GRAPHIC SCALE - FEET

Notes:

HIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPER URVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA OARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET

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

FLOOD NOTE: THIS PROPERTY <u>IS NOT</u> IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13089C0067 K, DATED AUGUST 15th 2019, ZONE "X".

REQUIPMENT USED: EMLID REACH RS2+ DUAL FREQUENCY; NMEA RECEIVER. PROJECTION: NAD83/GA WEST. NETWORK: RTK NTRIP VRS. RELATIVE POSITIONAL ACCURACY: ±0.05'+100 PPM.

RTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

HIS SURVEY WAS PERFORMED USING GPS EQUIPMENT









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

Property Damage

Structural Issues:

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

Debris and Damage:

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

Flooding:

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

Falling Debris:

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

Reduced Property Value

Aesthetic Concerns:

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

Noise and Discomfort:

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

Legal Issues

Encroachment:

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

Trespass:

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

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

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



Good afternoon,

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

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

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

Α.

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

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

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

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

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

4.

3.

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

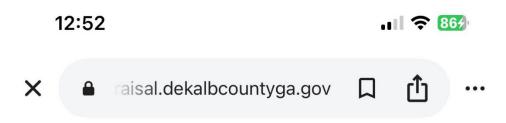
Β.

1.

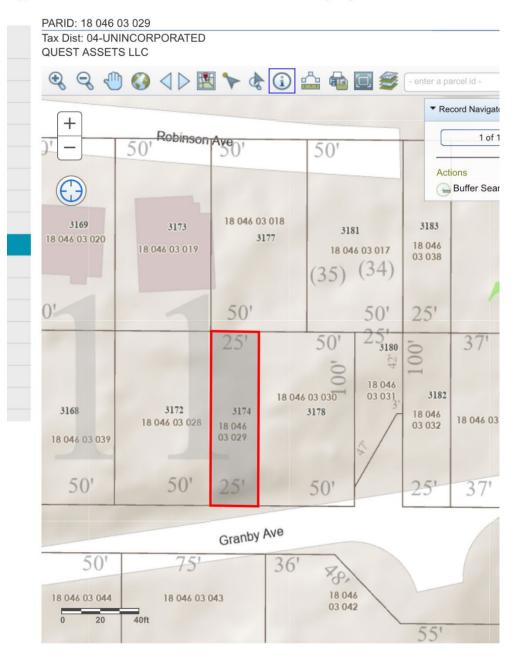
2.

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

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



Appraisal Home Real Estate Search Personal Property Search Advanced/Sal



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

Property Damage

Structural Issues:

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

Debris and Damage:

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

Flooding:

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

Falling Debris:

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

Reduced Property Value

Aesthetic Concerns:

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

Noise and Discomfort:

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

Legal Issues

Encroachment:

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

Trespass:

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

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