



Lorraine Cochran-Johnson

Chief Executive Officer

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

Wednesday, December 10, 2025

DeKalb County's Response to Appeal



N8. Case No: A-26-1247835 Parcel ID(s): 18 232 09 049

Commission District 01 Super District 07

Appeal of: Administrative Decision regarding stream buffer encroachment

Appellant(s): Jacob King

Project Name: 2798 Overlook Drive – Home Addition

Location: 2798 Overlook Drive, Atlanta, GA 30345

Appeal: Appeal of an administrative decision by Land Development to deny a request for encroachment into the 25–50 foot stream buffer at 2798 Overlook Dr NE pursuant to Section 14-44.1 of the DeKalb County Code.

Standard: Thedecisions made by public officials are presumed to be valid and just...An appeal shall be sustained only upon an expressed finding by the zoning board of appeals that the administrative official's action was based on an erroneous finding of a material fact, erroneously applied the zoning ordinance to the facts, or that the administrative official acted in an arbitrary manner. In exercising its powers, the zoning board of appeals may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from, and to that end shall have all the powers of the administrative official from whom the appeal was taken and may issue or direct the issuance of a permit, provided all requirements imposed by any applicable laws are met. Section 27-7-5 *et seq.* Code of DeKalb County, as Revised 1988.

DeKalb County's

Position: Land Development correctly denied the request based on the standards of Section 14-44.1 and associated environmental requirements. The Zoning Board of Appeals should affirm the administrative denial.

BACKGROUND

The subject property, 2798 Overlook Dr NE, is a single-family residence constructed in 1964, located within the Suburban character area and subject to the stream buffer requirements of Section 14-44.1. The property contains a regulated stream at the rear of the lot, requiring a 75-foot undisturbed buffer measured from the stream bank, composed of a 50-foot no-disturb zone and an additional 25-foot buffer with limited encroachments.

The applicants propose a backyard improvement project including a retaining wall, an expanded deck, and a swimming pool. The plans submitted indicate an encroachment of approximately 283 square feet into the regulated 25–50 foot county stream buffer. No portion of the project is proposed within the inner 25-foot no-disturb zone.

The applicants assert the following as supporting conditions:

- The house, built prior to modern buffer regulations, is legal nonconforming with the stream buffer overlay.
- The backyard contains a steep slope of approximately 10 feet, with soft soils contributing to settling beneath an existing patio and deck.
- Construction of a retaining wall is necessary to stabilize the yard and provide usable outdoor space.
- Proposed stormwater mitigation includes concrete slabs over slate chips and a flo-well to control drainage from the pool and deck area.
- Neighbor letters of support were submitted.

Land Development reviewed the request and determined that the proposal did not meet the criteria for an administrative approval under Section 14-44.1. The request was denied.

The applicant has appealed this denial to the Zoning Board of Appeals.

BASIS FOR THE APPEAL

The appellant argues that (1) physical site conditions, including steep slopes and soil instability, create a hardship that necessitates encroachment; (2) the request represents the minimum variance necessary; (3) the project would not negatively impact public welfare and is supported by adjacent neighbors; (4) strict application of the ordinance creates hardship due to the home's age and nonconforming placement within the buffer; and (5) the variance aligns with the spirit and intent of the ordinance and Comprehensive Plan because stormwater controls are incorporated and impervious coverage remains below the allowable limit.

STAFF RESPONSE TO THE APPEAL

Staff has reviewed the appeal, the submitted materials, and the administrative record and finds the following:

1. Ordinance Compliance

Section 14-44.1 establishes strict protections for stream buffers. Encroachments into the 25–50 foot buffer are only permitted when the applicant demonstrates that (a) no feasible alternative exists and (b) the encroachment is the minimum necessary to achieve a functional use. Administrative approvals require compliance with all buffer performance standards. Land Development's determination that the proposal did not meet these criteria is consistent with the ordinance. The department acted within its authority and applied the ordinance correctly.

2. Physical Conditions and Hardship

The applicant cites slope, soil conditions, and legal nonconforming placement of the home as hardships. While these conditions exist, they do not demonstrate that the proposed deck, pool, and retaining wall configuration is the only practicable solution. The ordinance requires evaluation of alternatives outside the protected buffer. The administrative record supports that these alternatives were not exhausted, and that the enclosure of functional improvements within the buffer is not necessitated solely by site conditions.

3. Minimum Necessary Evaluation

The proposed encroachment of 283 square feet, while limited in area, is associated with the installation of new recreational improvements rather than essential structural or safety-related remediation. The retaining wall justification is tied to expansion of usable living area, not the stabilization of existing permitted structures alone. Land Development correctly concluded that the proposed layout did not represent the minimum possible disturbance and that feasible configurations exist outside the 25–50 foot buffer.

4. Public Welfare and Environmental Considerations

Neighbor support letters are acknowledged; however, buffer regulations are intended to safeguard environmental performance and watershed function and are not subject to neighborhood preference. The proposed project introduces additional impervious surface and structural components within a regulated stream buffer, raising concerns regarding cumulative watershed impacts. Stormwater proposals such as flo-wells and slate chips do not replace the ecological function of the undisturbed buffer required by Section 14-44.1. Land Development's decision prioritized countywide environmental standards in accordance with ordinance requirements.

5. Administrative Decision Validity

The administrative denial is supported by factual findings, proper application of Section 14-44.1, and adherence to established review procedures. There is no evidence that the decision was arbitrary, based on erroneous fact, or misapplied the ordinance. Staff finds that the administrative official acted appropriately and within the bounds of the zoning and environmental code.

CONCLUSION AND RECOMMENDATION

Staff finds that Land Development properly applied Section 14-44.1 in denying the requested encroachment into the regulated stream buffer. The administrative decision is supported by the ordinance, is based on accurate factual conditions, and reflects the minimum-necessary and feasible-alternative standards required by the code.

Recommendation: Affirm the administrative denial.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

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

Applicant and/or
Authorized Representative: _____

Mailing Address: _____

City/State/Zip Code: _____

Email: _____

Telephone Home: _____ Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: _____

Address (Mailing): _____

Email: _____ Telephone Home: _____ Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: _____ City: _____ State: _____ Zip: _____

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

Zoning Classification: _____ Commission District & Super District: _____

CHECK TYPE OF HEARING REQUESTED:

_____ VARIANCE (From Development Standards causing undue hardship upon owners of property.)

_____ SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)

_____ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

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

Email plansustain@dekalbcountyga.gov with any questions.

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: 10/21/25

Applicant
Signature:

 (David Hanna)

DATE: _____

Applicant
Signature:

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

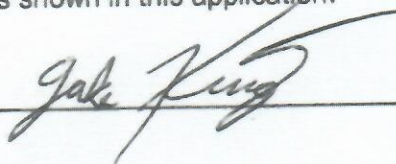
I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

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

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 10/21/2025

Applicant/Agent
Signature:




TO WHOM IT MAY CONCERN:

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

David Hanna

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


Notary Public




Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

Subject: Variance Request for Stream Buffer at 2798 Overlook Dr NE, Section 14-44.1

Dear Members of the Zoning Board of Appeals:

This is David and Candy Hanna writing to formally request an appeal to the recent staff decision on our proposed backyard project. Section 14-44.1 of the DeKalb County Zoning Ordinance renders our appeal necessary. Our request is for an allowed encroachment into the 25ft county stream buffer on the property located at 2798 Overlook Dr Ne, Atlanta, GA (the buffer area between 50 ft and 25 ft from the existing stream, per our topographical survey). Our project will encroach a minimal 283 square feet into this buffer, and it is necessary to not only complete the proposed project, but also to stabilize the sloped backyard of the property.

1. Physical Conditions of the Site:

The site itself is a unique lot. The current 75ft stream buffer runs through the home itself. The home was built in 1964 and the last zoning update for DeKalb was completed in 2015. As is, the home itself is legal non-conforming to the recent zoning updates. The backyard is facing the challenge of soft soil causing the need for a retaining wall to be built to support the existing concrete patio and raised deck (photos included). If a retaining wall is not built, the deck and deck will continue to settle causing a significant safety hazard and, over time, could compromise the structural integrity of the home's foundation. In addition, the topography of the backyard renders no usable space. Overall, the backyard of the property features a 10 ft slope from the back of the house. This slope renders the backyard of the property unusable and even presents a safety hazard due to the slope. Furthermore, the point of the stream buffer is to ensure that the creek at the bottom of the property contains stormwater. We have attached a video from the intense urricane Helene that passed near Atlanta on Sept 27, 2024. As you can see, the creek, even with hurricane conditions, functions properly and is not overflowing.

Please see the attached pictures and videos for a reference on the site issues.

2. Minimum Variance Necessary:

The property is currently at 18.9% impervious surface lot coverage. As designed the property's total percentage of impervious surface coverage will increase to only 25.7% per the topo survey, intentionally well below the allowable 35% coverage. This request therefore is solely for the minimum variance necessary to render the backyard of the property usable. The size of the pool and deck is minimal. We have only encroached 283 square feet into the 25ft county buffer (the buffer area between 50 ft and 25 ft from the existing stream, per our topographical survey); this is a very small percentage of the overall square footage in this buffer area. Per the site plan, we are not building any part of the proposed project into the 25ft buffer closest to the stream itself. To help with stormwater management, we are proposing the deck be built with concrete slabs over slate chips. This will help slow water flow. In addition, we are adding a large flo-well where all the pool and pool deck drainage will flow to.

3.Public Welfare:

This project is strongly supported by neighbors (please see letters of support provided in the application), including our friend and neighbor directly across the street, Dianne McNabb. The property itself is large in nature, and our proposed project does not infringe on any of the neighboring properties. As validated by satellite views of the neighborhood, there is plenty of open land between the proposed pool project and the nearest neighbor lot. This project would also serve as an added amenity for children on our street we are friendly with (such as Sal and Mary Jane Lizzio, and their two children under 5). This project would improve property values in the area as well as add an aesthetic improvement to the neighborhood.

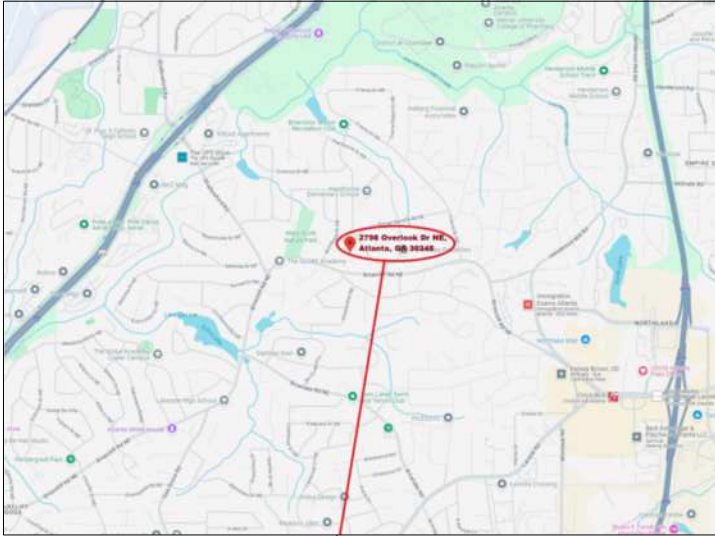
4.Ordinance Hardship:

Due to the home being built in 1964 and the last zoning update in DeKalb County being conducted in 2015, a strict interpretation of the zoning ordinance would cause great hardship to this project. It would not allow for functional use of the backyard. By not being allowed to encroach minimally into the 25ft county stream buffer, the critically needed retaining wall for the existing deck could not be constructed which in turn would not allow for additional deck space per the proposed design. Without that encroachment, the backyard's typography would still greatly limit the usable space in the backyard. David Hanna's 90-year-old mother, Margaret Hanna, began living in our home in July 2025 and the topography renders the backyard uninhabitable for her to enjoy. In addition, our 3 grandchildren, all currently under 6 and who visit often, have limited space to enjoy our home outside, away from the street traffic. With the proposed project additions, both my mother and our grandchildren would have a wonderful outdoor space to enjoy, and it would greatly improve the quality of their lives.

