



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. 22301

Applicant and/or
Authorized Representative Amy Katz representative: Tom Parrish

Mailing Address: 1391 Lively Ridge Rd NE

City/State/Zip Code: Atlanta GA 30329

Email: amy.dessel.katz@gmail.com

Telephone Home: 404-909-7367 Business: Fax No.:

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Donald Katz / Amy Katz

Address (Mailing): 1391 Lively Ridge Rd NE

City/State/Zip Code: Atlanta GA 30329

Email: amy.dessel.katz@gmail.com

Telephone Home: 404-909-7367 Business: Fax No.:

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1391 Lively Ridge Rd NE City: Atlanta State: GA Zip: 30329

District(s): 18 Land Lot(s): 106 Block: 08 Parcel: 016

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

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

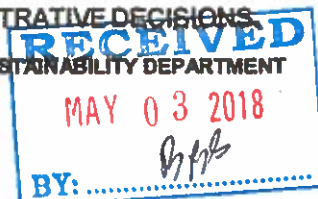
Zoning Classification: R-85 Commission District & Super District: 286

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.)
- OFFICIALS APPEALS OF ADMINISTRATIVE DECISIONS

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT
Date Received: _____

Fee Paid: _____



330 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030 [voice]
404.371.2155 – [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov



DeKalb County
G E O R G I A

3

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: April 20, 2018

Applicant/Agent: Amy Katz
Signature

TO WHOM IT MAY CONCERN:

(I)/ (WE) Amy Katz
(Name of Owners)

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

Tom Parrish
(Name of Applicant or Representative)

To file an application on (my) / (our) behalf

Melissa L. Cotton
Notary Public

X Amy Katz
Owner

Notary Public

Owner

Notary Public

Owner

Felisa L Cotton
NOTARY PUBLIC
Newton County, GEORGIA
My Comm. Expires
08/29/2020



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: April 20, 2018

Applicant: Amy Katz
Signature

DATE: _____

Applicant: _____
Signature

May 01, 2018

To Whom it may concern,

We the homeowners, Don & Amy Katz, would like to file a letter of intent to reduce the side setbacks and rear setback of 1391 Lively Ridge Road, Atlanta, GA 30329 in order to add a second story to the existing structure.

The reason for this request is that the shape of the specific lot has an unusual layout of setback restrictions, it is angled in the back. We are requesting a left side setback of 6' (next to carport) instead of 8 ½ ft. We are requesting a rear setback of 30' instead of the 40' setback. This will allow us to build a second story on the existing structure as it is now.

We respectfully request that this variance be granted so that we may build the second story to accommodate our growing family. We love the neighborhood and would love to stay but we need more space in order to do so.

Respectfully,

A handwritten signature in cursive script that reads "Amy Katz".

Amy Katz

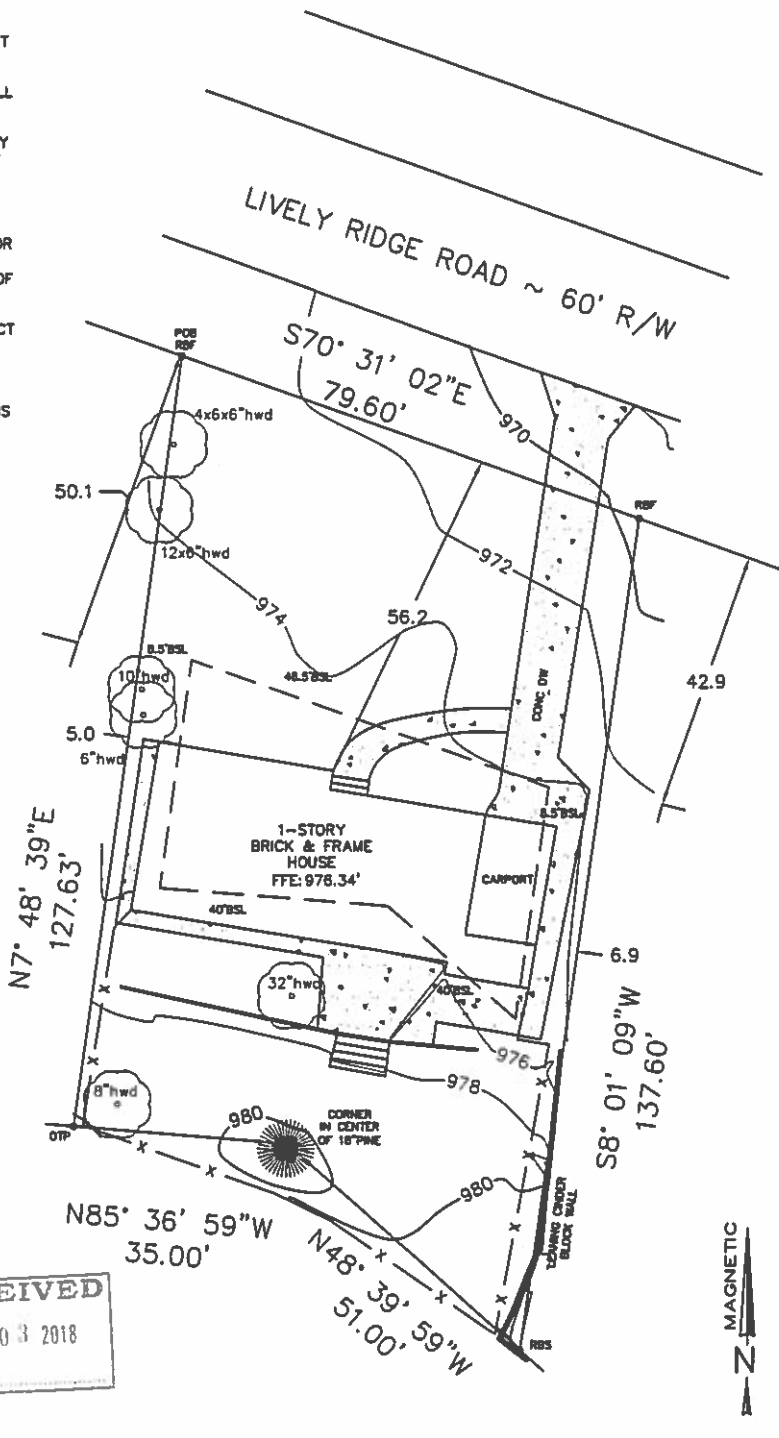
ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.

