



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

N1. Case No: A-25-1247556

Parcel ID(s): 18 095 06 013

Commission District 02 Super District 06

Applicant: Robert Richardson
1505 Rear Biltmore Drive NE
Atlanta, GA 30329

Owner: Robert Richardson
1505 Rear Biltmore Drive NE
Atlanta, GA 30329

Project Name: 1505 Rear Biltmore – Stream buffer and setback

Location: 1505 Rear Biltmore Drive NE, Atlanta, GA 30329

Requests: Application by Stephen Lerner to request variances from Section 27-8.1.4 of the DeKalb County Zoning Ordinance to allow the construction of a single-family residence on a land-locked parcel in the R-85 (Residential Medium Lot 85) zoning district.

Staff Recommendation: Denial

STAFF FINDINGS:

The applicant requests variances from Sections 27-8.1.4 of the DeKalb County Zoning Ordinance to construct a single-family residence on a lot in the R-85 zoning district that lacks direct street frontage. The lot, referred to as 1505 Rear Biltmore Drive, was inherited in January 2024 and is adjacent to 1505 Biltmore Drive, which is also under the applicant's ownership.

The applicant's family has owned the property since 1974 with no recorded lot splits or combinations in its history. A historical ingress/egress easement recorded in 1979 provides legal access to the lot. A prior building permit was issued in 1982 for a residence on the parcel under the address 1515 Biltmore Drive, but construction did not proceed.

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 lack of direct street frontage is a longstanding, legacy condition that was not created by the applicant or previous owners. Access to the property is provided by a recorded easement, and the topography and lot configuration have limited potential development under current zoning standards.

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

The applicant's request is intended to enable the construction of a single-family residence in alignment with neighboring properties while avoiding a more extensive setback variance by redefining the lot's frontage. However, staff notes that the applicant may have the option to combine the lot with the adjacent parcel and pursue alternative development strategies, such as an accessory dwelling unit (ADU), to achieve residential use without necessitating a variance.

As such, while the request appears narrowly tailored, it may not represent the absolute minimum necessary relief given potential alternative pathways to compliance.

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

The proposed development is not expected to negatively impact the surrounding properties or neighborhood. The residence would align with the orientation of adjacent homes, maintain visual consistency within the neighborhood, and preserve existing tree buffers for screening. Neighbor feedback has indicated support for the proposed project, and no adverse impacts on traffic or infrastructure are anticipated.

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

Strict enforcement of the zoning ordinance would render the lot unbuildable due to its lack of frontage

Nonetheless, staff notes that hardship findings require exploration of all reasonable alternatives, including lot consolidation with the adjacent parcel now under the applicant's ownership. Given that this option may exist and that the applicant's contiguous ownership was established post-2015, the hardship may not fully satisfy the ordinance's criteria.

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

The request supports infill residential development and aligns with the DeKalb County Comprehensive Plan's goals for the Suburban Character Area, which emphasize neighborhood consistency and moderate infill. The proposed home would be consistent with the surrounding development pattern and would provide productive use of a legacy lot under modern conditions.

However, the spirit and intent of the zoning ordinance also emphasize the importance of maintaining orderly development patterns and avoiding piecemeal variances where alternative compliant options may exist.

FINAL STAFF ANALYSIS:

Staff recommends denial of the variance request. While the site's legacy condition and lack of frontage present challenges, alternative options, including lot consolidation with the adjacent parcel under the applicant's ownership, may allow for compliant development without the need for a variance.

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DeKalb County Department of Planning & Sustainability

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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: Fred Lerner, attorney
Mailing Address: 2857 N. Druid Hills Rd. N.E.
City/State/Zip Code: Atlanta, GA 30329
Email: Flerner @ lernerand lerner. net
Telephone Home: (404) 771 6666 Business: (404) 321 1234

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Stephen Lerner
Mailing Address: 1505 Biltmore Dr. N.E. Atlanta GA 30329
Email: S. lerner @ live. com Telephone: (404) 633 2358 Business: 404 343 2846

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1505 Rear Biltmore Dr. NE City: Atlanta State: GA Zip: 30329
District(s): 18 Land Lot(s): 152 Block: _____ Parcel: 1815202041
Zoning Classification: R-85 Commission District & Super District: 2

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 with any questions.



DEPARTMENT OF PLANNING & SUSTAINABILITY

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.

4/30/25
DATE:


SIGNATURE:



DEPARTMENT OF PLANNING & SUSTAINABILITY

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.


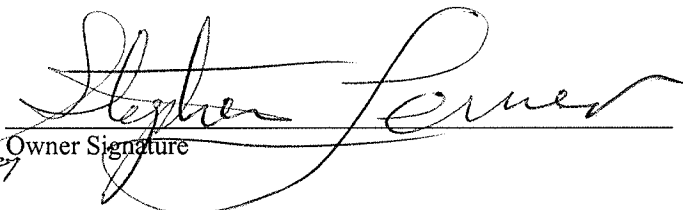
DATE: 4/30/25

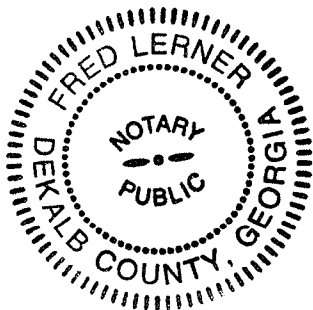

APPLICANT/AGENT SIGNATURE
Fred Lerner

TO WHOM IT MAY CONCERN:

(I)/ (WE): Stephen Lerner
Name of Owner(s)

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

 Notary Public
 Owner Signature
commission expires 1/31/2027



June10,2025

TO: Dekalb County Zoning Board of Appeals

Page 1.

"Letter of Intent"

(6/10/2025)

RE:, 1505 rear Biltmore Dr., Atlanta, 30329; parcel : 1815202041

Request for Variance from the Dekalb County Zoning Board of Appeals, from sections: 27-8.1.4 and 27-6.1.3(6).

Applicant: Stephen Lerner, (owner)

This request is for a variance from Dekalb County Code of Ordinances section 27-8.1.4 (attached as exhibit "1") as the subject property has no street frontage, and Stephen Lerner is the owner of 2 contiguous lots; 1505 Biltmore and 1505 Rear Biltmore dr., as defined by the code section. The applicant desires to have his lot at 1505 rear Biltmore lot to be designated as a buildable lot as allowed by Ordinance section 27-8.1.3 which states: "A lot of record that at the effective date of this zoning ordinance does not conform to the applicable minimum road frontage requirement, minimum lot area, or lot width requirements for the zoning district which it is located may still be used a building site provided that the height, buffer setback, and other dimensional requirements of the zoning district in which the lot of record is located are complied with, or a variance therefrom is obtained." There is a home built on 1505 Biltmore Dr., next door to 1505 Rear Biltmore dr., which was previously owned by Stephen's mother Margaret Lerner, since approximately 1974, which she owned for approximately 47 years until her death. Stephen inherited 1505 Biltmore Drive from his

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mom and Stephen was issued an Administrators deed to said property on January 18, 2024. Stephen Lerner owned 1505 Rear Biltmore drive for about 46 years and has been paying taxes on it as a separate lot, ever since 1974. There have been no divisions or additions to either lots since the date of ownership by either Stephen Lerner or Margaret Lerner, and in no way could have the nonconformity of "no street frontage" been avoided by the current or previous owners of these lots.

Stephen initially thought he would need a variance from Dekalb County Code of Ordinances section 27-6.1.3(6) (attached as exhibit "6", pp.1-2) which limits impervious pavement to no more than 35% of the area between the front of the house and the front right of way line, however, he no longer technically needs a variance from that ordinance, as the revised site plans dated 6/6/25 makes use of permeable pavers for the front driveway to reduce the front yard coverage of impervious pavement to 32.6%. Even though there is no front "right way of line" in front of 1505 rear Biltmore drive for the code section to apply, applicant Stephen Lerner will comply with the spirit of the ordinance by the use of permeable paver systems. (See the revised engineer site plan dated 06/06/2025). Dekalb County Ordinance s. 27-9.1.3 states: "Lot coverage: That portion of a lot that is covered by buildings, structures, driveways or parking areas, and any other impervious surface. For purposes of calculating lot coverage, wooden decks, stone walkways and patios set without grout, or pervious permeable or porous pavements shall be considered pervious". For procedural reasons if the record needs to reflect the requirement for variance request to s. 27-6.1.3(6) have been met, so be it.

Stephen acquired 1505 Rear Biltmore from Laurie S. Johns, in May 10, 1979. The lot with home on it at 1505 Biltmore Drive and 1505 rear Biltmore drive, have just recently come under common

ownership, of Stephen Lerner by virtue of Stephen Lerner inheriting 1505 Biltmore from his mom (deceased) by administrators deed dated January 18, 2024 . There is a recorded easement giving 1505 Rear Biltmore dr. ingress and egress to Biltmore Drive granted by Margaret Lerner to Stephen Lerner on September 5, 1979 and recorded September 6, 1979, about 45 years ago. see Exhibit "2". On the effective date of section 27-8.1.4 (effective date of 8-25-2015), both lots were not under common ownership however Stephen Lerner is requesting a variance that 1505 Rear Biltmore Dr., not be governed by the requirements of subsection B of section 27-8.1.4, and have 1505 rear Biltmore dr., treated as a buildable lot by virtue of dekalb ordinance s. 27-8.1.3, (with the west boundary line of 1505 rear being the front of the lot, as would be consistent with the west boundary being the front elevation of the neighboring homes on the same side of Biltmore Drive, (as the rear elevation of the homes had to be placed parallel to the 20 foot sewer easement, to have sufficient room to be built.) This is also the manner in which the home on 1505 rear Biltmore Dr. rear is proposed to be situated., (see attached Exhibit "4). This would also be more suitable for the neighboring home immediately behind Steve's lot by the neighbor living on 1420 Holly Lane which would have his back yard be opposite Stephen's proposed back yard, rather than have his back yard be opposite Stephen's side yard.(see attached site plan, as exhibit "5"). Changing the designation of the front of the lot to the South boundary would only leave 8 feet of buildable space as the lot is 83 feet wide, which would require a 35 foot front setback (current ordinance) and a 40 foot rear setback (current ordinance for r-85) which would render the lot virtually unbuildable.

There would be no visual harm, or otherwise to any home on Biltmore Drive or other streets, as a home built on 1505 rear would be virtually un-noticed to the other homewoners on Biltmore drive, because of the protective tree buffer left by the original homeowner

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Of 1505 Biltmore, Margaret Lerner. As there is no right of way line on the south boundary of 1505 rear Biltmore, there is no compelling reason to not have the west boundary as the front of the lot, and the west boundary may already naturally be the front of the lot, as all the other lots on east side of Biltmore drive are treated with the west boundary being the lot front side, including 1505 biltmore drive, next door. No variance to the side setbacks and front and rear setbacks are required if the west boundary is designated as the front of the lot. This approach would create the necessity for the least amount of variances requested. The alternative approach to have the South boundary designated as the front of the lot would require at least 4 more variances, a variance to the front setback, the back setback, and the 2 side setbacks. This approach makes the most sense, as the 2 homes built directly to the south of 1505 rear Biltmore dr, are built parallel to the sewer line with the west boundary as the front of the home. Changing the placement of 1505 rear Biltmore Drive with the front of the lot being on the south boundary, would upset the symmetry and continuity of how the last 2 contiguous homes and applicant's proposed home would be built and would not make any logical sense.

It has already been mentioned that Stephen Lerner could not have used his ownership of contiguous lots to avoid the nonconformity of "no street frontage", which therefore complies with the ordinance in question, and there is also an interesting fact about the history of 1505 Rear Biltmore Drive. On march 29, 1982, Stephen Lerner was issued a building permit by the head of Dekalb County planning and development to build a home on 1505 rear Biltmore dr. and the home address was designated to be 1515 Biltmore drive. A copy of that permit is attached hereto as an "Exhibit "3"". The authorized agent to obtain the permit was Fred Lerner, and when the permit was issued the same issues arose. An easement for ingress and egress was required and complied

with. The 20 foot sewer easement could not be encroached on, which was complied with. the 8.5 foot side setback, was to be in line with the side setback of the home built on 1505 Biltmore owned by Margaret Lerner, which would make the West boundary of the lot the front of the lot. The home on 1505 Biltmore Drive has no street frontage and when it was issued a permit the West boundary was designated as the front of the lot for purposes of setback. The lot next door to the south of 1505 Biltmore drive which is 1493 Biltmore Drive, drive has the west boundary as the front of the lot when it was originally built.

Both the engineer and the architect have complied or can comply with other zoning requirements, such as front, rear and side setbacks, and not encroaching on sewer easement, without a variance when the west boundary is considered the front boundary.

Stephen Lerner, shows the Dekalb County Zoning Board of appeals the following:

1. There is an extraordinary or exceptional physical condition pertaining to the particular piece of property, in that 1505 Rear Biltmore drive has no street frontage. Also the property being sought to be built on, 1505 Rear Biltmore Dr. and an adjacent existing home 1505 Biltmore Dr., is commonly owned by Stephen Lerner. (It is the intention of Stephen Lerner to deed 1505 Biltmore to his brother Fred Lerner, upon completion of construction of the home on 1505 Rear Biltmore drive, and for Stephen Lerner to live in the newly constructed home.) This extraordinary or exceptional physical condition pertaining to the particular piece of property, which was not created by the current owner, previous owner or applicant; by reason of a clearly demonstrable condition, the strict application of the requirement 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 other exceptional physical condition is that that the lot in question is virtually cut in half by the location of the county sewer line, leaving a limited space to build on the lot necessitating the front of the home facing the west boundary, which condition was also not created by the current or past owner of the property.

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 to the applicable provisions or requirement 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.

A granting of said request for Variance, would be consistent with the 14th Amendment of the United States Constitution, which would be wholly consistent with administering both procedural and substantive due process of the law, and would afford equal protection of the laws as guaranteed by the the 5th Amendment of the United States Constitution. Denial of said request would deny applicant the protection afforded by both the 5th and 14th amendments of the United States Constitution. As all the requirements for a granting of a variance have been shown hereinabove, a denial would be arbitrary and capricious and wholly violative of constitutional protections. Furthermore as there is no compelling reason to deny said request, and the loss suffered by the applicant from denial of the variance would be exceptionally

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substantial as it would completely deny use of a lot for the purpose of serving as a lot for a home to be built upon it, all fairness requires granting said request for a variance. There is no other reasonable use of said lot short of a home site. Substantive Due Process of the 14th amendment would be duly served to approve the application, and denial would amount to a taking of property in violation of the 5th and 14th amendment of the United States Constitution, and the Constitution of the State of Georgia.

Exhibits Attached: Exhibit "1" pages 1 and 2.- Dekalb County ordinance 27-8.1.4;

Exhibit "2," pages 1 and 2- Easement of Ingress and Egress granted by Margaret lerner, to Stephen Lerner, granting access to Biltmore Dr. recorded book 4123 page 101, Sept. 6, 1979.

Exhibit "3"- Building permit issued by Dekalb County to Stephen Lerner to build on 1505 Rear Biltmore Drive, designated as 1515 Biltmore Drive.

Exhibit "4" -Dekalb County parcel map.

Exhibit "5"- proposed site plan

Exhibit "6"-pp.1-2, Dekalb County Ordinance 27-6.1.3(6)

Stephen Lerner (owner/applicant)

A handwritten signature in black ink, appearing to read "Stephen Lerner", written over a horizontal line.

Fred Lerner, (agent for applicant)

A handwritten signature in black ink, appearing to read "Fred Lerner", written over a horizontal line.