5.Alignment with the Spirit of the Law:

We firmly believe that our variance request aligns with the intent of the Suburban Character Area, as outlined in the DeKalb County Comprehensive Plan. We have calculated the proposed project to be reasonable in nature. The proposed pool and pool deck is not egregious in size as we wanted to design a minimalistic project. Even after the project's completion, we would only have 25.7% impervious surface coverage on the lot. The intent of the buffer is to control stormwater, and with our proposed plan, we have added a flo-well to maintain all waterflow from the pool and deck area. In addition, the concrete slabs over slate chips will help maintain waterflow. We have designed the project in a way to ensure that it will aid in stormwater management and not cause any new issues.

In conclusion, we appreciate your time and consideration of our variance request. We are committed to working collaboratively to ensure that our proposed changes align with the broader goals and policies of DeKalb County while also maintaining our property value and the structural integrity of our home. Thank you for your attention to this matter.



FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID NUMBER 13Q89C0057K EFFECTIVE DATE: 8/15/2019 ZONE: X NO STATE WATERS EXIST WITHIN 200 FEET.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOWN THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

1. LAND DISTURBANCE PROHIBITED WITHIN IRF LIMITS. LOCATE AND STAKE IRF LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. LAND DISTURBANCE PROHIBITED WITHIN STREAM BUFFER LIMITS. LOCATE AND STAKE BUFFER LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATION.
4. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

GSWCC

GEORGIA SOIL AND WATER
CONSERVATION COMMISSION

EUGENE A STEPANOV

LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER 0000065549

ISSUED:01/27/2024 EXPIRES:01/27/2027

NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER:

Affinity Pools, INC 3913 Flowers Rd, Atlanta, GA

peter@affinityol.com / 404-934-8238

24-HRS CONTACT: Peter Moka

EMAIL: peter@affinityol.com

PHONE: 404-934-8238

IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

PROPERTY IS ZONED R-100
DEKALB COUNTY

BUILDING SETBACK
FRONT: 35.0' AS PER ZONING
50.0' AS PER PLAT

SIDE: 10.0'
REAR: 40.0'
MAX. LOT COVERAGE 35%
MAX. BUILDING HEIGHT 35'

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.

SCOPE OF PLAN:

THE PURPOSE OF THIS SITE PLAN IS FOR USE IN ACQUIRING BUILDING AND LAND
DISTURBANCE PERMITS.

THE SCOPE INCLUDES CONSTRUCTION OF NEW POOL, SPA, AND DECKING.

EROSION CONTROL BMPs TO BE MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AS
DETAILED HEREON. NO LAND DISTURBANCE PROPOSED WITHIN ANY STREAM BUFFER.

DISTURBED AREA STABILIZATION

ANTICIPATED STARTING DATE: 04/25/2025
ANTICIPATED COMPLETION DATE: 12/25/2025
THE INSTALLATION OF EROSION AND
SEDIMENTATION CONTROL MEASURES AND
PRACTICES SHALL OCCUR PRIOR TO OR
CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

DIRT STATEMENT

TOTAL OF GROSS CUBIC YARDS OF CUT: 15

TOTAL OF GROSS CUBIC YARDS OF FILL: 10

EXCESS OF SOIL TO BE HAULED OFF.

* LINE INDICATORS *

SS

INDICATES SANITARY SEWER LINE

P

INDICATES POWER LINE

INDICATES WATER LINE

INDICATES GAS LINE

INDICATES FENCE LINE

INDICATES DRAINAGE LINE

INDICATES EASEMENT

INDICATES STRUCTURAL ROOT PLATE

* SYMBOLS *

ELECTRIC PANEL/METER

WATER METER

AIR CONDITIONER

GAS METER

BRICK

BASEMENT

CABLE BOX

CONCRETE

CATCH BASIN

CENTER LINE

CHAIN LINK FENCE

CORRUGATED METAL PIPE

CITY OF ATLANTA

SAN SEWER CLEANOUT

CRAWL SPACE

CALCULATED POINT

CARPOT

CRIMP TOP PIPE FOUND

DEED

DRAINAGE EASEMENT

DRAINAGE INLET

ELECTRIC POWER BOX

ELECTRIC METER

EDGE OF PAVEMENT

FIELD

FENCE POST

FENCE CORNER

FIRE HYDRANT

FRAME

GAS LINE

GAS METER

GUY WIRE

GUY WIRE

HEAD WALL

HARDWOOD TREE

IRON PIN FOUND

IRON PIN SET

AS PER DEED

ACCESS EASEMENT

AS PER FIELD

ANGLE IRON FOUND

AS PER PLAT

AS PER RECORD

BACK OF CURB

BLOCK

BUILDING LINE SETBACK

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GAS LINE

GAS METER

GUY WIRE

GUY WIRE

HEAD WALL

HARDWOOD TREE

IRON PIN FOUND

IRON PIN SET

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GAS METER

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GUY WIRE

HEAD WALL

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IRON PIN FOUND

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IRON PIN SET

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SAN SEWER CLEANOUT

CRAWL SPACE

CALCULATED POINT

CARPOT

CRIMP TOP PIPE FOUND

DEED

DRAINAGE EASEMENT

DRAINAGE INLET

ELECTRIC POWER BOX

ELECTRIC METER

EDGE OF PAVEMENT

FIELD

FENCE POST

FENCE CORNER

FIRE HYDRANT

FRAME

GAS LINE

GAS METER

GUY WIRE

GUY WIRE

HEAD WALL

HARDWOOD TREE

IRON PIN FOUND

IRON PIN SET

AS PER DEED

ACCESS EASEMENT

AS PER FIELD

ANGLE IRON FOUND

AS PER PLAT

AS PER RECORD

BACK OF CURB

BLOCK

BUILDING LINE SETBACK

BASEMENT

CABLE BOX

CONCRETE

CATCH BASIN

CENTER LINE

CHAIN LINK FENCE

CORRUGATED METAL PIPE

CITY OF ATLANTA

SAN SEWER CLEANOUT

CRAWL SPACE

CALCULATED POINT

CARPOT

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CITY OF ATLANTA

SAN SEWER CLEANOUT

CRAWL SPACE

CALCULATED POINT

CARPOT

CRIMP TOP PIPE FOUND

Curve	Radius	Length	Chord	Chord Bearing
C1	268.73'	89.00'	88.59'	N 51°07'34"W

EXIST. HOUSE FFE
927.01

SSMH1
TOP=942.60
(A) INV IN=936.20
(B) INV IN=936.20
INV OUT=936.00

SSMH2
TOP=941.27
(A) INV IN=933.77
(B) INV IN=930.77
INV OUT=930.57

SSMH3
TOP=941.53
(A) INV IN=929.33
(B) INV IN=929.83
(C) INV IN=929.23
INV OUT=928.93

SSMH4
TOP=925.94
(A) INV IN=917.74
(B) INV IN=917.74
(C) INV IN=917.74
INV OUT=917.54

SSMH5
TOP=919.31
INV IN=909.71
INV OUT=909.61

SSMH6
TOP=913.59
(A) INV IN=908.39
(B) INV IN=908.39
INV OUT=908.29

INDICATES PROPOSED CONTOURS

1000

INDICATES EXISTING CONTOURS

SOIL SERIES NAME
(TYPICAL)

CUT AND FILL SLOPES SHALL NOT
EXCEED 3H : 1V ON RESIDENTIAL
PROJECTS AND LOTS, AND LOTS
SHALL NOT EXCEED 2H : 1V ON ALL
OTHER PROJECTS

LIMITS OF DISTURBANCE
DOUBLE ROW SILT FENCE

PROPOSED
CONTOURS

N 29°09'34"E
218.9' (P)
218.60' (F)

TOCCOA
0-2%

EXISTING
CREEK

WQ BMP
FLO-WELL

NOTE: NO PERMANENT NON
ERODABLE STRUCTURE CAN BE
PLACED WITHIN THE 75' DEKALB
COUNTY STREAM BUFFER

LIMITS OF DISTURBANCE
DOUBLE ROW SILT FENCE

2792
(28)
(PB.38/PG.12)

TREE
PROTECTION
ONLY

SOIL STUDY AREA BOUNDARIES
(REFER TO SOIL TEST REPORT FOR
DATA & DETAILS)

PROP. DRAINAGE INLET (TYPICAL)
CONNECT TO DOWNSPOUTS AND
SWM BMP

LIMITS OF DISTURBANCE
DOUBLE ROW SILT FENCE

PROP. POOL EQUIP.
ACCESS

SOIL SERIES NAME
(TYPICAL)

TOTAL LAND AREA
23198.26 SF / 0.533 AC

ALLOWABLE LOT COVERAGE
8119.39 SF / 0.186 AC / 35%

EXISTING LOT COVERAGE
4381.00 SF / 0.101 AC / 18.9%

PROPOSED LOT COVERAGE
5954.00 SF / 0.137 AC / 25.7%

DISTURBED AREA
4267.00 SF / 0.098 AC

FLOOR AREA RATIO

See architect's set for details

RELEASE FOR CONSTRUCTION

JACOB KING

PROPERTY ADDRESS:
2798 OVERLOOK DRIVE NE
ATLANTA, GA 30345

SITE/VARIANCE PLAN

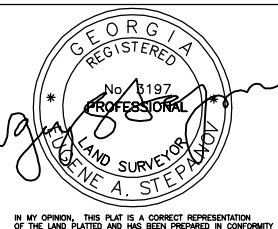
LOT 26	BLOCK E
BRIARMOOR MANOR SUBDIVISION	UNIT ELEVEN
LAND LOT 232	18TH DISTRICT
DEKALB COUNTY, GEORGIA	SECTION
FIELD WORK DATE SEP 12, 2024	PRINTED/SIGNED MARCH 15, 2025
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 18" x 24"

THEY FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

MC
COORD #20241468
DWG #20241468 SITE/VARIANCE

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
TEL 404-601-0941
FAX 404-601-0941
INFO@SURVEYLANDEXPRESS.COM



Co	CONSTRUCTION ENTRANCE/EXIT
Sd1-C	INDICATES Sd1 TYPE C SILT FENCE
Sd1-S	INDICATES Sd1 TYPE S SILT FENCE
Sd1-Hb	INDICATES Sd1 TYPE Hb HAYBALES
Tr	INDICATES TREE PROTECTION FENCE
	INDICATES STRUCTURAL ROOT PLATE
Ds1	DISTURBED AREA STABILIZATION (WITH MULCH)
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY VEGETATION)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)



