



Lorraine Cochran-Johnson

Chief Executive Officer

## DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability

178 Sams Street,

Decatur, GA 30030

Wednesday, January 14, 2026

### Planning Department Staff Analysis



Juliana A. Njoku

Director

N2. Case No: A-26-247879

Parcel ID(s): 18 146 01 119

#### Commission District 02 Super District 06

**Applicant:** Pedro Rodriguez/Pepe & Carlos Construction, Inc.



**Owner:** James & Kristina Chatfield



**Project Name:** 2993 Frazier Court – Residential Addition

**Location:** 2993 Frazier Court, Decatur, GA, 30033

**Request:** Variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase the impervious lot coverage from 35% to 38%; and reduce the side-yard setback from 7.5' to 5' to construct an addition within the R-60 (Residential Medium Lot) zoning district.

**Staff Recommendation:** Approval with conditions.

#### **Conditions:**

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

## **STAFF FINDINGS:**

The applicant requests two variances associated with a proposed residential addition at 2993 Frazier Court. The subject property is zoned R-60 and contains approximately 9,270 square feet, which is smaller than a standard R-60 lot. The proposed addition would add approximately 199.84 square feet to the existing structure, increasing lot coverage from approximately 35 percent to 38 percent. A side yard setback reduction from 7.5 feet to 5 feet is also requested to maintain alignment with the existing structure.

**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 subject property is undersized relative to the minimum lot area typically associated with the R-60 zoning district. While the proposed addition would remain within impervious surface limits on a standard R-60 lot, the reduced lot size causes the same proportional expansion to exceed the lot coverage requirement. These conditions are inherent to the parcel and were not created by the current or previous owners. Additionally, the existing home's placement on the lot limits options for expansion while maintaining architectural continuity. Strict application of the ordinance would restrict reasonable improvements that are otherwise customary within the zoning district.

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

The requested variances represent the minimum relief necessary to allow the proposed addition. The increase in lot coverage is modest and directly attributable to the parcel's reduced size. The side yard setback reduction is limited to maintaining the existing façade alignment and does not introduce additional massing or encroachment beyond what is required. The request does not constitute a special privilege and remains consistent with development patterns in similar residential settings.

**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 addition will not be materially detrimental to public welfare or injurious to neighboring properties. The addition is compatible in scale and design with the existing residence and surrounding homes. No adverse impacts to traffic, drainage, access to light and air, or neighborhood character are anticipated. The site plan demonstrates adequate separation from adjacent properties.

**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 lot coverage and setback requirements would impose an undue and unnecessary hardship by preventing reasonable residential improvements. The inability to expand the home in a functional manner would disproportionately burden the property owner due to conditions unique to the lot size and configuration. The requested relief allows continued residential use without altering density or land use intensity.

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

The variance request aligns with the spirit and purpose of the Suburban Character Area of the DeKalb County Comprehensive Plan. The design respects suburban land use patterns, enhances accessibility, and maintains compatibility with community aesthetics. The addition represents a responsible improvement that supports long-term neighborhood stability.

### **FINAL STAFF ANALYSIS:**

The application satisfies the variance criteria set forth in Section 27-2.2.1 of the DeKalb County Zoning Ordinance. The undersized lot and existing structural placement constitute legitimate constraints. The requested relief is minimal, reasonable, and necessary to permit a modest residential addition consistent with surrounding development. The proposal will not negatively impact adjacent properties or the public welfare.

**Staff Recommendation: Approval with Conditions**

**Condition:**

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

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: Pedro Rodriguez

Mailing Address: [REDACTED]

City/State/Zip Code: [REDACTED]

Email: [REDACTED]

Telephone Home: [REDACTED] Business: Pepe & Caarlos Construction Inc

**OWNER OF RECORD OF SUBJECT PROPERTY**

Owner: James and Kristina Chatfield

Address (Mailing): [REDACTED]

Email: [REDACTED] Telephone Home: [REDACTED] Business: [REDACTED]

**ADDRESS/LOCATION OF SUBJECT PROPERTY**

Address: 2992 Frazier Ct City: Decatur State: GA Zip: 30030  
District(s): 18 Land Lot(s): 146 Block: [REDACTED] Parcel: [REDACTED]

Zoning Classification: [REDACTED] Commission District & Super District: [REDACTED]

**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](mailto: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: 11/8/2025

Applicant  
Signature:



DATE: 11-8-2025

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.