$50.1 + 42.9 / 2 = 46.5$ FRONT BSL



- * LEGEND *
- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT. AKA ALSO KNOWN AS
 - APD AS PER DEED
 - APP AS PER PLAT
 - BSL BUILDING (SETBACK) LINE
 - CP COMPUTED POINT
 - CTP CRIMP TOP PIPE FOUND
 - D DEED (BOOK/PAGE)
 - DW DRIVEWAY
 - EP EDGE OF PAVEMENT
 - FFE FINISH FLOOR ELEVATION
 - FKA FORMERLY KNOWN AS
 - HWD HARDWOOD TREE
 - IPF IRON PIN FOUND
 - L ARC LENGTH
 - LL LAND LOT
 - LLL LAND LOT LINE
 - N NEIGHBOR'S
 - N/F NOW OR FORMERLY
 - NAIL NAIL FOUND
 - P PLAT (BOOK/PAGE)
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - R RADIUS LENGTH
 - R/W RIGHT-OF-WAY
 - RBF REINFORCING BAR FOUND
 - RBS 1/2" REINFORCING BAR SET
 - SW SIDEWALK
 - SSCO SANITARY SEWER CLEANOUT
 - SSE SANITARY SEWER EASEMENT
 - X- FENCE LINE

RECEIVED
MAY 03 2018
BY:



PROPERTY ADDRESS:
1391 LIVELY RIDGE
ATLANTA, GA

LAND AREA:
9774 SF
0.224 AC

IMPERVIOUS AREA:
DW: 1266 SF
HSE: 1772 SF
SW: 148 SF
EXIST= 3186 SF ~ 33%

ZONING: R-85



PLAT PREPARED FOR:

AMY & DONALD
KATZ

LOT 32 BLOCK UNIT SUBDIVISION OAK MANOR

LAND LOT 106 18th DISTRICT SECTION BY:

DeKALB COUNTY, GEORGIA FIELD: DATE 8-11-2016 TH

UNINCORP DRWN DATE 8-12-2016 TW

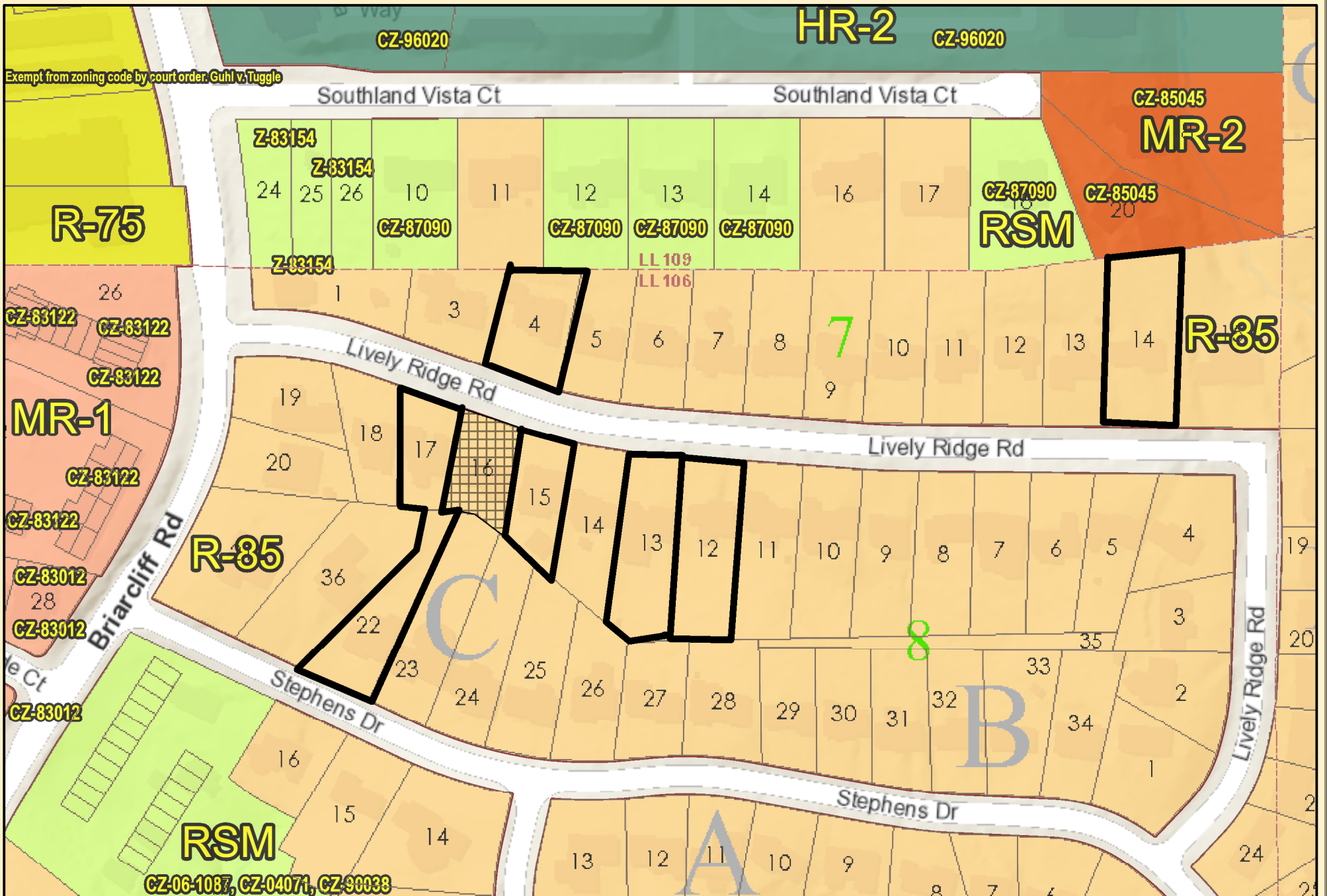
PLAT BOOK . PAGE ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