* SYMBOLS *

Electric Panel/Meter	Single Stem
Water Meter	Multi Stem
Air Conditioner	
Gas Meter	
Junction Box	
Sanitary Sewer Manhole	
Storm Manhole	
Traffic/Info Sign	
Gas Marker	
Lamp Post	
Water Valve	
Headwall	
Stairs	
Drainage Inlet	
Fire Hydrant	
Mail Box	

SCALE 1" = 20'

* LINE INDICATORS *

SS	INDICATES SANITARY SEWER LINE
P	INDICATES POWER LINE
W	INDICATES WATER LINE
GAS	INDICATES GAS LINE
X	INDICATES FENCE LINE
---	INDICATES DRAINAGE LINE
---	BURIED POWER/CABLE LINE
AT&T	BURIED LINE

Curve	Radius	Length	Chord	Chord Bearing
C1	268.73'	89.00'	88.59'	N 51°07'34"W

EXIST. HOUSE FFE
927.01

SSMH1
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SSMH6
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(A) INV IN=908.39
(B) INV IN=908.39
INV OUT=908.29

TREE PLAN

PRESERVED DBH INCHES= 498"
REMOVED DBH INCHES= 50"
REPLACEMENT TREES= 0"
TOTAL DBH INCHES= 498"

0.533 AC x 120 INCHES/ACRE = 64 INCHES
REQUIRED FOR PRESERVATION.

X TREE TO BE REMOVED

DBH 6"HW
DBH 11"HW
DBH 14" HW
DBH 19" HW

LIMITS OF DISTURBANCE
DOUBLE ROW SILT FENCE

WQ BMP
FLO-WELL

LIMITS OF DISTURBANCE
DOUBLE ROW SILT FENCE

TREE
PROTECTION
ONLY

LIMITS OF DISTURBANCE
DOUBLE ROW SILT FENCE

PROP.
POOL EQUIP.

ACCESS

DRIVEWAY ENTRANCE
AS PER DEKALB CO.
STANDARD 709 & 710

EXISTING UTILITIES
TO REMAIN

* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT
- MAIL BOX

- SINGLE STEM
- MULTI STEM

* LINE INDICATORS *

- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- BURIED POWER/CABLE LINE
- AT&T BURIED LINE

TOTAL LAND AREA
23198.26 SF / 0.533 AC

TREE PROTECTION

LOT 26	BLOCK E	UNIT ELEVEN
BRIARMOOR MANOR SUBDIVISION	18TH DISTRICT	SECTION
LAND LOT 232	DEKALB COUNTY, GEORGIA	DB.29466/PG.764
FIELD WORK DATE SEP 12, 2024	PRINTED/SIGNED MARCH 15, 2025	PAPER SIZE: 18" x 24"
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		

THEY FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

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COORD #20241468
DWG #20241468 SITE/VARIANCE

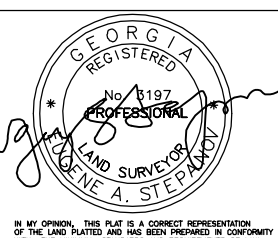
SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

RELEASE FOR CONSTRUCTION

SITE/VARIANCE PLAN PREPARED FOR: **JACOB KING**

PROPERTY ADDRESS:
2798 OVERLOOK DRIVE NE
ATLANTA, GA 30345

24 LENOX POINT
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM



IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

District 1: Robert Patrick
DeKalb County GA

District 2: Michelle Long Spears
DeKalb County GA

District 3: Nicole Massiah
DeKalb County GA

District 4: Chakira Johnson
DeKalb County GA

District 5: Mereda Davis Johnson
DeKalb County GA

Super District 6 (West/East – covers roughly half the county): Edward “Ted” Terry
DeKalb County GA

Super District 7 (Opposite half): LaDena Bolton, PhD

DEFINITION

APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.

CONDITIONS

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGLE EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED.

SPECIFICATIONS

MULCHING WITHOUT SEEDING
THIS STANDARD APPLIES TO GRADES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION
RETARDANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

SITE PREPARATION

1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES AND SEDIMENT BARRIERS.
3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

MULCHING MATERIALS

SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED:

1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
2. WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.
3. CUTBACK ASPHALT (SLOW CURING) SHALL BE APPLIED AT 1,200 GALLONS PER ACRE (OR 1/4 GALLON PER SQUARE YARD).
4. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

APPLYING MULCH

WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.

1. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES.
3. CUTBACK ASPHALT SHALL BE APPLIED UNIFORMLY. CARE SHOULD BE TAKEN IN AREAS OF PEDESTRIAN TRAFFIC DUE TO PROBLEMS OF "TRACKING IN" OR DAMAGE TO SHOES, CLOTHING, ETC.
4. APPLY POLYETHYLENE FILM TO EXPOSED AREAS.

ANCHORING MULCH

1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE-5 OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND SEALERS CAN BE SUBSTITUTED FOR ASPHALT EMULSION AT THE SAME RATE. SPECIFIC INSTRUCTIONS FOR TACKIFIERS, SEALERS, AND BINDER. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN 1 1/2 INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

SEEDING RATES FOR TEMPORARY SEEDING

*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

SEEDING RATES FOR PERMANENT SEEDING

**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

1. No one **SHALL** encroach, place solvents, building machinery, building debris or any other material within 6' outside the periphery of the **CRZ** or within any Save Area, transitional buffer zone, stream buffer, or state buffer zone.
2. All Tree Fence and other tree protection devices must remain in functioning condition until completion of the project or until the CO is issued.
3. A tree that is designated to be saved, but is damaged during construction, **SHALL** be replaced with 4" caliper trees equal to the unit value of the tree removed. Any specimen tree damaged **SHALL** be replaced with 4" caliper trees equal to 1.5 times the DBH of the damaged specimen tree.

1. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
2. ALL TREE PROTECTION DEVICES, INCLUDING CRITICAL ROOT ZONE (CRZ) PROTECTION, TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
3. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
4. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS (CRZ).
5. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.

TREE REPLACEMENT PLAN

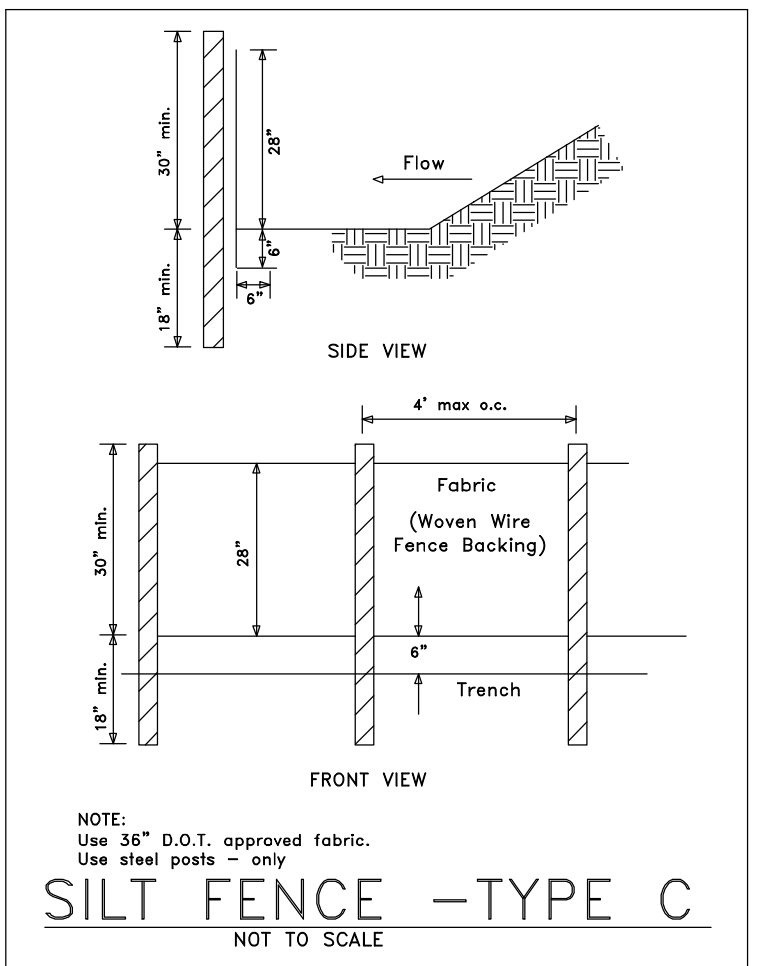
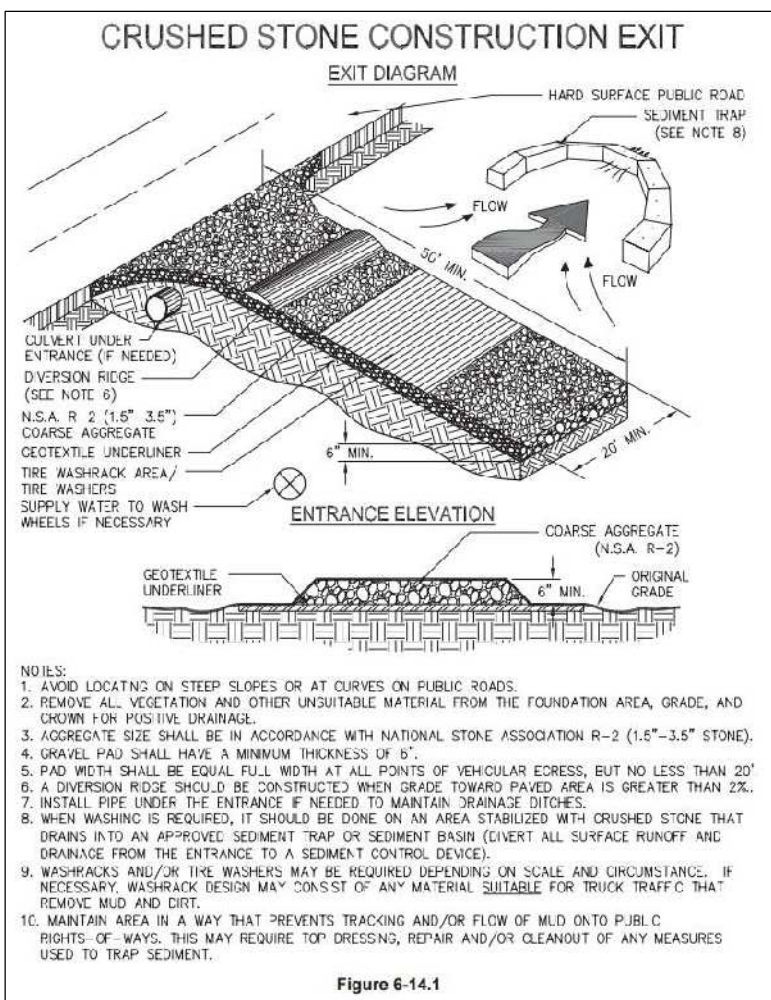
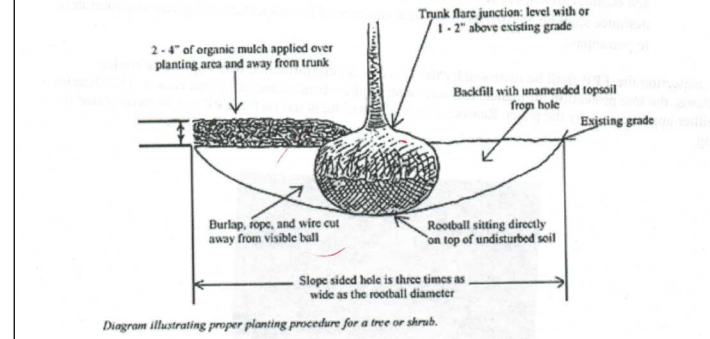
The **TRP** shall include planting schedules with botanical and common tree names, quantity, size, spacing, and any special planting notes. Trees used for credit on the **TRP** must be chosen from the County's approved tree list. At least 50% of replacement trees must be overstory trees. No more than 25% may be of any single species. No more than 25% may be evergreen species.