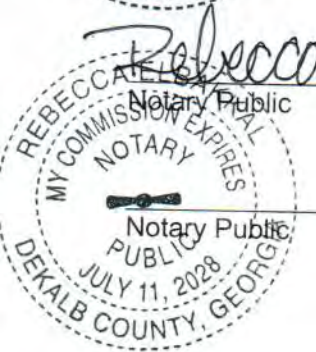
I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: \_\_\_\_\_ Applicant/Agent  
Signature: \_\_\_\_\_

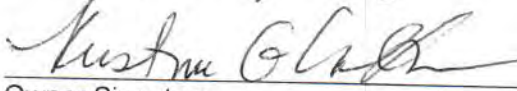
TO WHOM IT MAY CONCERN:

(I)/ (WE): James and Kristina Chatfield  
(Name of Owners) \_\_\_\_\_

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



 11-8-2025  
Owner Signature

 11-8-2025  
Owner Signature

\_\_\_\_\_  
Owner Signature

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## Variance Application Statement

The homeowner respectfully submits this application requesting two variances to Section 27-2.2.1:

1. To increase allowable lot coverage from **35% to 38%**, and
2. To reduce the **side yard setback from 7.5 feet to 5 feet**.

## Case Context

The Chatfields have resided at **2993 Frazier Court** since 1994, following years of relocation in service to the United States. Their four sons are now grown and beginning their own families. With only one bathroom available for multiple adults and grandchildren during visits, family gatherings have become increasingly difficult. This modest home expansion is intended to create sufficient space for family visits, allowing the Chatfields to continue hosting loved ones—especially as several family members remain in active service and may be stationed abroad for extended periods.

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### 1. Extraordinary or Exceptional Physical Conditions

The property is zoned **R-60**, which typically allows up to **3,500 square feet of impervious surface**. The proposed addition would add **199.84 square feet** to the existing **3,279 square feet**, totaling **3,478.84 square feet**, which is within the standard limit for a full-size R-60 lot. However, this particular parcel is **undersized for its zoning designation**, at only **9,270 square feet**, compared to the typical R-60 lot size. As a result, the same proportional addition that would be compliant on a standard R-60 lot results in a **slight increase in lot coverage to 38%**. Additionally, a **side yard setback reduction** from 7.5 feet to 5 feet is requested to maintain the existing alignment and architectural integrity of the home. This will ensure that the addition appears cohesive and consistent with the current structure rather than visually offset.

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### 2. Minimum Necessary to Afford Relief

The requested variances represent the **minimum relief necessary** to allow the project to proceed. The proposed addition does not exceed what would typically be permitted on a standard R-60 lot, and the side yard reduction is strictly for maintaining the home's existing façade and roofline. The request does **not constitute a special privilege**, but rather a reasonable accommodation based on the lot's smaller size.

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### 3. No Detriment to Public Welfare

Approval of this variance will **not be detrimental to public welfare** or injurious to neighboring properties. The addition will be in keeping with the character of the surrounding neighborhood.

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### 4. Undue Hardship from Strict Application

Strict enforcement of current zoning requirements would impose an **undue and unnecessary hardship** on the homeowner. Without the requested variances, the Chatfields would be unable to proceed with the modest expansion needed for family accommodation. In that event, they would likely need to relocate outside of DeKalb County to find a suitable home—resulting in the loss of long-term residents who have contributed to the community for over three decades.