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 481334 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

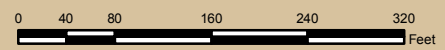
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



SURVEY SYSTEMS & ASSOC., INC.
857 Lake Drive, Snellville, GA 30039 ~ COA # LSF000867 ~ INFO@SURVEYSYSTEMSATLANTA.COM
CELL 770-558-7895 ~ OFFICE 404-780-0010



LETTERS OF SUPPORT



Date Printed: 5/3/2018



DeKalb County GIS Disclaimer

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

1454 Dominic Prestera
Lively Ridge Road NE
Atlanta, GA 30329

April 11, 2018

Re: 1391 Lively Ridge renovation

To whom it may concern:

This letter is with regards to the renovation to my neighbor's home that is planned to take place at 1391 Lively Ridge Road NE, Atlanta, GA, 30329. I understand a variance and my approval is needed for the work to take place given the current setback rules. I have discussed the construction and the ultimate plans for the home and I give my approval for the variance to be given by DeKalb County and for construction to commence.

Sincerely,

Signature



Printed Name

DOMINIC PRESTERA

Address

1454 LIVELY RIDGE RD.

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Property Tax Information Results

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For additional assistance, contact (404) 298-4000.

Property Identification <u>Parcel ID</u> 18 106 07 014 <u>Pin Number</u> 1033837 <u>Property Address</u> 1454 LIVELY RIDGE RD <u>Property Type</u> Real Estate <u>Tax District</u> 04 - UNINCORPORATED		Tax Information Summary <u>Taxable Year</u> 2017 <u>Millage Rate</u> 0.04409 <u>2nd Installment Amount</u> \$0.00 <u>DeKalb County Taxes Billed</u> \$3,901.30 <u>DeKalb County Taxes Paid</u> \$3,901.30 <u>DeKalb County Taxes Due</u> \$0.00 <u>Total Taxes Billed</u> \$3,901.30 <u>Total Taxes Paid</u> \$3,901.30 <u>Total Taxes Due</u> \$0.00																																														
Owner Information <u>Last Name, First Name</u> Jan. 1 st <u>Owner</u> PRESTERA DOMINIC <u>Co-Owner</u> SHEA KATHERINE Current <u>Owner</u> PRESTERA DOMINIC <u>Co-Owner</u> SHEA KATHERINE <u>Owner Address</u> 1454 LIVELY RIDGE RD ATLANTA GA 30329 Care of Information		DeKalb County Taxes <u>First Payment Date</u> 9/26/2017 <u>First Payment Amount</u> \$1,950.65 <u>Last Payment Date</u> 11/9/2017 <u>Last Payment Amount</u> \$1,950.65																																														
Homestead Exemption <u>Exemption Type</u> H1F - BASIC EXEMPTION WITH FREEZE <u>Tax Exempt Amount</u> \$0.00		<input type="button" value="Tax Paid Receipt"/> <input type="button" value="-- Choose a Tax Year --"/> <input type="button" value="Get Tax Payoff Info."/>																																														
Other Exemption Information <u>Exemption Type</u> <u>Value Exemption Amount</u> \$0.00		Property Tax Mailing Address DeKalb County Tax Commissioner Collections Division PO Box 100004 Decatur, GA 30031-7004																																														
Deed Information <u>Deed Type</u> WARRANTY DEED <u>Deed Book/Page</u> 23739 / 00427 <u>Plat Book/Page</u> 0020 / 0071		Prior Years Tax ***Please note that payment posting information may be delayed due to batch processing*** DeKalb County Tax																																														
Property Characteristics/ Sales Information <u>NBHD Code</u> 0613 <u>Zoning Type</u> R85 - SF RES DIST <u>Improvement Type</u> 09-SINGLE FAMILY RESIDENTIAL <u>Year Built</u> 1954 <u>Condition Code</u> <u>Quality Grade</u> AVERAGE PLUS <u>Air Conditioning</u> YES <u>Fireplaces</u> 0 <u>Stories</u> 1 <u>Square Footage</u> 1,738 Sq. Ft. <u>Basement Area</u> 640 Sq. Ft. <u>% Bsmt Finished</u> 0 Sq. Ft. <u>Bedrooms</u> 3 <u>Bathrooms</u> 2 <u>Last Deed Date</u> 4/19/2013 <u>Last Deed Amount</u> \$263,000.00		<table border="1"> <thead> <tr> <th>TaxYear</th> <th>Total Owed</th> <th>Total Paid</th> <th>Total Due</th> <th>Adjusted Bill Due Date</th> </tr> </thead> <tbody> <tr><td>2017</td><td>\$3,901.30</td><td>\$3,901.30</td><td>\$0.00</td><td></td></tr> <tr><td>2016</td><td>\$4,088.26</td><td>\$4,088.26</td><td>\$0.00</td><td></td></tr> <tr><td>2015</td><td>\$3,965.00</td><td>\$3,965.00</td><td>\$0.00</td><td></td></tr> <tr><td>2014</td><td>\$3,169.10</td><td>\$3,169.10</td><td>\$0.00</td><td></td></tr> <tr><td>2013</td><td>\$820.55</td><td>\$820.55</td><td>\$0.00</td><td></td></tr> <tr><td>2012</td><td>\$889.16</td><td>\$889.16</td><td>\$0.00</td><td></td></tr> <tr><td>2011</td><td>\$1,175.04</td><td>\$1,175.04</td><td>\$0.00</td><td></td></tr> <tr><td>2010</td><td>\$1,116.78</td><td>\$1,116.78</td><td>\$0.00</td><td></td></tr> </tbody> </table>		TaxYear	Total Owed	Total Paid	Total Due	Adjusted Bill Due Date	2017	\$3,901.30	\$3,901.30	\$0.00		2016	\$4,088.26	\$4,088.26	\$0.00		2015	\$3,965.00	\$3,965.00	\$0.00		2014	\$3,169.10	\$3,169.10	\$0.00		2013	\$820.55	\$820.55	\$0.00		2012	\$889.16	\$889.16	\$0.00		2011	\$1,175.04	\$1,175.04	\$0.00		2010	\$1,116.78	\$1,116.78	\$0.00	
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2010	\$1,116.78	\$1,116.78	\$0.00																																													
<input type="button" value="Additional Property"/>		Delinquent Taxes/ Tax Sale Information <u>Tax Sale File Number</u> <u>FiFa-GED Book/Page</u> <u>Levy Date</u> <u>Sale Date</u> <u>Delinquent Amount</u> <u>Due</u>																																														
Click here to view property map																																																
Property Value/Billing Assessment <u>Taxable Year</u> 2017 <u>Land Value</u> \$55,200 <u>Building Value</u> \$281,800																																																