Dated

6/10/25

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

ZONING INFORMATION

CLASSIFICATION: R-85
MINIMUM LOT WIDTH - 85 FEET
MINIMUM LOT AREA - 12,000 sf.
SETBACKS: FRONT - 35 FEET
SIDE - 8.5 FEET
REAR - 40 FEET
MAXIMUM LOT COVERAGE - 35%
MINIMUM FLOOR AREA - 2000 sf.
MAXIMUM BUILDING HEIGHT - 35 FEET

BILTMORE DRIVE

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0054K, DATED 08/15/19

LOT AREA:
19,055 sf.
0.438 ACRES

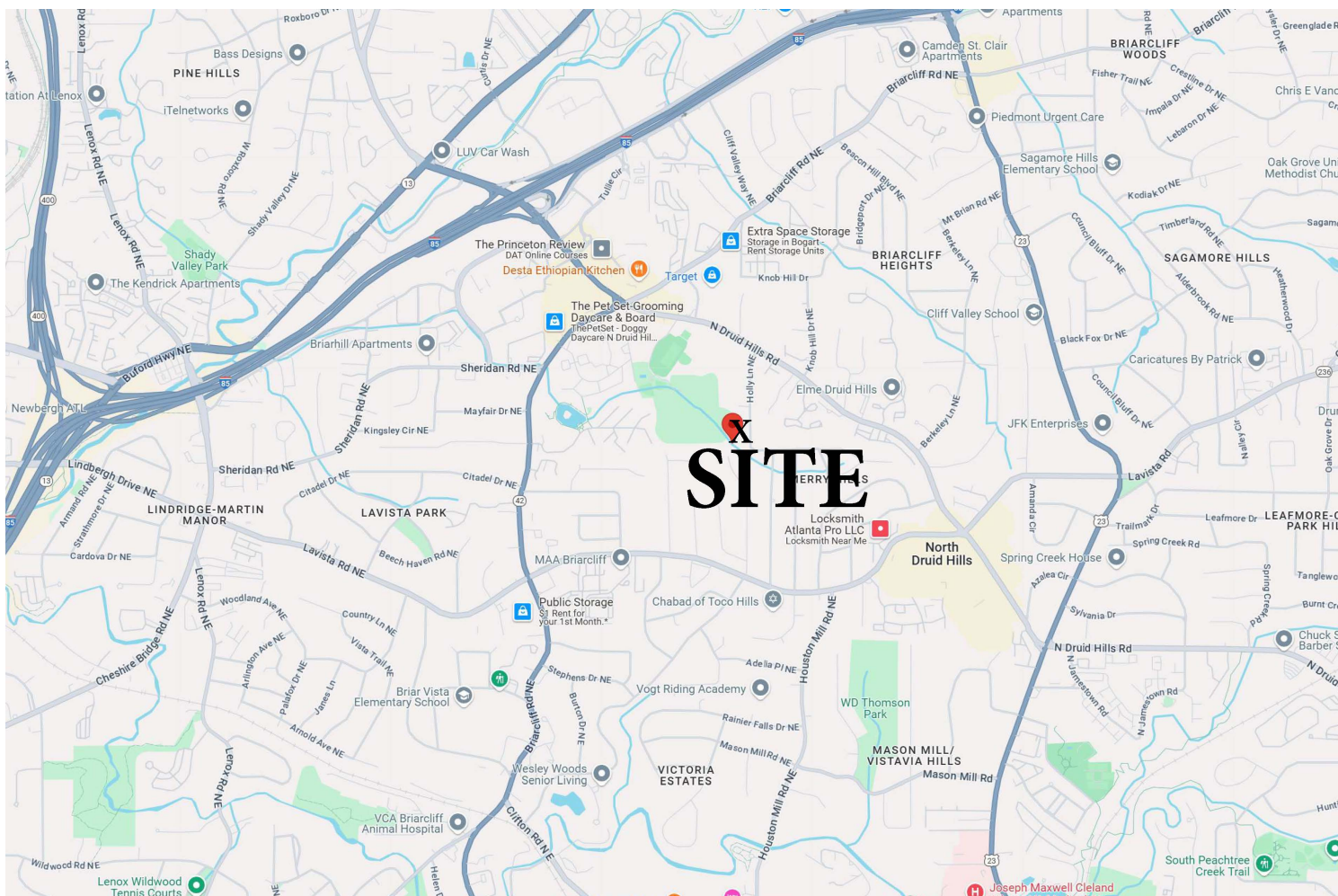
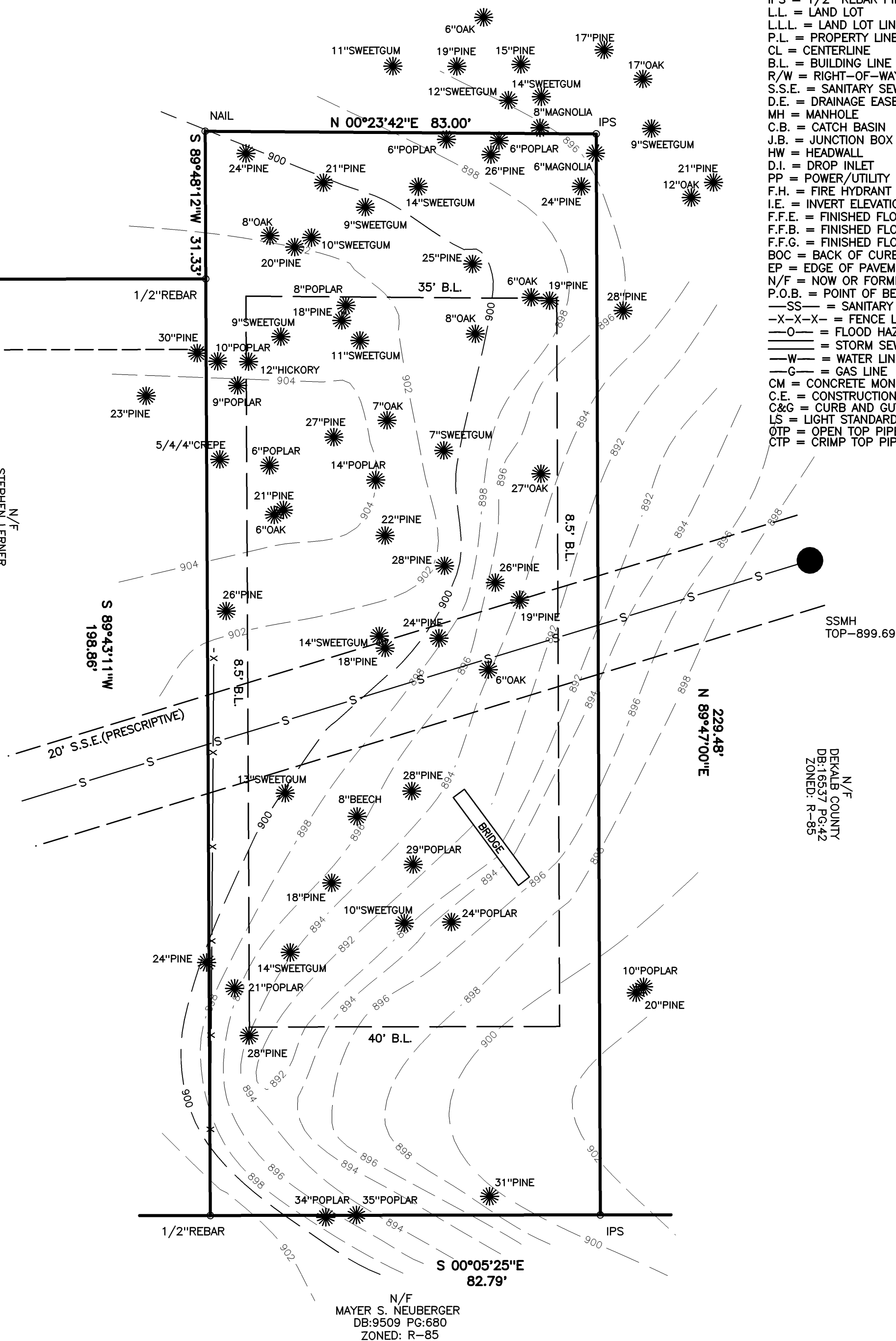
24 HR CONTACT: (BUILDER)
STEPHEN LERNER
1505 BILTMORE DRIVE NE
ATLANTA, GA. 30329
(404)345-2846
S.LERNER@LIVE.COM

OWNER:
STEPHEN LERNER
1505 BILTMORE DRIVE NE
ATLANTA, GA. 30329
(404)345-2846
S.LERNER@LIVE.COM

MAGNETIC NORTH

LEGEND

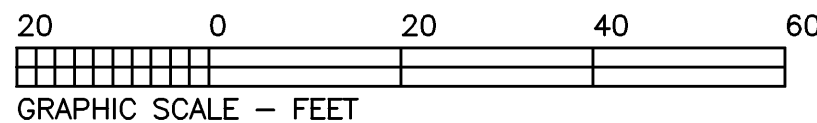
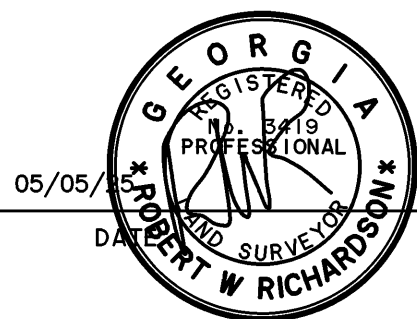
IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR PIN SET
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
CL = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
MH = MANHOLE
C.B. = CATCH BASIN
J.B. = JUNCTION BOX
HW = HEADWALL
D.I. = DROP INLET
PP = POWER/UTILITY POLE
F.H. = FIRE HYDRANT
I.E. = INVERT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
F.F.B. = FINISHED FLOOR BASEMENT
F.F.G. = FINISHED FLOOR GARAGE
BOC = BACK OF CURB
EP = EDGE OF PAVEMENT
N/F = NOW OR FORMERLY
P.O.B. = POINT OF BEGINNING
SS = SANITARY SEWER LINE/PIPE
X-X-X = FENCE LINE
O = FLOOD HAZARD ZONE LINE
= STORM SEWER LINE/PIPE
W = WATER LINE
G = GAS LINE
CM = CONCRETE MONUMENT
C.E. = CONSTRUCTION EASEMENT
C&G = CURB AND GUTTER
LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND



AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

Signature of Robert W. Richardson

ROBERT W. RICHARDSON, GA RLS #3419



ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE, GA. 30052
ENGINEERING * LAND SURVEYING
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION: 05/05/25
REF. PLAT: PB. P.

PAGE 1 OF 4
EXISTING CONDITIONS SURVEY FOR:
1505 BILTMORE DRIVE
TAX PARCEL# 18 152 02 041

LAND LOT: 152
DISTRICT: 18TH
DEKALB COUNTY
GEORGIA
FIELD DATE: 09/17/24
PLAT DATE: 03/18/25
LOT: BLOCK:
SUB:
AREA = 0.438 ACRES
JOB No. 2440EX

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

ZONING INFORMATION

CLASSIFICATION: R-85
MINIMUM LOT WIDTH - 85 FEET
MINIMUM LOT AREA - 12,000 sf.
SETBACKS: FRONT - 35 FEET
SIDE - 8.5 FEET
REAR - 40 FEET
MAXIMUM LOT COVERAGE - 35%
MINIMUM FLOOR AREA - 2000 sf.
MAXIMUM BUILDING HEIGHT - 35 FEET

BILTMORE DRIVE

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0054K, DATED 08/15/19

PROPOSED LOT COVERAGE:

HOUSE = 4106 sf.
CONCRETE DRIVE = 1032 sf.
FRONT STOOPS = 52 sf.
SIDE PORCH = 68 sf.
PAVER MOTORCOURT = 513 sf.(PERVIOUS)

TOTAL = 5771 sf.

LOT COVERAGE = 30.3%

TREE INVENTORY:

REMOVED:

24" PINE	26" PINE	8" POPLAR	14" GUM
20" PINE	22" PINE	9" POPLAR	10" GUM
21" PINE	28" PINE	10" POPLAR	9" GUM
26" PINE	26" PINE	14" POPLAR	7" GUM
24" PINE	24" PINE	8" OAK	9" GUM
25" PINE	18" PINE	8" OAK	11" GUM
19" PINE	19" PINE	6" OAK	14" GUM
18" PINE	28" PINE	6" OAK	12" HICKORY
29" PINE	18" PINE	7" OAK	22" OAK
27" PINE	6" POPLAR	27" OAK	5/4/4" CREPE
21" PINE	6" POPLAR	8" BEECH	

SAVED:

6" MAGNOLIA - 1.6	21" POPLAR - 5.4
29" POPLAR - 9.2	14" GUM - 4.0
24" POPLAR - 6.0	28" PINE - 8.6
10" GUM - 3.2	31" PINE - 10.4

TREE DENSITY REQUIREMENTS:

120 x 0.438 = 53" DBH REQUIRED
PRESERVED = 163" DBH
SURPLUS = 110" DBH
15 x 0.438 = 6.6 UNITS REQUIRED
PRESERVED = 48.4
SURPLUS = 41.8

GENERAL NOTES:

- 1) THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- 2) 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.
- 3) ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- 4) 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.
- 5) LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- 6) ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- 7) ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- 8) ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- 9) A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- 10) A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- 11) DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
- 12) WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- 13) ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S)
- 14) NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.
- 15) WORK HOURS AND CONSTRUCTION DELIVERIES ARE:

MONDAY-FRIDAY 7:00am-7:00pm
SATURDAY 8:00am-5:00pm

- 16) I, ROBERT W. RICHARDSON 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.

LOT AREA:

19,055 sf.

0.438 ACRES

24 HR CONTACT:(BUILDER)

STEPHEN LERNER

1505 BILTMORE DRIVE NE
ATLANTA, GA. 30329
(404)345-2846
S.LERNER@LIVE.COM

OWNER:

STEPHEN LERNER

1505 BILTMORE DRIVE NE
ATLANTA, GA. 30329
(404)345-2846
S.LERNER@LIVE.COM

MAGNETIC NORTH

100 YEAR FLOOD LIMITS
NO BASE FLOOD ELEVATION

LEGEND

IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR PIN SET
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
CL = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
MH = MANHOLE
C.B. = CATCH BASIN
J.B. = JUNCTION BOX
HW = HEADWALL
D.I. = DROP INLET
PP = POWER/UTILITY POLE
F.H. = FIRE HYDRANT
I.E. = INVERT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
F.F.B. = FINISHED FLOOR BASEMENT
F.F.G. = FINISHED FLOOR GARAGE
BOC = BACK OF CURB
EP = EDGE OF PAVEMENT
N/F = NOW OR FORMERLY
P.O.B. = POINT OF BEGINNING
SS = SANITARY SEWER LINE/PIPE
-X-X- = FENCE LINE
O = FLOOD HAZARD ZONE LINE
= STORM SEWER LINE/PIPE
W = WATER LINE
G = GAS LINE
CM = CONCRETE MONUMENT
C.E. = CONSTRUCTION EASEMENT
C&G = CURB AND GUTTER
LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND

WATER QUALITY CALCULATIONS:

$$R_v = 0.05 + 0.009(30.3) = 0.3227$$

$$WQ_v = \frac{(1.2)(0.3227)(19055)}{12} = 614.9$$

STORAGE VOLUME REQUIRED = 615 CF
GRAVEL TRENCH TO BE UTILIZED
GRAVEL VOIDS: 615/0.4 = 1538 CF
TRENCH DIMENSIONS: 8'd x 8'w x 25'l
GRAVEL VOLUME = 1600 CF
STORAGE PROVIDED = 640 CF

NO GRADED SLOPE SHALL EXCEED 3H:1V

ON ALL DISTURBED AREAS

Ds1 Ds2 Ds3 Ds4

DISTURBED AREA = 14,005 sf.

0.322RBD AREA = 14,005 sf.

Tr - 4' ORANGE TREE SAVE FENCING

SdNs - TYPE NON-SENSITIVE SILT-FENCE

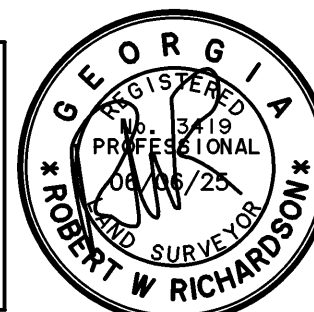
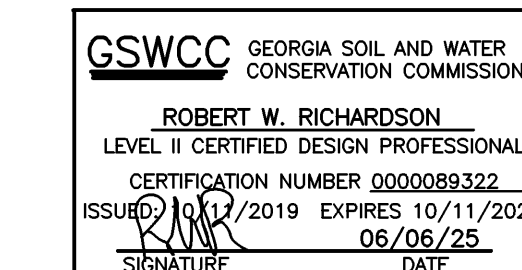
SdHb - STAKED HAY BALES AS EROSION CONTROL

Co - CONSTRUCTION EXIT

CUT/FILL VOLUMES:

CUT VOLUME = 105 CU YRDS
FILL VOLUME = 105 CU YRDS
- SITE TO BE BALANCED
- QUANTITIES ARE APPROXIMATE

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



ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE, GA. 30052
ENGINEERING * LAND SURVEYING
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM
REVISION: 06/06/25
REF. PLAT: PB. P.

PAGE 2 OF 4

SITE PLAN FOR:

1505 BILTMORE DRIVE
TAX PARCEL# 18 152 02 041

LAND LOT: 152	LOT: BLOCK:
DISTRICT: 18TH	SUB: 2440S1
DEKALB COUNTY	
GEORGIA	
FIELD DATE: 09/17/24	AREA = 0.438 ACRES
PLAT DATE: 03/18/25	JOB No. 2440S1

INSTALLATION SPECIFICATIONS:

1. INSTALLATION, PRODUCT SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
2. LOOSEN COMPACTED SOIL TO A MINIMUM DEPTH OF THREE (3) INCHES PRIOR TO APPLICATION.
3. DRY STRAW OR HAY SHALL BE IN CLEAN CONDITION AND APPLIED BY HAND OR MACHINE TO A THICKNESS OF TWO (2) TO FOUR (2) INCHES. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION.
4. MULCH ON SLOPES GREATER THAN 3% SHOULD BE ANCHORED WITH EMULSIFIED ASPHALT OR OTHER SUITABLE TACKIFIER.
5. ADDITIONAL MULCHING IS REQUIRED IF THE MINIMUM THICKNESS IS NOT ACHIEVED OR IF SOIL COVERAGE IS LESS THAN 90%.

Ds1

DISTURBED AREA STABILIZATION WITH MULCHING

INSTALLATION SPECIFICATIONS:

1. INSTALLATION, SEED SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE NECESSARY TO ALLOW PROPER GERMINATION AND STABILIZATION.
3. SOIL SURFACES MAY NEED TO BE TILLED, PITTED, OR OTHERWISE SCARIFIED TO ALLOW FOR PROPER SEED LODGING AND GERMINATION.
4. APPLY LIME AT A RATE OF ONE TON PER ACRE AS NEEDED.
5. APPLY 10-10-10 FERTILIZER TO SOILS WITH LOW FERTILITY AT A RATE OF 500 TO 700 POUNDS PER ACRE.
6. SEEDS SHALL BE PLANTED AT A DEPTH OF TEN TIMES THE SEED DIAMETER.
7. ACCEPTABLE PLANTING METHODS INCLUDE HYDRO-SEEDING, DRILLING, AND BROADCAST SPREADING BY MACHINE OR HAND.

SPECIES	PLANTING RATES PER ACRE*	TYPICAL PLANTING MONTHS
BARLEY	144 LBS	J F M A M J J A S O N D
ANNUAL LESPEDEZA	40 LBS	X X X X X
WEeping LOVEGRASS	4 LBS	X X X X X
BROWNTOP MILLET	40 LBS	X X X X X
OATS	128 LBS	X X X X X
RYE	168 LBS	X X X X X
ANNUAL RYEGRASS	40 LBS	X X X X X
SUDANGRASS	60 LBS	X X X X X
WHEAT	180 LBS	X X X X X

* PLANTING RATES SHOWN ARE FOR BROADCAST APPLICATIONS. REDUCE THESE RATES BY 50% FOR SEED DRILLING.

