



DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond
Chief Executive Officer

Andrew Baker, AICP,
Director

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

BOA No. _____

Applicant and/or
Authorized Representative Caren Ann Nunnally

Mailing Address: 107 Spencer Way

City/State/Zip Code: Athens, GA 30607

Email: _____

Telephone Home: n/a Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Francisco Dugue + Ali Schwartz Dugue

Address (Mailing): 2150 East Lake Rd NE, Atlanta GA 30307

Email: _____

Telephone Home: _____ Business: n/a

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 2150 East Lake Rd NE City: Atlanta State: GA Zip: 30307

District(s): 15th Land Lot(s): 16 Block: 22 Parcel: 1523701016

Zoning Classification: R-85 Commission District & Super District: 2 / C

CIRCLE 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. ***

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT:

Date Received: _____

Fee Paid: _____



DeKalb County Department of Planning & Sustainability

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

BOA No. _____

Applicant and/or Authorized Representative: Luther "Rick" Warrick

Mailing Address: 2097 Vista Dale Ct

City/State/Zip Code: Tucker, GA 30084

Email: [REDACTED]

Telephone Home: n/a Business: [REDACTED]

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Francisco Dugue + Ali Schwartz Dugue

Address (Mailing): 2150 East Lake Rd NE, Atlanta GA 30307

Email: [REDACTED]

Telephone Home: [REDACTED] Business: n/a

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 2150 East Lake Rd NE City: Atlanta State: GA Zip: 30307

District(s): 15th Land Lot(s): 16 Block: 22 Parcel: 1523701016

Zoning Classification: R-85 Commission District & Super District: 2/6

CIRCLE TYPE OF HEARING REQUESTED:

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TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT:

Date Received: _____

Fee Paid: _____



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: 2/5/20

Applicant: Ali B Schwartz
Signature

DATE: 2/5/20

Applicant: Jamie D
Signature



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: 2/5/20

Applicant/Agent: [Signature]
Signature

TO WHOM IT MAY CONCERN:

(I) (WE) Francisco Dugue + Ali Schwartz Dugue
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to:

[Signature]
Notary Public

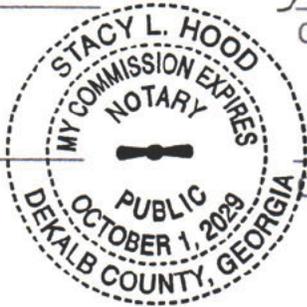
[Signature]
Owner

[Signature]
Notary Public

[Signature]
Owner

Notary Public

Owner





ZONING BOARD OF APPEALS APPLICATION

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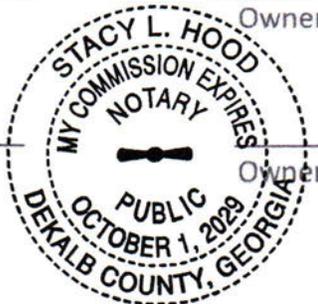
[Signature: Stacy L. Hood]
Notary Public

[Signature]
Owner

[Signature: Stacy L. Hood]
Notary Public

[Signature: Ali B Schwartz Dugue]
Owner

Notary Public



Letter of Intent

Subject: Variance Request for Right Side and Rear Yard Setback Reduction – Chapter 27
Section 2.2.1 – Removing Existing ADU to replace with new ADU in EXACT same location

Dear Members of the Zoning Board of Appeals,

We the homeowners, Francisco Duque and Ali Schwartz Duque, are writing to formally request a variance from Chapter 27, Section 2.2.1 of the DeKalb County Zoning Ordinance. Our request pertains to the reduction of the right side and rear yard setback requirements for our property located at 2150 East Lake Rd NE, Atlanta, GA 30307. The purpose of this variance is to facilitate the replacement of an existing ADU with an in kind ADU in the exact same footprint as it currently exists (see Exhibit A). We are requesting to reduce the rear yard setback from 40' to 3' and reduce the side yard setback from 8.5' to 3' (see Exhibit B-1 & B-2). We are seeking a variance to allow us to replace in kind the ADU which is important for the improvement of our property. The current ADU (see Exhibit C) does not fit the aesthetics of the home or the neighborhood. It was built in 1950 and has not been updated since that time. As the neighborhood has grown and developed, this ADU has become unappealing to the area. Updating it with an in kind ADU would bring it up to code and enhance the quality of the neighborhood (see exhibit D).

The plans for the demolition of the current ADU and construction of the new in kind ADU were approved by the HPC on 12/2/2025 (see Exhibit E-1 & E-2) and the COA was issued on 12/4/25.

1. Physical Conditions of the Site:

The existing ADU, which was constructed in 1950, limits the buildable areas within the setbacks as the main house is placed directly in the middle of the buildable envelope, therefore leaving very little room in the rear yard (see Exhibit F). The Historic Preservation Commission has already approved the replacement in kind of the ADU. The makeup of the tree, fence and accessory structure buffers between living units helps with privacy concerns.

2. Minimum Variance Necessary:

This request is to ask solely for the minimum variance necessary to replace the existing ADU in the exact same location. The utilities, grading and parking are

already in place and would have to be added in an alternate location. There will be limited disturbances to the property, trees, grading and natural conditions. We are just looking to ensure that we can have functionality of our rear yard and space for recreation on our property and we are not seeking any advantages beyond those available to other property owners in the same zoning district.

3. Public Welfare:

We do not expect any negative impact on the neighborhood and community as we are not changing the use of the property, only replacing in kind the existing ADU. The change is not expected to increase noise in the area or lead to any additional traffic to the area. The proposed reduced setback of the rear and side yards will not pose any harm to public welfare, neighboring properties, or the overall improvements in the R-85 zoning district.

4. Ordinance Hardship:

A strict interpretation of the zoning laws, in this case, would cause undue hardship for us. Limited buildable rear yard space would ruin functionality of rear space and may require extensive and unnecessary additions such as a driveway and utility arrangements. This variance is essential to prevent unnecessary hardship and allow for reasonable use of our property.

5. Alignment with the Spirit of the Law:

We believe that our variance request would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan. It also aligns with the intent of the Traditional Neighborhood Character Area and will preserve the style and appeal of older traditional neighborhood communities. These areas primarily consist of residential areas in older parts of the community. We have already received approval from the HPC (see Exhibit E-1 & E-2) for this project and feel it supports infill developments and county goals of expanding housing options and housing diversity.

In conclusion, we appreciate your time and consideration of our variance request. We are committed to working collaboratively to ensure that the proposed changes align with the broader goals and policies of DeKalb County.