Mr. Elisha Fried
1413 Lively Ridge Road NE
Atlanta, GA 30329

April 11, 2018

Re: 1391 Lively Ridge renovation

To whom it may concern:

This letter is with regards to the renovation to my neighbor's home that is planned to take place at 1391 Lively Ridge Road NE, Atlanta, GA, 30329. I understand a variance and my approval is needed for the work to take place given the current setback rules. I have discussed the construction and the ultimate plans for the home and I give my approval for the variance to be given by DeKalb County and for construction to commence.

Sincerely,

Signature



Printed Name

Elisha Fried

Address

1413 Lively Ridge Rd. NE. Atlanta, GA 30329

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Property Tax Information Results

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For additional assistance, contact (404) 298-4000.

Property Identification	Tax Information Summary
<u>Parcel ID</u> 18 106 08 012	<u>Taxable Year</u> 2017
<u>Pin Number</u> 1034051	<u>Millage Rate</u> 0.04409
<u>Property Address</u> 1413 LIVELY RIDGE RD NE	<u>2nd Installment Amount</u> \$0.00
<u>Property Type</u> Real Estate	<u>DeKalb County Taxes Billed</u> \$5,052.04
<u>Tax District</u> 04 - UNINCORPORATED	<u>DeKalb County Taxes Paid</u> \$5,052.04
	<u>DeKalb County Taxes Due</u> \$0.00
Owner Information	
<u>Last Name, First Name</u>	
Jan. 1 st <u>Owner</u> FRIED ELISHA	<u>Total Taxes Billed</u> \$5,052.04
<u>Co-Owner</u> FRIED JORDANA	<u>Total Taxes Paid</u> \$5,052.04
Current <u>Owner</u> FRIED ELISHA	<u>Total Taxes Due</u> \$0.00
<u>Co-Owner</u> FRIED JORDANA	
<u>Owner Address</u> 1413 LIVELY RIDGE RD NE	DeKalb County Taxes
ATLANTA GA 30329-3709	<u>First Payment Date</u> 9/22/2017
<u>Care of Information</u>	<u>First Payment Amount</u> \$2,526.02
	<u>Last Payment Date</u> 11/13/2017
	<u>Last Payment Amount</u> \$2,526.02
Homestead Exemption	
<u>Exemption Type</u> H1F - BASIC EXEMPTION WITH FREEZE	
<u>Tax Exempt Amount</u> \$0.00	Tax Paid Receipt
	-- Choose a Tax Year -- <input type="button" value="Get Tax Payoff Info."/>
Other Exemption Information	
<u>Exemption Type</u>	Property Tax Mailing Address
<u>Value Exemption Amount</u> \$0.00	DeKalb County Tax Commissioner
	Collections Division
	PO Box 100004
	Decatur, GA 30031-7004
Deed Information	
<u>Deed Type</u> WARRANTY DEED	Prior Years Tax
<u>Deed Book/Page</u> 26014 / 00007	***Please note that payment posting information may be delayed due to batch processing***
<u>Plat Book/Page</u> 0 / 0	DeKalb County Tax
Property Characteristics/ Sales Information	
<u>NBHD Code</u> 0613	TaxYear Total Owed Total Paid Total Due Adjusted Bill Due Date
<u>Zoning Type</u> R85 - SF RES DIST	2017 \$5,052.04 \$5,052.04 \$0.00
<u>Improvement Type</u> 02-RANCH	2016 \$4,861.38 \$4,861.38 \$0.00
<u>Year Built</u> 1953	2015 \$4,871.34 \$4,871.34 \$0.00
<u>Condition Code</u>	2014 \$5,071.32 \$5,071.32 \$0.00
<u>Quality Grade</u> AVERAGE PLUS	2013 \$3,671.24 \$3,671.24 \$0.00
<u>Air Conditioning</u> YES	2012 \$3,851.74 \$3,851.74 \$0.00
<u>Fireplaces</u> 1	2011 \$3,135.01 \$3,135.01 \$0.00
<u>Stories</u> 1	2010 \$3,252.64 \$3,252.64 \$0.00
<u>Square Footage</u> 1,676 Sq. Ft.	Delinquent Taxes/ Tax Sale Information
<u>Basement Area</u> 140 Sq. Ft.	<u>Tax Sale File Number</u>
<u>% Bsmt Finished</u> 639 Sq. Ft.	<u>Fifa-GED Book/Page</u>
<u>Bedrooms</u> 3	<u>Levy Date</u>
<u>Bathrooms</u> 3	<u>Sale Date</u>
<u>Last Deed Date</u> 12/28/2016	<u>Delinquent Amount</u>
<u>Last Deed Amount</u> \$350,000.00	<u>Due</u>
Click here to view property map	
Additional Property	
Property Value/Billing Assessment	
<u>Taxable Year</u> 2017	
<u>Land Value</u> \$55,200	
<u>Building Value</u> \$305,500	

1370 *Starkman*
Stephens Drive NE
Atlanta, GA 30329

April 15, 2018

Re: 1391 Lively Ridge renovation

To whom it may concern:

This letter is with regards to the renovation to my neighbor's home that is planned to take place at 1391 Lively Ridge Road NE, Atlanta, GA, 30329. I understand a variance and my approval is needed for the work to take place given the current setback rules. I have discussed the construction and the ultimate plans for the home and I give my approval for the variance to be given by DeKalb County and for construction to commence.