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### 5. Consistency with the Spirit and Purpose of the Ordinance

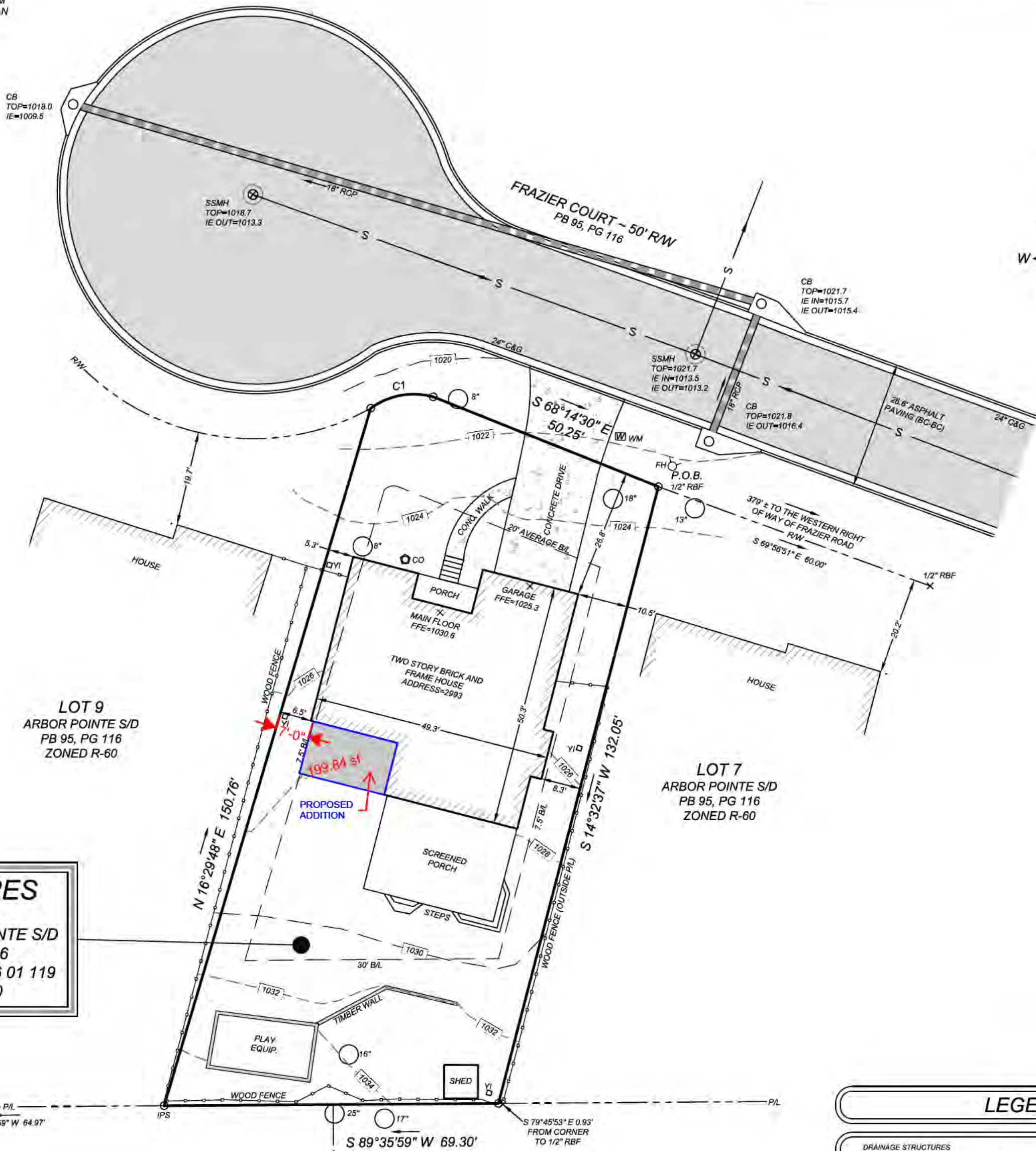
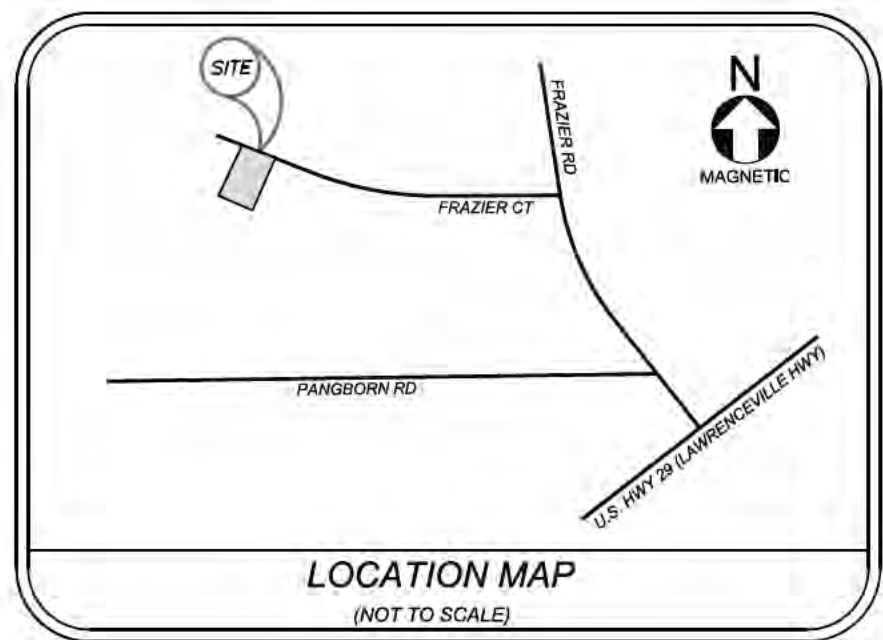
The requested variances are **consistent with the spirit and intent** of the zoning ordinance and the **DeKalb County Comprehensive Plan**. The proposal supports suburban land use character by modestly enhancing an existing residence while maintaining architectural harmony with the neighborhood. The improvement will modestly increase the county's housing stock and reinforce community stability by enabling long-term residents to remain in their home.



