



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: March 6, 2018, 6:30 P.M.

Board of Commissioners Hearing Date: March 27, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-18-21945 **Agenda #:** D. 2

Location/Address: 211 South Howard Street **Commission District:** 3 **Super District:** 6

Parcel ID(s): 15-179-06-062

Request: To rezone property from R-75 (Single-Family Residential) to MR-2 (Multifamily Residential) to allow construction of six attached townhomes. (Revised from request to rezone property to the R-60 (Single-Family Residential) district to allow a lot split and construction of a single-family house on the resulting new lot.)

Property Owner(s): Benjamin Leininger

Applicant/Agent: Benjamin Leininger

Acreage: .4 acres

Existing Land Use: A single-family house.

Surrounding Properties: Single-family residential and multifamily residential.

Adjacent Zoning: **North:** City of Atlanta **South:** R-75 **East:** R-75 **West:** R-75 **Northeast:** City of Atlanta
Northwest: City of Atlanta **Southeast:** R-75 **Southwest:** R-75

Comprehensive Plan: NC (Neighborhood Commercial) **Consistent** **Inconsistent**

Proposed Density: 15 units/acre	Existing Density: 2.5 units/acre
Proposed Units: 6	Existing Units: One
Proposed Lot Coverage: 55%	Existing Lot Coverage: (estimated) 20%

PAID



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director

APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA



Z/CZ No. BY: Filing Fee:

Date Received: 1/29/18 Application No.:

Applicant: Benjamin Leininger E-Mail: benleining@yahoo.com

Applicant Mailing Address: 211 S. Howard St SE, Atlanta, GA 30317

Applicant Phone: 901-486-7565 Fax:

Owner(s): Benjamin Leininger E-Mail: benleining@yahoo.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 211 S. Howard St SE, Atlanta, GA 30317

Owner(s) Phone: 901 486 7565 Fax:

Address/Location of Subject Property: 211 S. Howard St SE, Atlanta, GA 30317

District(s): 15 Land Lot(s): 179 Block: 06 Parcel(s): 062

Acreage: 4 Commission District(s):

Present Zoning Category: R-75 Proposed Zoning Category: MR-2

Present Land Use Category: NC

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

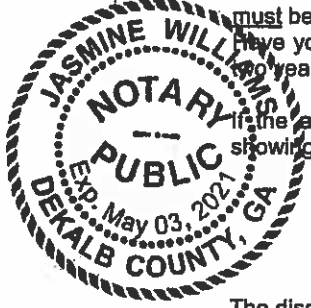
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

- 1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

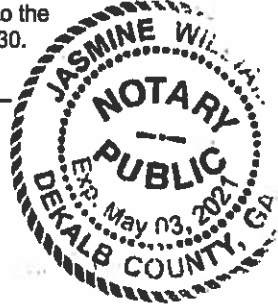


Signature of Notary

5/3/2021
EXPIRATION DATE / SEAL

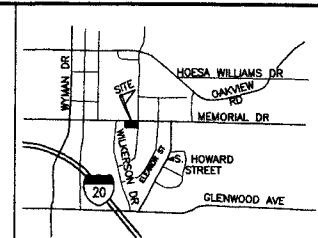
Signature of Applicant / DATE: 1/25/18

Check One: Owner [checked] Agent



PROPOSED SUBDIVISION

SCALE : 1" = 30'



OWNER INFORMATION
 LEININGER BENJAMIN WEST
 211 S. HOWARD ST.
 ATLANTA, GEORGIA 30317
 901-486-7565

ELECTRIC SERVICE TO BE PROVIDED BY OVERHEAD POWER LINES TO BUILDING

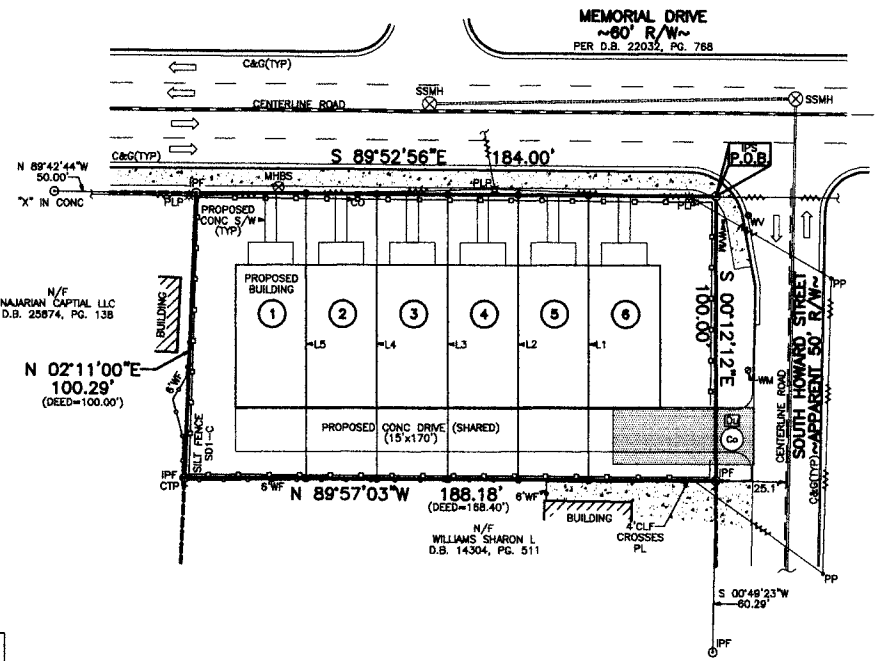
WATER, ELECTRICITY AND SANITARY SEWER SERVICE TO BE PROVIDED BY DEKALB COUNTY, GEORGIA.