Sincerely,

Francisco Duque & Ali Schwartz Duque

EXHIBIT A

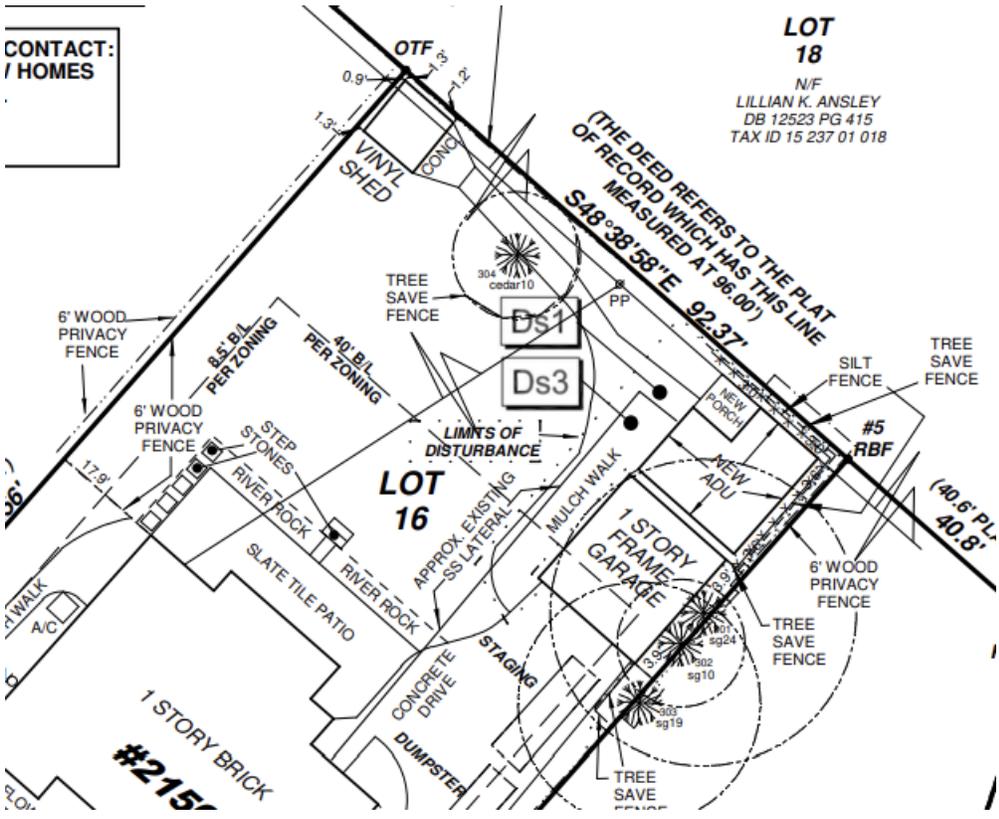


EXHIBIT B-1

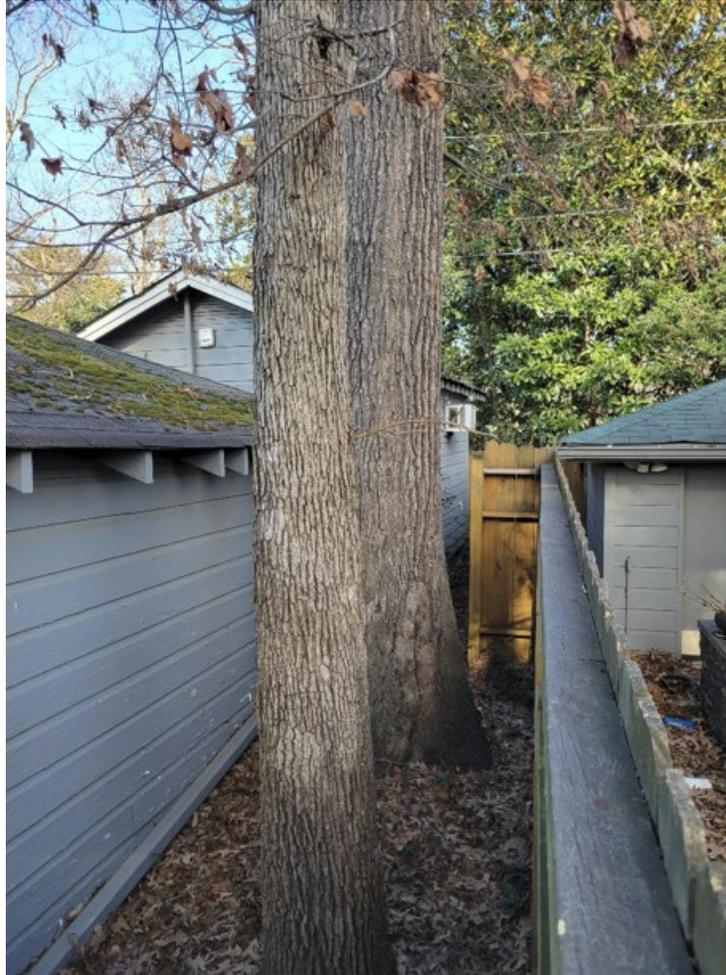


EXHIBIT B-2

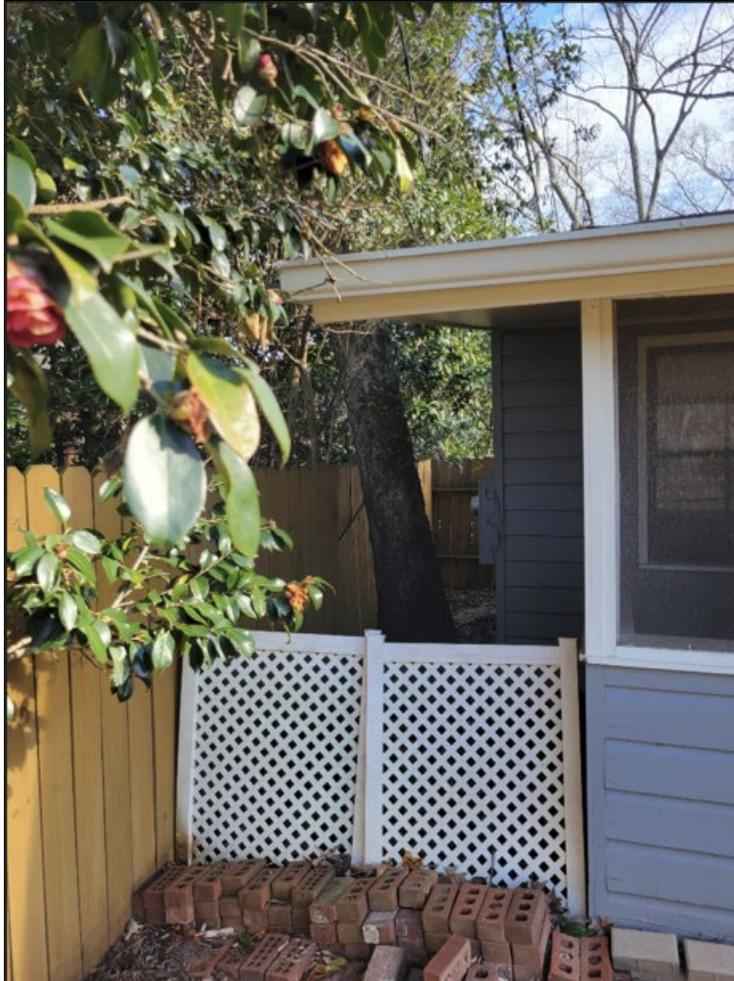


EXHIBIT C



EXHIBIT D

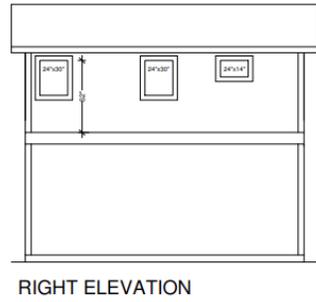
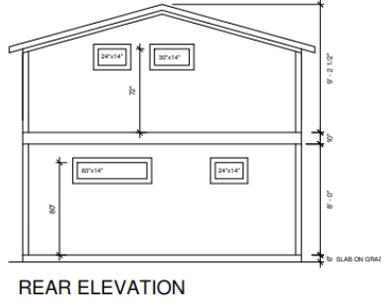
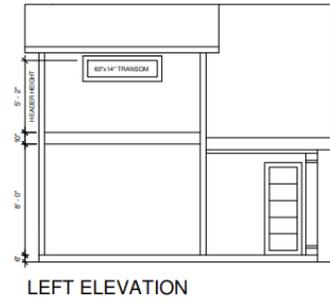
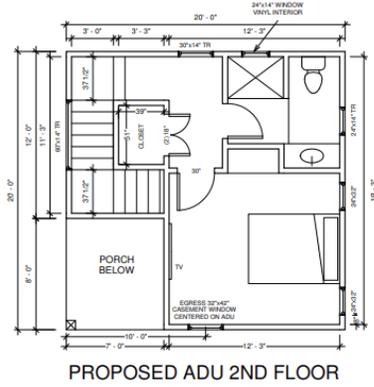
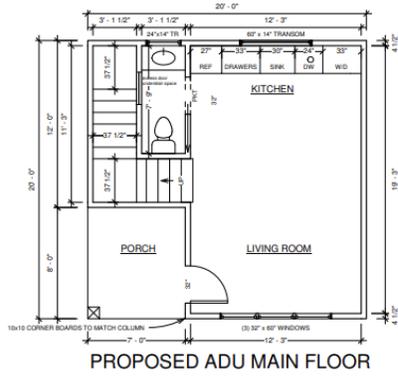
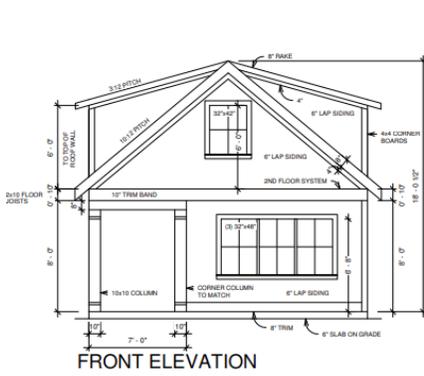


EXHIBIT E-1

Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: Cynthia Karegeannes

Address of Property: 2150 East Lake Road

Date(s) of hearing if any: November 17, 2025

Case Number: 1247859

Approved **Denied** **Deferred**

Approval: The Historic Preservation Commission, having considered the submissions made on behalf of the applicant and all other matters presented to the Preservation Commission finds that the proposed change(s) will not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic district and hereby approves the issuance of a certificate of appropriateness.

Any conditions or modifications are shown below.

Pursuant to Code of DeKalb County, § 13.5-8(3), the Preservation Commission has considered the historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement; texture and materials of the architectural features involved and the relationship of such texture and materials to the exterior architectural style; pertinent features of other properties in the immediate neighborhood, as prescribed generally by county code and specifically by the district design guidelines.

This application relates to an existing building, pursuant to the authority granted to the Preservation Commission by Code of DeKalb County, § 13.5-8(3), the Preservation Commission has also used the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guideline for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings therein as guidelines. The Preservation Commission finds that all relevant guidelines have been met.

Additional pertinent factors:

Construct an addition on the rear of a nonhistoric house and renovate a nonhistoric accessory structure. Rear walls, windows, and doors on the existing main structure will be demolished to make way for an approximately 136 square foot addition. The addition will have painted brick siding and a roof with asphalt shingles matching specs of the existing main structure; new windows will be added to the right-side elevation.

The existing one-story accessory structure (an accessory dwelling unit) will be demolished, and a new two-story accessory dwelling unit will be constructed in what comprises the majority of the existing structure's current footprint.

Application is approved with conditions or modifications /without conditions or modifications

Conditions or modifications (if applicable):

Denial: The Preservation Commission has determined that the proposed material changes in appearance would have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district / or, the applicant has not provided sufficient information for the Preservation Commission to approve the application . Specifically, the Preservation Commission finds as follows:

Deferral: The Preservation Commission has deferred action on this application for the following reasons:

The application will be re-heard by the Historic Preservation Commission at its meeting on