Ds2

DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING

PLANTING SPECIFICATIONS:

1. INSTALLATION, SEED SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
2. PERMANENT VEGETATION SHALL INCLUDE GROUND PREPARATION, LIMING, FERTILIZING, SEEDING, AND MULCHING.
3. INTERIM EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL AT LEAST 70% OF THE EXPOSED SURFACE IS SUFFICIENTLY STABILIZED.
4. PREPARE THE LAND FOR SEEDING BY APPLYING LIME AND FERTILIZER AND DISKING THE SURFACE TO A MAXIMUM DEPTH OF FOUR (4) INCHES. FINISHED SURFACE SHALL BE SMOOTH, UNIFORM, AND FREE OF DEBRIS SUCH AS TRASH, ROCKS, ROOTS, AND WEEDS.
5. MULCH SHALL BE APPLIED UNIFORMLY WITHIN 24 HOURS OF SEEDING. REFER TO THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA FOR ADDITIONAL PLANTING SPECIFICATIONS AND ALTERNATIVE VEGETATIVE COVER SUCH AS TREES AND SHRUBS.

SPECIES	PLANTING RATES PER ACRE*	TYPICAL PLANTING MONTHS
BAHIA	60 LBS	X X X X X X X X X X X
BERMUDA (HULLED)	10 LBS	X X X X X X X X X X X
BERMUDA (UNHULLED)	10 LBS	X X X X X X X X X X X
TALL FESCUE	50 LBS	X X X X X X X X X X X
WEeping LOVEGRASS	4 LBS	X X X X X X X X X X X
SERICEA LESPEDEZA	60 LBS	X X X X X X X X X X X

* PLANTING RATES SHOWN ARE FOR BROADCAST APPLICATIONS. REDUCE THESE RATES BY 50% FOR SEED DRILLING.

LIME AND FERTILIZER APPLICATION:

1. GRADED AREAS REQUIRE LIME APPLICATION.
2. AGRICULTURAL LIME SHALL BE APPLIED AT A RATE OF ONE (1) TO TWO (2) TONS PER ACRE UNLESS SOIL TESTS SUGGEST OTHERWISE. REPEAT APPLICATION EVERY FIVE (5) YEARS OR AS NEEDED.

TYPE OF SPECIES	PLANTING YEAR	RECOMMENDED N-P-K	FERTILIZER RATE PER ACRE
COOL SEASON GRASSES	1	6-12-12	1500 LBS
	2	6-12-12	1000 LBS
	MAINTENANCE	10-10-10	400 LBS
COOL SEASON GRASSES AND LEGUMES	1	6-12-12	1500 LBS
	2	0-12-12	1000 LBS
	MAINTENANCE	0-10-10	400 LBS
WARM SEASON GRASSES	1	6-12-12	1500 LBS
	2	6-12-12	800 LBS
	MAINTENANCE	10-10-10	400 LBS
WARM SEASON GRASSES AND LEGUMES	1	6-12-12	1500 LBS
	2	0-10-10	1000 LBS
	MAINTENANCE	0-10-10	400 LBS

* PERMANENT SEEDING MAY BE SUBSTITUTED WITH SODDING (Ds4) AT THE DISCRETION OF THE PROPERTY OWNER AND LOCAL INSPECTOR.

Ds3

DISTURBED AREA STABILIZATION WITH PERMANENT SEEDING

Ds4

MATERIALS

- Sod selected should be certified. Sod grown in the general area of the project is desirable.
- Sod should be machine cut and contain 3/4" (+ or - 1/4") of soil, not including shoots or thatch.
- Sod should be cut to the desired size within ±5%. Torn or uneven pads should be rejected.
- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather, if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 2. See page 60 for your Resource Area.

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L, P.C. P.C. P.C.	Warm weather
Bahiagrass	Pensacola	P.C.	Warm weather
Centipede	—	P.C.	Warm weather
St. Augustine	Common Bitterblue Raleigh	C	Warm weather
Zoysia	Emerald Myer	P.C.	Warm weather
Tall Fescue	Kentucky 31	M-L, P	Cool weather

MAINTENANCE

- Re-sod areas where an adequate stand of sod is not obtained.
- New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified.
- Apply one ton of agricultural lime as indicated

- Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.

- Topsoil properly applied will help guarantee a stand. Don't use topsoil recently treated with herbicides or soil sterilants.
- Mix fertilizer into soil surface. Fertilize based on soil tests or Table 1. For fall planting of warm season species, half the fertilizer should be applied at planting and the other half in the spring.
- Agricultural lime should be applied based on soil tests or at a rate of 1-2 tons/acre.
- Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod.

Table 1. Fertilizer Requirements for Soil Surface Application

Fertilizer Type (lbs./acre)	Fertilizer Rate (lbs./sq.ft.)	Fertilizer Rate	Season
10-10-10	1000	.025	Fall

- On slopes steeper than 3:1, sod should be anchored with pins or other approved methods.
- Installed sod should be rolled or tamped to provide good contact between sod and soil.
- Irrigate sod and soil to a depth of 4" immediately after installation.
- Sod should not be cut or spread in extremely wet or dry weather.
- Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

- Fertilize grasses in accordance with soil tests or Table 3.

Table 3. Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
Cool season grasses	First	6-12-12	1500	50-100
	Second	6-12-12	1000	30
	Maintenance	10-10-10	400	30
Warm season	First	6-12-12	1500	50-100
	Second	6-12-12	800	50-100
	Maintenance	10-10-10	400	50-100

MAINTENANCE

The exit shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled,

dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

CRUSHED STONE CONSTRUCTION EXIT

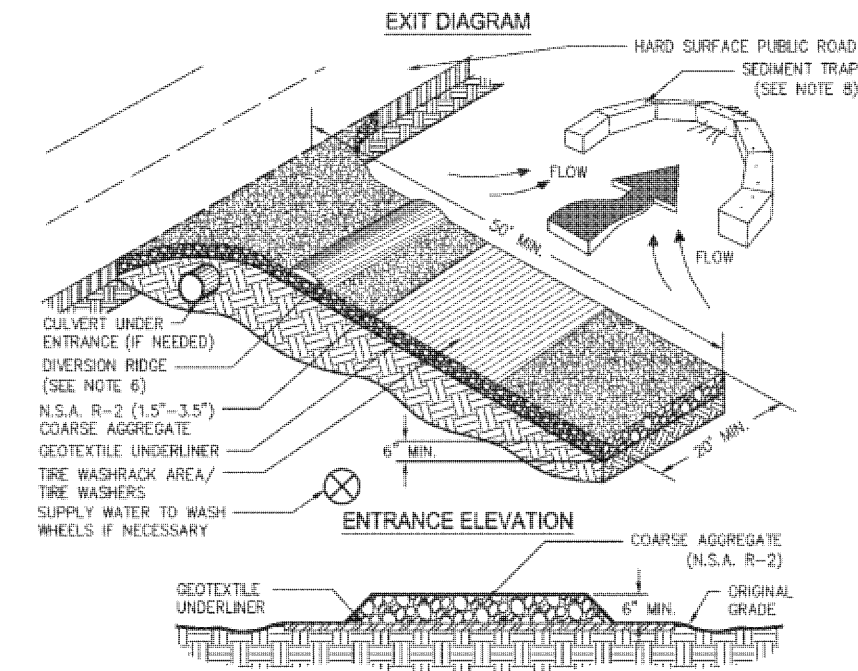


Figure 6-14.1

GSWCC (Amended - 2013)

6-142

DRY WELL TYPICAL ROUTINE MAINTENANCE ACTIVITIES AND SCHEDULE

ACTIVITY	SCHEDULE
<ul style="list-style-type: none"> - IF APPLICABLE, WATER TO PROMOTE PLANT GROWTH AND SURVIVAL WITHIN LANDSCAPED AREA OVER TOP OF THE DRY WELL. - IF APPLICABLE, INSPECT VEGETATIVE COVER ON THE SURFACE OF THE DRY WELL FOLLOWING RAINFALL EVENTS. PLANT REPLACEMENT VEGETATION IN ANY ERODED AREAS. 	AS NEEDED
<ul style="list-style-type: none"> - IF APPLICABLE, INSPECT GUTTERS AND DOWNSPOUTS. REMOVE ANY ACCUMULATED LEAVES OR DEBRIS. - INSPECT DRY WELL FOLLOWING RAINFALL EVENTS. CHECK OBSERVATION WELL TO ENSURE THAT COMPLETE DRAWDOWN HAS OCCURED WITHIN 24 HRS AFTER THE END OF A RAINFALL EVENT. FAILURE TO DRAWDOWN WITHIN THIS TIMEFRAME MAY INDICATE DRY WELL FAILURE - IF APPLICABLE, INSPECT PRETREATMENT DEVICES FOR SEDIMENT ACCUMULATION. REMOVE ACCUMULATED TRASH AND DEBRIS. - INSPECT TOP LAYER OF FILTER FABRIC FOR SEDIMENT ACCUMULATION. REMOVE AND REPLACE IF CLOGGED. 	ANNUALLY SEMI-ANNUALLY DURING FIRST YEAR
<ul style="list-style-type: none"> - PERFORM TOTAL REHABILITATION OF THE DRY WELL, REMOVING DRY WELL STONE AND EXCAVATING TO EXPOSE CLEAN SOIL ON THE SIDES AND BOTTOM OF THE WELL. 	UPON FAILURE

PAGE 3 OF 4

NOTES & DETAILS FOR:

1505 BILTMORE DRIVE
TAX PARCEL# 18 152 02 041

ALPHA LAND SERVICES

P.O. BOX 1651
LOGANVILLE, GA. 30052
ENGINEERING * LAND SURVEYING
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION:

REVISION:

REVISION:

REF. PLAT: PB.

P.

LAND LOT:

DISTRICT:

GEORGIA

FIELD DATE:

PLAT DATE:

152

18TH

09/17/24

03/18/25

DEKALB COUNTY

AREA =

JOB No.

LOT:

BLOCK:

SUB:

0.438 ACRES

2440S2

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

ROBERT W. RICHARDSON

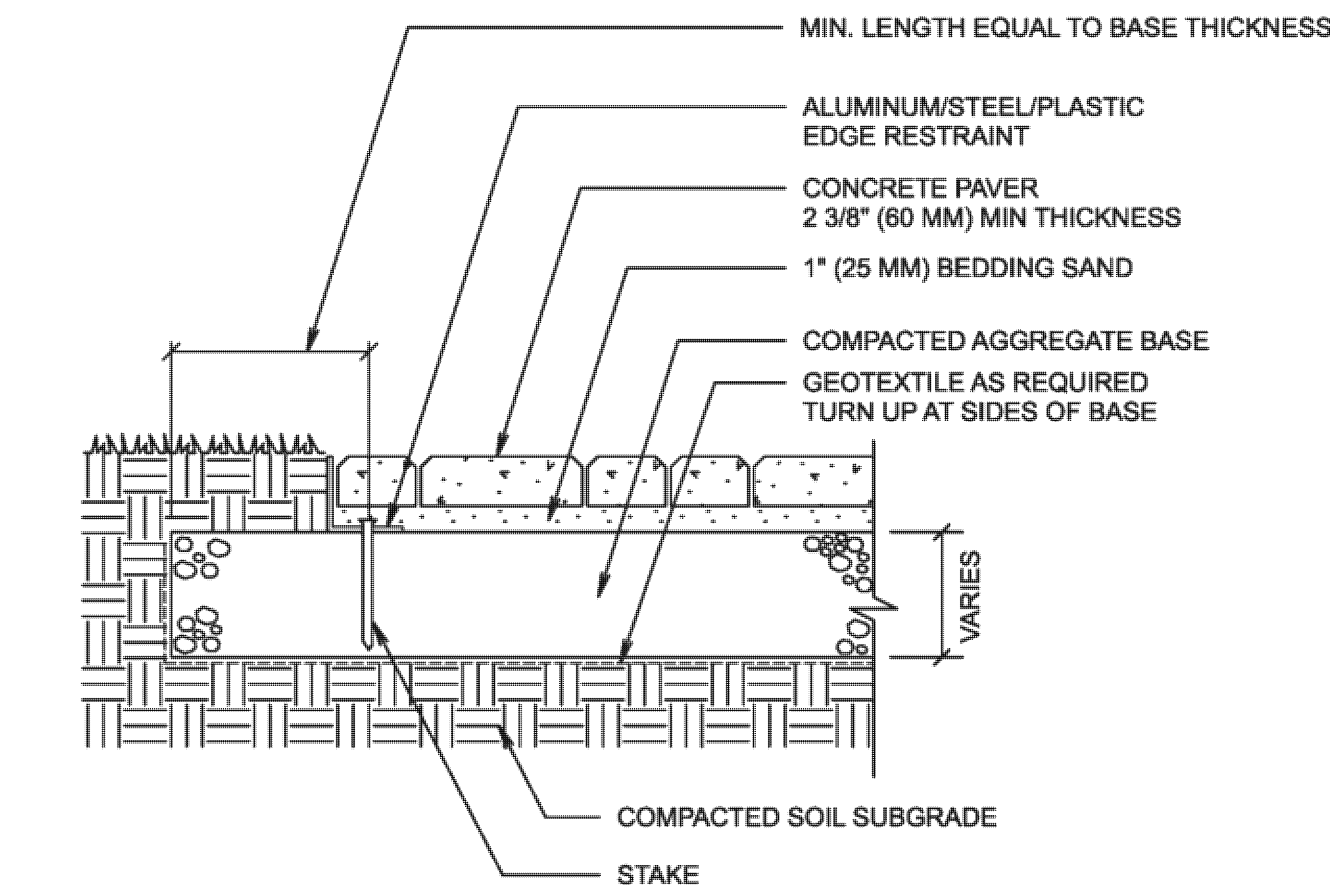
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER 000008932P

ISSUED 10/11/2019 EXPIRES 10/11/2024

03/18/24

SIGNATURE DATE



NOTE:
THICKNESS OF AGGREGATE BASE WILL VARY WITH SUBGRADE CONDITIONS AND CLIMATE. COLDER CLIMATES MAY REQUIRE THICKER BASES.

BELGARD PAVERS

www.Belgard.com

PATIO/WALK/RESIDENTIAL DRIVEWAY W/ ALUMINUM / STEEL / PLASTIC EDGE

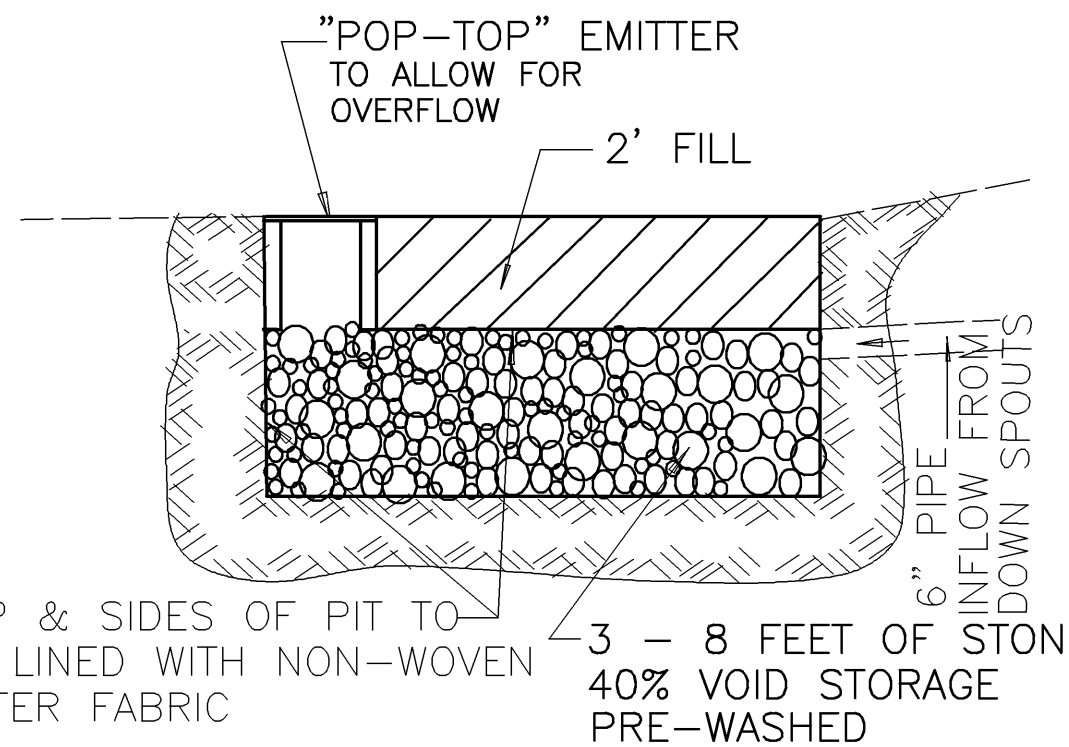
DRAWING NO.