Tree relocation and credit for existing tree replacement units will be granted to trees relocated on site. Tree relocation is subject to approval of the CA. Existing trees $\geq 2"$ DBH and $\leq 7.9"$ may be used for credit on the tree replacement plan.

Unless otherwise approved by the CA, trees selected for replanting must meet the minimum standards as provided in the American Standard for Nursery Stock (ANSI Z60.1) and must be on the County's tree species selection list. Trees selected must be free of injury, pests, disease, nutritional disorders or root defects, and must be in good vigor to assure a reasonable expectation of survival. Standards for transplanting shall be in compliance with the International Society of Arboriculture (ISA) publication Tree and Shrub Planting Manual or a similar publication.

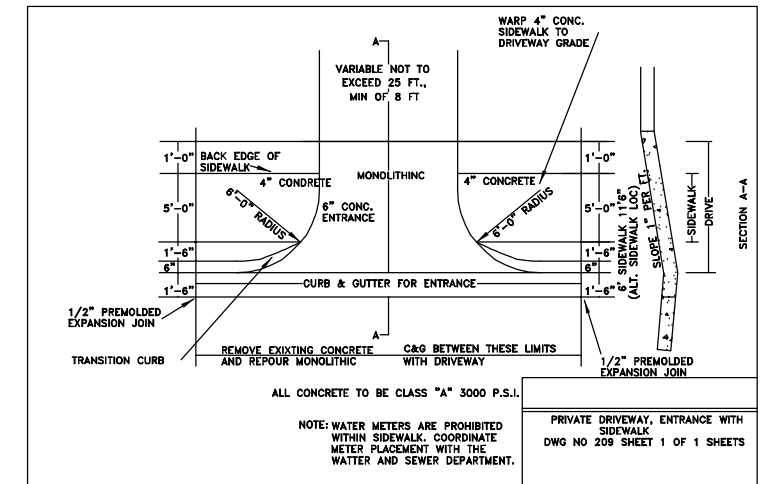
Replanted trees should be ecologically compatible with the site and neighboring area. When practical, replanted trees shall be of the same or similar species as those removed. Trees shall be planted in manner that provides adequate space for nourishment, light, and maturation.

Planting and staking details, as well as other applicable drawings, shall be specified in the TRP.



SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 - TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.


STANDARD DETAILS 709 & 710



I certify that the permittee's erosion, sedimentation and pollution control plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document 'Manual for Erosion and Sediment control in Georgia', published by the State Soil and Water Conservation Commission as of January of the year in which the land disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and the designed system of Best Management Practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit NO. Gar 10000-"(1,2 or 3).

"I certify under penalty of law that this plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my direct supervision"
Inspections by qualified personnel provided by the primary permittee and the associated records shall be kept on site in compliance with Car.10000- (1,2 or 3).

MISC. DETAILS

LOT 26 BRIARMORE MANOR SUBDIVISION LAND LOT 232 DEKALB COUNTY, GEORGIA FIELD WORK DATE SEP 12, 2024 ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		BLOCK E UNIT ELEVEN 18TH DISTRICT DB.29466/PG.764 PB.38/PG.12 PRINTED/SIGNED MARCH 15, 2025 PAPER SIZE: 18" x 24"		SITE/VARIANCE PLAN PREPARED FOR: <i>SHEET 4 OF 6</i> JACOB KING PROPERTY ADDRESS: 2798 OVERLOOK DRIVE NE ATLANTA, GA 30345	
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET, AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		24 LENOX POINTE ATLANTA, GA 30324 FAX: 404-601-0941 TEL: 404-252-5747 INFO@SURVEYLANDPRESS.COM			
MC COORD #20241468 DWG #20241468 SITE/VARIANCE		SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES			

Flo-Well Calculator

Area 1

Enter the Square Feet: (Ex. Roof)

1573

Choose the Coefficient of Runoff:

1.0 (Concrete/Asphalt/Roof)

+ ADD AREA

Choose the 25 Year Rainfall:

2.25

(see rainfall map)

Enter the depth of the gravel backfill beneath the Flo-Well: (Dimension A)

3

Enter the thickness of the gravel backfill around the Flo-Well: (Dimension B)

4

Results

Runoff

36.78 GPM

0.09 CFS

of Flo-Wells Needed 1

Volume of water to be stored

1103.40 Gallons

147.51 Cubic Feet

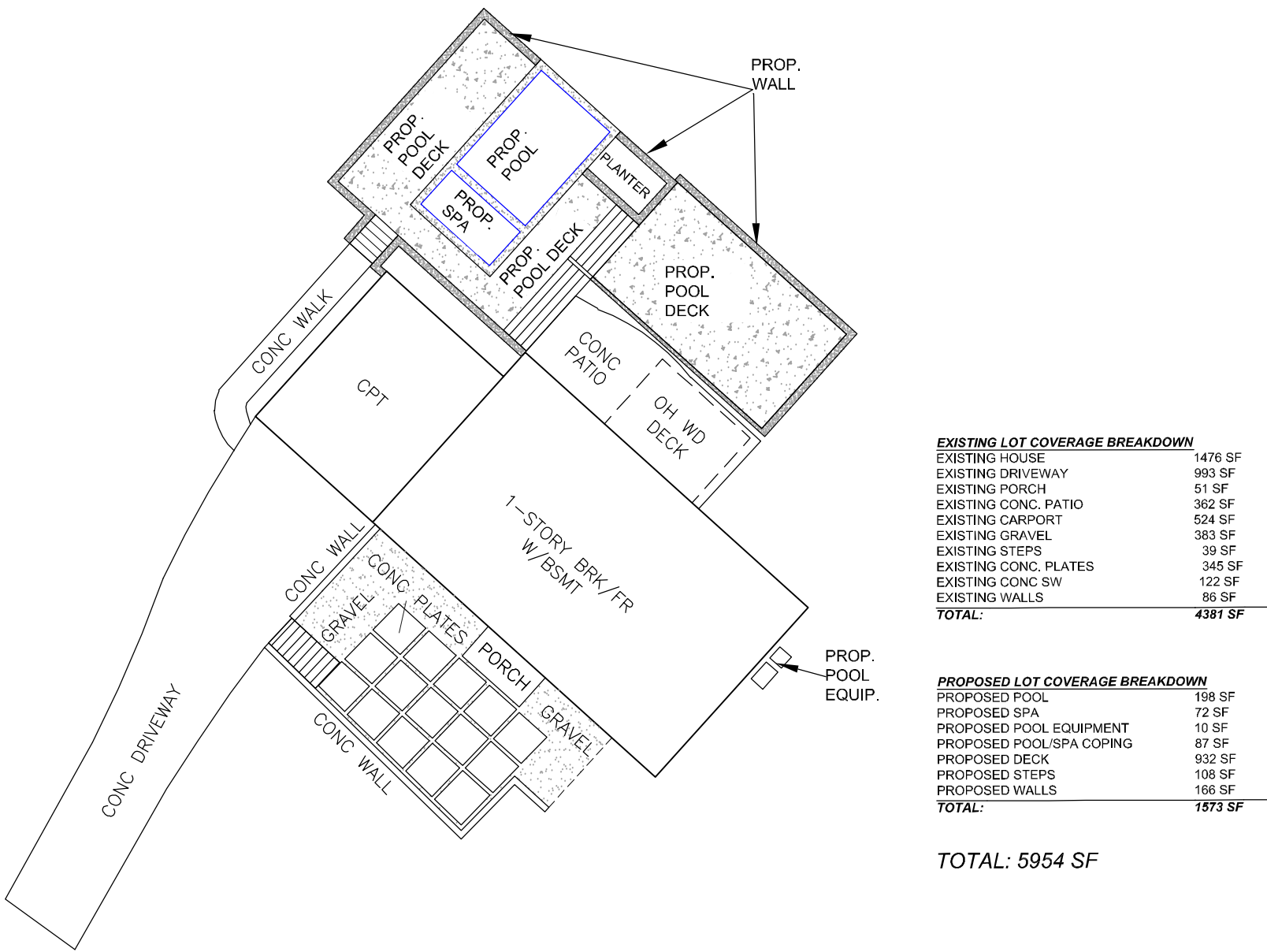
Amount of Gravel Needed

15.42 Cubic yards

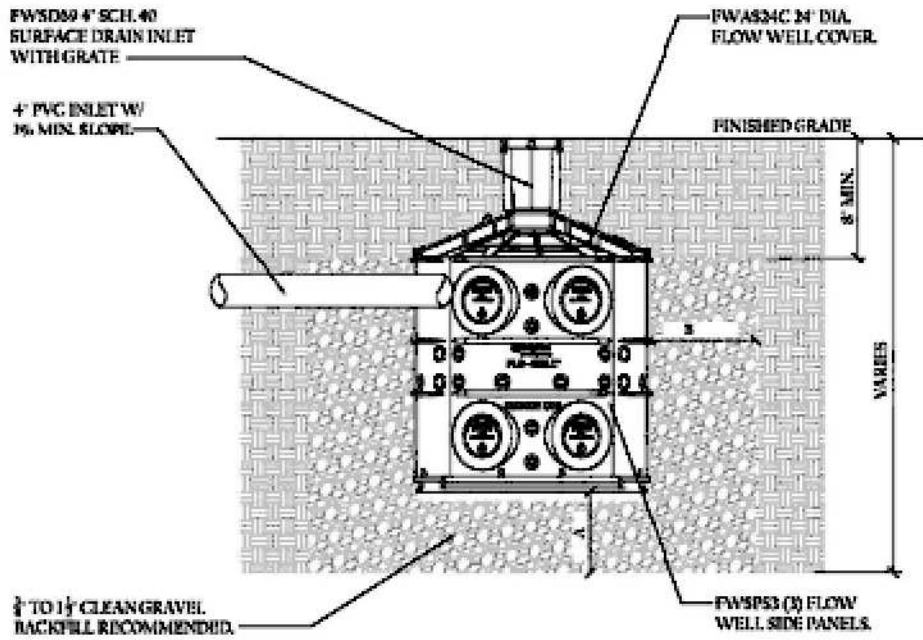
416.34 Cubic feet

GSMM WATER QUALITY CALCULATIONS:

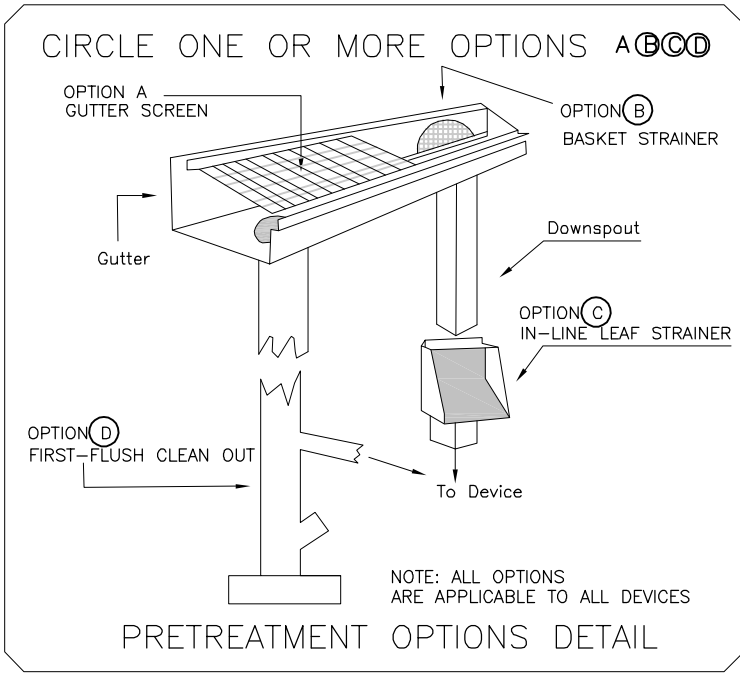
$RR_v = 0.05 + 0.009x(I)$
 $I(in\%) = 1573.00\text{ (SF)}/23198.26\text{ (SF)} = 6.8\%$
 $RR_v = 0.1112$
 $WQV = (1.2RR_vA)/12 = 1.2(0.1112)(23198.26)/12 = 257.96\text{ (CF)}$
1 FLO-WELLS PROVIDE 416.34 (CF)



NDS FLO-WELL DETAIL



CIRCLED ITEMS ARE REQUIRED



MISC. DETAILS

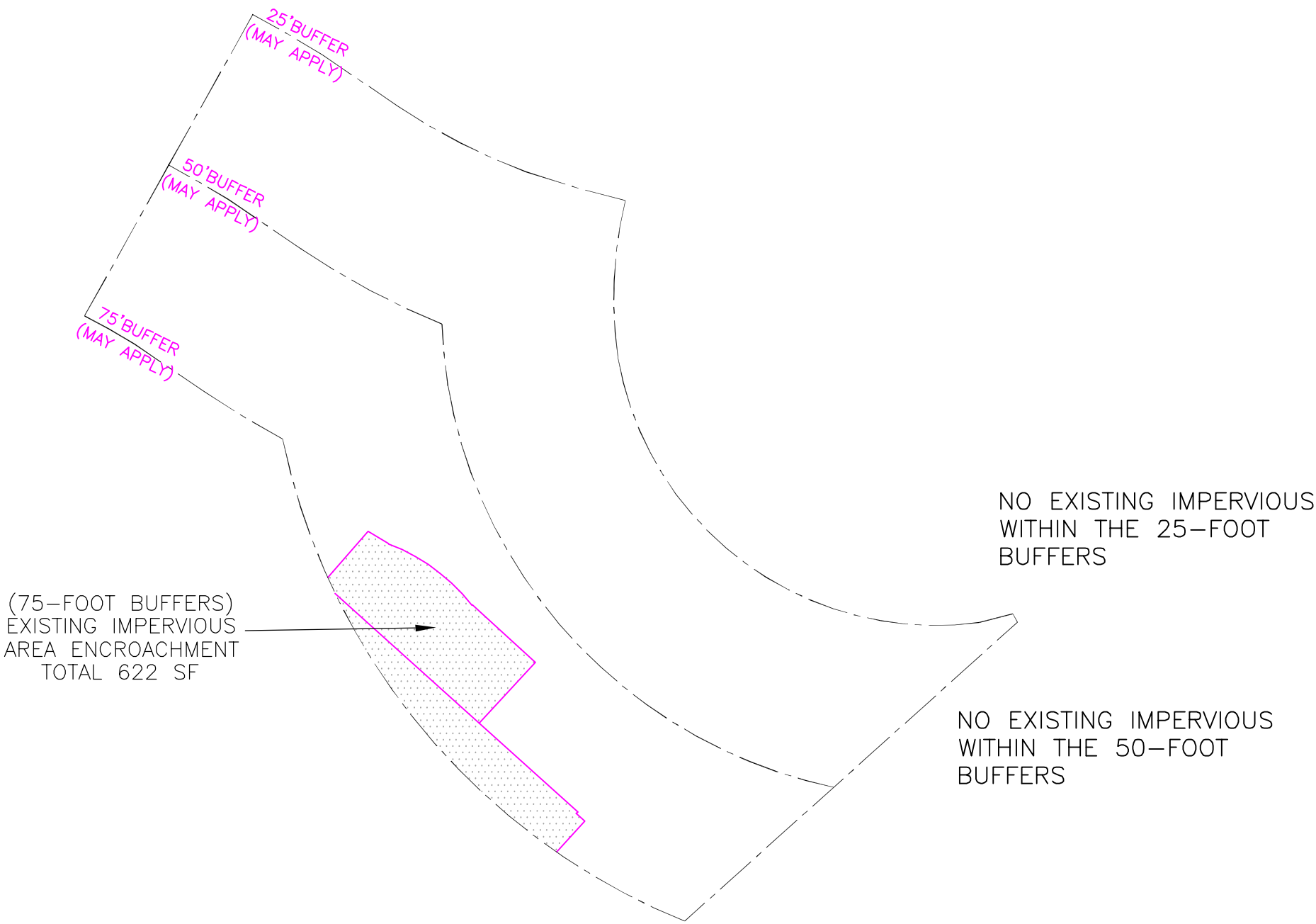
RELEASE FOR CONSTRUCTION

LOT 26	BLOCK E	SITE/VARIANCE PLAN PREPARED FOR: SHEET 5 OF 6
BRIARMOOR MANOR SUBDIVISION	UNIT ELEVEN	JACOB KING
LAND LOT 232	18TH DISTRICT	SECTION
DEKALB COUNTY, GEORGIA	DB.29466/Pg.764	PB.38/Pg.12
FIELD WORK DATE SEP 12, 2024	PRINTED/SIGNED MARCH 15, 2025	PROPERTY ADDRESS: 2798 OVERLOOK DRIVE NE ATLANTA, GA 30345
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 18" x 24"
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		24 LENOX POINTE ATLANTA, GA 30324 TEL 404-252-5747 FAX 404-601-0941 INFO@SURVEYLANDEXPRESS.COM
MC COORD #20241468 DWG #20241468 SITE/VARIANCE		SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES

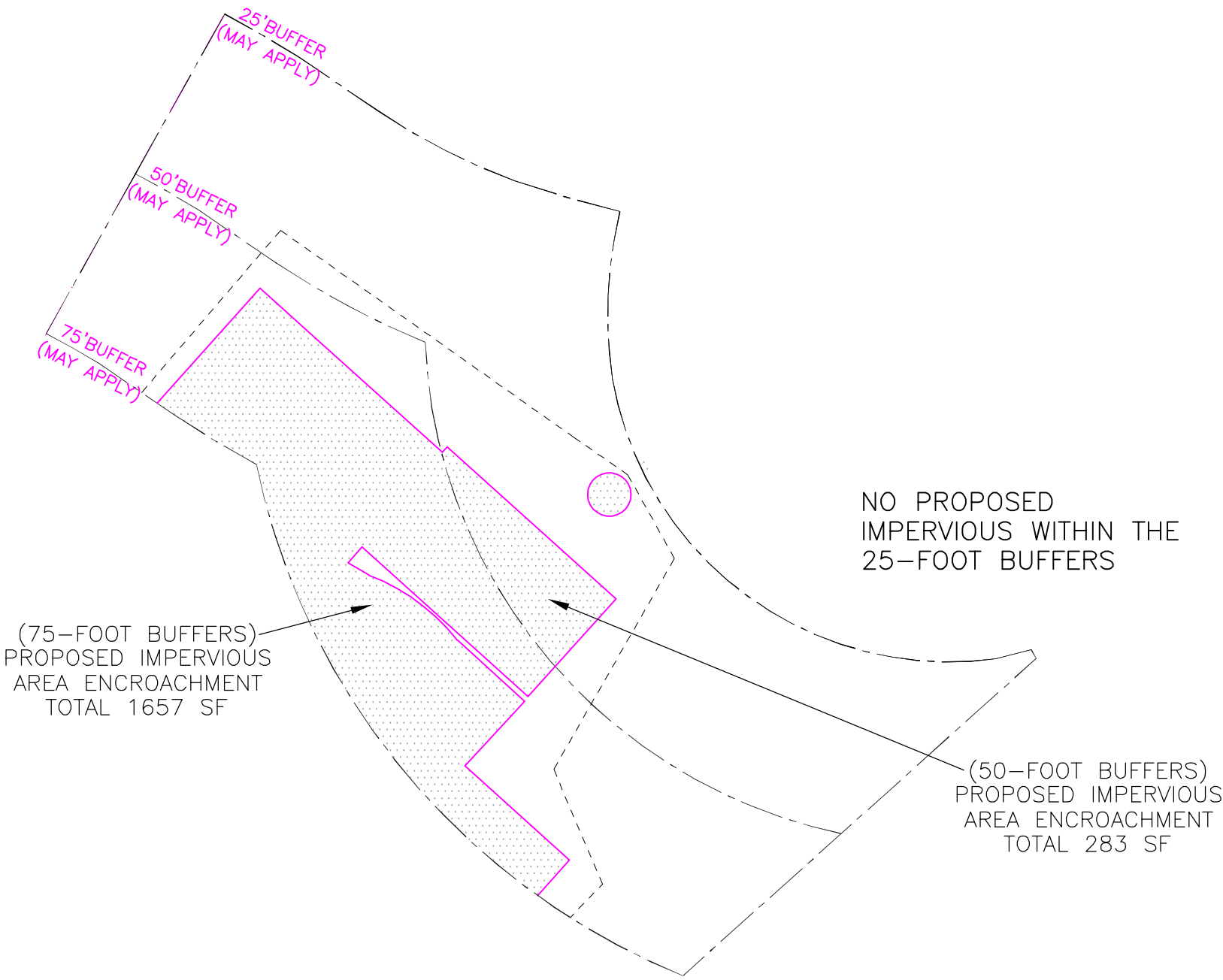
GEORGIA
REGISTERED
PROFESSIONAL
LAND SURVEYOR
No. 1197
JACOB A. STEPHENS

IN WITNESS WHEREOF, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLACED AND NO OTHER PERSONS IN COMPLIANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

EXISTING BUFFER ENCROACHMENTS DETAIL



PROPOSED BUFFER ENCROACHMENTS DETAIL



BUFFER AREA	EXIST. ENCHROACHMENT	PROPOSED ENCHROACHMENT
25 FOOT	0 SF	0 SF
50 FOOT	0 SF	283 SF
75 FOOT	622 SF	1657 SF

MISC. DETAILS

LOT 26	BLOCK E
BRIARMOOR MANOR SUBDIVISION	
LAND LOT 232	18TH DISTRICT
DEKALB COUNTY, GEORGIA	
FIELD WORK DATE SEP 12, 2024	PRINTED/SIGNED MARCH 15, 2025
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	
PAPER SIZE: 18" x 24"	
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE, POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.	
MC COORD #20241468 DWG #20241468 SITE/VARIANCE	<div><div>SURVEY LAND EXPRESS, INC</div><div>LAND SURVEYING SERVICES</div></div>

RELEASE FOR CONSTRUCTION

SITE/VARIANCE PLAN PREPARED FOR:	JACOB KING
PROPERTY ADDRESS:	2798 OVERLOOK DRIVE NE ATLANTA, GA 30345
24 LENOX POINTE ATLANTA, GA 30324 TEL 404-252-5747 FAX 404-601-0941 INFO@SURVEYLANDEXPRESS.COM	

GEORGIA
REGISTERED
PROFESSIONAL
LAND SURVEYOR
No. 1197
DAVID A. STEPHENS

IN WITNESS WHEREOF, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLACED AND NO DEED PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

A map of the study area showing the location of the site. The map includes the following labels and features:

- I-85**: A major highway running diagonally from the top left towards the center.
- SHALLOWFORD RD.**: A road running diagonally from the top left towards the center, intersecting I-85.
- CRAVEY DR. NE**: A road running diagonally from the top right towards the center.
- BROOKDALE DR. NE**: A road running horizontally across the middle of the map.
- OVERLOOK DR. NE**: A road running horizontally across the bottom of the map.
- BRIARCLIFF RD. NE**: A road running horizontally across the bottom of the map, below Overlook Dr. NE.
- SITE**: A specific location marked with a small square and labeled, located near the intersection of Brookdale Dr. NE and Overlook Dr. NE.