Sincerely,

Signature *Neil Starkman*

Printed Name *Neil Starkman*

Address *1370 Stephens Dr Atlanta, GA 30329*

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For additional assistance, contact (404) 298-4000.

<p>Property Identification</p> <p><u>Parcel ID</u> 18 106 08 022 <u>Pin Number</u> 1034159 <u>Property Address</u> 1370 STEPHENS DR <u>Property Type</u> Real Estate <u>Tax District</u> 04 - UNINCORPORATED</p> <p>Owner Information</p> <p><u>Last Name, First Name</u> Jan. 1st <u>Owner</u> STARKMAN NEIL <u>Co-Owner</u> STARKMAN LEAH W Current <u>Owner</u> STARKMAN NEIL <u>Co-Owner</u> STARKMAN LEAH W</p> <p><u>Owner Address</u> 1370 STEPHENS DR NE ATLANTA GA 30329</p> <p><u>Care of Information</u></p> <p>Homestead Exemption</p> <p><u>Exemption Type</u> H1F - BASIC EXEMPTION WITH FREEZE <u>Tax Exempt Amount</u> \$0.00</p> <p>Other Exemption Information</p> <p><u>Exemption Type</u> <u>Value Exemption Amount</u> \$0.00</p> <p>Deed Information</p> <p><u>Deed Type</u> QUIT CLAIM DEED <u>Deed Book/Page</u> 25545 / 00492 <u>Plat Book/Page</u> / 000 1</p> <p>Property Characteristics/ Sales Information</p> <p><u>NBHD Code</u> 0613 <u>Zoning Type</u> R85 - SF RES DIST <u>Improvement Type</u> 05-SPLIT-LEVEL <u>Year Built</u> 1956 <u>Condition Code</u> AVERAGE <u>Quality Grade</u> AVERAGE PLUS <u>Air Conditioning</u> YES <u>Fireplaces</u> 1 <u>Stories</u> 1 <u>Square Footage</u> 2,643 Sq. Ft. <u>Basement Area</u> 0 Sq. Ft. <u>% Bsmt Finished</u> 0 Sq. Ft. <u>Bedrooms</u> 3 <u>Bathrooms</u> 2 <u>Last Deed Date</u> 2/19/2016 <u>Last Deed Amount</u> \$1.00</p> <p style="text-align: right;">Click here to view property map</p> <p style="text-align: center;"><input type="button" value="Additional Property"/></p> <p>Property Value/Billing Assessment</p> <p><u>Taxable Year</u> 2017 <u>Land Value</u> \$55,200 <u>Building Value</u> \$326,800</p>	<p>Tax Information Summary</p> <p><u>Taxable Year</u> 2017 <u>Millage Rate</u> 0.04409 <u>2nd Installment Amount</u> \$0.00 <u>DeKalb County Taxes Billed</u> \$4,973.32 <u>DeKalb County Taxes Paid</u> \$4,973.32 <u>DeKalb County Taxes Due</u> \$0.00</p> <p><u>Total Taxes Billed</u> \$4,973.32 <u>Total Taxes Paid</u> \$4,973.32 <u>Total Taxes Due</u> \$0.00</p> <p style="text-align: center;">DeKalb County Taxes</p> <p><u>First Payment Date</u> 9/21/2017 <u>First Payment Amount</u> \$4,973.32 <u>Last Payment Date</u> 9/21/2017 <u>Last Payment Amount</u> \$4,973.32</p> <p style="text-align: center;"><input type="button" value="Tax Paid Receipt"/> <input type="button" value="- Choose a Tax Year -- v"/> <input type="button" value="Get Tax Payoff Info."/></p> <p>Property Tax Mailing Address</p> <p>DeKalb County Tax Commissioner Collections Division PO Box 100004 Decatur, GA 30031-7004</p> <p style="text-align: center;">Prior Years Tax ***Please note that payment posting information may be delayed due to batch processing***</p> <p>DeKalb County Tax</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th><u>TaxYear</u></th> <th><u>Total Owed</u></th> <th><u>Total Paid</u></th> <th><u>Total Due</u></th> <th><u>Adjusted Bill Due Date</u></th> </tr> </thead> <tbody> <tr><td>2017</td><td>\$4,973.32</td><td>\$4,973.32</td><td>\$0.00</td><td></td></tr> <tr><td>2016</td><td>\$4,836.78</td><td>\$4,836.78</td><td>\$0.00</td><td></td></tr> <tr><td>2015</td><td>\$4,743.30</td><td>\$4,743.30</td><td>\$0.00</td><td></td></tr> <tr><td>2014</td><td>\$4,356.38</td><td>\$4,356.38</td><td>\$0.00</td><td></td></tr> <tr><td>2013</td><td>\$2,903.34</td><td>\$2,903.34</td><td>\$0.00</td><td></td></tr> <tr><td>2012</td><td>\$1,433.02</td><td>\$1,433.02</td><td>\$0.00</td><td></td></tr> <tr><td>2011</td><td>\$1,862.21</td><td>\$1,862.21</td><td>\$0.00</td><td></td></tr> <tr><td>2010</td><td>\$1,386.72</td><td>\$1,386.72</td><td>\$0.00</td><td></td></tr> </tbody> </table> <p style="text-align: center;">Delinquent Taxes/ Tax Sale Information</p> <p><u>Tax Sale File Number</u> <u>FiFa-GED Book/Page</u> <u>Levy Date</u> <u>Sale Date</u> <u>Delinquent Amount Due</u></p>	<u>TaxYear</u>	<u>Total Owed</u>	<u>Total Paid</u>	<u>Total Due</u>	<u>Adjusted Bill Due Date</u>	2017	\$4,973.32	\$4,973.32	\$0.00		2016	\$4,836.78	\$4,836.78	\$0.00		2015	\$4,743.30	\$4,743.30	\$0.00		2014	\$4,356.38	\$4,356.38	\$0.00		2013	\$2,903.34	\$2,903.34	\$0.00		2012	\$1,433.02	\$1,433.02	\$0.00		2011	\$1,862.21	\$1,862.21	\$0.00		2010	\$1,386.72	\$1,386.72	\$0.00	
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Lee Ayers
1407 Lively Ridge Road NE
Atlanta, GA 30329

April 11, 2018

Re: 1391 Lively Ridge renovation

To whom it may concern:

This letter is with regards to the renovation to my neighbor's home that is planned to take place at 1391 Lively Ridge Road NE, Atlanta, GA, 30329. I understand a variance and my approval is needed for the work to take place given the current setback rules. I have discussed the construction and the ultimate plans for the home and I give my approval for the variance to be given by DeKalb County and for construction to commence.