ICPI-53

SCALE

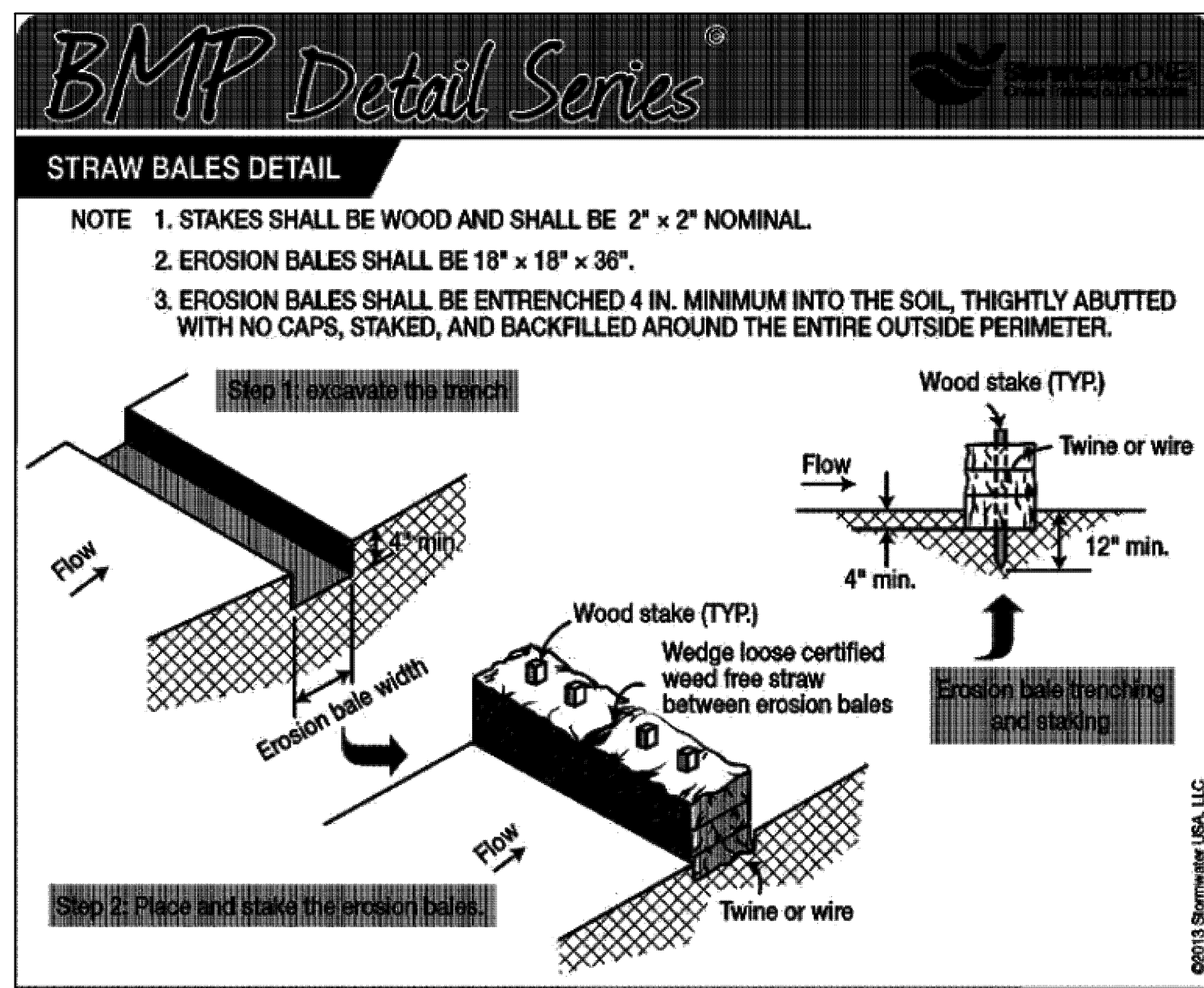
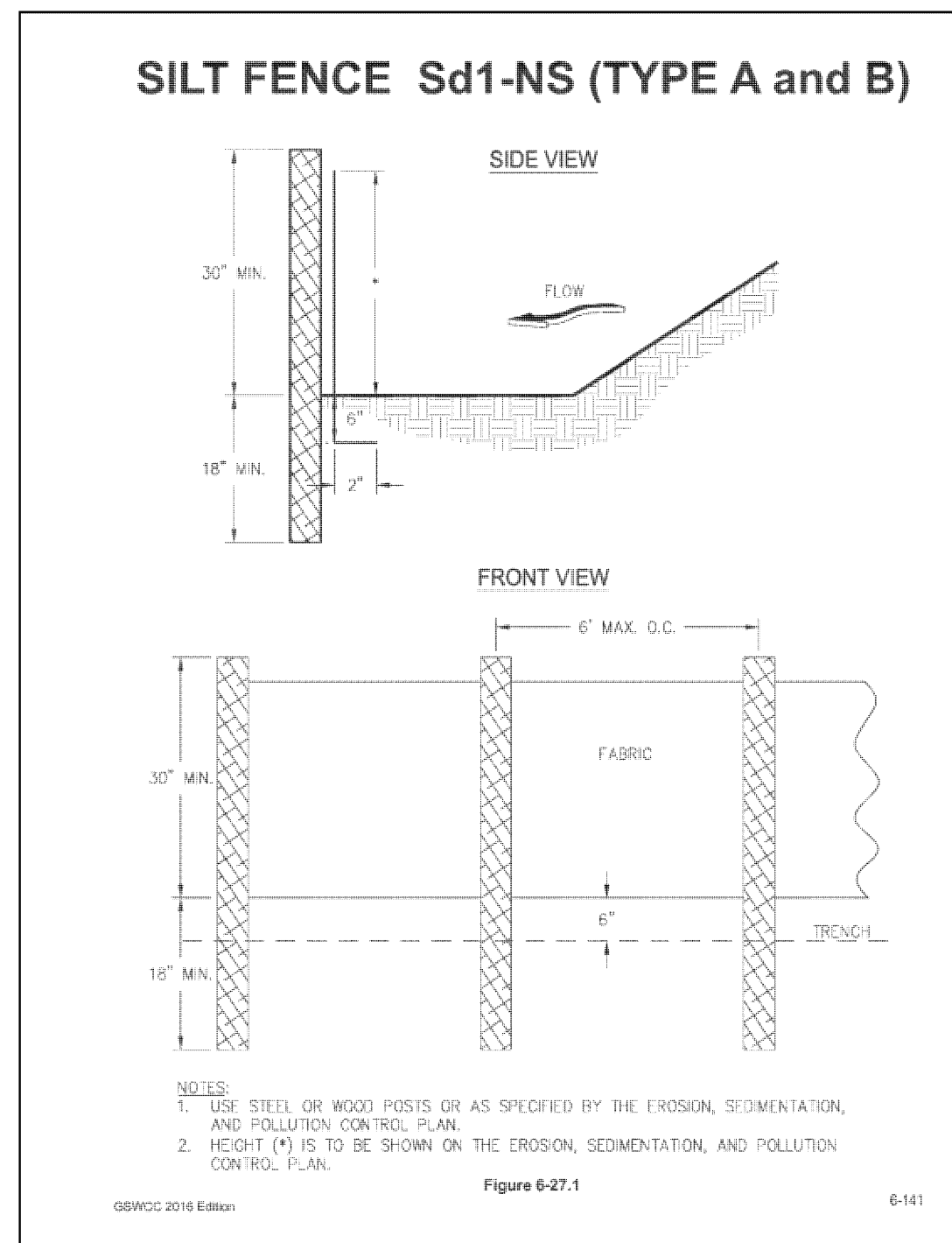
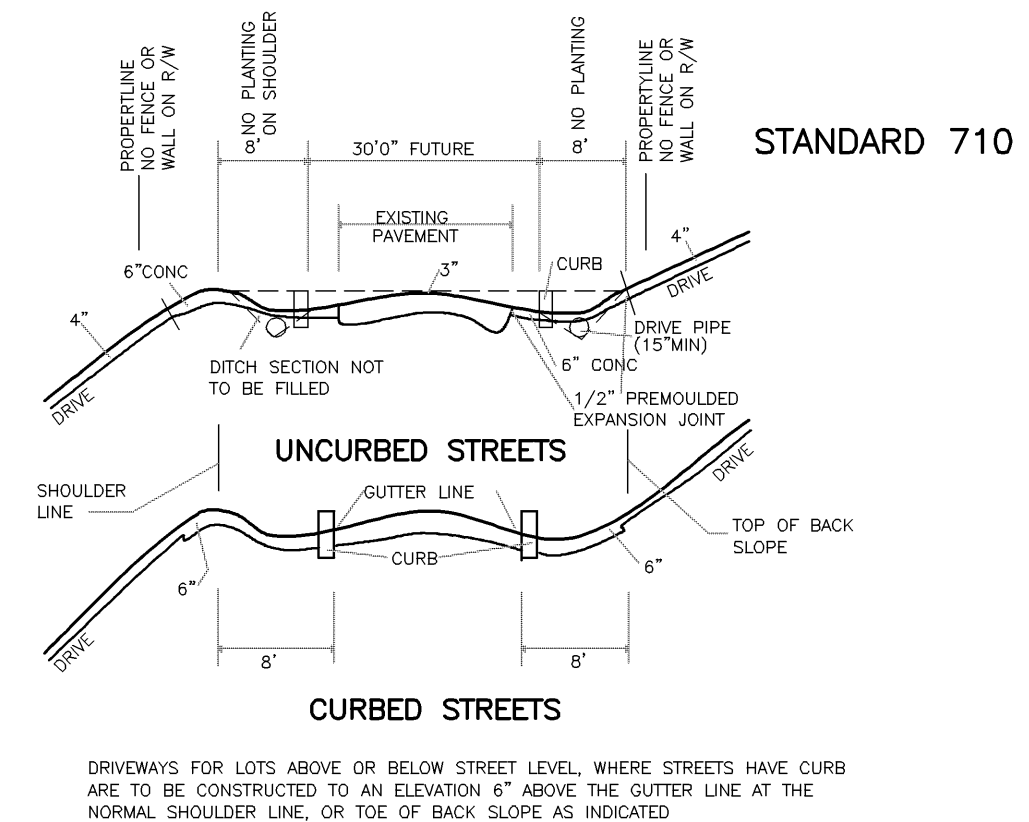
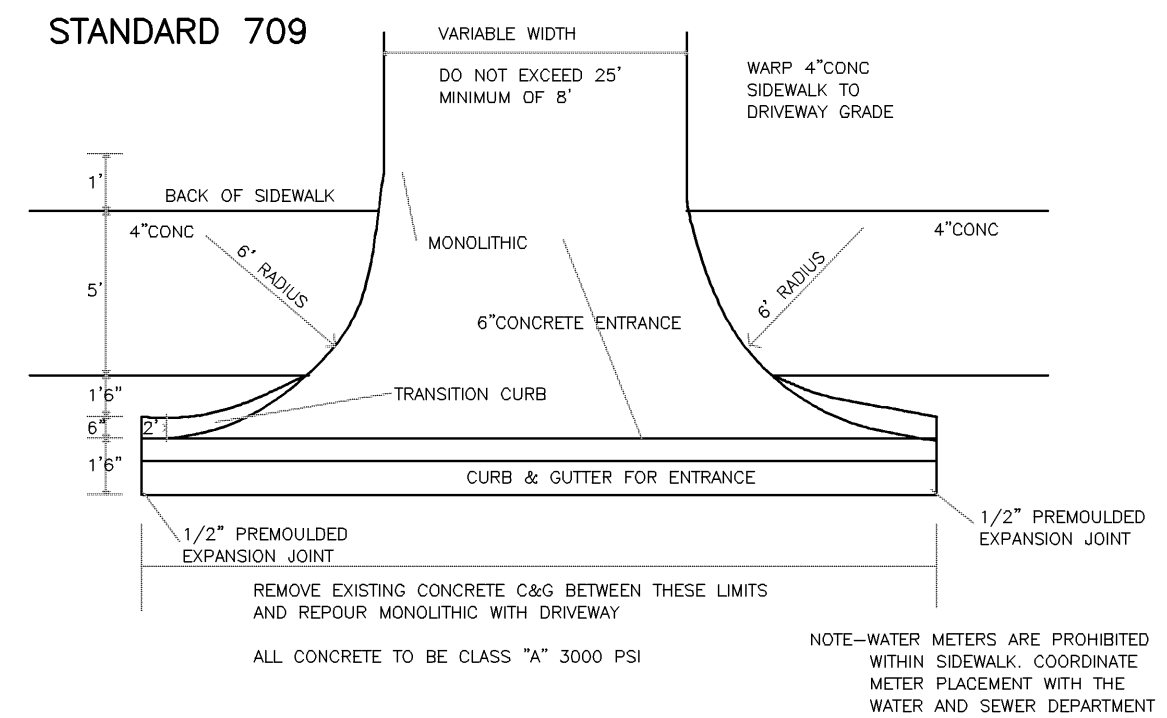
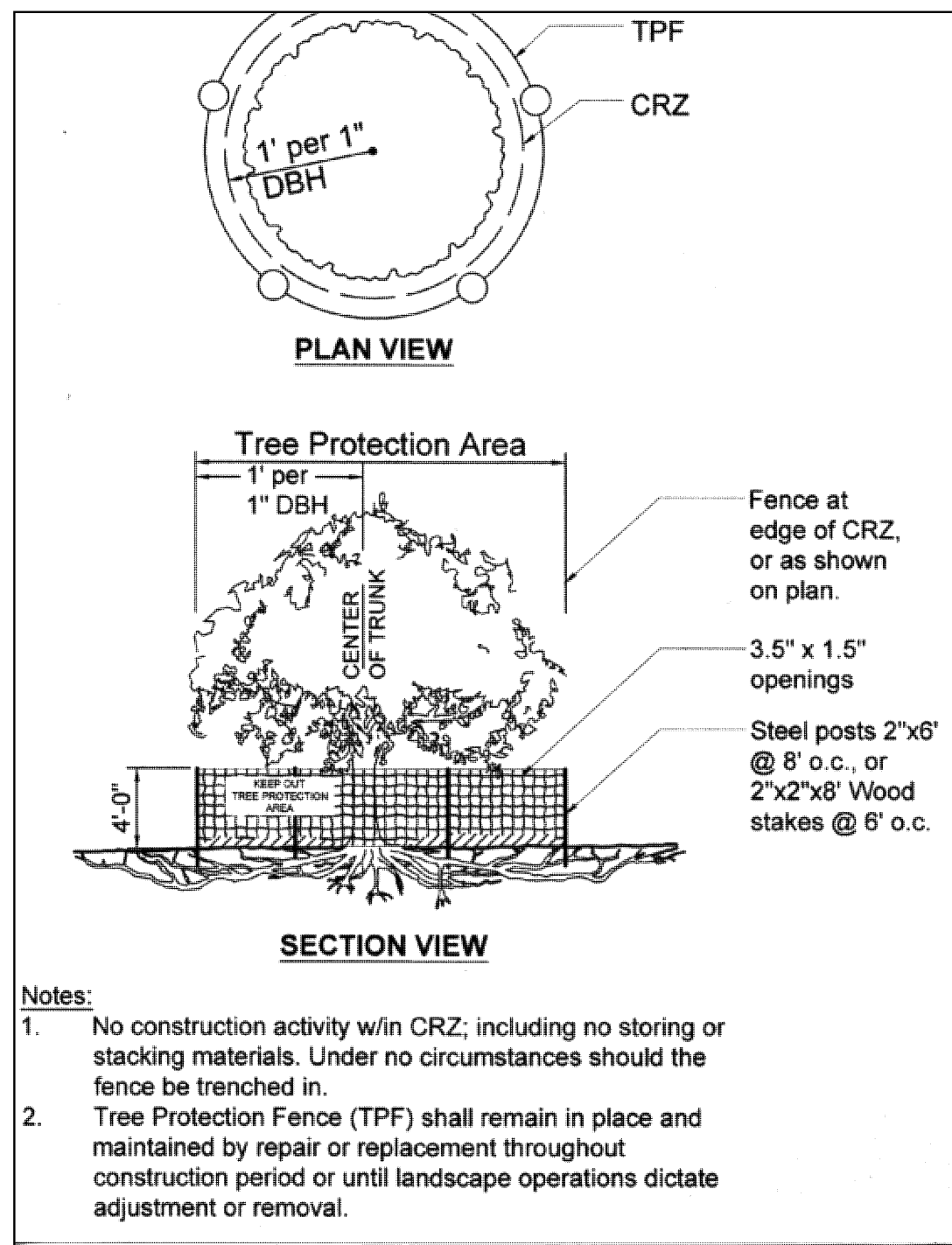
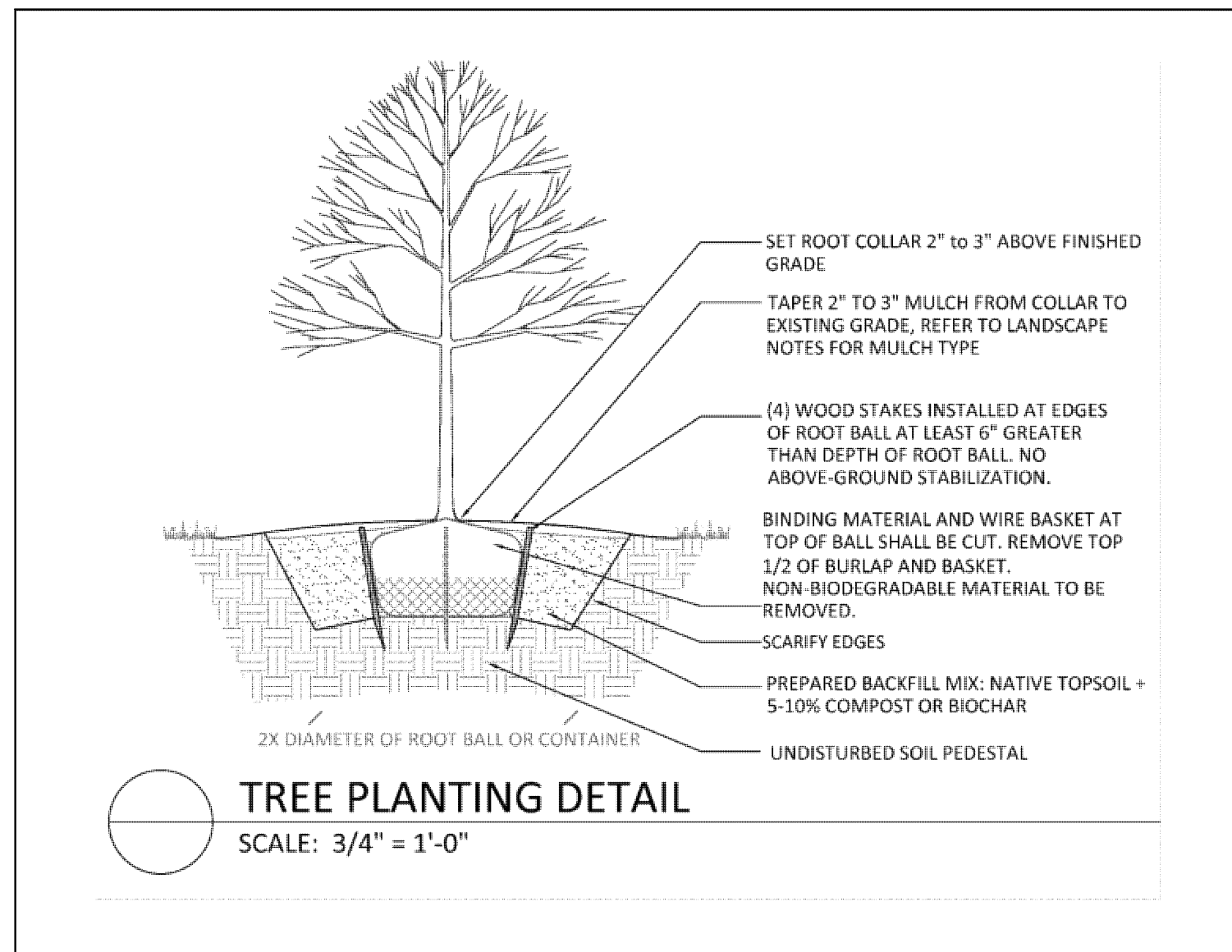
F.S.