SUBDIVISION: BRIARMOOR MANOR
PARCEL NUMBER: 13089C0057K
LOT NUMBER: 26
JURISDICTION: DEKALB COUNTY

ACCESS: OPEN ACCESS
1 - CALL BEFORE YOU DIG

ELECTRIC SPEC.

93' ELECTRICAL RUN FROM MAIN PANEL TO POOL EQUIPMENT PANEL.

1/2" WRAPPED IMC CONDUIT CONDUIT BURIED A MINIMUM OF 6"

1/2" EMT ATTACHED TO THE HOUSE (OR OTHER NEC APPROVED METHOD). INSTALL PER NEC CODE. (4) #10 COPPER WIRES. (2) HOT WIRES, (1) NEUTRAL, AND (1) GROUND

50 AMP 2-POLE BREAKER IN PANEL TO FEED POOL EQUIPMENT PANEL. HAYWARD - POOL PANEL

BRANCH CIRCUITS FROM POOL PANEL TO EQUIPMENT: (2) #12 HOT WIRES AND (1) #12 GROUND WIRE FOR MAIN CIRCULATION PUMP IN FLEX CONDUIT. THIS PUMP WILL PULL 10.9 AMPS AND BE ON A 20 AMP 2-POLE BREAKER, BREAKER SHALL BE GFCI PER 2017 NEC 680.21 (C)

POOL LIGHT IS LED AND PULLS JUST UNDER 1 AMP. (1) #12 HOT WIRE, (1) #12 NEUTRAL WITH (1) #12 GROUND WIRE. CIRCUIT BREAKER IS (1) SINGLE POLE 15 AMP BREAKER.

LED POOL LIGHT IS A LISTED 12V NON METALLIC LIGHT FIXTURE, NOT REQUIRING BONDING, GROUNDING, NOR GFI PER NEC.

WATERPROOF LIGHT CORD TO BE SLEEVED IN 3/4" PVC CONDUIT BURIED 6" DEEP.

THE EQUIPOTENTIAL BONDING LOOP RUNS CONTINUOUS AROUND THE POOL SHELL BONDING THE 3' AREA AROUND THE POOL/SPA. LOOP IS ATTACHED AT A MINIMUM OF (4) POINTS TO THE POOL SHELL.

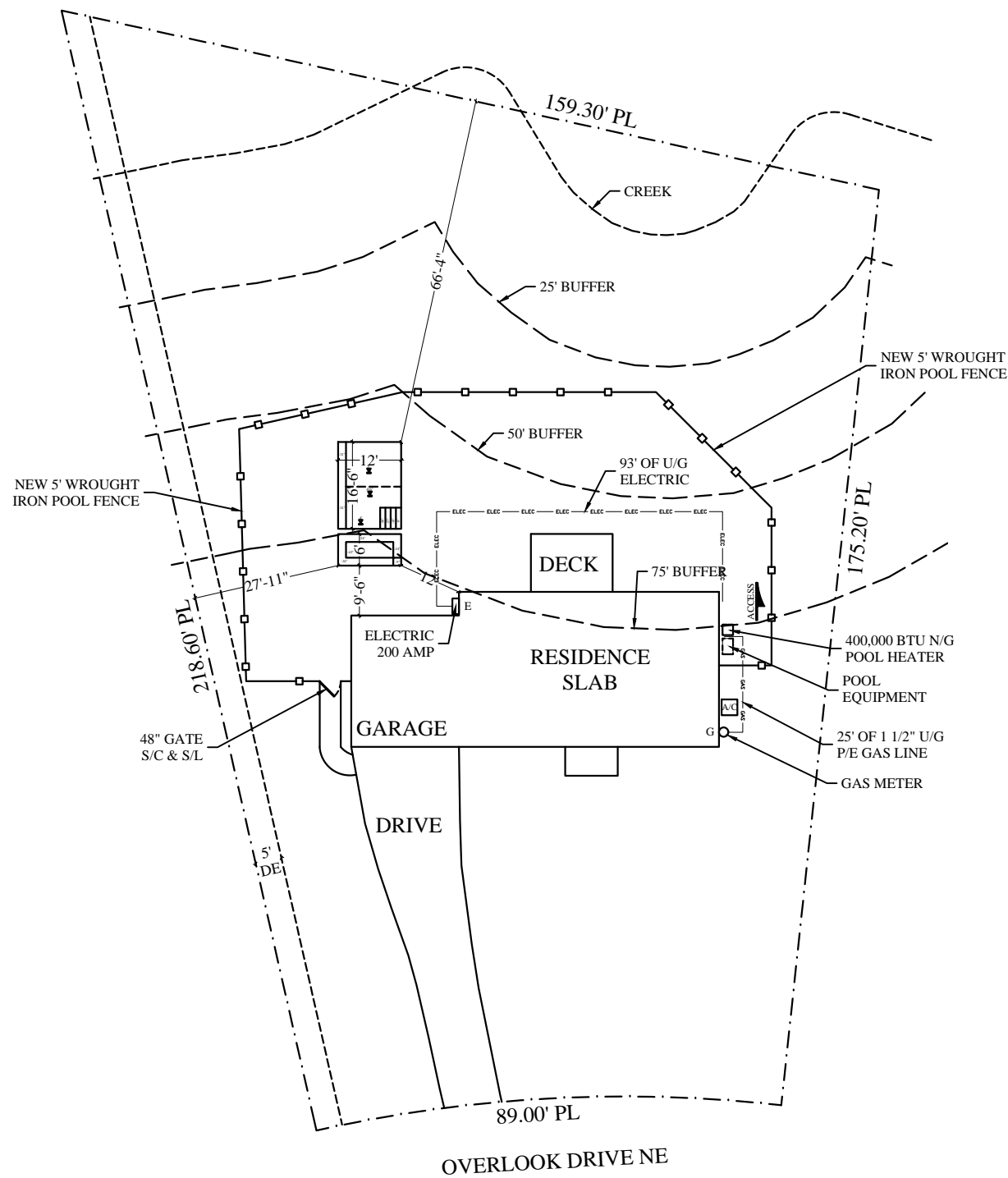
ALL WIRE IS THHN/TWLN-2.

EQUIPOTENTIAL BONDING CHALL COMPLY WITH 2017 NEC 680.26

POOL DIMENSIONS	12'-0" x 16'-6"
POOL DEPTHS	4'-0" x 4'-6" x 5'-0"
POOL SURFACE AREA	198 SF
POOL PERIMETER	57'
POOL INTERIOR AREA	455 SF
POOL VOLUME	6,665 GALLONS

SPA DIMENSIONS	12'-0" x 6'-0"
SPA SURFACE AREA	72 SF
SPA PERIMETER	36'
SPA INTERIOR AREA	162 SF
SPA VOLUME	1,346 GALLONS

SCALE: 1"=30'-0"



**AFFINITY
OUTDOOR LIVING**
CONCOURSE PKWY. #3000
SANDY SPRINGS, GA 30328
PHONE: (678) 324-3609
www.affinityvol.com

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Outdoor Living

ISSUE DATE: 2-11-25
REVISION 1: 2-17-25
REVISION 2:
REVISION 3:
DRAFTER INITIALS:
JOB NUMBER:

CUSTOMER SIGNOFF:

CUSTOMER: HANNA, DAVID

CUSTOMER: THURMAN, DAVID
ADDRESS: 2798 OVERLOOK DR. NE

ADDRESS: 2700 COVERLOOK DR. NW
CITY: ATLANTA STATE: GA ZIP: 30345

CIT I. ALLEN
PRIMARY PHONE: 678-296-7029

ALTERNATE PHONE: 07

ALTERNATE PHONE: _____
CONSILIANT: JACOB KING _____
PHONE: _____

CONSULTANT: JACOB KING	PHONE:
SUPERVISOR: SETH BIRBROW	PHONE:

SHEET NUMBER

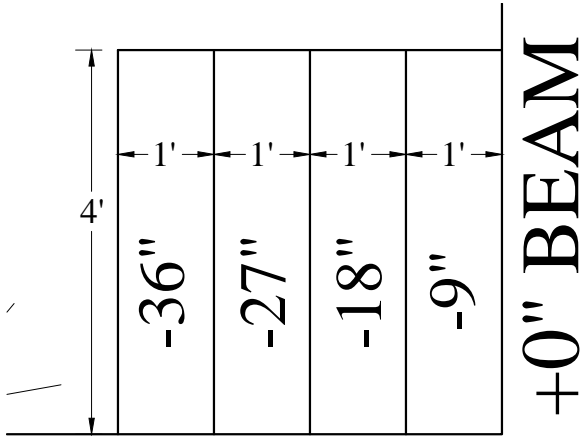
1 of 5

POOL SPECIFICATIONS	
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SPA SURFACE AREA	72 SF
SPA PERIMETER	36'
SPA INTERIOR AREA	162 SF
SPA VOLUME	1,346 GALLONS
EQUIPMENT	
CIRCULATION PUMP	3.0 HP / TRISTAR / VS950
BOOST PUMP	-
POOL FILTER	425 CARTRIDGE
POOL HEATER	400,000 BTU NATURAL GAS
SANITIZER	40K SALT SYSTEM
BLOWER	2.0 HP
POOL RETURNS	(5)
SPA THERAPIES	(6)
ELECTRICAL	
CONTROLLER	OMNIPL 4-RELAY w/ 40K SALT
POOL LIGHT	(1) COLOR LOGIC 320 LED
SPA LIGHT	(1) COLOR LOGIC 320 LED
WATER FEATURES	
SHEER DESCENTS	-
WOK POTS	-
FOUNTAINS	-
WATERFALLS	-
STEEL & SHOTCRETE / GUNITE	
STEPS & BENCHES	37'
6" RAISED BEAM	-
12" RAISED BEAM	13'
18" RAISED BEAM	7'-6"
24" RAISED BEAM	-
RAISED SPA	-
SLEEVES	-
DECKING	
DECK MATERIAL	COLORED CONCRETE
DECK COLOR	SEE COLOR SELECTIONS
COPING MATERIAL	72' OF EASED EDGE TRAVERTINE
COPING COLOR	SEE COLOR SELECTIONS
DECK AREA S.F.	753 SF
EXISTING DECK AREA	-
DECCO DRAIN	-
DECK SLEEVES	-
FINISHES	
RAISED BEAM FACING	BROWN COAT VENEER
SPA SPILLWAY	-
STEP TRIM	-
INTERIOR FINISH	PEBBLE SHEEN
INTERIOR COLOR	SEE COLOR SELECTIONS
MISCELLANEOUS	
MISC.	165' OF RETAINING WALLS
MISC.	MISC. HEIGHTS / BROWN COAT
MISC.	35' OF SAFETY HANDRAIL
MISC.	-
START UP	
TOTAL VOLUME	8,011 GALLONS
CLEANING SYSTEM	TIGERSHARK ROBOTIC
POOL COVER	-
INTERIOR BRUSHING	BY OWNERS
BARRIERS	BY OWNERS
CLOSURES	BY OWNERS