Date: 12/2/25

Signature: 

**Chair, DeKalb County
Historic Preservation Commission**

EXHIBIT E-2



Dekalb County Historic Preservation Commission

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 or (404) 371-2813 (Fax)

Lorraine Cochran-Johnson
Chief Executive Officer

CERTIFICATE OF APPROPRIATENESS

December 04, 2025

Site Address: 2150 E LAKE RD
ATLANTA, GA 30307-

Parcel ID: 15-237-01-016

Application Date: November 04, 2025

Applicant: KAREGEANNES Cynthia Karegeannes

Mailing Address: 4108 Allenhurst Drive
Peachtree Coorners, GA 30092

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON November 17, 2025, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: Approval

Construct an addition on the rear of a nonhistoric house and renovate a nonhistoric accessory structure. Rear walls, windows, and doors on the existing main structure will be demolished to make way for an approximately 136 square foot addition. The addition will have painted brick siding and a roof with asphalt shingles matching specs of the existing main structure; new windows will be added to the right-side elevation.

The existing one-story accessory structure (an accessory dwelling unit) will be demolished, and a new two-story accessory dwelling unit will be constructed in what comprises the majority of the existing structure's current footprint.

EXHIBIT F





LAND SURVEYING - CONSULTING - COMMERCIAL - RESIDENTIAL

DISTANCES ARE HORIZONTAL GROUND DISTANCES.
THE SURVEY DIMENSIONS ARE BASED ON THE U.S. FOOT (39.37 INCHES = 1 METER)

EQUIPMENT USED:
THEODOLITE READING DIRECTLY TO 02 SECONDS,
ELECTRONIC DISTANCE METER READINGS DIRECTLY TO .005 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 30,672 FEET. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 145,300 FEET.

THIS PROPERTY HAS BEEN FIELD SURVEYED.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND MAY BE SUBJECT TO OTHER EASEMENTS AND ENCUMBRANCES NOT SHOWN THAT MAY OR MAY NOT BE OF RECORD.

LEGEND

- REBAR FOUND OR SET (RBF) (RBS)
- CORNER CALCULATED OR SET (IPS)
- ⊗ LIGHT POLE (LP) / POWER POLE (PP)
- WATER METER (WM)
- ⊕ GAS METER (GM)

SUBJECT LOT IS
LOT 16 BLOCK 22
TAX FINANCING COMPANY, INC
SUBDIVISION
AS RECORDED IN
PLAT BOOK 17 PAGE 116
RERECORDED IN
PLAT BOOK 21 PAGE 139
TAX ID 15 237 01 016

- SITE REFERENCES:
- 1) DEED BOOK 24267 PAGE 350
 - 2) DEED BOOK 20107 PAGE 526
 - 3) DEED BOOK 11029 PAGE 123
 - 4) DEED BOOK 11002 PAGE 280
 - 5) DEED BOOK 6670 PAGE 455
 - 6) PLAT BOOK 17 PAGE 116
 - 7) PLAT BOOK 21 PAGE 139
 - 4) TAX MAPS AND TAX DATA AVAILABLE ONLINE FROM THE DEKALB COUNTY WEB SITE.

FLOOR AREA
RATIO F.A.R.
2187 SQ.FT. OR
11.9% OF LOT

LOT AREA
0.422 ACRES +/-
18,399 SQ.FT. +/-

UNDERGROUND UTILITY DISCLAIMER

Information regarding the reported presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information as it relates to underground facilities and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and such underground utilities and structures not shown may be encountered. The Owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of the information shown hereon as it relates to underground utilities and structures. The limitations as to accuracy contained in this paragraph shall not apply to the utilities and/or structures of any kind which are visible from the surface. All such above ground utilities and/or structures have been field located and are accurately depicted hereon.