- 1.) DOWN DRAINS SHALL HAVE POSITIVE SLOPE AWAY FROM FOUNDATION.



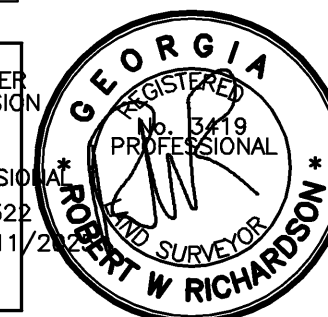
GRAVEL TRENCH : N.T.S.

- 2.) DOWN SPOUTS SHALL NOT BE DISCHARGE CLOSER THAN 5' FROM FOUNDATION



GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

ROBERT W. RICHARDSON
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000089322
ISSUED: 10/11/2019 EXPIRES 10/11/2024
SIGNATURE DATE



ALPHA LAND SERVICES
P.O. BOX 1651
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OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION:

REF. PLAT: PB. P.

NOTES & DETAILS FOR:

1505 BILTMORE DRIVE
TAX PARCEL# 18 152 02 041

LAND LOT: 152	LOT: BLOCK:
DISTRICT: 18TH	SUB:
DEKALB COUNTY	
GEORGIA	
FIELD DATE: 09/17/24	AREA = 0.438 ACRES
PLAT DATE: 03/18/25	JOB No. 24440S3



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Sign In Sign Up

11
Exhibit #1 - P.1

DeKalb County

Code of Ordinances

Chapter 27. ZONING

Article 8. NONCONFORMITIES

27 - § 8.1.4. Legal nonconforming single-family lots; lot merger requirements.

Latest version.

- A. In any zoning district in which single-family dwelling units are allowed, a single-family dwelling unit and allowed accessory structures may be erected on any single nonconforming lot of record so long as such single nonconforming lot of record is not in common ownership with any other contiguous lot or lots. A property owner shall not be permitted to erect a structure on a nonconforming lot of record if he could have used his contiguous land to avoid the nonconformity.
- B. Two (2) or more contiguous lots of record that are held in common ownership on the effective date of this section or come into common ownership after the effective date of this section shall be governed by this subsection B. or subsection C. If any contiguous lots of record held in common ownership do not meet the requirements established in this Code for street frontage, access requirements, lot width or lot size, then all of the contiguous lots of record held in common ownership shall be considered to be an undivided lot for the purpose of compliance with the provisions of this Code. No portion of the resulting undivided lot shall then be considered a separate lot, a nonconforming lot of record or used or conveyed in a manner which is not in compliance with the existing street frontage, access, lot width or lot area requirements established by this Code and/or any amendments thereto. No division of any hereby merged nonconforming lots of record held in common ownership shall be made which creates a substandard lot. If two (2) or more contiguous nonconforming lots of record are in common ownership and, as merged, the property is compliant for development with a single-family dwelling without violating the provisions of this Code, then none of the former nonconforming lots of record may be considered nonconforming and authorized for single-family development. A property owner shall not be permitted to create a nonconforming lot of record if he could have used his contiguous lots to avoid the nonconformity.
- C. Two (2) or more nonconforming contiguous lots of record that are held in common ownership as of the effective date of this section, or that come into common ownership after the effective date of this section shall be governed by the

County Zoning Board of appeals pursuant to the provisions and the criteria set forth in article 7.

- D. Whenever a variance from the strict application of subsection B. is sought with respect to properties located within a historic district as defined in chapter 13.5 of this Code, the variance applicant shall first obtain a certificate of appropriateness from the historic preservation commission finding that the proposed variance allowing the subject lot to retain its legal nonconforming status will not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic property or the historic district. In approving such a certificate of appropriateness, the historic preservation commission may include a finding that merger of lots pursuant to the strict application of subsection B. would have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic property or the historic district.

(Ord. No. 15-06 , 8-25-2015)

Exhibit #1, P-2

"Exhibit #2" P-1

EASEMENT

Creating Right of Way

State of Georgia, County of Dekalb

Know all men by these presents that in consideration of \$1.00 (one dollar) and other valuable consideration, that this agreement made on the 5th day of September, 1979, by and between Margaret Lerner of 1505 Biltmore Drive N.E., owner of lot 24 situated in land lot 152 of the 18th district of Dekalb County and recorded in Deed Book 2867, page 22 of the records of the Clerk of the Superior Court of Dekalb County, party of the first part, and Stephen Lerner, owner of that .43 acre parcel of land situated in land lot 152, of the 18th district of Dekalb County and recorded in Deed Book 4039 page 208, of the records of the Clerk of the Superior Court of Dekalb County, party of the second part.

Witnesseth that the party of the first part, for herself, her heirs and assigns, grants and conveys unto Stephen Lerner, party of the second part, his heirs and assigns, an easement in, to, upon and over the following lands of the grantor:

A 15 foot wide portion of land located on and along the Western Boundary line of above described lot 24 owned by Party of the first part, beginning at the Southwest corner of said lot, and continuing along the Western Boundary line a distance of 147.71 feet to and until the Northwest corner of above described lot 24.

Said easement is given for the sole purpose of ingress and egress to and from property owned by Stephen Lerner, his heirs and assigns, and Biltmore Drive. It is further agreed and understood that said easement is not to be construed as an easement given to the exclusion of the party of the first part, her heirs and assigns, or to others later granted a similar right. Said easement shall be construed as an easement appurtenant.

In witness whereof, the parties hereto have duly executed this agreement.

E. Ellwood (WITNESS)

Margaret Lerner (Seal)

Robert H. Baker (WITNESS)

Robert H. Baker Notary Public
Exp 4-1-83

Exhibit #2, P-2

Witnesseth that the party of the first part, for herself, her heirs and assigns, grants and conveys unto Stephen Lerner, party of the second part, his heirs and assigns, an easement in, to, upon and over the following lands of the grantor:

A 15 foot wide portion of land located on and along the Western Boundary line of above described lot 24 owned by Party of the first part, beginning at the Southwest corner of said lot, and continuing along the Western Boundary line a distance of 147.71 feet to and until the Northwest corner of above described lot 24.

Said easement is given for the sole purpose of ingress and egress to and from property owned by Stephen Lerner, his heirs and assigns, and Biltmore Drive. It is further agreed and understood that said easement is not to be construed as an easement given to the exclusion of the party of the first part, her heirs and assigns, or to others later granted a similar right. Said easement shall be construed as an easement appurtenant.

In witness whereof, the parties hereto have duly executed this agreement.

E. Ellor (WITNESS)

Stephen Lerner (Seal)

R. H. [Signature] (WITNESS)

Robert H. [Signature] (Notary Public) *no 4-2-83*



FILED & RECORDED
DEKALB CO. GA.

SEP 6 1979 at 9:29 A.M.

Chandler Bridges
CLERK SUPERIOR COURT

BOOK 4123 PAGE 101

Exhibit #3

DEKALB COUNTY, GEORGIA
BUILDING PERMIT
DEVELOPMENT DEPARTMENT

Septic Tank No. _____

Bldg. Permit No. 82-1354

Sewer Tap No. _____

Date 3-29-82

THIS PERMIT AUTHORIZES CONSTRUCTION IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF DEKALB COUNTY CODE. DO NOT PROCEED WITH ANY NEW PHASE UNTIL ALL REQUIRED INSPECTIONS HAVE BEEN APPROVED. DO NOT OCCUPY UNIT UNTIL OCCUPANCY PERMIT HAS BEEN GRANTED. THIS PERMIT IS VOID IF NO CONSTRUCTION ACTIVITY COMMENCES WITHIN SIX MONTHS OF ISSUANCE DATE. PLUMBING, HEATING AND ELECTRICAL PERMITS ARE ISSUED SEPARATELY.

Job Address 1515 Biltmore Dr. Atlanta, Ga. 30329

Project/Subdivision _____ Unit _____ Lot/Block _____

New ☒ Alter _____ Repair _____ Addition _____ Move _____ Demolish _____

Description of Proposed Construction Single Family Res.

Lot Size 4/10 Ac. Sq. Ft. Area Under Roof 3700 Sq. Ft. Heated Area 3300

No. Stories 2 No. Rooms 13 No. Baths 3 No. Kitchens 1

Type of Construction (Materials) ☒ Frame _____ Roofing Materials C/S

ELECTRICAL

☒ Gen. Purpose Outlets
☒ Lighting
☐ Other _____

HEATING

☒ FA ☐ Rad.
☒ Gas
☐ Electric
☐ Steam/Hot Water
☐ Oil
☐ Solar _____ Prim. _____ Sec. _____

AIR CONDITIONING

☒ Electric
☐ Gas
☐ Chilled Water

PLUMBING

☒ Kit. Sinks No. _____
☒ Lavatories
☒ Commodes
☒ Bathtubs
☐ Other _____

Owner Stephen Lerner Tel. No. 633-2358

Address 51 1505 Biltmore Dr. Atlanta, Ga. 30329

Contractor Same Tel. No. _____

Address _____

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PERMIT FORM AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

Applicants Signature Stephen Lerner by Fred Lerner agent
Signature (typed) _____

District 18 LL 152 Block 2 Parcel 41 Zoning R-85

Setbacks From Property Lines: Left 4.75' Right 8.5' Front 9' Rear 20'

Proposed Land Use: 1 ☒ SF Detached 3 MF 5 Whisl 7 Office 9 Semi-Public
2 SF Attached 4 MFG 6 Retail 8 Public 10 Other

Development Permit No. _____ Date Issued _____

TYPE (CLASS.) OF CONSTRUCTION

☒ Wood Frame (Brk. Vnr.) ☐ U/P Noncombustible ☐ Prot. Noncombustible ☐ Fire Resistant (B)
☐ Ord. Masonry ☐ Heavy Timber ☐ Fire Resistant (A) ☐ Other _____

Structural Plans Approved By _____ Date _____

Estimated Cost of Construction \$ 66,600.00 Cost of Permit \$ 133.20

Building Permit Issued By (Name and Title) RWC

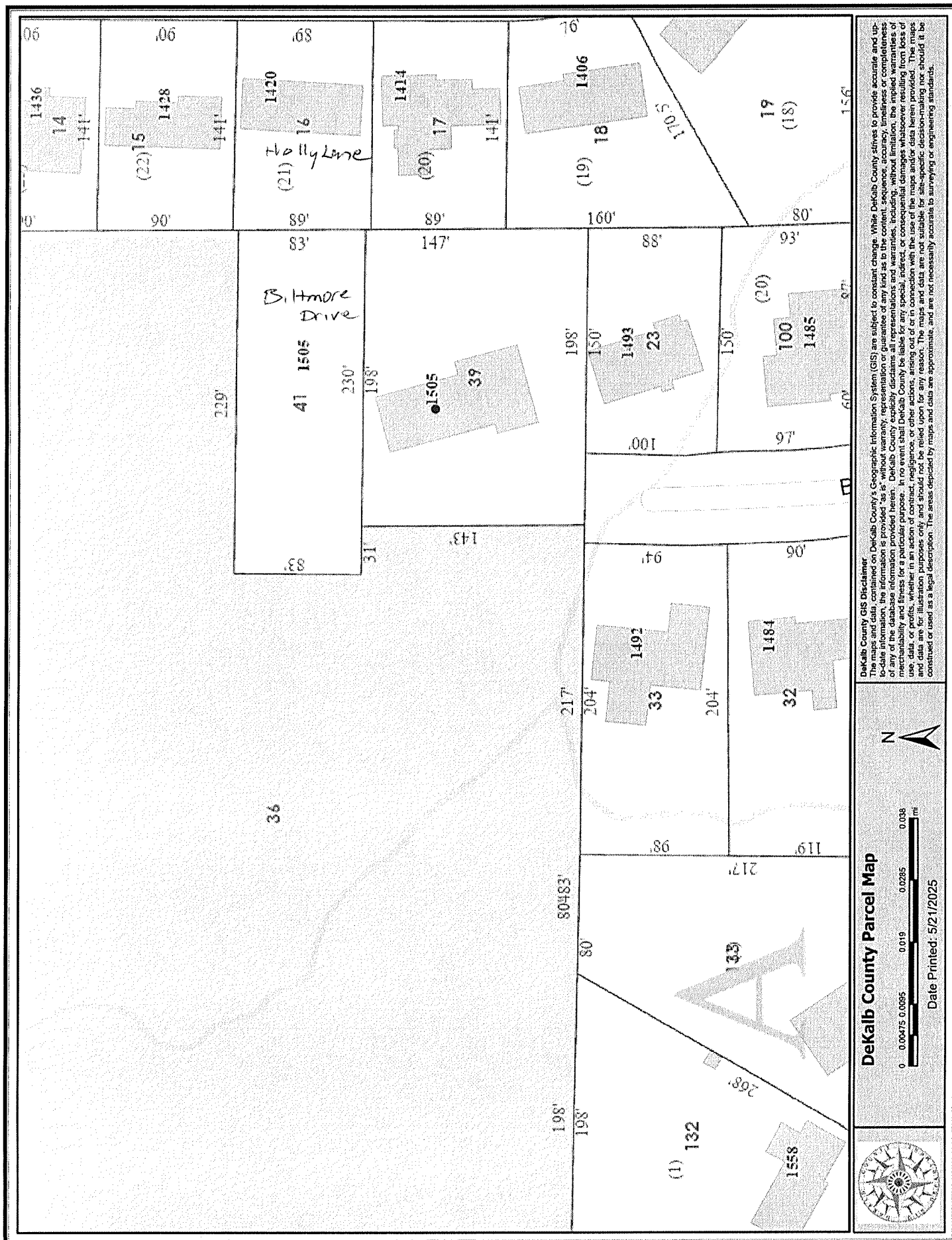
Holds/Remarks Sewer tap to be paid 3-30-82 per RWC

Official receipt only when validated by Revenue Collector. Account No. 3341

8 0 4 8 1 2 3 0 1 3 3 2 0 3 8

APPLICANT

Exhibit #4



The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 0.3".
This plat was prepared by the Georgia Board of Professional Engineers and Land Surveyors.
Equipment used: Topcon GTS-213 Total Station.
Within one foot in 100,000 feet.

LOT AREA:
19,055 sf.
0.438 ACRES

24 HR CONTACT: (BUILDER)
STEPHEN LERNER
1505 BILTMORE DRIVE NE
ATLANTA, GA. 30329
(404) 345-2846
S.LERNER@LIVE.COM

OWNER:

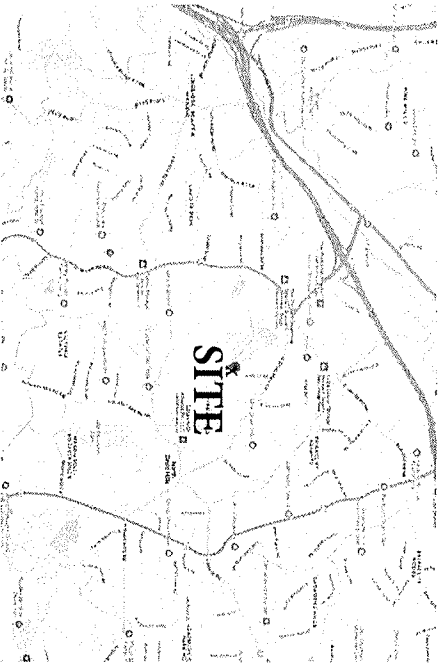
STEPHEN LERNER
1505 BILTMORE DRIVE NE
ATLANTA, GA. 30329
(404) 345-2846
S.LERNER@LIVE.COM

CLASSIFICATION: R-85
MINIMUM LOT WIDTH - 85 FEET
MINIMUM LOT AREA - 12,000 sf.
SETBACKS: FRONT - 35 FEET
SIDE - 8.5 FEET
REAR - 40 FEET
MAXIMUM LOT COVERAGE - 35%
MINIMUM FLOOR AREA - 2000 sf.
MAXIMUM BUILDING HEIGHT - 35 FEET

BILTMORE
DRIVE

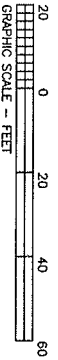
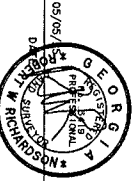
FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER
THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 13080C 0004K, DATED 08/15/19
COMMUNITY PANEL NUMBER 13080C 0004K, DATED 08/15/19



AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED
BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS
EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH
APPROVALS OR AFFIRMATIONS SHOULD BE CONFINED WITHIN THE APPROPRIATE GOVERNMENTAL BODIES
BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL, FURTHERMORE, THE
LAND SURVEYOR MAKES NO WARRANTY, GUARANTEE, OR REPRESENTATION AS TO THE ACCURACY OR
STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE
GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET
FORTH IN O.C.G.A. SECTION 15-6-67.