PLANS BY: TJR DESIGN LLC. (2024)

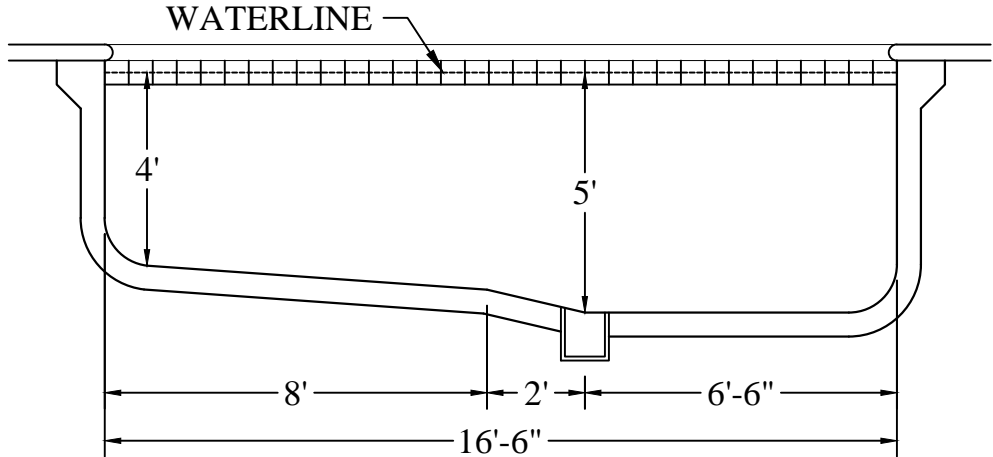
STEP LAYOUT

SCALE: 1/2"=1'-0"



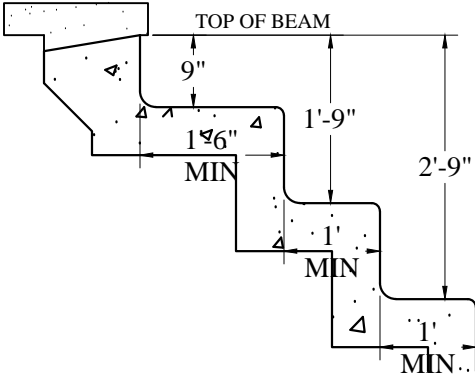
POOL SECTION

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



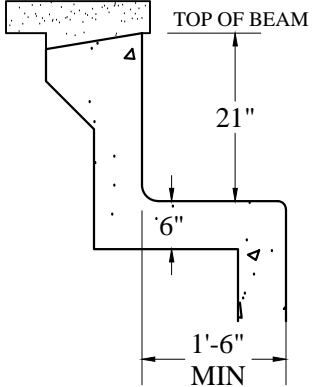
STEP SIDE VIEW

SCALE: 1/2" = 1'-0"



BENCH SIDE VIEW

SCALE: 1/2" = 1'-0"



CUSTOMER SIGNOFF: _____

AFFINITY

Outdoor Living

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Outdoor Living

CUSTOMER: HANNA, DAVID

ADDRESS: 2798 OVERLOOK DR. NE

CITY: ATLANTA

STATE: GA

ZIP: 30345

PRIMARY PHONE: 678-296-7029

ALTERNATE PHONE:

CONSULTANT: JACOB KING

SUPERVISOR: SETH BURROW

PHONE:

PHONE:

ISSUE DATE: 2-11-25

REVISION 1: 2-17-25

REVISION 2:

REVISION 3:

DRAFTER INITIALS: JR

JOB NUMBER:

5 CONOURSE PKWY. #3000

SANDY SPRINGS, GA 30328

PHONE: (678) 324-3609

www.affinityol.com

SHEET NUMBER

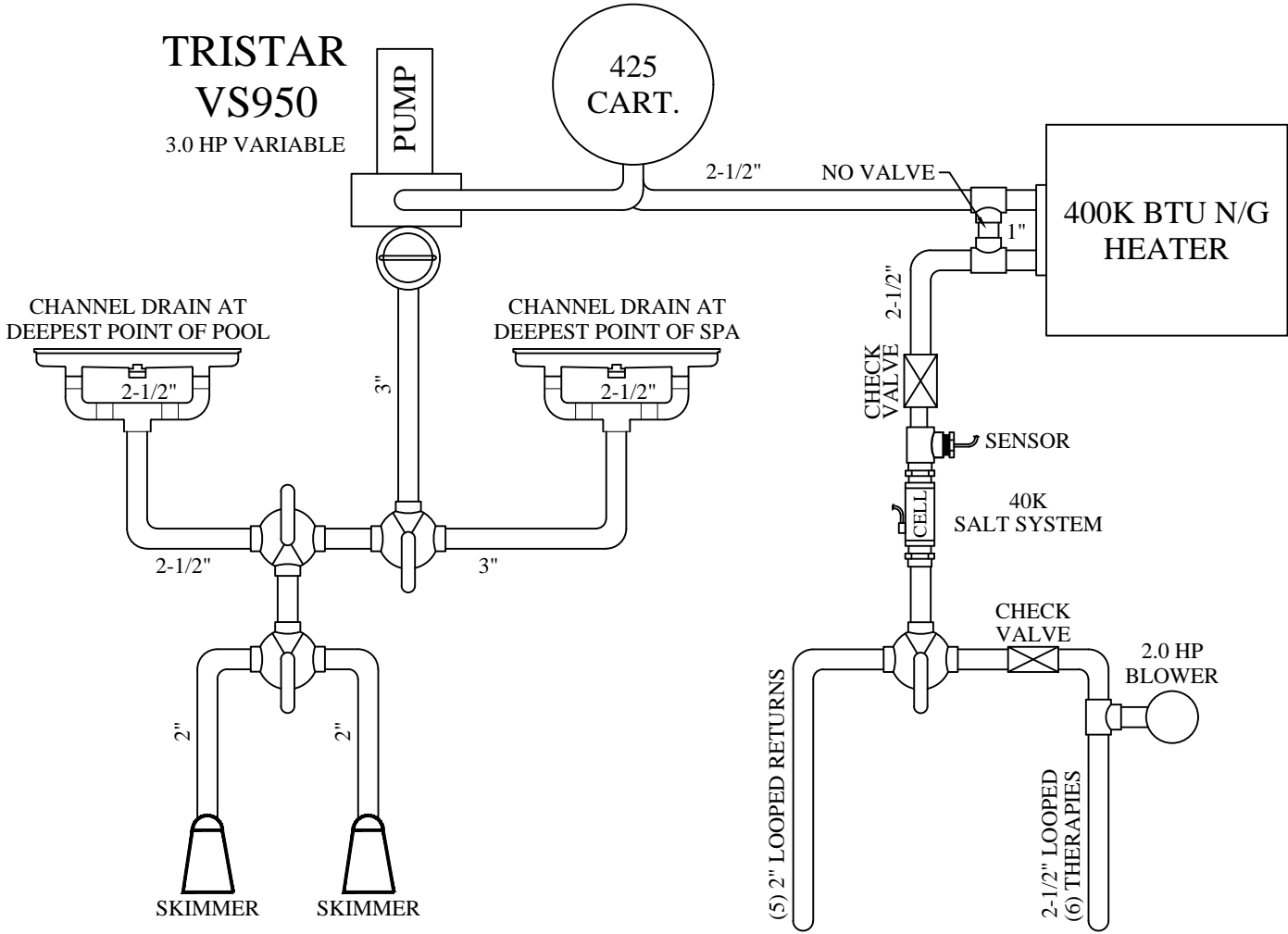
3 of 5

PLUMBING SCHEMATIC

SCALE: N.T.S.

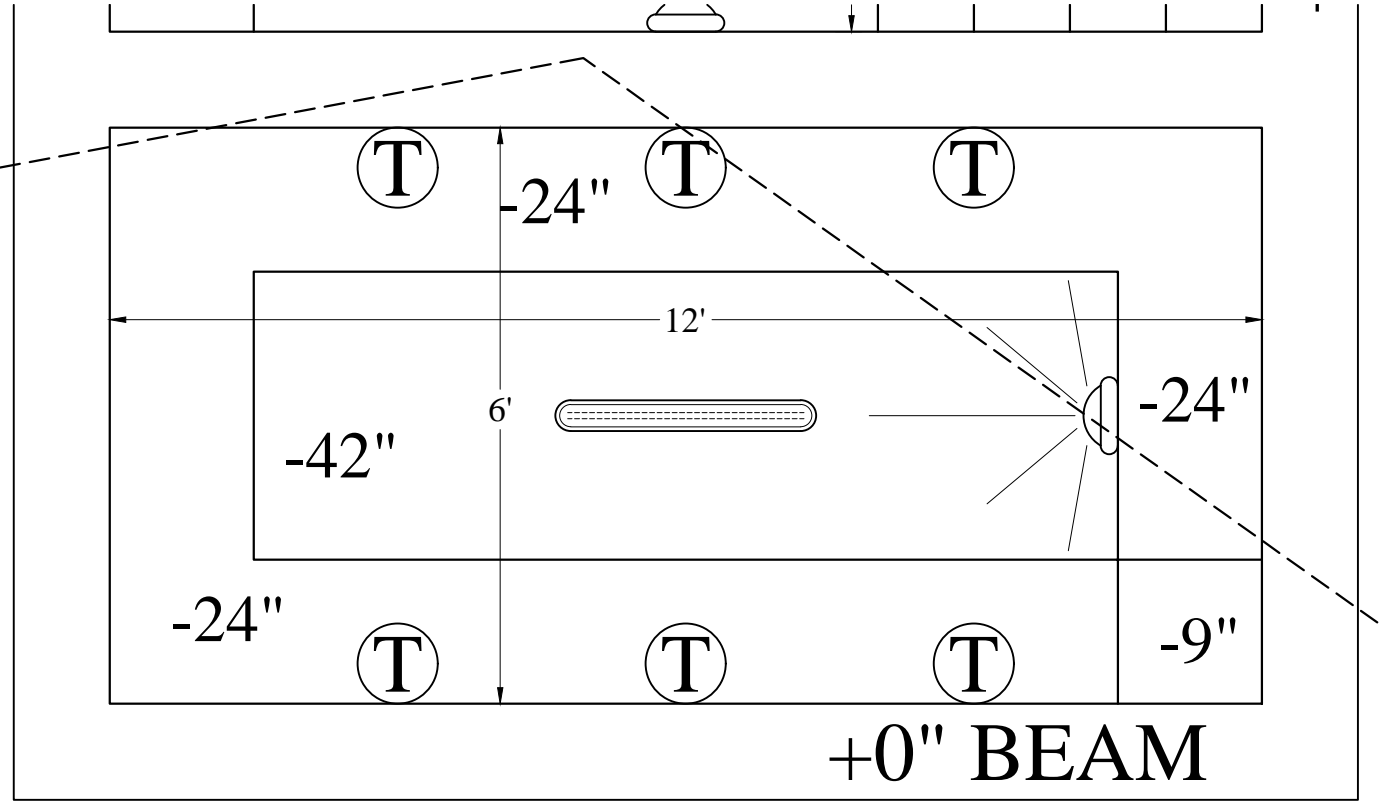
NOTE TO FINISHING CREW:

ALL 1½" PIPE LINES THROUGH GUNITE MUST
HAVE THREADED WALL RETURN FITTINGS INSTALLED,
i.e. AUTOFILL, DECK CHLOR, VAC LINES.



