

Development Services Center 178 Sams Street Decatur, GA 30030 www.dekalbcountyga.gov/planning 404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director Cedric Hudson

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

Applicant and/or Authorized Representative: Wilfredo Fernan	dez
Mailing Address: 13675 Cogburn Rd.	
City/State/Zip Code: Milton, GA 30004	
Email: will@proservicesga.com	
Telephone Home:	Business: 770.570.7182
	RECORD OF SUBJECT PROPERTY
Owner: Gaproservices LLC	
Address (Mailing): 13675 Cogburn Rd. Milt	ton, GA 30004
Email: will@proservicesga.com	
ADDRESS/LC	OCATION OF SUBJECT PROPERTY
Address: 2711 Midway Rd.	City: Decatur State: GA Zip: 3003
District(s): Land Lot(s):	03 Block: B Parcel: 15 216 17 (
Zoning Classification:	Commission District & Super District:
CHECK TYPE OF HEARING REQUESTED:	
VARIANCE (From Development Standa	ards causing undue hardship upon owners of property.)
SPECIAL EXCEPTIONS (To reduce or	waive off-street parking or loading space requirements.)
OFFICIAL APPEAL OF ADMINISTRAT	TVE 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.



ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

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

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner hearing to the ZoningBoard of Appe			
DATE:	Applicant/Agent Signature:	Wilfredo Fernandez	3
TO WHOM IT MAY CONCERN:			
(I)/ (WE): WIFredo Fax: (Name of Owners)	norde		
being (owner/owners) of the propert signed agent/applicant.	y described belo	w or attached hereby de	elegate authority to the above
Notary Public		Owner Signature	
Notary Public		Owner Signature	
Notary Public		Owner Signature	



DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

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

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE:

Applicant

Signature:

Applicant

Applicant

Signature:



Macon E. Gooch III Building Consultants, Inc.

1383 Duncan Lane Auburn, GA 30011 678-442-1198 Fax: 678-975-7485

May 6, 2025

Ga Pro Services Llc 13675 Cogburn Rd Alpharetta, GA 30004

ATTN: Will Fernandez

RE: Residence at 2711 Midway Rd

Dekalb County

Dear Will Fernandez:

This letter is to certify that a technician under the supervision of the undersigned inspect-ed the above referenced site on April 24, 2025, to evaluate the structural stability of the existing foundation with respect to the proposed addition of a second story.

The existing structure is a single-story home constructed upon a combination crawlspace/basement foundation. The existing foundation incorporates brick pillars around the perimeter of the foundation, as well as throughout the interior of the footprint.

Upon inspection, it was found that the loads imposed by the existing structure bear upon and are adequately supported by the foundation elements described above. All accessible foundation components were examined visually, and no indication of structurally significant settlement was found. The soils around the perimeter of the foundation were probe-tested and found to consist of a silty clay with an estimated bearing capacity of 2,500 PSF.

The proposed scope of work will incorporate the addition of a second story of light-frame construction, all of which overlays the existing/original footprint of the home. Operating within these parameters, any additional structural elements may bear directly onto the pre-existing foundation elements. Any deviation from the proposal may require further evaluation.

Based on the findings detailed above, it is my professional opinion that the original foundation system, is structurally stable and capable of supporting all expected design loads resulting from the proposed work.

Should you have any questions regarding this inspection or report, or if I can be of further assistance, please call me at your convenience.

Ga. P.E. No. 29567

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