## NOTES:

1. REFERENCE FOR THE BOUNDARY INFORMATION SHOWN HEREON WAS MADE TO PLAT BOOK 95, PAGE 116 OF DEKALB COUNTY RECORDS.
2. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13089C0059 K, DATED AUGUST 15, 2019.
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
4. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
5. BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE DEKALB COUNTY ZONING ORDINANCE FOR R-60 ZONING CLASSIFICATION.
6. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON JUNE 16, 2025.
7. VERTICAL INFORMATION SHOWN HEREON WAS OBTAINED FROM A "FIELD RUN" SURVEY. REFERENCE DATUM IS NAVD 88-1994 MEAN SEA LEVEL. CONTOUR INTERVAL EQUALS TWO (2) FEET.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	13.66'	13.19'	N 79°37'31" E	52°11'01"



## IMPERVIOUS SURFACE CALCULATION:

TOTAL IMPERVIOUS SURFACE: 3,279 S.F.  
- HOUSE: 2,008 S.F.  
- DRIVE: 463 S.F.  
- PORCHES: 619 S.F.  
- WALK/STEPS: 140 S.F.  
- SHED: 49 S.F.

TOTAL LOT AREA: 9,270 S.F.  
IMPERVIOUS SURFACE RATIO: 35.4%  
(35% MAXIMUM PER R-60 ZONING)

0.213 ACRES

9,270 S.F.  
LOT 8, ARBOR POINTE S/D  
PB 95, PG 116  
PARCEL No: 18 146 01 119  
ZONED R-60

## CLOSURE STATEMENT

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S-4 ROBOTIC TOTAL STATION.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 97,400 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 2 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

0' 20' 40' 60'

GRAPHIC SCALE:  
1" = 20'

THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

NOTE: SURVEY NOT VALID UNLESS SEAL SIGNED AND DATED.