PLAT CERTIFICATION NOTICE

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IMPERVIOUS AREA 6414 SQ.FT. OR 34.9% OF LOT

R GRVL & STEPS	246
SLATE PATIO	534
HOUSE FOOTPRINT	2187
F PRCH, STEPS & WLK	216
BRICK PAD	258
DRIVE	2004
SHED	103
SCREEN PORCH	152
1 STORY FRAME	241
GARAGE	438
F WALL	35

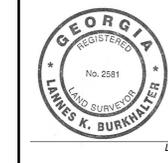
MAXIMUM ALLOWABLE LOT COVERAGE IN R85 ZONING IS 35%

STATE WATERS NOTE

THIS SURVEYOR HAS MADE NO DETERMINATION OR JUDGEMENT AS TO THE EXISTENCE OF ANY STATE WATERS THAT MAY BE ON OR ADJACENT TO THE PROPERTY SHOWN ON THIS SURVEY. PRIOR TO ANY CONSTRUCTION OR OTHER WORK THE PROPERTY OWNER AND/OR THEIR CONTRACTOR SHOULD VERIFY WITH THE LOCAL AND/OR STATE AGENCIES AS TO THE EXISTENCE OF STATE WATERS THAT MAY IMPACT THIS PROPERTY. AN INDEPENDENT ENVIRONMENTAL ASSESSMENT MAY BE REQUIRED.

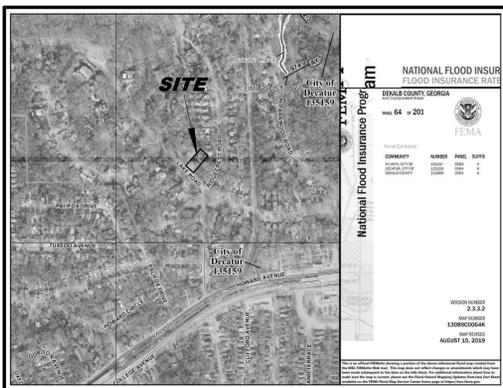
SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

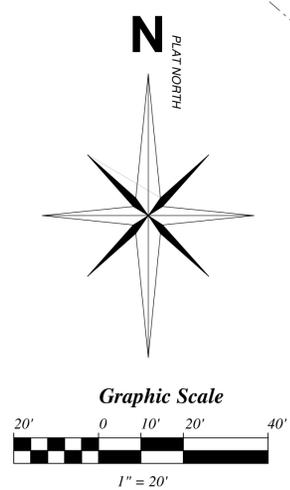


MATTERS OF TITLE ARE EXCEPTED
© COPYRIGHT AARROW SURVEYING 2024

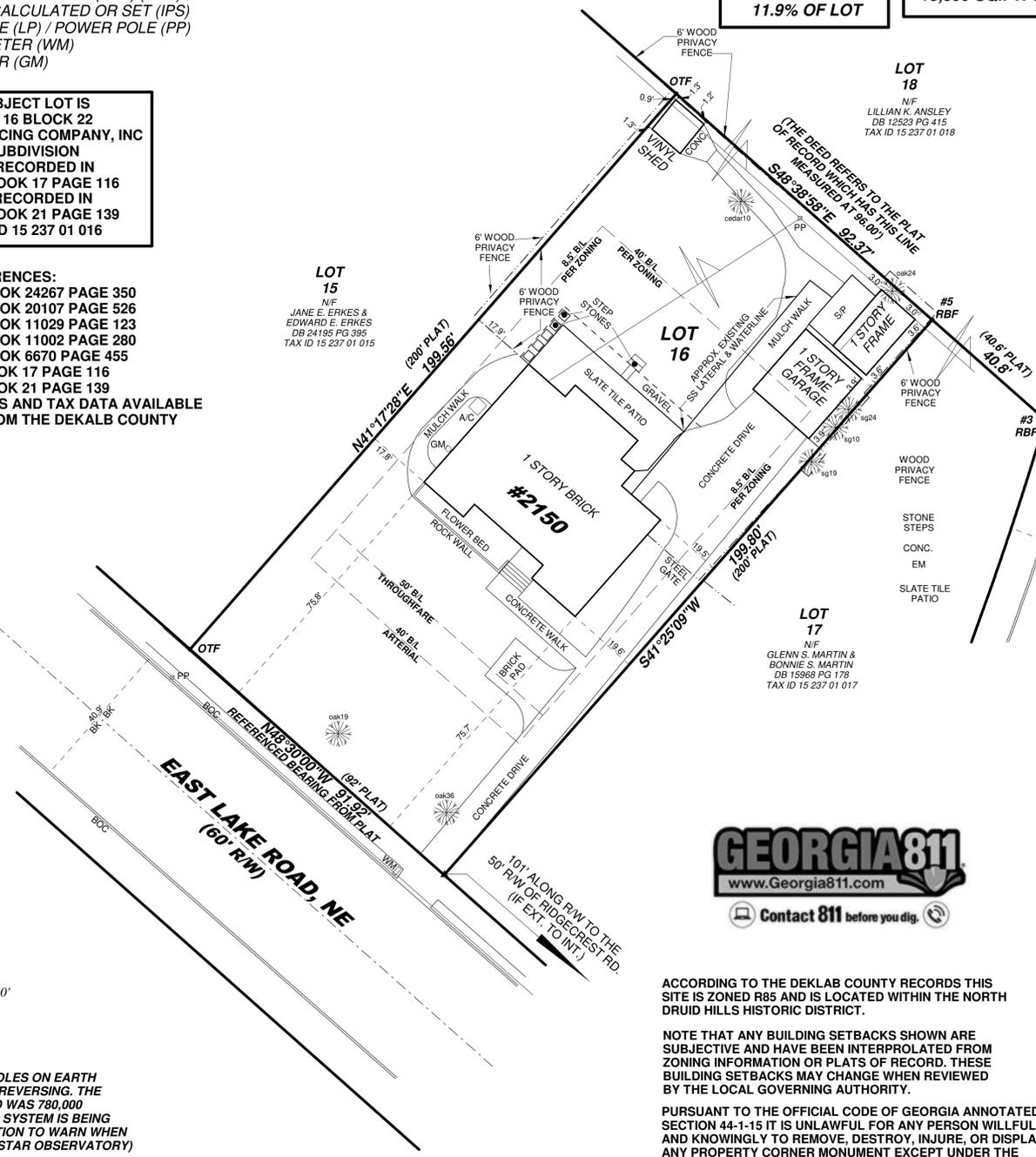
THIS SPACE RESERVED FOR THE CLERK OF COURT



NO PORTION OF THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13089C0064H PANEL 64 OF 201 COVERING DEKALB COUNTY, GEORGIA DATED AUGUST 15, 2019.



NOTE FOR POLAR SHIFT:
THE MIGRATION OF THE MAGNETIC POLES ON EARTH ARE SAID TO BE IN THE PROCESS OF REVERSING. THE LAST TIME EARTH'S POLES REVERSED WAS 780,000 YEARS AGO. CURRENTLY A WARNING SYSTEM IS BEING DEVELOPED DURING THE ACCELERATION TO WARN WHEN THEY MOVE OVER 40 DEGREES. (MAVSTAR OBSERVATORY)



ACCORDING TO THE DEKALB COUNTY RECORDS THIS SITE IS ZONED R85 AND IS LOCATED WITHIN THE NORTH DRUID HILLS HISTORIC DISTRICT.

NOTE THAT ANY BUILDING SETBACKS SHOWN ARE SUBJECTIVE AND HAVE BEEN INTERPOLATED FROM ZONING INFORMATION OR PLATS OF RECORD. THESE BUILDING SETBACKS MAY CHANGE WHEN REVIEWED BY THE LOCAL GOVERNING AUTHORITY.

PURSUANT TO THE OFFICIAL CODE OF GEORGIA ANNOTATED SECTION 44-1-15 IT IS UNLAWFUL FOR ANY PERSON WILLFULLY AND KNOWINGLY TO REMOVE, DESTROY, INJURE, OR DISPLACE ANY PROPERTY CORNER MONUMENT EXCEPT UNDER THE AUTHORITY OF A REGISTERED LAND SURVEYOR.