Sincerely,

Signature Lee Ayers

Printed Name Lee Ayers

Address 1407 Lively Ridge Rd.
Atlanta, Ga 30329

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Property Identification <u>Parcel ID</u> 18 106 08 013 <u>Pin Number</u> 1034060 <u>Property Address</u> 1407 LIVELY RIDGE RD NE <u>Property Type</u> Real Estate <u>Tax District</u> 04 - UNINCORPORATED		Tax Information Summary <u>Taxable Year</u> 2017 <u>Millage Rate</u> 0.04409 <u>2nd Installment Amount</u> \$0.00 <u>DeKalb County Taxes Billed</u> \$7,888.38 <u>DeKalb County Taxes Paid</u> \$7,888.38 <u>DeKalb County Taxes Due</u> \$0.00 <u>Total Taxes Billed</u> \$7,888.38 <u>Total Taxes Paid</u> \$7,888.38 <u>Total Taxes Due</u> \$0.00																																														
Owner Information <u>Last Name, First Name</u> Jan. 1 st <u>Owner</u> SKELTON EMILY GILBERT <u>Co-Owner</u> Current <u>Owner</u> SKELTON EMILY GILBERT <u>Co-Owner</u> <u>Owner Address</u> 1407 LIVELY RIDGE RD NE ATLANTA GA 30329-3709 <u>Care of Information</u>		DeKalb County Taxes <u>First Payment Date</u> 10/13/2017 <u>First Payment Amount</u> \$200.50 <u>Last Payment Date</u> 12/26/2017 <u>Last Payment Amount</u> \$200.50																																														
Homestead Exemption <u>Exemption Type</u> H1F - BASIC EXEMPTION WITH FREEZE <u>Tax Exempt Amount</u> \$0.00		<input type="button" value="Tax Paid Receipt"/> <input type="button" value="-- Choose a Tax Year -- v"/> <input type="button" value="Get Tax Payoff Info."/>																																														
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Deed Information <u>Deed Type</u> WARRANTY DEED <u>Deed Book/Page</u> 08234 / 00523 <u>Plat Book/Page</u> 0020 / 0071		Prior Years Tax ***Please note that payment posting information may be delayed due to batch processing*** DeKalb County Tax																																														
Property Characteristics/ Sales Information <u>NBHD Code</u> 0613 <u>Zoning Type</u> R85 - SF RES DIST <u>Improvement Type</u> 09-SINGLE FAMILY RESIDENTIAL <u>Year Built</u> 1954 <u>Condition Code</u> VERY GOOD <u>Quality Grade</u> AVERAGE PLUS <u>Air Conditioning</u> YES <u>Fireplaces</u> 0 <u>Stories</u> 2 <u>Square Footage</u> 2,950 Sq. Ft. <u>Basement Area</u> 342 Sq. Ft. <u>% Bsmt Finished</u> 0 Sq. Ft. <u>Bedrooms</u> 6 <u>Bathrooms</u> 3.5 <u>Last Deed Date</u> 6/24/1994 <u>Last Deed Amount</u> \$125,900.00		<table border="1"> <thead> <tr> <th>TaxYear</th> <th>Total Owed</th> <th>Total Paid</th> <th>Total Due</th> <th>Adjusted Bill Due Date</th> </tr> </thead> <tbody> <tr><td>2017</td><td>\$7,888.38</td><td>\$7,888.38</td><td>\$0.00</td><td></td></tr> <tr><td>2016</td><td>\$7,658.45</td><td>\$7,658.45</td><td>\$0.00</td><td></td></tr> <tr><td>2015</td><td>\$7,215.50</td><td>\$7,215.50</td><td>\$0.00</td><td></td></tr> <tr><td>2014</td><td>\$6,381.00</td><td>\$6,381.00</td><td>\$0.00</td><td></td></tr> <tr><td>2013</td><td>\$4,717.92</td><td>\$4,717.92</td><td>\$0.00</td><td></td></tr> <tr><td>2012</td><td>\$5,075.59</td><td>\$5,075.59</td><td>\$0.00</td><td></td></tr> <tr><td>2011</td><td>\$5,991.96</td><td>\$5,991.96</td><td>\$0.00</td><td></td></tr> <tr><td>2010</td><td>\$5,244.16</td><td>\$5,244.16</td><td>\$0.00</td><td></td></tr> </tbody> </table>		TaxYear	Total Owed	Total Paid	Total Due	Adjusted Bill Due Date	2017	\$7,888.38	\$7,888.38	\$0.00		2016	\$7,658.45	\$7,658.45	\$0.00		2015	\$7,215.50	\$7,215.50	\$0.00		2014	\$6,381.00	\$6,381.00	\$0.00		2013	\$4,717.92	\$4,717.92	\$0.00		2012	\$5,075.59	\$5,075.59	\$0.00		2011	\$5,991.96	\$5,991.96	\$0.00		2010	\$5,244.16	\$5,244.16	\$0.00	
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Click here to view property map																																																
Property Value/Billing Assessment <u>Taxable Year</u> 2017 <u>Land Value</u> \$55,200 <u>Building Value</u> \$560,300																																																

1392 ^{Nicholson} Lively Ridge Road NE
Atlanta, GA 30329

April 11, 2018

Re: 1391 Lively Ridge renovation

To whom it may concern:

This letter is with regards to the renovation to my neighbor's home that is planned to take place at 1391 Lively Ridge Road NE, Atlanta, GA, 30329. I understand a variance and my approval is needed for the work to take place given the current setback rules. I have discussed the construction and the ultimate plans for the home and I give my approval for the variance to be given by DeKalb County and for construction to commence.