Robert W. Richardson, GA RLS 123419



GRAPHIC SCALE - FEET

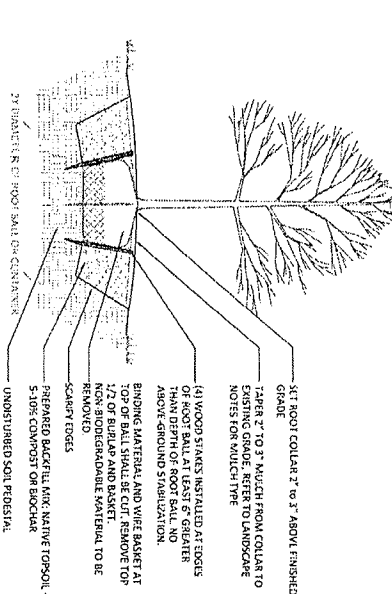
PAGE 1 OF 4

ALPHA LAND SERVICES		EXISTING CONDITIONS SURVEY FOR:	
P.O. BOX 1651 LOCUSTVILLE, GA 30022 800-233-1111 WWW.ALPHALANDSERVICES.COM		1505 BILTMORE DRIVE TAX PARCEL # 18 152 02 04-1	
REVISION:	05/05/25	LAND LOT:	18
DISTRICT:	COBALT	LOT:	BLDG.
FILED DATE:	05/17/24	AREA:	0.438 ACRES
FILED DATE:	05/17/25	DOB NO.:	2400X

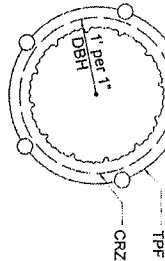
LEGEND

- BF = 1/2" REAR FLOOD
- LS = 1/2" REAR FLOOD SET
- LL = LAND LOT LINE
- PL = PROPERTY LINE
- BL = BUILDING LINE
- R/W = RIGHT-OF-WAY
- SE = SEWER EASEMENT
- WH = WHOLE
- CB = CATCH BASIN
- DL = DRAIN LINE
- FI = FIRE INSURANCE
- FE = FENCE
- FF = FINISHED FLOOR ELEVATION
- FFG = FINISHED FLOOR GRADE
- BO = BACK OF CURB
- N/T = NOT TO SCALE
- P.O.B. = POINT OF BEGINNING
- SS = SURVEY SEWER LINE/PIPE
- FL = FLOOD HAZARD ZONE/PIPE
- W = WATER LINE
- CL = CONCRETE MONUMENT
- CE = CONCRETE EASEMENT
- LS = LIGHT STANDARD
- OT = OTHER TOP PIPE FOUND
- OTF = OTHER TOP PIPE FOUND

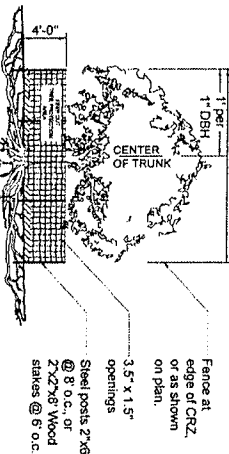
EXH. B.T. 5, P. 2 of 4



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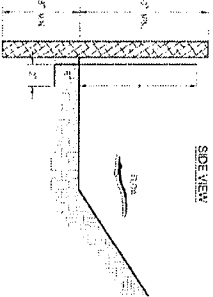
Tree Protection Area



SECTION VIEW

1. No construction activity with CRZ, including no strom or shading materials. Under no circumstances should the fence be breached in.
2. Tree Protection Fence (TPF) shall remain in place and maintained by repair or replacement throughout construction period or until landscape operations dictate adjustment or removal.

SILT FENCE Sd1-NS (TYPE A and B)



SIDE VIEW

FRONT VIEW

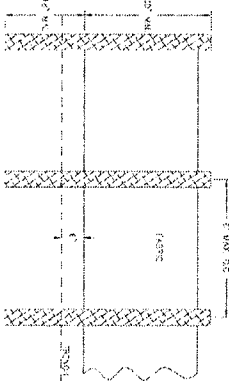
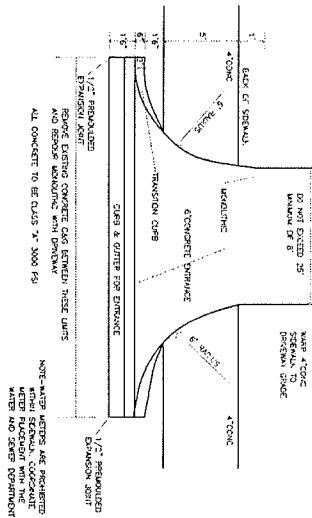


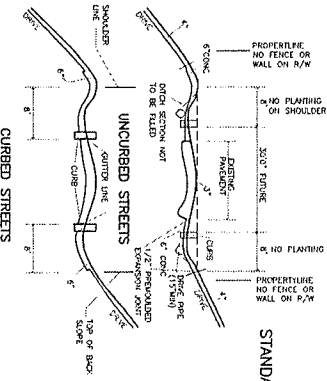
Figure 6-2-1

57

STANDARD 709



STANDARD 710



CURBED STREETS

DRIVEWAYS FOR LOTS ABOVE OR BELOW STREET LEVEL, WHERE STREETS HAVE CURBS ARE TO BE CONSTRUCTED TO AN ELEVATION 6" ABOVE THE CUTTER LINE AT THE NORMAL SHOULDER USE. ON TOP OF BACK SLOPE AS INDICATED

PAGE 4 OF 4

NOTES & DETAILS FOR

ALPHA LAND SERVICES
P.O. BOX 1651

LOCALMILLE, GA. 30052
ENGINEERING • LAND SURVEYING

F: 770.696.4054 EMAIL: ROBERT@PHASURRY.COM

REVISION:

이와 같은 사실은 본래의 연구가 가지는 한계를 보여준다. 본 연구는 2007년 12월 1일부터 2008년 11월 30일까지의 자료를 분석한 결과로, 이 기간 동안의 변화만을 보여줄 수 있다. 또한, 본 연구는 1차원적 접근으로, 다양한 변수를 고려하지 않았다. 예를 들어, 기업의 사회적 책임에 대한 이해관계자의 인식, 기업의 사회적 책임에 대한 정부의 규제, 기업의 사회적 책임에 대한 언론의 보도, 기업의 사회적 책임에 대한 학계의 연구 등 다양한 변수가 기업의 사회적 책임에 영향을 미칠 수 있다. 이러한 한계를 보완하기 위해서는, 본 연구의 결과를 바탕으로, 다양한 변수를 고려한 다차원적 접근이 필요하다. 또한, 본 연구의 결과를 바탕으로, 기업의 사회적 책임에 대한 이해관계자의 인식, 기업의 사회적 책임에 대한 정부의 규제, 기업의 사회적 책임에 대한 언론의 보도, 기업의 사회적 책임에 대한 학계의 연구 등 다양한 변수를 고려한 다차원적 접근이 필요하다.

[illegible]

DATE: 01/15/2006

[illegible]

1505 BALTIMORE DRIVE

MAX PARCEL# 18 152 02 041

LOT: 152 BLOCK:

SUB: 18TH

CLARK COUNTY

DATE: 09/17/24 AREA = 0.438 ACR

DATE: 03/18/25 JOB No. 2444053

Exhibit 5 (p. 4 of 4)



eLaws.us

[Sign In](#) [Sign Up](#)

- DeKalb County
 - Code of Ordinances
 - Chapter 27. ZONING
 - Article 6. PARKING

§ 6.1.3. Parking regulations, off-street parking spaces.

Latest version.

Off-street parking spaces shall be provided in accordance with the following requirements:

- A. Each application for a development permit or building permit, other than for a detached single-family residence, shall be accompanied by a parking plan showing all required off-street parking spaces, driveways, and the internal circulation system for each such parking lot.
- B. All parking lots and spaces shall conform to the following requirements:
 1. All vehicles shall be parked on a paved surface that is connected to and has continuous paved access to a public or private street, except as otherwise allowed in this section.
 2. Each parking space, except those located on a single-family residential lot, shall comply with the minimum dimensions established in Table 6.1. Each parking lot shall have adequate space for each car to park and exit every parking space and space for internal circulation within said parking lot.
 3. Each parking lot, except those parking spaces located on property used for single-family residential purposes, shall comply with section 5.4.4, site and parking area landscaping.
 4. All parking lots and parking spaces, except those located on property used for single-family residential purposes, shall conform to the geometric design standards of the Institute of Traffic Engineers.
 5. Parking and loading shall not be permitted within the front yard in any MR, HR, O-I, or O-I-T zoning district, except for required handicapped parking. Notwithstanding the previous sentence, parking and loading shall be permitted within the front yard where provision of adequate parking spaces within the rear is impractical and upon issuance of a variance pursuant to article 7.
 6. Parking shall not be permitted within the front yard of any property used for single-family residential purposes, except within a driveway, or in a roofed carport or enclosed garage. Within any single-family residential district, not

more than thirty-five (35) percent of the total area between the street right-of-way line and the front of the principal building shall be paved.

7. No parking space, driveway or parking lot shall be used for the sale, repair, dismantling, servicing, or long-term storage of any vehicle or equipment, unless located within a zoning district which otherwise permits such use.
8. The parking of business vehicles on private property located within residential zoning districts is prohibited. This section shall not prohibit: (1) typical passenger vehicles, with or without logos, including automobiles, pickup trucks, passenger vans, and dually trucks, (2) vehicles engaged in active farming, construction activities or contractor services on the private property, or the temporary parking (twelve (12) hours or less) of vehicles for the purpose of loading/unloading within residential zoning districts; nor (3) the parking of vehicles on property located in residential zoning districts, where such property is used for an authorized non-residential use such as a church. Vehicles used in law enforcement are exempt from the restrictions of this subsection.
9. All parking lots shall conform to the requirements of section 6.1.7.

Table 6.1: Minimum Parking Space Dimensions

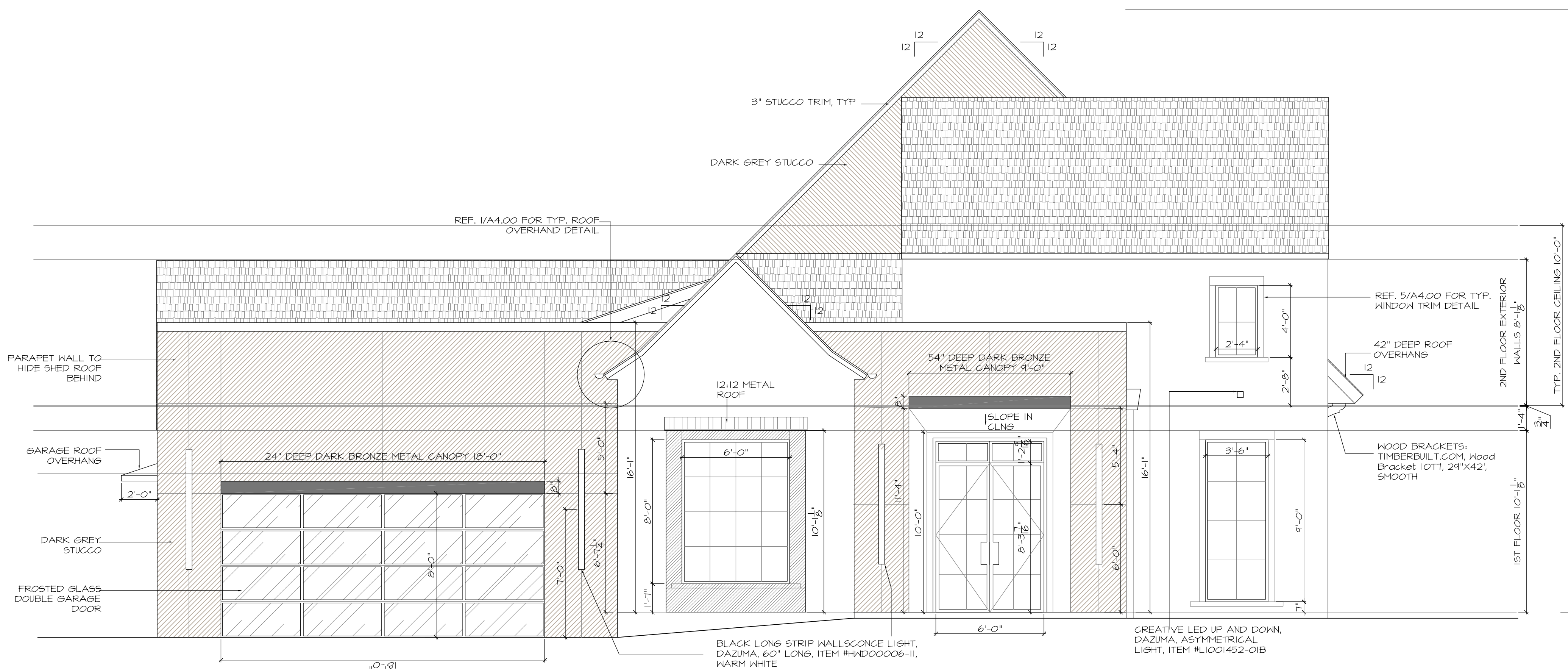
Minimum Parking Space Dimensions			
Parking Angle	Minimum Stall Width	Minimum Stall Depth	Minimum Parking Aisle Width
Regular-sized vehicles			
90 degrees	9'	18'	24'
75 degrees	9'	19'	21'
60 degrees	9'	17'	14'
45 degrees	9'	15'	11'
Compact vehicles			
90 degrees	8.5'	15'	22'
75 degrees	8.5'	16'	20'
60 degrees	8.5'	15'	14'
45 degrees	8.5'	14'	10'

(Ord. No. 15-06 , 8-25-2015)



1 EAST HOUSE ELEVATION

SCALE: 1/4"=1'-0"

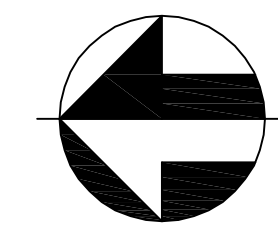


2 NORTH HOUSE ELEVATION

SCALE: 1/4"=1'-0"

DESIGN TODAY

PO BOX 5167 RD 1
WOODSTOCK, GA 30096
PH 478-974-1000
DTR@DESIGNHAI.COM
WWW.DESIGNHAI.COM



PLAN NORTH

**NEW SINGLE FAMILY
HOUSE DESIGN**

1505 BILTMORE DR., GA
30329

L 01/25 ISSUE FOR CONSTRUCTION
No: Date: Remarks:

REVISIONS:



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DESIGN TODAY 2005

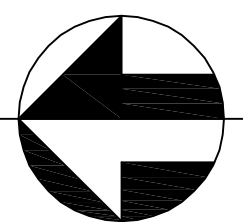
DRAWING TITLE:
BACK AND LEFT
EXTERIOR
HOUSE ELEVATIONS

ISSUE DATE:

DRAWN BY:

SHEET NUMBER:

A3.01

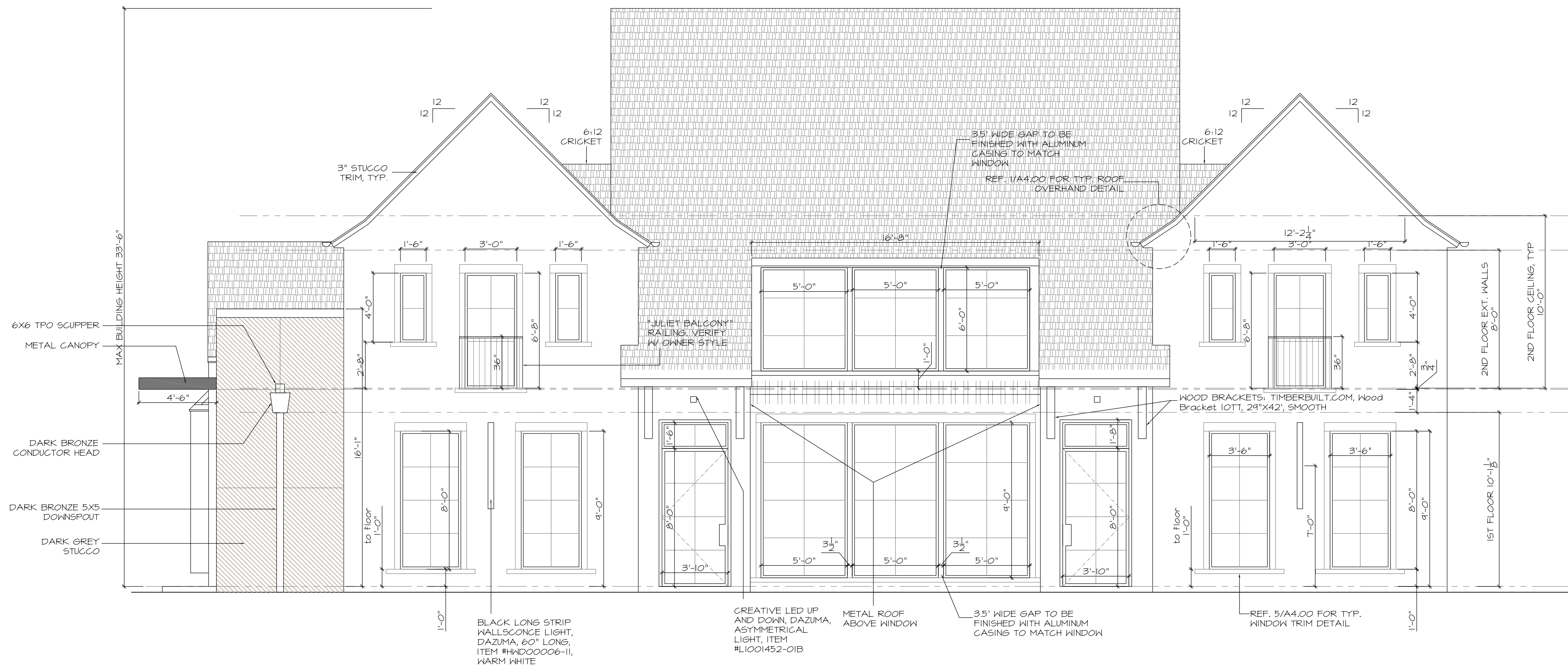


PLAN NORTH

NEW SINGLE FAMILY
HOUSE DESIGN

1 WEST HOUSE ELEVATION

SCALE: 1/4"=1'-0"



2 SOUTH HOUSE ELEVATION

SCALE: 1/4"=1'-0"

1505 BILTMORE DR., GA
30329

L	01/25	ISSUE FOR CONSTRUCTION
No	Date	Remarks

REVISIONS:



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DESIGN TODAY 2005

DRAWING TITLE:
FRONT AND RIGHT
EXTERIOR
HOUSE ELEVATIONS

ISSUE DATE:

DRAWN BY:

SHEET NUMBER:

A3.00

FRAMING GENERAL NOTES:

1. HIP, VALLEY RAFTERS AND RIDGE BOARDS TO ALWAYS BE TWO 2X ONE SIZE LARGER THAN RAFTERS
2. ALL FRAMING TO BE 16" O.C. UNLESS OTHERWISE NOTED. USE 2X6 STUDS FOR ALL EXTERIOR WALLS
3. ROOF DECKING TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND JOISTS (48" O.C.)
4. ROOF DECKING TO BE HUBER R-6 PLYWOOD- 1/2" INSULATION PLUS 1/2" PLYWOOD
5. ALL RAFTERS TO BE 2x10 AT 16" O.C. UNLESS OTHERWISE NOTED.
6. ALL HEADERS AT FIRST FLOOR & BASEMENT TO BE MIN. 2x12
7. DOUBLE FLOOR JOISTS UNDER PARTITION PARALLEL TO JOIST SPAN
8. PROVIDE "X" BRIDGE AT 8'-0" O.C. MAX FOR JOISTS
9. PROVIDE SOLID BLOCKING AT MID HEIGHT AT ALL BEARING WALLS
10. ALL JOISTS SHALL BE STACKED ALIGNED OVER STUDS BELOW
11. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED
12. ANCHOR BOLTS SHALL BE 1/2"x8" AT 4'-0" O.C. AND WITHIN 12" FROM THE END OF SILLS AND CORNERS. PROVIDE MIN. OF 2 BOLTS PER SILL EMBEDDED 5-1/2" IN FOOTINGS
13. PROVIDE RODENT AND INSECT PROOFING WHERE ALL PLUMBING, WIRING AND VENTS PASS THROUGH PLATED AS PER CODE
14. EXTERIOR OPENINGS, VALLEYS AND OTHER AREAS SPECIFIED ON PLANS TO HAVE AN APPROVED FLASHING. USE 26 GAUGE G.I. FLASHING FOR VALLEYS 24" WIDE WITH ROOFS LESS THAN 4/12 PITCH AND FOR ALL SHAKE ROOFS REGARDLESS OF PITCH. USE 18" WIDE FLASHING FOR ROOFS MORE THAN 4/12 PITCH. VALLEY FLASHING SHALL HAVE A SPLASH RIB, 1" IN HEIGHT FOR SHAKE ROOFS AND 3/4" HIGH FOR OTHER TYPE OF ROOFING
15. EXTERIOR CORNERS OF STRUCTURE TO BE BRACED WITH 1/2" CDX PLYWOOD.
16. USE STEEL COLUMNS UNDER EACH END OF STEEL BEAMS UNLESS THEY BEAR ON CONCRETE WALL.
17. ALL WOOD COLUMNS SHOWN SHALL EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE CRAWL/ BASEMENT SPACE, WHERE THESE MULTIPLE 2x WOOD COLUMNS DO NOT REST ATOP A CONCRETE WALL, THE SLAB SHOULD BE THICKENED 2'-0"x 2'-0"x 1'-0" DEEP AND REINFORCED WITH 3-#4 EACH WAY IN THE BOTTOM. THIS WILL BE TRUE FOR ALL 2x COLUMNS EXCEPT THOSE WHICH FALL ON BEAMS BELOW DESIGNED TO CARRY THEIR LOAD. IN THIS CASE THE COLUMNS WILL TERMINATE AT THE BEAM
18. INTERIOR WALLS: 2x4 AT 16" O.C. WILL BE USED TO FRAME 1ST & 2ND FLOOR, UNLESS OTHERWISE NOTED.
19. ALL WINDOW & DOOR DIMENSIONS ARE SHOWN AS NOMINAL. VERIFY WITH WINDOW/ DOOR SUPPLIER EXACT OPENING DIMENSIONS FOR ALL RUFF OPENINGS.
20. WHERE APPLICABLE: DECK ATTACHMENT: INSTALL 1/2" DIA BOLTS @ 24" O.C. TO HOUSE FRAMING

PROJECT SPECIFIC GENERAL NOTES:

GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2x6 @16" O.C. PROVIDE HORIZONTAL BLOCKING MID-HEIGHT FOR ALL WALLS OVER 8 FEET HIGH
2. ALL INTERIOR WALLS, UNO. TO BE 2x4 @16" O.C. UNO. PROVIDE HORIZONTAL BLOCKING MID-HEIGHT FOR ALL WALLS OVER 8 FEET HIGH
3. ALL EXTERIOR SHEATHING FOR WALLS AND ROOF TO BE INSULATED R-6 HUBER PLYWOOD WITH 1/2" INSULATION ATTACHED TO THE PANELS. NO HOUSE WRAP IS REQUIRED.
4. ALL WINDOW AND DOOR OPENINGS MUST BE TAPED WITH HUBER TAPE OR LIQUID FLASH OR BOTH PER MANUFACTURER REQUIREMENTS. PAY SPECIAL ATTENTION TO LOWER CORNERS OF WINDOW OPENINGS. PROVIDE FLASHING ABOVE WINDOWS AND DOORS
5. ALL SCREW HEADS IN PLYWOOD MUST BE CAULKED WITH HUBER LIQUID FLASHING OR EQ. ALL JOINTS BETWEEN PANELS MUST BE TAPED PER MANUFACTURE'S INSTRUCTIONS. CAULK OR TAPE ALL EXPOSED EDGES
6. NO GAP FOR ROOF VENT TO BE INSTALLED. THE HOUSE TO RECEIVE FOAM INSULATION IN WALLS (R-13 EQUIVALENT MIN) AND RAFTERS (R-30 EQUIVALENT MIN)
7. RAFTER TAILS TO BE INSTALLED AFTER EXTERIOR SHEATHING INSTALLATION
8. WHEN FINISHING BASEMENT, ALL CONCRETE WALLS IN BASEMENT IN HEATED AREAS TO BE FURRED OUT WITH 2X3 OR 2X4 STUDS WITH MIN 2" FOAM INSULATION
9. ALL STAIR STRINGERS MUST BE LVL 11.5"
10. ALL DOORS TO BE INSTALLED 4" OFF THE CORNER, UNO
11. USE ENGINEERED STUDS FOR TUB AND SHOWER WALLS AND FOR WALLS WITH CABINETS AND TILE. WALLS WITH ENGINEERED STUDS TO BE INSTALLED @24" O.C.
12. ALL DOORS IN BASEMENT & 2ND FLOOR TO BE 80" NOM.; ALL INTERIOR DOORS ON MAIN LEVEL TO BE 8 FEET HIGH NOM. REF. ELEVATIONS FOR WINDOWS AND EXTERIOR DOOR HEIGHTS
13. ALL FLOOR JOISTS BETWEEN 1ST FLOOR AND 2ND FLOORS TO RECEIVE MIN. 6"-10" WOOL SOUND BATTS.
14. ALL WALLS AROUND BEDROOMS & BATHROOMS TO RECEIVE MIN. 3" SOUND WOOL BATTS.
15. ALL DOORS TO BE SOLID CORE. VERIFY STYLE WITH OWNER
16. ALL FLOOR JOISTS BETWEEN 1ST FLOOR AND CRAWL SPACE TO RECEIVE FOAM INSULATION 3" THICK MIN.; EQUIVALENT OF R-19 OR HIGHER
17. PROVIDE PUMP AND RE-CIRCULATING LOOP FOR HOT WATER HEATER
18. BUILD ELEVATOR SHAFT FOR FUTURE USE. INFILL WITH FLOOR JOISTS N EACH LEVEL FOR TEMPORARY USE AS STORAGE CLOSER. INSTALL JOISTS ON 2X10 LEDGER, ON HANGERS
19. INSTALL 3/4" PLYWOOD SUB-FLOOR SHEATHING OVER CONCRETE SLAB ON 1ST FLOOR LEVEL. TOP OF SHEATHING TO ALIGN WITH FLOOR SHEATHING ABOVE BASEMENT AREA
20. REF. SHEET A4.00 FOR DETAILS ON DOOR AND WINDOW FRAMING AND TRIM
21. GC TO VERIFY WITH OWNER REQUIREMENTS FOR SHELIVING IN ALL CLOSETS

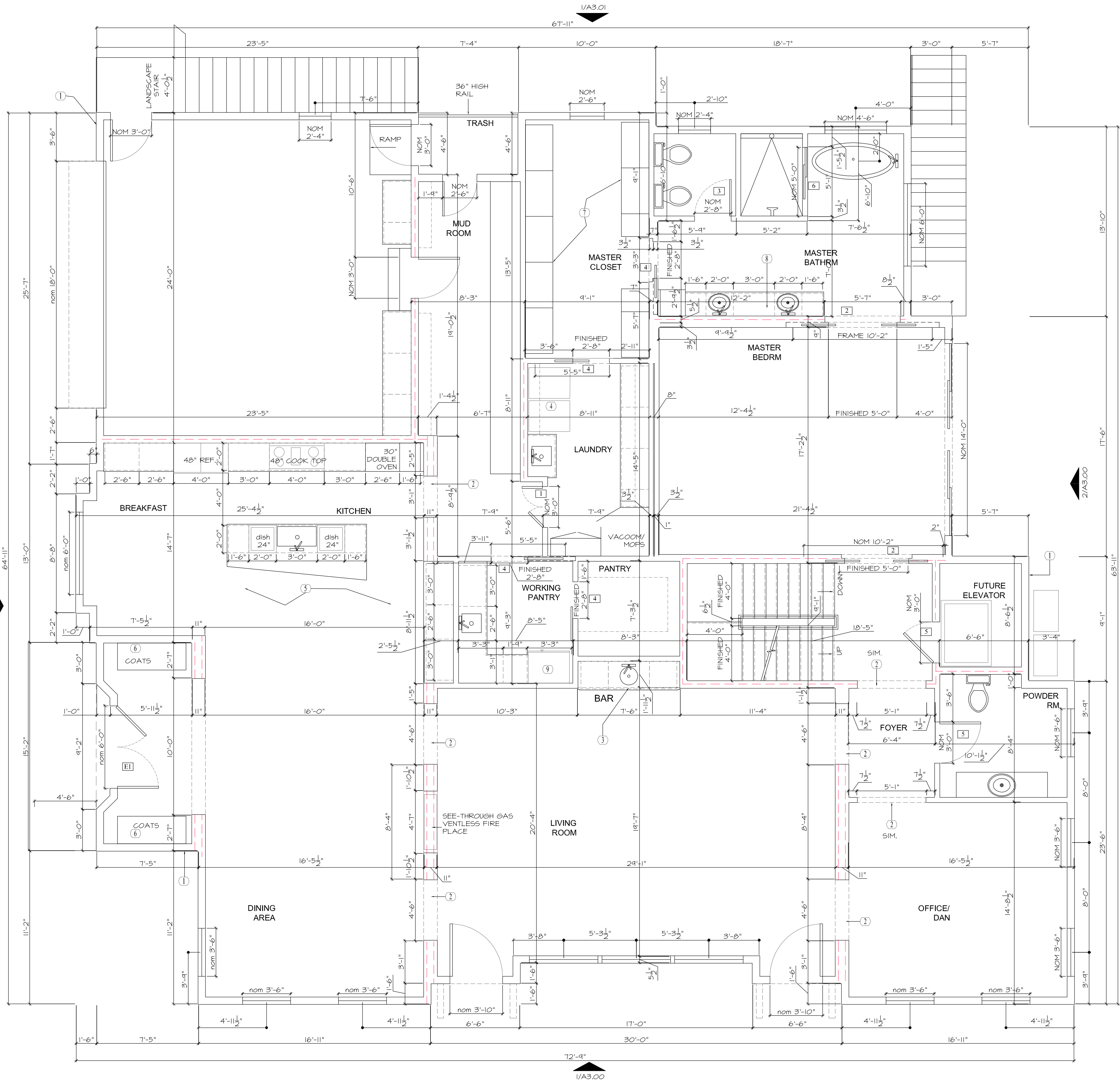
FLOOR PLAN KEY NOTES:

- 1 PROVIDE HOSE BIB CONNECTION IN THIS LOCATION
- 2 CASED OPENING. TOP OF THE OPENING AT 8'-0" FINISHED. REF. 8/A4.00 FOR DETAIL
- 3 DROPPED SOFFIT @8' ABOVE BAR
- 4 GC TO PROVIDE VENT, SEWER AND WATER CONNECTION FOR LAUNDRY MACHINES AS REQUIRED AT THIS LOCATION
- 5 GC TO VERIFY EXACT KITCHEN CABINETS AND APPLIANCES LAYOUT WITH OWNER PRIOR TO ROUGH PLUMBING AND ELECTRICAL
- 6 GC TO VERIFY W/ OWNER IF BUILT-IN COAT CLOSETS ARE NEEDED.
- 7 IKEA PAX CLOSET CABINETS. DESIGN TBD
- 8 GC TO VERIFY EXACT MASTER BATHROOM CABINETS DESIGN AND LAYOUT WITH OWNER PRIOR TO ROUGH PLUMBING AND ELECTRICAL
- 9 SECONDARY REFRIGERATOR. GC TO VERIFY ADDITIONAL APPLIANCES DANDER REQUIRED CONNECTIONS FOR WORKING PANTRY WITH OWNER

INTERIOR DOOR SCHEDULE: (WxH).
ALL GLASS TO BE TEMPERED.

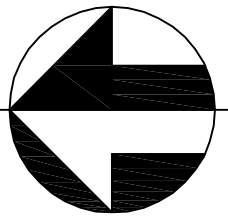
- | | |
|----|---|
| 1 | (2) 2'-0"x6'-8" DOUBLE, WOOD DOOR |
| 2 | (1) 2'-6"x6'-8" SINGLE, WOOD DOOR |
| 3 | (1) 2'-8"x6'-8" SINGLE, WOOD DOOR |
| 4 | (1) 3'-0"x6'-8" SINGLE, WOOD DOOR |
| 5 | (2) 3'-0"x6'-8" DOUBLE, WOOD DOOR |
| 6 | (2) 1'-6"x8'-0" DOUBLE, WOOD DOOR |
| 7 | (2) 2'-6"x8'-0" DOUBLE, POCKET WOOD DOOR |
| 8 | (1) 2'-8"x8'-0" SINGLE, WOOD DOOR |
| 9 | (1) 2'-8"x8'-0" SINGLE, POCKET WOOD DOOR |
| 10 | (1) 3'-0"x8'-0" SINGLE, WOOD DOOR |
| 11 | (2) 2'-6"x7'-0" DOUBLE, BARN TEMPERED GLASS SHOWER DOOR |

WINDOW & EXTERIOR DOOR SCHEDULE: PER WINDOW SUPPLIER.
GC TO VERIFY ALL REQUIRED ROUGH OPENINGS PRIOR TO INSTALLATION



DESIGN TODAY

PO BOX 5147 RD
WOODSTOCK, GA
30096
PH: 478-974-1000
DTR@DESIGNTODAY.COM
WWW.DESIGNTODAY.COM



PLAN NORTH

NEW SINGLE FAMILY
HOUSE DESIGN

1505 BILTMORE DR., GA
30329

1. 01.22.24 ISSUE FOR CONSTRUCTION
No: Date: Remarks:

REVISIONS:



This drawing is the property of D. Treinis and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned upon request. Scales as stated herein are for reference only as normal reproduction processes may alter the accuracy of original drawings.
DESIGN TODAY 2005

DRAWING TITLE:
1ST FLOOR
PARTITION PLAN

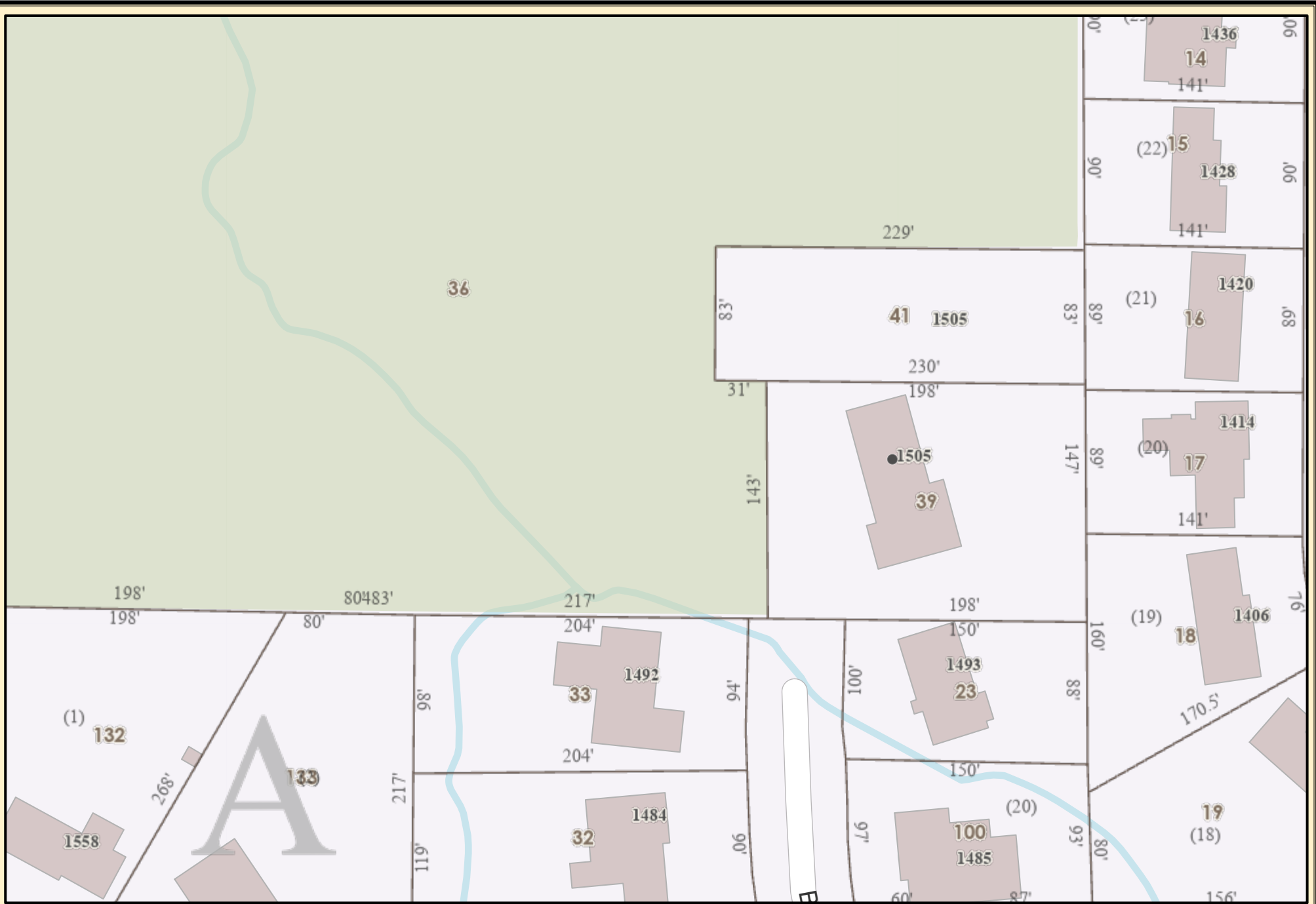
ISSUE DATE:

DRAWN BY:

DT

SHEET NUMBER:

A1.02



DeKalb County Parcel Map

0 0.00475 0.0095 0.019 0.0285 0.038
mi

Date Printed: 5/21/2025



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.