JOB NUMBER: 160024
SCALE: 1" = 20'
DATE: 04/25/16
DRAWN BY: KB
CHECKED BY: KB
AARROW PLOT DATE: 01/21/25

BOUNDARY/ASBUILT SURVEY FOR:
FRANCISCO DUQUE & ALI SCHWARZ-DUQUE
LOCATED AT:
**#2150 EAST LAKE ROAD, NE
LAND LOT 237 OF THE 15TH DISTRICT
DEKALB COUNTY, GEORGIA**



AARROW SURVEYING
LICENSE NO. LSF000595
2245 COUNTRY WALK
SNELLVILLE, GEORGIA 30039
PH. AND FAX 770-982-9900

SHEET 01 OF 04

REVISIONS:
02/21/24: UPDATE POST CONSTRUCTION REMODEL WITH IMPERVIOUS CALCS
01/21/25: ADD SS LAT

LAND SURVEYING - CONSULTING - COMMERCIAL - RESIDENTIAL

DISTANCES ARE HORIZONTAL GROUND DISTANCES.

THE SURVEY DIMENSIONS ARE BASED ON THE U.S. FOOT (39.37 INCHES = 1 METER)

EQUIPMENT USED:
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- CORNER CALCULATED OR SET (IPS)
- LIGHT POLE (LP) / POWER POLE (PP)
- WATER METER (WM)
- GAS METER (GM)
- EXISTING SHEET DRAINAGE
- SILT FENCE (Sd1-S TYPE SENSITIVE)
- CRZ (CRITICAL ROOT ZONE)
- SRP (STRUCTURAL ROOT PLATE)
- TREE SAVE FENCE
- LIMITS OF DISTURBANCE
- TREE TYPE AND SIZE
- TREE TO BE REMOVED

OWNER
FRANCISCO DUQUE &
ALI SCHWARZ DUQUE
2150 LAKE ROAD, NE
ATLANTA, GA. 30307
PH 917-470-8079
PH 347-239-1938
EMAIL: alischwarz27@gmail.com

EMERGENCY 24 HR CONTACT:
TODD WILKES - TCW HOMES
2097 VISTADALE CT.
TUCKER, GA. 30084
PH 770-639-3104

PROPOSED FLOOR AREA
RATIO F.A.R.
2187 SQ.FT. OR
11.9% OF LOT

LOT AREA
0.422 ACRES +/-
18,399 SQ.FT. +/-

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PROPOSED IMPERVIOUS AREA
6175 SQ.FT. OR
33.56% OF LOT

STEP STONES	78
SLATE PATIO	485
HOUSE FOOTPRINT	2187
F PRCH, STEPS & WLK	216
BRICK PAD	258
DRIVE	2004
SHED	103
ADU PORCH	56
ADU	344
GARAGE	438
F WALL	35

MAXIMUM ALLOWABLE LOT COVERAGE IN R85 ZONING IS 35%

SUBJECT LOT IS
LOT 16 BLOCK 22
TAX FINANCING COMPANY, INC
SUBDIVISION
AS RECORDED IN
PLAT BOOK 17 PAGE 116
RERECORDED IN
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TAX ID 15 237 01 016

SITE REFERENCES:

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- 5) DEED BOOK 6670 PAGE 455
- 6) PLAT BOOK 17 PAGE 116
- 7) PLAT BOOK 21 PAGE 139
- 4) TAX MAPS AND TAX DATA AVAILABLE ONLINE FROM THE DEKALB COUNTY WEB SITE.

NOTES FOR PROPOSED SITE CONSTRUCTION:

- 1) LIMITS OF CONSTRUCTION DIMENSIONED AS SHOWN.
- 2) PURPOSE OF PROJECT IS TO REMOVE AND REPLACE THE EXISTING 1 STORY FRAME AND PORCH IN ITS EXACT CURRENT BUILDING FOOTPRINT WITH A NEW 2 STORY ADU AND PORCH.
- 3) MATERIAL STAGING AND DUMPSTER WILL BE LOCATED WITHIN THE EXISTING DRIVEWAY.
- 4) THERE IS NO PROPOSED LAND DISTURBANCE THAT INVOLVES MEASURABLE GRADING OR EARTH MOVEMENT. SURFACE SCRAPING AND AREAS PROVIDING SUPPORT MAY BE DISTURBED.
- 5) THE PROPOSED REMODEL IS AT FINISHED FLOOR LEVEL.

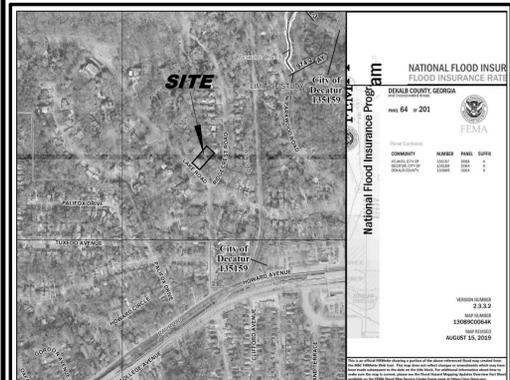
NOTES:

- 1) ALL LAND DISTURBANCE TO BE STABILIZED UPON COMPLETION OF DEMOLITION.
- 2) ALL TREES TO REMAIN AND HAVE PROPERTY PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- 3) ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
- 4) DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OR TREE PROTECTION AREA OR RIGHT-OF-WAY.
- 5) ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE SITE INSPECTOR(S).

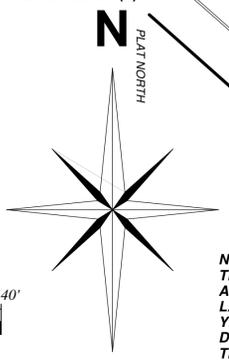
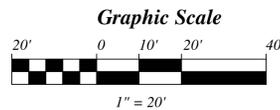
THIS SPACE RESERVED FOR THE CLERK OF COURT



LOCATION MAP NOT TO SCALE



NO PORTION OF THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13089C0064H PANEL 64 OF 201 COVERING DEKALB COUNTY, GEORGIA DATED AUGUST 15, 2019.



NOTE FOR POLAR SHIFT:
THE MIGRATION OF THE MAGNETIC POLES ON EARTH ARE SAID TO BE IN THE PROCESS OF REVERSING. THE LAST TIME EARTHS POLES REVERSED WAS 780,000 YEARS AGO. CURRENTLY A WARNING SYSTEM IS BEING DEVELOPED DURING THE ACCELERATION TO WARN WHEN THEY MOVE OVER 40 DEGREES. (MAVSTAR OBSERVATORY)



DEMO PLAN



ACCORDING TO THE DEKALB COUNTY RECORDS THIS SITE IS ZONED R85 AND IS LOCATED WITHIN THE NORTH DRUID HILLS HISTORIC DISTRICT.

NOTE THAT ANY BUILDING SETBACKS SHOWN ARE SUBJECTIVE AND HAVE BEEN INTERPOLATED FROM ZONING INFORMATION OR PLATS OF RECORD. THESE BUILDING SETBACKS MAY CHANGE WHEN REVIEWED BY THE LOCAL GOVERNING AUTHORITY.

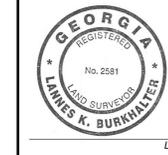
PURSUANT TO THE OFFICIAL CODE OF GEORGIA ANNOTATED SECTION 44-1-15 IT IS UNLAWFUL FOR ANY PERSON WILLFULLY AND KNOWINGLY TO REMOVE, DESTROY, INJURE, OR DISPLACE ANY PROPERTY CORNER MONUMENT EXCEPT UNDER THE AUTHORITY OF A REGISTERED LAND SURVEYOR.