Sincerely,

Signature 

Printed Name MAURA F. NICHOLSON

Address 1392 Lively Ridge Rd NE

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For additional assistance, contact (404) 298-4000.

Property Identification <u>Parcel ID</u> 18 106 07 004 <u>Pin Number</u> 1033730 <u>Property Address</u> 1392 LIVELY RIDGE RD NE <u>Property Type</u> Real Estate <u>Tax District</u> 04 - UNINCORPORATED		Tax Information Summary Taxable Year 2017 Millage Rate 0.04409 2 nd Installment Amount \$0.00 DeKalb County Taxes Billed \$6,357.82 DeKalb County Taxes Paid \$6,357.82 DeKalb County Taxes Due \$0.00																																														
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<u>Owner Address</u> 5425 POWERS FERRY RD NW ATLANTA GA 30327-4604 <u>Care of Information</u>		DeKalb County Taxes First Payment Date 9/22/2017 First Payment Amount \$6,357.82 Last Payment Date 9/22/2017 Last Payment Amount \$6,357.82																																														
Homestead Exemption <u>Exemption Type</u> - NO EXEMPTION <u>Tax Exempt Amount</u> \$0.00 APPLY FOR BASIC HOMESTEAD EXEMPTION AND PROPERTY ASSESSMENT FREEZE		Tax Paid Receipt -- Choose a Tax Year -- <input type="checkbox"/> Get Tax Payoff Info.																																														
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Deed Information <u>Deed Type</u> QUIT CLAIM DEED <u>Deed Book/Page</u> 25745 / 00674 <u>Plat Book/Page</u> 0 / 0		Prior Years Tax ***Please note that payment posting information may be delayed due to batch processing*** DeKalb County Tax																																														
Property Characteristics/ Sales Information <u>NBHD Code</u> 0613 <u>Zoning Type</u> R85 - SF RES DIST <u>Improvement Type</u> 09-SINGLE FAMILY RESIDENTIAL <u>Year Built</u> 1953 <u>Condition Code</u> AVERAGE <u>Quality Grade</u> AVERAGE PLUS <u>Air Conditioning</u> YES <u>Fireplaces</u> 0 <u>Stories</u> 1 <u>Square Footage</u> 2,164 Sq. Ft. <u>Basement Area</u> 0 Sq. Ft. <u>% Bsmt Finished</u> 0 Sq. Ft. <u>Bedrooms</u> 3 <u>Bathrooms</u> 2.5 <u>Last Deed Date</u> 8/8/2016 <u>Last Deed Amount</u> \$35,000.00		<table border="1"> <thead> <tr> <th>TaxYear</th> <th>Total Owed</th> <th>Total Paid</th> <th>Total Due</th> <th>Adjusted Bill Due Date</th> </tr> </thead> <tbody> <tr><td>2017</td><td>\$6,357.82</td><td>\$6,357.82</td><td>\$0.00</td><td></td></tr> <tr><td>2016</td><td>\$6,620.68</td><td>\$6,620.68</td><td>\$0.00</td><td></td></tr> <tr><td>2015</td><td>\$5,997.88</td><td>\$5,997.88</td><td>\$0.00</td><td></td></tr> <tr><td>2014</td><td>\$4,646.30</td><td>\$4,646.30</td><td>\$0.00</td><td></td></tr> <tr><td>2013</td><td>\$5,065.91</td><td>\$5,065.91</td><td>\$0.00</td><td></td></tr> <tr><td>2012</td><td>\$5,071.09</td><td>\$5,071.09</td><td>\$0.00</td><td></td></tr> <tr><td>2011</td><td>\$5,673.64</td><td>\$5,673.64</td><td>\$0.00</td><td></td></tr> <tr><td>2010</td><td>\$5,116.88</td><td>\$5,116.88</td><td>\$0.00</td><td></td></tr> </tbody> </table>		TaxYear	Total Owed	Total Paid	Total Due	Adjusted Bill Due Date	2017	\$6,357.82	\$6,357.82	\$0.00		2016	\$6,620.68	\$6,620.68	\$0.00		2015	\$5,997.88	\$5,997.88	\$0.00		2014	\$4,646.30	\$4,646.30	\$0.00		2013	\$5,065.91	\$5,065.91	\$0.00		2012	\$5,071.09	\$5,071.09	\$0.00		2011	\$5,673.64	\$5,673.64	\$0.00		2010	\$5,116.88	\$5,116.88	\$0.00	
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Mr. Abrash Abramov
1397 Lively Ridge Road NE
Atlanta, GA 30329

April 11, 2018

Re: 1391 Lively Ridge renovation

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Sincerely,

Signature



Printed Name

ABRASH ABRAMOV

Address

1397 Lively Ridge RD AT. GA 30329

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For additional assistance, contact (404) 298-4000.