## LEGEND

## DRAINAGE STRUCTURES

- SWCB = SINGLE WING CATCH BASIN
- DWCB = DOUBLE WING CATCH BASIN
- JS = JUNCTION BOX
- GI = GRATE INLET
- CI = CURB AND GUTTER INLET
- YI = YARD INLET
- DI = DROP INLET
- HW = HEAD WALL
- SSMH = SANITARY SEWER MANHOLE
- SSCO = SANITARY SEWER CLEANOUT
- GT = GROUND TRAP
- FES = FLARED END SECTION

## UTILITY SYMBOLS

- A/C = AIR CONDITIONING UNIT
- ET = ELECTRIC TRANSFORMER
- PH = FIRE HYDRANT
- OPED = CABLE TV PEDestal
- FM = FIBER OPTIC
- GM = GAS METER
- GV = GAS VALVE
- WV = WATER VALVE
- WV = WATER VALVE
- P.S. = PARKING SPACE

## UTILITY LINETYPES

- P = POWER LINE (UP=UNDERGROUND)
- T = TELEPHONE LINE (UP=UNDERGROUND)
- C = CABLE TV LINE (UP=UNDERGROUND)
- S = SANITARY SEWER LINE
- G = GAS LINE

## FENCE LINES

- CLF = CHAIN LINK FENCE (CLF)
- WF = WIRE FENCE
- WF = WOODEN FENCE

## ABBREVIATIONS

- BC = BACK OF CURB
- BH = BUILDING HEIGHT
- S/L = BUILDING SETBACK LINE
- BM = BOTTOM OF WALL
- CAG = CURB AND GUTTER
- C/L = CENTERLINE
- CMF = CORRUGATED METAL PIPE
- CMF = CONCRETE MONUMENT FOUND
- CO = CLEAN OUT
- CONC = CONCRETE
- CRP = CRIP TOP PIPE FOUND
- DE/PG = DEED BOOK / PAGE
- DE = DRAINAGE EASEMENT
- DF = DUCTILE IRON PIPE
- DWCB = DOUBLE WING CATCH BASIN
- DWCB = DOUBLE YELLOW LINE STRIPING
- ED = EDGE OF PAVING
- F.I.R.M. = FEDERAL INSURANCE RATE MAP
- HOPE = HIGH DENSITY POLY ETHYLENE PIPE
- HOPE = HOPE
- IE = INVERT ELEVATION
- 1/2" = 1/2" MEAN PIN SET W/CAP
- LL = LAND LOT
- LL = LAND LOT LINE
- MP = MONITORING WELL
- N/S = NOW OR FORMERLY
- N/S = NOT TO SCALE
- OP = OPEN TOP PIPE FOUND
- OSD = OUTSIDE DRAINAGE
- OCS = OUTLET CONTROL STRUCTURE
- PB/PG = PLAT BOOK / PAGE
- P/L = PROPERTY LINE
- POS = POINT OF BEGINNING
- P.O.E. = POINT OF ENTRY
- PVC = POLYVINYL CHLORIDE PIPE
- RFB = REBAR PIN FOUND
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT OF WAY
- S.F. = SQUARE FEET
- SRF = SOLID ROD FOUND
- SS = SANITARY SEWER
- SSS = SANITARY SEWER EASEMENT
- TBM = TEMPORARY BENCH MARK
- TAX = TAX PARCEL NUMBER
- TIP = TOP OF INLET
- TYP = TYPICAL
- WI = WIER INLET

JOB NO.  
25-198  
DRAWING NO.  
25-198 R-1.dwg

SHEET NO. OF  
1 1

BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY FOR:

2993 FRAZIER COURT

LOT 8 OF ARBOR POINTE S/D  
LAND LOT 146, 18th DISTRICT, DEKALB COUNTY, GEORGIA  
PARCEL No: 18 146 01 119



GA  
LAND SURVEYOR  
404-384-9577  
GA LAND SURVEYOR, LLC  
3355 ANNANDALE LANE, STE 1  
SUWANEE, GA 30024  
LSF: 1101

DRAWN BY:	REVISION	DATE	DESCRIPTION
MJS	R-1	10/22/25	REVISE ZONING/IMP. SURFACE
CHECKED BY:			
CAM			
CC:			
GP			
DATE:			
JUNE 16, 2025			
SCALE:			
1" = 20'			
LAND LOT:			
146			
DISTRICT:			
18th			
DEKALB COUNTY			











Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

**Energy Checklist for Compliance with the:**

**2006 International Energy Conservation Code with Georgia State Supplements and Amendments**

Notice: This form shall be completed, signed and submitted to the Permits Section at the time building permit is requested from DeKalb County and a copy must be available at the job site for the inspector's review. Installation shall be per this submitted form.