STATE WATERS NOTE

THIS SURVEYOR HAS MADE NO DETERMINATION OR JUDGEMENT AS TO THE EXISTENCE OF ANY STATE WATERS THAT MAY BE ON OR ADJACENT TO THE PROPERTY SHOWN ON THIS SURVEY. PRIOR TO ANY CONSTRUCTION OR OTHER WORK THE PROPERTY OWNER AND/OR THEIR CONTRACTOR SHOULD VERIFY WITH THE LOCAL AND/OR STATE AGENCIES AS TO THE EXISTENCE OF STATE WATERS THAT MAY IMPACT THIS PROPERTY. AN INDEPENDENT ENVIRONMENTAL ASSESSMENT MAY BE REQUIRED.

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.



LANNES K. BURKHALTER
LANNES K. BURKHALTER G.A. R.L.S. #2551
02/21/24 DATE

MATTERS OF TITLE ARE EXCEPTED
© COPYRIGHT AARROW SURVEYING 2025

JOB NUMBER: 160024
SCALE: 1" = 20'
DATE: 04/25/16
DRAWN BY: KB
PC: KB, LP: KB
CHECKED BY: KB
AARROW PLOT DATE: 01/21/26

BOUNDARY/ASBUILT SURVEY AND RESIDENTIAL DEMO PLAN FOR:
FRANCISCO DUQUE & ALI SCHWARZ-DUQUE
LOCATED AT:
#2150 EAST LAKE ROAD, NE
LAND LOT 237 OF THE 15TH DISTRICT
DEKALB COUNTY, GEORGIA



AARROW SURVEYING
LICENSE NO. LSF000595
2245 COUNTRY WALK
SNELLVILLE, GEORGIA 30039
PH. AND FAX 770-982-9900

SHEET 02 OF 04

REVISIONS:
02/21/24: UPDATE POST CONSTRUCTION REMODEL WITH IMPERVIOUS PLATS
07/29/25: COORDINATE SITE PLAN WITH ARCHITECT
09/04/25: INCORPORATE NEW DEMO PLAN
11/19/25: ADDRESS COMMENTS FROM PLAN REVIEW
01/21/26: ADD SS1 LAT

LAND SURVEYING - CONSULTING - COMMERCIAL - RESIDENTIAL

DISTANCES ARE HORIZONTAL GROUND DISTANCES.
THE SURVEY DIMENSIONS ARE BASED ON THE U.S. FOOT
(39.37 INCHES = 1 METER)

EQUIPMENT USED:
THEODOLITE READING DIRECTLY TO 02 SECONDS,
ELECTRONIC DISTANCE METER READINGS DIRECTLY
TO .005 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED
HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 30,672 FEET.
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE
BY LATITUDE AND DEPARTURE AND IS FOUND TO BE
ACCURATE WITHIN 1 FOOT IN 145,300 FEET.

THIS PROPERTY HAS BEEN FIELD SURVEYED.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE
EXAMINATION AND MAY BE SUBJECT TO OTHER EASEMENTS
AND ENCUMBRANCES NOT SHOWN THAT MAY OR MAY NOT
BE OF RECORD.

LEGEND

- REBAR FOUND OR SET (RBF) (RBS)
- CORNER CALCULATED OR SET (IPS)
- LIGHT POLE (LP) / POWER POLE (PP)
- WATER METER (WM)
- GAS METER (GM)
- EXISTING SHEET DRAINAGE
- - - SILT FENCE (Sd1-S TYPE SENSITIVE)
- - - CRZ (CRITICAL ROOT ZONE)
- - - SRP (STRUCTURAL ROOT PLATE)
- TREE SAVE FENCE
- LIMITS OF DISTURBANCE
- TREE TYPE AND SIZE
- TREE TO BE REMOVED

OWNER
FRANCISCO DUQUE &
ALI SCHWARZ DUQUE
2150 LAKE ROAD, NE
ATLANTA, GA. 30307
PH 917-470-8079
PH 347-239-1938
EMAIL: alischwarz27@gmail.com

EMERGENCY 24 HR CONTACT:
TODD WILKES - TCW HOMES
2097 VISTADALE CT.
TUCKER, GA. 30084
PH 770-639-3104

PROPOSED
FLOOR AREA
RATIO F.A.R.
2187 SQ.FT. OR
11.9% OF LOT

LOT AREA
0.422 ACRES +/-
18,399 SQ.FT. +/-

UNDERGROUND UTILITY DISCLAIMER

Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information as it relates to underground facilities and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and such underground utilities and structures not shown may be encountered. The Owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of the information shown hereon as it relates to underground utilities and structures. The limitations as to accuracy contained in this paragraph shall not apply to the utilities and/or structures of any kind which are visible from the surface. All such above ground utilities and/or structures have been field located and are accurately depicted hereon.

PLAT CERTIFICATION NOTICE

THIS PLAT HAS BEEN 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 EXPRESS RE-CERTIFICATION BY THE SURVEYOR HEREON RENAMING THE PLAT TO SAID OTHER PERSON, PERSONS OR ENTITIES.

PROPOSED
IMPERVIOUS
AREA
6175 SQ.FT. OR
33.56% OF LOT

STEP STONES	78
SLATE PATIO	485
HOUSE FOOTPRINT	2187
F PRCH, STEPS & WLK	216
BRICK PAD	258
DRIVE	2004
SHED	103
ADU PORCH	56
ADU	344
GARAGE	438
F WALL	35

MAXIMUM ALLOWABLE LOT COVERAGE
IN R85 ZONING IS 35%

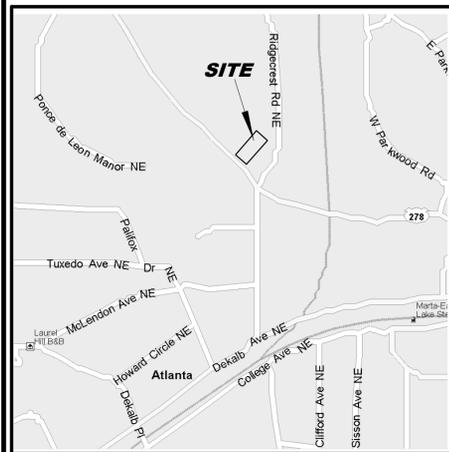
SUBJECT LOT IS
LOT 16 BLOCK 22
TAX FINANCING COMPANY, INC
SUBDIVISION
AS RECORDED IN
PLAT BOOK 17 PAGE 116
RERECORDED IN
PLAT BOOK 21 PAGE 139
TAX ID 15 237 01 016

SITE REFERENCES:

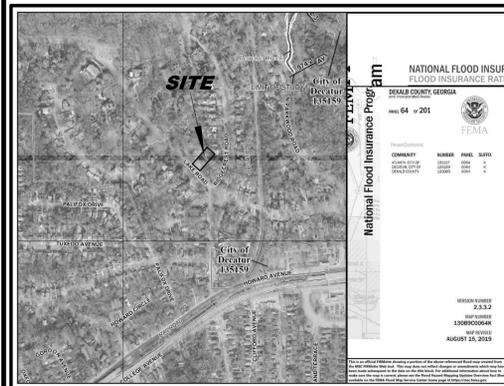
- 1) DEED BOOK 24267 PAGE 350
- 2) DEED BOOK 20107 PAGE 526
- 3) DEED BOOK 11029 PAGE 123
- 4) DEED BOOK 11002 PAGE 280
- 5) DEED BOOK 6670 PAGE 455
- 6) PLAT BOOK 17 PAGE 116
- 7) PLAT BOOK 21 PAGE 139
- 8) TAX MAPS AND TAX DATA AVAILABLE ONLINE FROM THE DEKALB COUNTY WEB SITE.