Property Identification <u>Parcel ID</u> 18 106 08 015 <u>Pin Number</u> 1034086 <u>Property Address</u> 1397 LIVELY RIDGE RD NE <u>Property Type</u> Real Estate <u>Tax District</u> 04 - UNINCORPORATED		Tax Information Summary <u>Taxable Year</u> 2017 <u>Millage Rate</u> 0.04409 <u>2nd Installment Amount</u> \$0.00 <u>DeKalb County Taxes Billed</u> \$2,909.46 <u>DeKalb County Taxes Paid</u> \$2,909.46 <u>DeKalb County Taxes Due</u> \$0.00 <u>Total Taxes Billed</u> \$2,909.46 <u>Total Taxes Paid</u> \$2,909.46 <u>Total Taxes Due</u> \$0.00																																														
Owner Information <u>Last Name, First Name</u> Jan. 1 st <u>Owner</u> ABRAMOV ABRASH <u>Co-Owner</u> ABRAMOV ELINA Current <u>Owner</u> ABRAMOV ABRASH <u>Co-Owner</u> ABRAMOV ELINA <u>Owner Address</u> 1397 LIVELY RIDGE RD NE ATLANTA GA 30329-3707 Care of Information		DeKalb County Taxes <u>First Payment Date</u> 10/3/2017 <u>First Payment Amount</u> \$1,454.73 <u>Last Payment Date</u> 11/9/2017 <u>Last Payment Amount</u> \$1,454.73																																														
Homestead Exemption <u>Exemption Type</u> H3F - AGE 62-SCHOOL & FRZ <u>Tax Exempt Amount</u> \$0.00		Tax Paid Receipt -- Choose a Tax Year -- <input type="button" value="Get Tax Payoff Info."/>																																														
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2012	\$6,710.68	\$6,710.68	\$0.00																																													
2011	\$7,780.48	\$7,780.48	\$0.00																																													
2010	\$6,966.92	\$6,966.92	\$0.00																																													
Click here to view property map <input type="button" value="Additional Property"/>		Delinquent Taxes/ Tax Sale Information <u>Tax Sale File Number</u> <u>FIFa-GED Book/Page</u> <u>Levy Date</u> <u>Sale Date</u> <u>Delinquent Amount Due</u>																																														
Property Value/Billing Assessment <u>Taxable Year</u> 2017 <u>Land Value</u> \$55,200 <u>Building Value</u> \$525,500 <u>Misc. Improvement Value</u> \$0																																																

Mr Ivan Gonzalez
1385 Lively Ridge Road NE
Atlanta, GA 30329

April 11, 2018

Re: 1391 Lively Ridge renovation

To whom it may concern:

This letter is with regards to the renovation to my neighbor's home that is planned to take place at 1391 Lively Ridge Road NE, Atlanta, GA, 30329. I understand a variance and my approval is needed for the work to take place given the current setback rules. I have discussed the construction and the ultimate plans for the home and I give my approval for the variance to be given by DeKalb County and for construction to commence.

Sincerely,

Signature

Ivan J. Gonzalez

Printed Name

Ivan J. Gonzalez

Address

1385 Lively Ridge Rd. NE.
Atlanta, GA 30329

Print this page for your records

Property Tax Information Results

[Print In Office Bill](#)
[Back](#)

For additional assistance, contact (404) 298-4000.

Property Identification	Tax Information Summary
<u>Parcel ID</u> 18 106 08 017	<u>Taxable Year</u> 2017
<u>Pin Number</u> 1034108	<u>Millage Rate</u> 0.04409
<u>Property Address</u> 1385 LIVELY RIDGE RD NE	<u>2nd Installment Amount</u> \$0.00
<u>Property Type</u> Real Estate	<u>DeKalb County Taxes Billed</u> \$6,318.32
<u>Tax District</u> 04 - UNINCORPORATED	<u>DeKalb County Taxes Paid</u> \$6,318.32
	<u>DeKalb County Taxes Due</u> \$0.00
Owner Information	
<u>Last Name, First Name</u>	
Jan. 1 st <u>Owner</u> GONZALEZ IVAN	<u>Total Taxes Billed</u> \$6,318.32
<u>Co-Owner</u>	<u>Total Taxes Paid</u> \$6,318.32
Current <u>Owner</u> GONZALEZ IVAN	<u>Total Taxes Due</u> \$0.00
<u>Co-Owner</u>	
<u>Owner Address</u> 1385 LIVELY RIDGE RD NE ATLANTA GA 30329	DeKalb County Taxes
<u>Care of Information</u>	<u>First Payment Date</u> 9/22/2017
	<u>First Payment Amount</u> \$6,318.32
	<u>Last Payment Date</u> 9/22/2017
	<u>Last Payment Amount</u> \$6,318.32
Homestead Exemption	
H1F - BASIC EXEMPTION WITH FREEZE	
<u>Exemption Type</u>	
<u>Tax Exempt Amount</u> \$0.00	
Other Exemption Information	
<u>Exemption Type</u>	
<u>Value Exemption Amount</u> \$0.00	
Deed Information	
<u>Deed Type</u> WARRANTY DEED	
<u>Deed Book/Page</u> 25252 / 00730	
<u>Plat Book/Page</u> / 00 0	
Property Characteristics/ Sales Information	
<u>NBHD Code</u> 0613	
<u>Zoning Type</u> R85 - SF RES DIST	
<u>Improvement Type</u> 09-SINGLE FAMILY RESIDENTIAL	
<u>Year Built</u> 1962	
<u>Condition Code</u> AVERAGE	
<u>Quality Grade</u> AVERAGE PLUS	
<u>Air Conditioning</u> YES	
<u>Fireplaces</u> 0	
<u>Stories</u> 1	
<u>Square Footage</u> 1,658 Sq. Ft.	
<u>Basement Area</u> 0 Sq. Ft.	
<u>% Bsmt Finished</u> 1,416 Sq. Ft.	
<u>Bedrooms</u> 3	
<u>Bathrooms</u> 3	
<u>Last Deed Date</u> 10/21/2015	
<u>Last Deed Amount</u> \$0.00	
Click here to view property map	
Additional Property	
Property Value/Billing Assessment	
<u>Taxable Year</u> 2017	
<u>Land Value</u> \$55,200	
<u>Building Value</u> \$283,500	

Tax Information Summary	Property Tax Mailing Address																																													
<u>Taxable Year</u> 2017	DeKalb County Tax Commissioner																																													
<u>Millage Rate</u> 0.04409	Collections Division																																													
<u>2nd Installment Amount</u> \$0.00	PO Box 100004																																													
<u>DeKalb County Taxes Billed</u> \$6,318.32	Decatur, GA 30031-7004																																													
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<u>Total Taxes Paid</u> \$6,318.32	***Please note that payment posting information may be delayed due to batch processing***																																													
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DeKalb County Tax																																														
<input type="button" value="Tax Paid Receipt"/> <input type="button" value="-- Choose a Tax Year --"/> <input type="button" value="Get Tax Payoff Info."/>																																														
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