Building Permit Number: \_\_\_\_\_ Date: \_\_\_\_\_

Subdivision: Arbor Pointe Lot: 8 Block: - LL 146

Job Address: \_\_\_\_\_

General Contractor/Builder: P&C Construction, INC

I do certify that the above permitted structure shall be built in accordance with the minimum requirements of the 2006 International Energy Conservation Code with the Georgia State Supplements and Amendments using the following.

**Ceilings:**

Access to Attic Area (Min R-3)  
Flat Ceiling Insulation  
Sloped Ceiling Insulation

List R-Value: 19  
List R-Value: N/a  
List R-Value: 19

**Walls:**

Cavity Insulation (Batt or Blown-in)  
Insulated Sheathing (Leave blank for OSB, Plywood, Ect.)  
Attic Kneewall Insulation (Air Barrier on Attic Side, Minimum R-18)

List R-Value: 13 Batt  
List R-Value: N/a  
List R-Value: N/a

**Fenestration:**

Window U-Factor (from Label)  
Window SHGC (from Label, Max 0.40)  
Skylight U-Factor (from Label)  
Skylight SHGC (from Label, Max 0.40)  
Door U-Factor)

List U-Factor: N/a  
List U-Factor: N/a  
List U-Factor: N/a  
List U-Factor: N/a  
List U-Factor: N/a

**Foundations:**

Floor Insulation  
Basement Wall Insulation  
Mass Wall Insulation (Minimum R-5)

List R-Value: 19  
List R-Value: N/a  
List R-Value: N/a

**Heating /Cooling Efficiency:**

Gas or Propane Furnace (Minimum 78% AFUE)  
Heat Pump (Minimum 7.7 HSPF)  
Air Conditioner (Minimum 13 SEER)  
Other System(s) (e.g. Fuel Oil)

List AFUE: \_\_\_\_\_  
List HSPF: \_\_\_\_\_  
List SEER: \_\_\_\_\_  
List Type: \_\_\_\_\_

List Efficiency: \_\_\_\_\_

Duct Insulation  
Ducts Sealed with Mastic or Code Approved Tape

List R-Value: \_\_\_\_\_  
List Sealant Method: \_\_\_\_\_

APPENDIX RD  
MANDATORY COMPLIANCE CERTIFICATE

**2019 Georgia Residential Energy Code Compliance Certificate**

This certificate shall be posted on or near the electrical distribution panel or air handler

Jurisdiction Logo and/or  
Contact Information  
Here

Permit # RESBLD202302314

House Address or Community/Lot# 1500 Aspersted Ridge

**Building Summary**

Builder Company Name <u>Pepe &amp; Carlos Construction</u>	Signature <u>[Signature]</u>	Contact (email/phone) <u>[Redacted]</u>	Date <u>12-1-24</u>
<b>Compliance Pathway (check one)</b>	<b>Building Envelope (when multiple values per component, list value covering largest area)</b>		
<input type="checkbox"/> Prescriptive: R401-404	Ceiling/Roof R-value <u>R-38</u>	Above-grade mass wall R-value <u>R-30</u>	
<input type="checkbox"/> UA Trade-off: R402.1.5	Sloped/vaulted ceiling R-value <u>R-38</u>	Cantilevered floors R-value <u>R-19</u>	
<input type="checkbox"/> RESCheck: Keyed to 2015 IECC	Exterior wall R-value <u>R-19</u>	Window/Glass Door SHGC <u>Low E29</u>	
<input type="checkbox"/> Simulated Performance: R405	Kneewall (cavity and/or continuous) R-value <u>R-19</u>	Window/Glass Door U-factor <u>Low E29</u>	
<input checked="" type="checkbox"/> Energy Rating Index (ERI): R406	Foundation (cavity and/or continuous) R-value <u>R-30</u>	Skylight SHGC <u>N/A</u>	
ERI Score	Floors over unconditioned R-value <u>R-30</u>	Skylight U-factor <u>N/A</u>	