NOTES FOR PROPOSED SITE CONSTRUCTION:

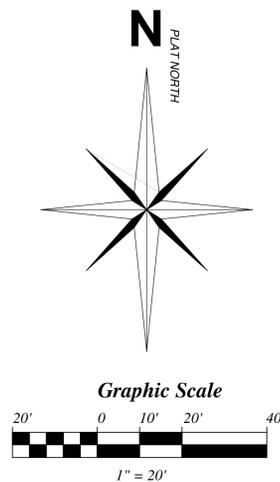
- 1) LIMITS OF CONSTRUCTION DIMENSIONED AS SHOWN.
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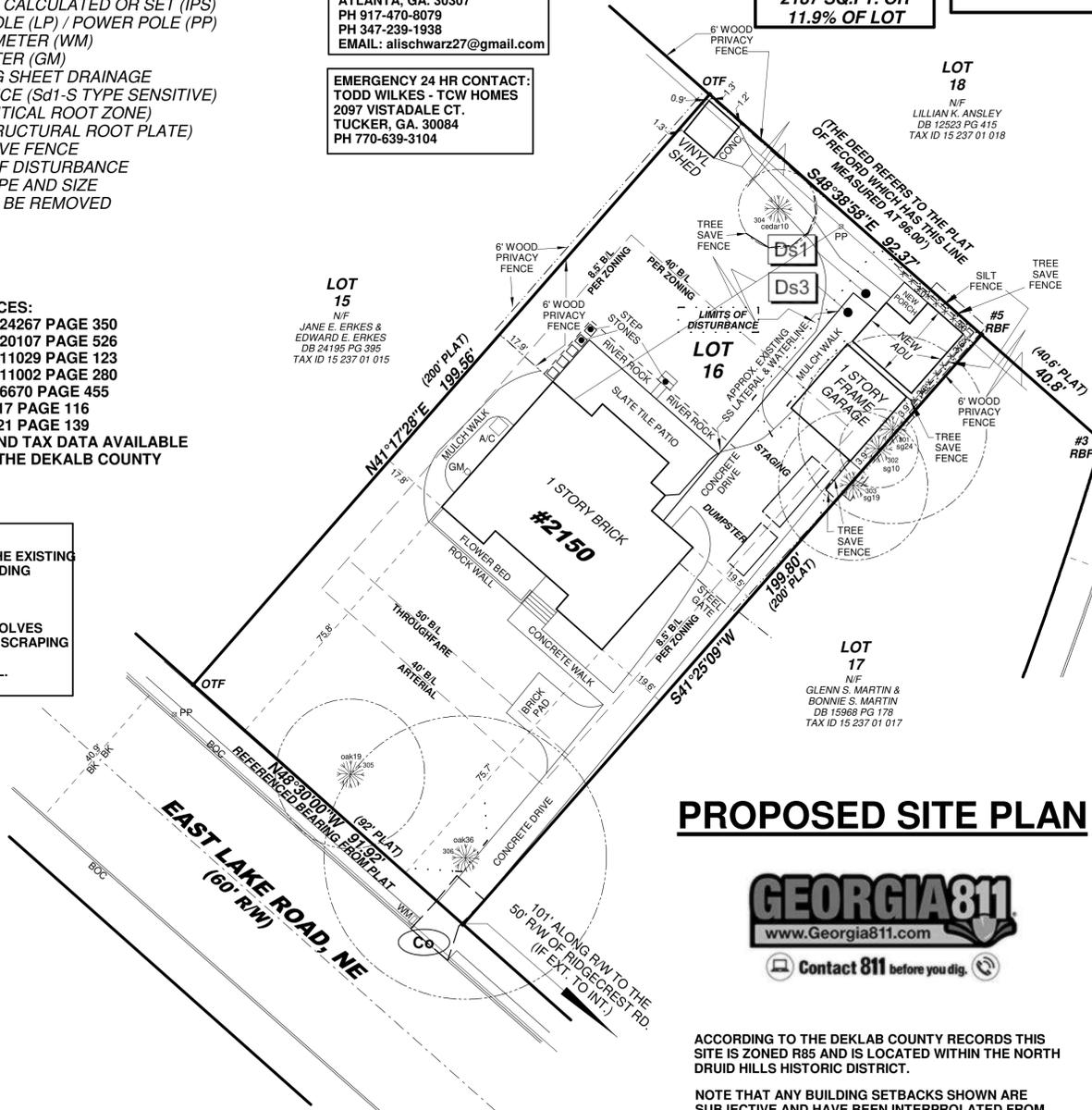
LOCATION MAP
NOT TO SCALE



NO PORTION OF THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13089C0064H PANEL 64 OF 201 COVERING DEKALB COUNTY, GEORGIA DATED AUGUST 15, 2019.



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PROPOSED SITE PLAN



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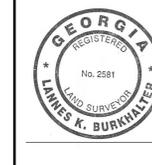
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LANNES K. BURKHALTER GA. R.L.S. #2581 02/21/24 DATE

MATTERS OF TITLE ARE EXCEPTED
© COPYRIGHT AARROW SURVEYING 2025

JOB NUMBER: 160024
SCALE: 1" = 20'
DATE: 04/25/16
DRAWN BY: KB
PC: KB JP: KB
CHECKED BY: KB
ARROW PLOT DATE: 01/21/25

BOUNDARY/ASBUILT SURVEY AND
RESIDENTIAL SITE PLAN FOR:
**FRANCISCO DUQUE
& ALI SCHWARZ-DUQUE**
LOCATED AT:
**#2150 EAST LAKE ROAD, NE
LAND LOT 237 OF THE 15TH DISTRICT
DEKALB COUNTY, GEORGIA**

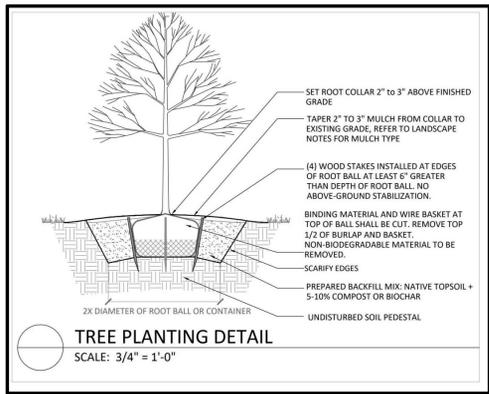
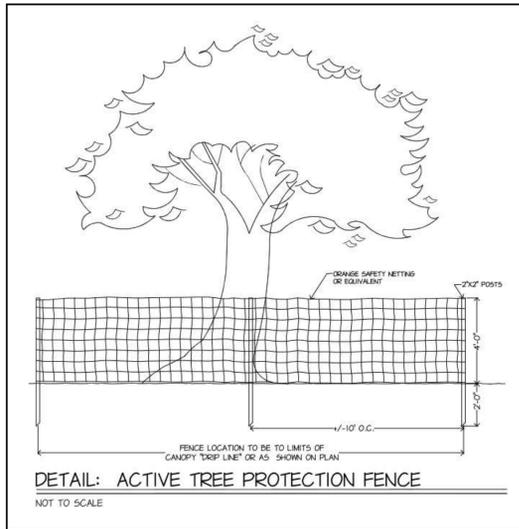


AARROW SURVEYING
LICENSE NO. LSF000595
2245 COUNTRY WALK
SNELLVILLE, GEORGIA 30039
PH. AND FAX 770-982-9900

SHEET 03 OF 04

REVISIONS:
02/21/24 UPDATE POST CONSTRUCTION REMODEL WITH IMPERVIOUS CALCUS WITH ARCHITECTURAL SITE PLAN 09/04/25 INCORPORATE NEW DEMO PLAN INTO SET PRESS COMMENTS FROM 01/21/26 ADD SS LAT

LAND SURVEYING - CONSULTING - COMMERCIAL - RESIDENTIAL



NOTE: WHEN OVERSTORY TREES ARE REQUIRED IN CERTAIN ZONING DISTRICTS. OVERSTORY TREES INCLUDE OAKS, HICKORIES, TULIP POPLAR, BEECH, AND BLACK GUM. THIS CAN BE SATISFIED BY ARBORIST APPROVAL OF EXISTING TREES.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)			A permanent vegetative cover using sods on highly erodible or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.