18 152 02 039 09/07/2016

EASEMENT

Creating Right of Way

State of Georgia, County of Dekalb

Know all men by these presents that in consideration of \$1.00 (one dollar) and other valuable consideration, that this agreement made on the 5th day of September, 1979, by and between Margaret Lerner of 1505 Biltmore Drive N.E., owner of lot 24 situated in land lot 152 of the 18th district of Dekalb County and recorded in Deed Book 2867, page 22 of the records of the Clerk of the Superior Court of Dekalb County, party of the first part, and Stephen Lerner, owner of that .43 acre parcel of land situated in land lot 152, of the 18th district of Dekalb County and recorded in Deed Book 4039 page 208, of the records of the Clerk of the Superior Court of Dekalb County, party of the second part.

Witnesseth that the party of the first part, for herself, her heirs and assigns, grants and conveys unto Stephen Lerner, party of the second part, his heirs and assigns, an easement in, to, upon and over the following lands of the grantor:

A 15 foot wide portion of land located on and along the Western Boundary line of above described lot 24 owned by Party of the first part, beginning at the Southwest corner of said lot, and continuing along the Western Boundary line a distance of 147.71 feet to and until the Northwest corner of above described lot 24.

Said easement is given for the sole purpose of ingress and egress to and from property owned by Stephen Lerner, his heirs and assigns, and Biltmore Drive. It is further agreed and understood that said easement is not to be construed as an easement given to the exclusion of the party of the first part, her heirs and assigns, or to others later granted a similar right. Said easement shall be construed as an easement appurtenant.

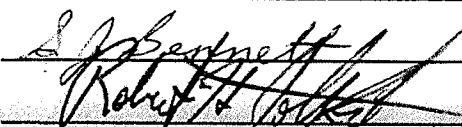
In witness whereof, the parties hereto have duly executed this agreement.



(WITNESS)



(Seal)



(WITNESS)

(Notary Public)

Exp 4-2-83

Witnesseth that the party of the first part, for herself, her heirs and assigns, grants and conveys unto Stephen Lerner, party of the second part, his heirs and assigns, an easement in, to, upon and over the following lands of the grantor:

A 15 foot wide portion of land located on and along the Western Boundary line of above described lot 24 owned by Party of the first part, beginning at the Southwest corner of said lot, and continuing along the Western Boundary line a distance of 147.71 feet to and until the Northwest corner of above described lot 24.

Said easement is given for the sole purpose of ingress and egress to and from property owned by Stephen Lerner, his heirs and assigns, and Biltmore Drive. It is further agreed and understood that said easement is not to be construed as an easement given to the exclusion of the party of the first part, her heirs and assigns, or to others later granted a similar right. Said easement shall be construed as an easement appurtenant.

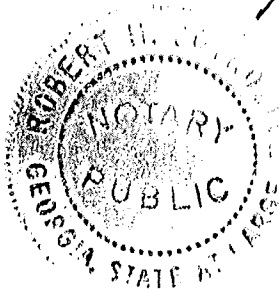
In witness whereof, the parties hereto have duly executed this agreement.

E. Ellwood (WITNESS)

Stephen Lerner (Seal)

S. J. Bennett (WITNESS)

Robert H. Bridges SEP 4-2-83
(Notary Public)



FILED & RECORDED
DEKALB CO. GA.
SEP 6 1979 at 9:29 A.M.
Chandler Bridges
CLERK SUPERIOR COURT

BOOK 4123 PAGE 101

18 152 02 039

STATE OF GEORGIA
COUNTY OF DEKALB

ADMINISTRATOR'S DEED

THIS DEED, made this 18 day of January, 2024, is between STEPHEN MICHAEL LERNER, as Administrator of the estate of MARGARET LERNER, deceased, as party of the first part, hereinafter called Grantor, and STEPHEN LERNER, as party of the second part, hereinafter called Grantee (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits).

Said Grantor is serving as Administrator of the estate of MARGARET LERNER, ESTATE NO. 2019-0597, pursuant to an Order of the Probate Court of DeKalb County, Georgia, dated May 7, 2019.

WITNESSETH that: Grantor, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey and forever QUITCLAIM unto the said Grantee, his heirs and assigns the following described property:

All that tract and parcel of land lying and being in Land Lot 152 of the 18th District of DeKalb County, Georgia, being more particularly described as follows according to a survey for Margaret Lerner by Milton Robert Lemon, Registered Land Surveyor # 1439, dated June 12, 1972:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, begin at the corner formed by the intersection of the westerly side of Biltmore Drive (60' R/W) and the northeasterly side of Kittridge Court; running thence northerly and northwesterly as measured along the westerly and southwesterly side of Biltmore Drive and following the curvature thereof 1837.8 feet to the northwest corner of the northerly terminus of Biltmore Drive; running thence northeasterly along the northerly terminus of Biltmore Drive 11.5 feet to an iron pin found at the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING, run northeasterly 198.5 feet to an iron pin found; running thence northwesterly at an interior angle of 87 degrees 44 minutes with the last described course a distance of 147.71 feet to an iron pin found on the southeasterly side of the property formerly owned by Mrs. Johns; running thence southwesterly along the southeasterly side of Mrs. Johns' property 198.5 feet to an iron pin on the northeasterly side of Mrs. Johns' property; running thence southeasterly along the northeasterly side of Mrs. Johns' property 147.71 feet to the iron pin found on the northerly terminus of Biltmore Drive and the TRUE POINT OF BEGINNING.

This is the same legal description as contained in the Warranty Deed dated July 3, 1972, from Laurie S. Johns to Margaret Lerner, recorded in Deed Book 2867 Page 22, DeKalb County, Georgia.

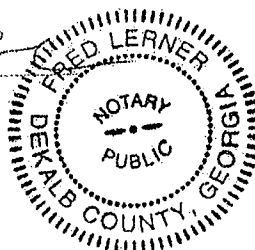
TO HAVE AND TO HOLD, the said improved real property to Grantee, his heirs and assigns forever, in FEE SIMPLE, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have claim or demand any right or title to said property or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the day and year written above.

Marylann Hanges
WITNESS

Stephen Michael Lerner (SEAL)
STEPHEN MICHAEL LERNER, as
Administrator of the Estate of Margaret Lerner
Estate No. 2019-0597

Fred Lerner
NOTARY PUBLIC
my commission
expires 12/1/2027



WARRANTY DEED

STATE OF GEORGIA, DeKalb County.

THIS INDENTURE, made this 3rd day of July, in the year of our Lord One Thousand Nine Hundred and Seventy-two Between

MRS. LAURIE S. JOHNS

of the State of Georgia and County of DeKalb of the first part
and MARGARET LERNER

of the State of Georgia and County of DeKalb of the second part,

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of Ten (\$10.00) and Other Valuable Considerations DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, herself, her heirs and assigns, all that tract and parcel of land lying and being in Land Lot 152 of the 18th District of DeKalb County, Georgia, being more particularly described as follows according to a survey for Margaret Lerner by Milton Robert Lemon, Registered Land Surveyor #1439, dated June 12, 1972:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, begin at the corner formed by the intersection of the westerly side of Biltmore Drive (60' R/W) and the northeasterly side of Kittridge Court; running thence northerly and northwesterly as measured along the westerly and southwesterly side of Biltmore Drive and following the curvature thereof 1837.8 feet to the northwest corner of the northerly terminus of Biltmore Drive; running thence northeasterly along the northerly terminus of Biltmore Drive 11.5 feet to an iron pin found at the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING, run northeasterly 198.5 feet to an iron pin found; running thence northwesterly at an interior angle of 87 degrees 44 minutes with the last described course a distance of 147.71 feet to an iron pin found on the southeasterly side of Mrs. Johns' property; running thence southwesterly along the southeasterly side of Mrs. Johns' property 198.5 feet to an iron pin on the northeasterly side of Mrs. Johns' property; running thence southeasterly along the northeasterly side of Mrs. Johns' property 147.71 feet to the iron pin found on the northerly terminus of Biltmore Drive and the TRUE POINT OF BEGINNING.

Ga. Real Property Tax

\$ 6.00

Paid 8-16-72

Louis Sills
Dep. Clerk DeKalb Sup. Ct.

Aug 16

3 44 PM

72

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of her the said part y of the second part her heirs and assigns forever, IN FEE SIMPLE.

And the said part y of the first part, for herself, her heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part y of the

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of Ten (\$10.00) and Other Valuable Considerations----- DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, herself, her heirs and assigns, all that tract and parcel of land lying and being in Land Lot 152 of the 18th District of DeKalb County, Georgia, being more particularly described as follows according to a survey for Margaret Lerner by Milton Robert Lemon, Registered Land Surveyor #1439, dated June 12, 1972:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, begin at the corner formed by the intersection of the westerly side of Biltmore Drive (60' R/W) and the northeasterly side of Kittridge Court; running thence northerly and northwesterly as measured along the westerly and southwesterly side of Biltmore Drive and following the curvature thereof 1837.8 feet to the northwest corner of the northerly terminus of Biltmore Drive; running thence northeasterly along the northerly terminus of Biltmore Drive 11.5 feet to an iron pin found at the ~~TRUE POINT OF BEGINNING~~ from said TRUE POINT OF BEGINNING, run northeasterly 198.5 feet to an iron pin found; running thence northwesterly at an interior angle of 87 degrees 44 minutes with the last described course a distance of 147.71 feet to an iron pin found on the southeasterly side of Mrs. Johns' property; running thence southwesterly along the southeasterly side of Mrs. Johns' property 198.5 feet to an iron pin on the northeasterly side of Mrs. Johns' property; running thence southeasterly along the northeasterly side of Mrs. Johns' property 147.71 feet to the iron pin found on the northerly terminus of Biltmore Drive and the TRUE POINT OF BEGINNING.

Ga. Real Property Tax

\$ 6.00

Paid 8-16-72

Doris Sills
Dep. Clerk DeKalb Sup. Ct.

AUG 16

3 44 PM

'72

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of her the said part y of the second part her heirs and assigns forever, IN FEE SIMPLE.

And the said part y of the first part, for herself, her heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part y of the second part, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, That the said part y of the first part has S hereunto set her hand and affixed her seal, the day and year above written.

Signed, sealed and delivered in the presence of

Honora C. Hedrick
Leland H. Broughton
WITNESS
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES

Mrs. Laurie S. Johns (SEAL)

(SEAL)

(SEAL)

BOOK 2867 PAGE 22 (SEAL)



STANDARD WARRANTY DEED

STATE OF GEORGIA,

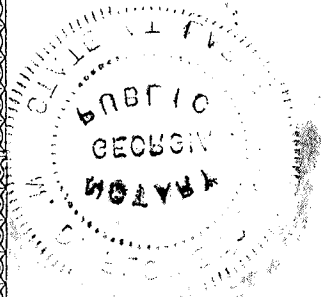
DeKalb

County

THIS INDENTURE, made this 10 day of Mayin the year of our Lord One Thousand Nine Hundred and Seventy NineBetween Mrs. Laurie S. Johns (a/k/a/ Mrs. A. E. Johns)of the State of Georgia and County of DeKalb of the first part
and Stephen M. Lernerof the State of Georgia and County of DeKalb of the second part.

WITNESSETH: That the said part V of the first part, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents do ES grant, bargain, sell and convey unto the said part V of the second part, his heirs and assigns, all that tract and parcel of land lying and being in Land Lot 152 of the 18th District of DeKalb County, Georgia, being more particularly described as follows according to a survey for Stephen M. Lerner by Kenneth L. Nutt, Registered Land Surveyor #2104, dated April 2, 1979:

BEGINNING at an iron pin found on the northeast corner of Margaret Lerner's property, Lot 24, Block "A", Land Lot 152 of the 18th District; recorded in deed book 2867 page 22 of the records of the Clerk of the Superior Court of DeKalb County, Georgia, which is the TRUE POINT OF BEGINNING: from said TRUE POINT OF BEGINNING run northerly 0 degrees 30 minutes along the eastern boundary line of the property owned by Mrs. Laurie S. Johns (A/K/A Mrs. A. E. Johns) a distance of 83.0 feet to an iron pin; thence proceeding southerly 89 degrees 12 minutes west a distance of 230.0 feet to an iron pin; thence southerly 0 degrees 30 minutes east a distance 83.0 feet to an iron pin; thence northerly 89 degrees 12 minutes east a distance of 230.0 feet to the TRUE POINT OF BEGINNING.

DeKalb County, Georgia
DeKalb County Transfer Tax

Paid 3.00

CHANDLER BRIDGES

Clerk, Superior Court

By: Doris Fells
Deputy Clerk

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of his the said part Y of the second part, his heirs and assigns forever, IN FEE SIMPLE.

And the said part Y of the first part, for herself, her heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part Y of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, That the said part Y of the first part has hereunto set her hand and affixed her seal, the day and year above written.

Signed, sealed and delivered in the presence of

Ann Ann Lacy
Andrea J. Bennett

Mrs Laurie S. Johns

(Seal)

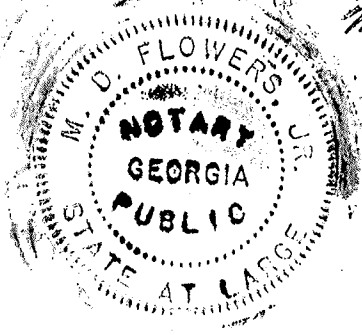
(Seal)

(Seal)

(Seal)

(Seal)

M. D. Flowers, Jr.
My Commission Expires
in December 1982



FILED & RECORDED
DEKALB CO. GA.

MAY 11 2 40 PM '79

Chandler Bridges
CLERK OF SUPERIOR COURT

BOOK 4039 PAGE 209

WARRANTY DEED

FROM

Mrs. Laurie S. Johns

TO

Stephen M. Lerner

GEORGIA, DeKalb County.
CLERK'S OFFICE, SUPERIOR COURT
THE DEED BOOK AND PAGE OF THE
RECORD AND THE DATE OF THE
RECORDING OF THE WITHIN INSTRUMENT IS SHOWN HEREON: 19

Recorded Book & Page Clerk

, 19

Clerk

STANDARD WARRANTY DEED

MILLER'S BOOK & OFFICE SUPPLY CO., ATLANTA

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

OWNER-OCCUPANT AFFIDAVIT

THIS FORM MAY ONLY BE USED BY THE OWNER OF REAL RESIDENTIAL PROPERTY

NOTICE: This form must be completed and submitted to the Planning & Sustainability Development Services before a permit(s) is issued. This certifies all work done by owner on one Residential project. All information requested on this form is mandatory in addition to a completed and signed permit for each permit type indicated below.

Building Permit(s) #:	3167317
Date:	March 27 2025
Property Owner:	Stephen Lerner
Address:	1505 Biltmore Dr, Atlanta GA 30329
Telephone:	404.345.2846
This is to certify that I am responsible for the following permit types:	
<input checked="" type="checkbox"/> Electrical	
<input checked="" type="checkbox"/> Plumbing*	
<input checked="" type="checkbox"/> Mechanical *	
<input checked="" type="checkbox"/> Low Voltage	
<input checked="" type="checkbox"/> Building	
<input checked="" type="checkbox"/> Demolition	
<input type="checkbox"/> Other	Describe:
<p>I certify that I have and will comply with all codes and ordinances adopted by DeKalb County that pertain to the construction of this structure. I further agree to indemnify DeKalb County and its operator from any liability for damages and loss of property if the work performed has not been installed in accordance with these codes and ordinances. I hereby affirm that I am conducting this work on property that I own and upon completion this building or structure will be used or occupied solely by myself, my family, my firm or my corporation and its employees and shall not be for the use of the general public and I have no current intent to offer the property for sale or lease.</p> <p>Further, I hereby affirm that I have not sold or transferred a building or structure that I have constructed while acting a contractor within the prior 24-months. I further understand that any falsification of the above statements may constitute fraud and result in cancellation of this permit and other possible penalties. Please note if you are not able to safely construct your project you will be required to hire a licensed contractor to complete the project.</p> <p>Applicant further affirms that he/she is aware that any knowingly false statement made in the permit application may subject said applicant to prosecution for violation of Georgia Criminal Code, Section 16-10-20 (False Swearing) and a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1) or more than five (5) years, or both.</p>	

*Gas Pressure Test MUST be done by a Licensed Individual

Signature of Owner-Occupant acting as contractor

Stephen Lerner

Printed Name:

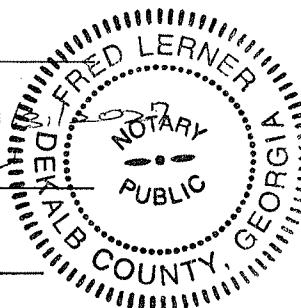
Stephen Lerner

Sworn on the below date:

3.27.25

Signature of Notary / My Commission Expires 1/31/27

Fred Lerner



OFFICE USE ONLY: ☐ APPROVED ☐ DENIED AUTHORIZING INITIAL: _____