**Mechanical Summary**

HVAC Company Name		Contact (email/phone)		Date
Heating System Type	Efficiency (AFUE, HSPF, COP or other)	Cooling System Type	Efficiency (SEER, EER or other)	Water Heating Type
<input type="checkbox"/> Gas		<input type="checkbox"/> Air conditioner		<input type="checkbox"/> Gas
<input type="checkbox"/> Heat pump		<input type="checkbox"/> Heat pump		<input type="checkbox"/> Electric
<input type="checkbox"/> Other		<input type="checkbox"/> Other:		<input type="checkbox"/> Other:
<input type="checkbox"/> Yes <input type="checkbox"/> No Manual J, S, D or equivalent complete?				

**Required Mechanical Ventilation**

Type (check one)	Design Rate (check one)	Design Ventilation Rate (CFM)
<input type="checkbox"/> Exhaust	<input type="checkbox"/> Continuous	
<input type="checkbox"/> Supply	<input type="checkbox"/> Intermittent	
<input type="checkbox"/> Balanced	If intermittent, list runtime in min. per hour	

**Duct and Envelope Tightness Testing Summary**

DET Verifier	Contact (email/phone)	DET Verifier ID
<b>Envelope Tightness Testing (&lt; 5 ACH50)</b> (Envelope Tightness = Blower Door Fan Flow x 60 / Thermal Envelope Volume)		
Blower Door Fan Flow (CFM50)	Thermal Envelope Volume (ft³)	Envelope Tightness (ACH50)
If multifamily unit and conducting sampling, this unit is not required to be tested. Mark N/A.		
<b>Duct Tightness Testing (&lt; 4 CFM25/100 ft²)</b> (Total Duct Leakage = 100 x Fan Flow / Area Served)		
Number of Heating and Cooling Systems		
<b>Duct Tightness Leakage Test Results</b>	<b>System 1</b>	<b>System 2</b>
If air handler and ductwork located entirely within in condi-		
Location		
Fan Flow (CFM25)		
Area Served (ft²)		
Total Duct Leakage (CFM25/100 ft²)		
Rough In Total (RIT) or Post Construction Total (PCT)		

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

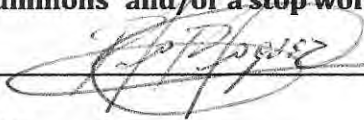
## ENVIRONMENTAL REQUIREMENTS FOR BUILDING PERMITS

The following environmental measures must be in place before permits will be issued.

1. Erosion control measures shall be adequate to protect saved trees on site, state waters, intermediate regional floodplain, drainage systems, required buffers, and adjacent properties, including county or state right-of- ways. ALL EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED AT ALL TIMES UNTIL FINAL LANDSCAPING.
2. All required buffers and floodplains shall be clearly demarcated using sediment barriers and/or tree protection fencing. All state waters, buffers, and floodplains shall have a double row of type "C" silt fence along entire limits.
3. Tree protection fencing will be installed prior to any land disturbing activities, and maintained until final landscaping. No parking, storage, or other construction activities to occur within tree protection areas. Removal or damaged trees designated as save will result in a court summons and will require recompense with 4 inch caliper trees (number to be determined per incident).
4. Tree protection fence will be installed in such a way to adequately protect the critical root zone of all saved trees. Critical root zone means an area of root space that is within a circle circumscribed around the trunk of a healthy tree using a radius of one (1) foot per once (1) of a DBH. Exceptions to strict adherence may be made with prior approval from Environmental Plans Review & Inspections.
5. Prior issuance of the Certificate of Occupancy (CO), all disturbed areas will have a minimum of 90 vegetative cover using sod or other approved landscape materials. Coverage will be determined by viewing any square yard on site.
6. Site is to comply with the requirements of the tree ordinance. Cal (4047) 371-4913 for the Environmental Development Inspector at least 72 hours prior to requesting a Certificate of Occupancy.
7. No finished grade on the lot shall exceed 3:1 slope without prior approval.
8. No trash, building debris, or construction waste will be buried inadvertently on any building site.