GENERAL CONSTRUCTION AND SPECIAL SITE PLAN NOTES:

EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.

STORM DRAINAGE AND SANITARY SEWER EASEMENTS SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. THE LOCATIONS SHOWN MAY BE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.

PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.

ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.

A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROCESS.

FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY AND A CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.

DISTURBED AREAS IDLE FOR 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.

SILT FENCE SHALL BY "TYPE-S" AS PER THE MAUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA AND BE WIRE REINFORCED.

THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS OR REFERS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.

IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

LAND DISTURBANCE IS PROHIBITED WITHIN ANY IRF LIMITS. IRF LIMITS SHOULD BE LOCATED AND STAKED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

LAND DISTURBANCE IS PROHIBITED WITHIN STREAM BUFFER LIMITS. LOCATE AND STAKE ALL STREAM BUFFER LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.

ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET OR WHATEVER MINIMUM HEIGHT REQUIRED BY THE GOVERNING MUNICIPALITY, ABOVE THE INTERMEDIATE REGIONAL FLOOD (IRF) ELEVATION. THE MINIMUM HEIGHT ABOVE THE IRF SHOULD BE VERIFIED BY THE CONTRACTOR.

THE PLACEMENT OF DUMPSTERS IS PROHIBITED IN THE RIGHT-OF-WAY.

TREE PROTECTION:

NO MACHINE TRENCHING THROUGH CRITICAL ROOT ZONE.

HAND DIG WHERE SILT FENCE (SD-1) CROSSES THE CRITICAL ROOT ZONE OF ANY TREE.

ROOT PRUNE AS NEEDED ACCORDING TO ISA/ANSI PROFESSIONAL STANDARDS.

ALL THE SAVE FENCING IS TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING INSPECTION.

NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

KEEP OUT SIGNAGE REQUIRED FOR TREE PROTECTED AREAS.

NOTE: WHERE THE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL ALSO LEAVE SITE IN A SHEET FLOW CONDITION.

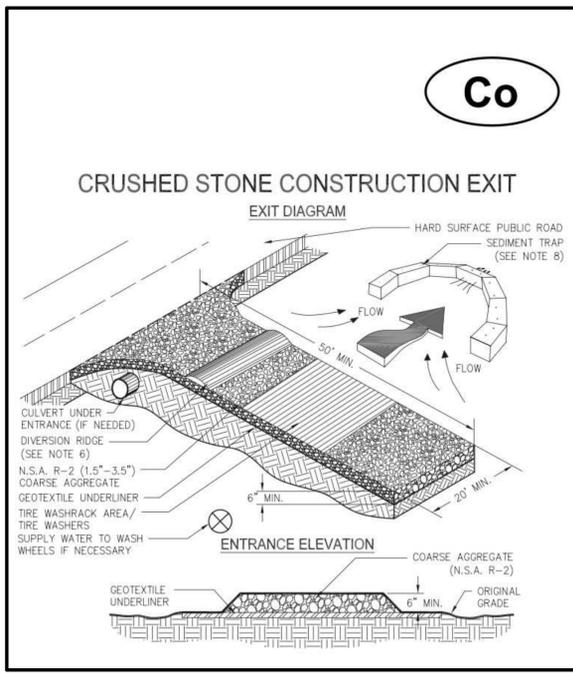
NOTE: NO TREES TO BE REMOVED DURING THE PROPOSED CONSTRUCTION.

NOTE: NO TREES TO BE REMOVED OR IMPACTED EXCEPT AS SHOWN

NOTE: NO EQUIPMENT OR MATERIALS MAY BE STORED WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.

EMERGENCY 24 HR CONTACT:
TODD WILKES - TCW HOMES
2097 VISTADALE CT.
TUCKER, GA. 30084
PH 770-639-3104

OWNER:
FRANCISCO DUQUE &
ALI SCHWARZ DUQUE
2150 LAKE ROAD, NE
ATLANTA, GA. 30307
PH 917-470-8079
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EMAIL: alischwarz27@gmail.com



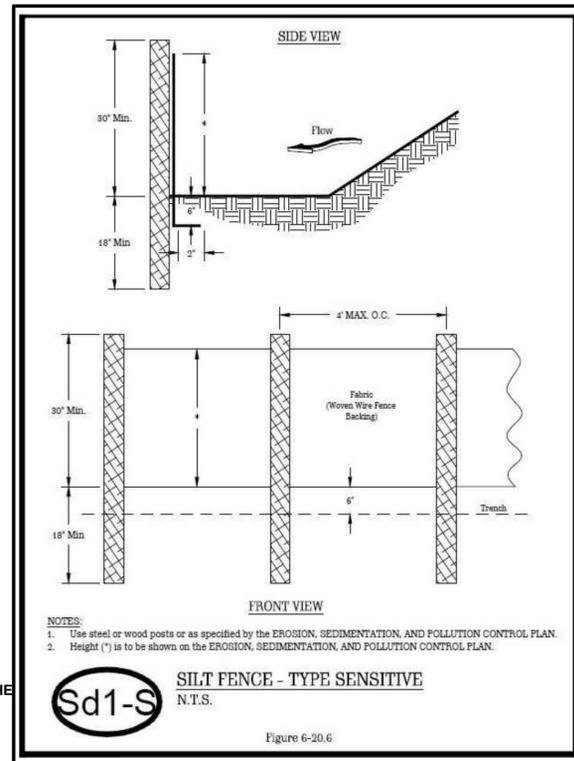
NOTE: THE EXISTING CONCRETE DRIVEWAY IS BEING USED AND IMPLEMENTED AS THE SITE CONSTRUCTION ENTRANCE, DUMPTER PAD AND STAGING AREA AS PER THE CONTRACTOR.

NOTES FOR PROPOSED SITE CONSTRUCTION:

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- 5) THE PROPOSED REMODEL IS AT FINISHED FLOOR LEVEL.

NOTES:

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- 4) DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OR TREE PROTECTION AREA OR RIGHT-OF-WAY.
- 5) ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE SITE INSPECTOR(S).



POINT	DESCRIPTION AND SIZE (DIAM. @ DBH)	CRZ AREA	CRZ AREA IMPACT	PERCENT OF IMPACT
300	OAK 24	REMOVE		100%
301	SG 24			
302	SG 10			
303	SG 19	OFFSITE		
304	CEDAR 10			
305	OAK 19			
306	OAK 36			

NOTE: ONE TREE IS TO BE REMOVED

GEORGIA
LAND SURVEYOR
No. 2581
JAMES K. BURKHOLDER



AARROW SURVEYING

LICENSE NO. LSF000595

2245 COUNTRY WALK
SNELLVILLE, GEORGIA 30039
PH. AND FAX 770-982-9900

SHEET 04 OF 04

REVISIONS:
ORANGE AND/OR PINK TREE CHART TO INDICATE SINGLE TREE REMOVAL

JOB NUMBER: 160024
SCALE: 1" = 20'
DATE: 07/29/25
DRAWN BY: KB
PC: KB JP: KB
CHECKED BY: KB
AARROW PLOT DATE: 01/21/26

RESIDENTIAL SITE PLAN DETAILS FOR:

TCW HOMES, INC.

LOCATED AT:

**#2150 EAST LAKE ROAD, NE
LAND LOT 237 OF THE 15TH DISTRICT
DEKALB COUNTY, GEORGIA**