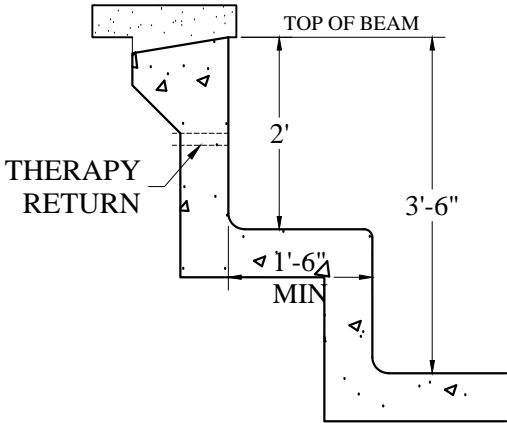
SPA DETAILS

SCALE: 1/2" = 1'-0"



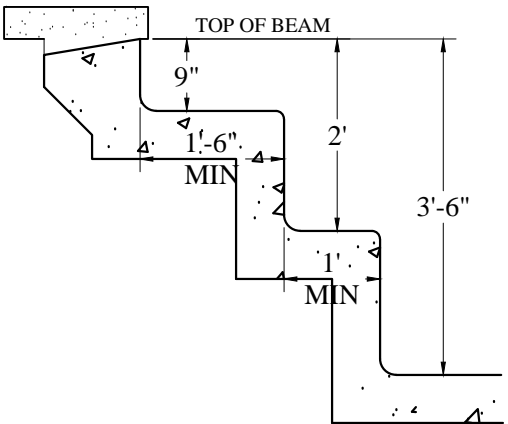
SPA SIDE VIEW

SCALE: 1/2" = 1'-0"



SPA STEP DETAIL

SCALE: 1/2" = 1'-0"



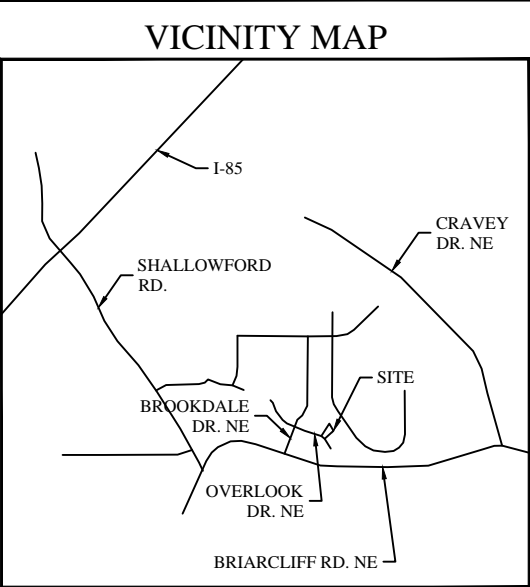
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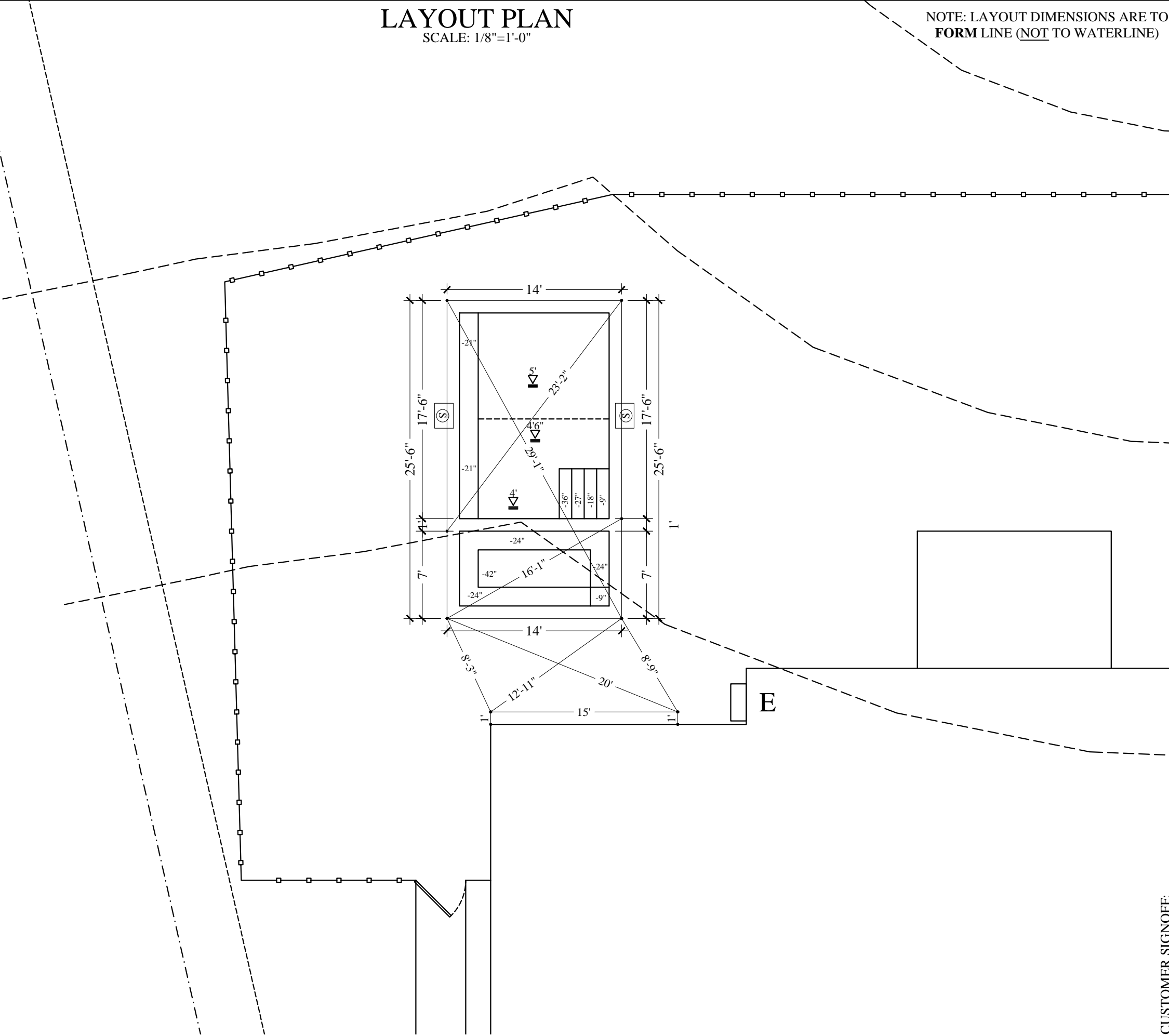
SHEET NUMBER
4 of 5



LAYOUT PLAN

SCALE: 1/8"=1'-0"

NOTE: LAYOUT DIMENSIONS ARE TO
FORM LINE (NOT TO WATERLINE)



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ISSUE DATE: 2-11-25
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CUSTOMER: HANNA, DAVID
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CITY: ATLANTA STATE: GA ZIP: 30345
PRIMARY PHONE: 678-296-7029
ALTERNATE PHONE: _____
CONSULTANT: JACOB KING PHONE: _____
SUPERVISOR: SETH BURROW PHONE: _____

SHEET NUMBER
5 of 5

Scott Sinner
2806 Overlook Dr. NE
Atlanta, GA 30345

10/14/2025

To the Members of the Zoning Board of Appeals:

I am writing in support of my neighbors, David and Candy Hanna, and their request for a variance to build a swimming pool at 2798 Overlook Dr NE, Atlanta GA 30345. I believe their proposed project will be a wonderful improvement to their property and will enhance the overall look and value of our neighborhood. Their home is already very well cared for, and this addition will complement the surrounding homes and contribute positively to the sense of pride we all share in our community.

David and Candy are excellent neighbors who consistently maintain their property to a high standard and are considerate of everyone around them. I'm confident their pool will be tasteful, well-constructed, and in keeping with the character of the neighborhood. I fully support their request and hope the Board will approve their variance so they can move forward.

Sincerely,



J. Scott Sinner

Salvatore Lizzio
2792 Overlook Dr. NE
Atlanta, GA 30345

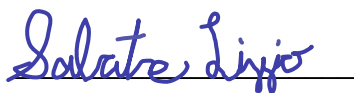
October 17, 2025

To the Members of the Zoning Board of Appeals:

I'm writing to support my neighbors, David and Candy Hanna, in their request for a variance to build a backyard pool at 2798 Overlook Dr NE, Atlanta GA 30345. I live next door and we have discussed their plans — I think it's a great addition to their home and will fit nicely within our neighborhood. I don't believe the pool will cause any problems with noise, privacy, or drainage, and I support them moving forward with their proposed project.

David and Candy are thoughtful, respectful neighbors who take good care of their property and the surrounding area. I'm confident they'll handle this project responsibly and that the result will be a real improvement to their home and our community. Please consider approving their request.

Sincerely,



Salvatore Lizzio

Ms. Dianne McNabb

Mr. Bill Lantz

2805 Overlook Dr NE

Atlanta GA 30335

October 14, 2025

To the Members of the Zoning Board of Appeals:

I am writing in support of my neighbors, David and Candy Hanna, who are seeking a variance to construct a swimming pool in their backyard at 2798 Overlook Dr NE, Atlanta GA 30345. I have reviewed their proposed plans and have no objection to the project. In fact, I believe that the addition of a well-maintained pool will be an attractive and appropriate improvement to the property and the neighborhood. It will not create any noise, privacy, or drainage concerns for nearby residents.

David and Candy have been considerate, responsible neighbors and take great pride in maintaining their property. I am confident that they will complete this project with the same care and attention to detail that they bring to their home. I respectfully urge the Board to approve their variance request so they may proceed with this enhancement to their property.

Sincerely,



Dianne McNabb