**I acknowledge that I have received and will comply with the requirements listed above, or a court summons and/or a stop-work order can be issued.**

SIGNATURE



DATE

11-21-2025

PRINTED NAME Pedro Rodriguez

SITE ADDRESS 2993 Frazier Ct, Decatur, GA 30033



Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

## TREE ORDINANCE EXEMPTION CERTIFICATION

*Section 14-39(c)(1) as adopted 2-9-99 and amended 12-14-99*

Building permit # 3177118

Address 2993 Frazier Ct, Decatur, GA 30033


Tax Parcel I.D. 18 146 01 119

This Tree Ordinance Exemption Certification applies only to owners of single family residences making additions to existing homes or adding accessory structures, or constructing a new house for the owner's personal residence.

I, Kristina Chatfield, the owner of the above property, hereby certify that the scope of construction as stated on this building permit will not require the removal of more than five (5) trees between the size of 8 inches in diameter at breast height (DBH) and 29 inches DBH.

I hereby certify that I have not removed more than five (5) trees between 8 inches DBH and 29 inches DBH in this calendar year. I fully understand that the removal of any trees pursuant to the above referenced building permit may require compliance with Section 14-39 of the Land Development Ordinance.

I fully understand that removal of any specimen overstory trees, 30" DBH and larger, or any specimen understory tree 10" DBH or greater is not permitted unless I have approval from the DeKalb County Arborist or the Zoning Board of Appeals, **Sec. 14-39(g) (8) f**

  
Owner's signature

11/20/2025  
Date



DeKalb County  
GEORGIA

178 Sams Street  
Decatur, GA 30030  
404-371-2155

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

### Permit Application Signature Form

PROJECT	Project Name Chatfield Addition			
	Project Address 2993 Frazier Court		City Decatur	
WRITE-IN NAMES EXACTLY AS SHOWN ON THE GOVERNMENT-ISSUED IDENTIFICATION (INCLUDE IDENTIFICATION FOR EACH PERSON LISTED ON THIS APPLICATION)				
PROPERTY OWNER CONTACT	Name Kristina Chatfield		Company Name	
	Address 2993 Frazier Court		City Decatur	State GA Zip 30033
	Additional Owner James Chatfield, Jr		Additional Owner's Mobile	
	Additional Owner's Address SAME AS ABOVE		Additional Owner's Email	
SIGN	Signature <i>Kristina Chatfield</i>		Date 11/20/25	
	Relationship to Project: <input type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Contractor's Agent <input type="checkbox"/> Design Professional			
APPLICANT CONTACT	Name Pedro Rodriguez		Company Name P & C Construction Inc	
			Additional Applicant's Mobile	
	Additional Applicant's Address			
	Additional Applicant's Email		City	State Zip
SIGN	I, _____ do solemnly swear that the information on this application is true and that no false or misleading statement is submitted herein to obtain a Building Permit or Certificate of Occupancy. I understand that if I provide false or misleading information in this application, I may be subject to criminal prosecution and/or immediate revocation of any Building Permit or Certificate of Occupancy issued as a result of this application. I understand that I must comply with all County ordinances and regulations. I hereby agree to provide any clearance(s) and/or inspection report(s) required before the issuance of a Permit or Certificate of Occupancy.			
	I further agree that I shall be responsible from the date of this permit, or from the time of the beginning of the first work, whichever shall be earlier, for all injury or damage of any kind resulting from this work, whether from basic services or additional services to persons or property. I agree to exonerate, indemnify and save harmless the County from and against all claims or actions, and all expenses incidental to the defense of any such claims, litigation, and actions, based upon or arising out of damage or injury (including death) to persons or property caused by or sustained in connection with any work performed under the Building Permit issued as a result of this application.			
SIGN	Signature <i>Pedro Rodriguez</i>		Date 11-21-2025	