LINE CHART	LOT AREA CHART
L1 S 00°12'12"E 100.05'	LOT 1 = 4,485 S.F. / 0.102 ACRES
L2 S 00°12'12"E 100.08'	LOT 2 = 2,502 S.F. / 0.057 ACRES
L3 S 00°12'12"E 100.11'	LOT 3 = 2,503 S.F. / 0.057 ACRES
L4 S 00°12'12"E 100.14'	LOT 4 = 2,504 S.F. / 0.057 ACRES
L5 S 00°12'12"E 100.17'	LOT 5 = 2,504 S.F. / 0.057 ACRES
	LOT 6 = 4,132 S.F. / 0.097 ACRES

TOTAL AREA
0.427 ACRES
18,629 SQ. FEET

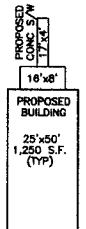
FOR OFFICIAL USE ONLY

UTILITY PROTECTION CENTER
 IF YOU DIG GEORGIA...
 CALL US FIRST!
811
 IT'S THE LAW
 THREE WORKING DAYS BEFORE YOU DIG



LEGEND

- A/C AIR CONDITIONING
- R/W RIGHT-OF-WAY
- N/F ADJOINING OWNERSHIP
- CLF CHAIN LINK FENCE
- BSL BUILDING SETBACK LINE
- CO CLEAN-OUT
- CONC CONCRETE
- CONC CONCRETE
- C&G CURBS & GUTTER
- CP CALCULATED POINT
- CTP CRIMP TOP PIPE
- EM ELECTRICITY METER
- GM GAS METER
- IPF 1/2" REBAR
- IPS 1/2" REBAR W/ CAP
- PLP *POWER LIGHT POLE
- MHBS MANHOLE BELL SOUTH
- PL PROPERTY LINE
- PP POWER POLE
- D.B. DEED BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- REB REBAR
- SSMH *SANITARY SEWER MANHOLE
- WF WOOD FENCE
- TYP TYPICAL
- WM WATER METER
- WV WATER VALVE
- WVM WATER VALVE MARKER
- UVV OVERHEAD UTILITY LINES



N/F NAJARAN CAPITAL LLC
 D.B. 25874, PG. 138

N/F WILLIAMS SHARON L.
 D.B. 14304, PG. 511

NOTE:
 ZONING INFORMATION SHOWN HEREON
 TAKEN FROM ZONING MAPS AND
 MUNICOD.COM ONLINE LIBRARY.
 NO ZONING REPORT PROVIDED FOR
 THIS PLAT.

THE OWNER OF THE PROPERTY IS RESPONSIBLE
 FOR COMPLIANCE WITH THE CORPS OF
 ENGINEERS' REQUIREMENTS REGARDING WETLANDS.

CURRENT ZONING INFORMATION
 ZONING PER DEKALB COUNTY, GEORGIA
 ZONING MR-2 (SINGLE FAMILY ATTACHED)
 BUILDING SETBACK REQUIREMENTS:
 FRONT - 30'
 SIDE - 7.5' INTERIOR - 30' CORNER LOT
 REAR - 40'
 MINIMUM LOT AREA - 10,000 S.F.
 LOT WIDTH AT STREET FRONTAGE - 75'
 LOT WIDTH AT BUILDING LINE - 75'
 MAXIMUM LOT COVERAGE - 35%

PROPOSED ZONING INFORMATION
 PER CITY OF ATLANTA, GEORGIA
 ZONING MR-2 (SINGLE FAMILY ATTACHED)
 BUILDING SETBACK REQUIREMENTS:
 FRONT - DETERMINED ONLY BY UTILITY
 PLACEMENT, R.O.W. & STEETScape
 SIDE - CORNER LOTS SAME AS FRONT
 INTERIOR - N/A
 REAR - 15'
 MINIMUM UNIT SIZE - 1,000 SQ. FEET
 MAXIMUM HEIGHT - 3 STORIES - 45'
 REQUIRED OPEN SPACE - 15%
 MINIMUM LOT SIZE - 1,000 S.F.
 MAXIMUM LOT COVERAGE - 55%

2'x3' FOR OFFICIAL USE ONLY

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND PLATOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND PLATOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY PLATS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND PLATORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

SIGNATURE _____ PRINTED NAME _____ DATE _____

PROJECT DESCRIPTION: SUBDIVISION PLAT FOR:

BEN LEININGER

211 SOUTH HOWARD STREET, ATLANTA, GEORGIA

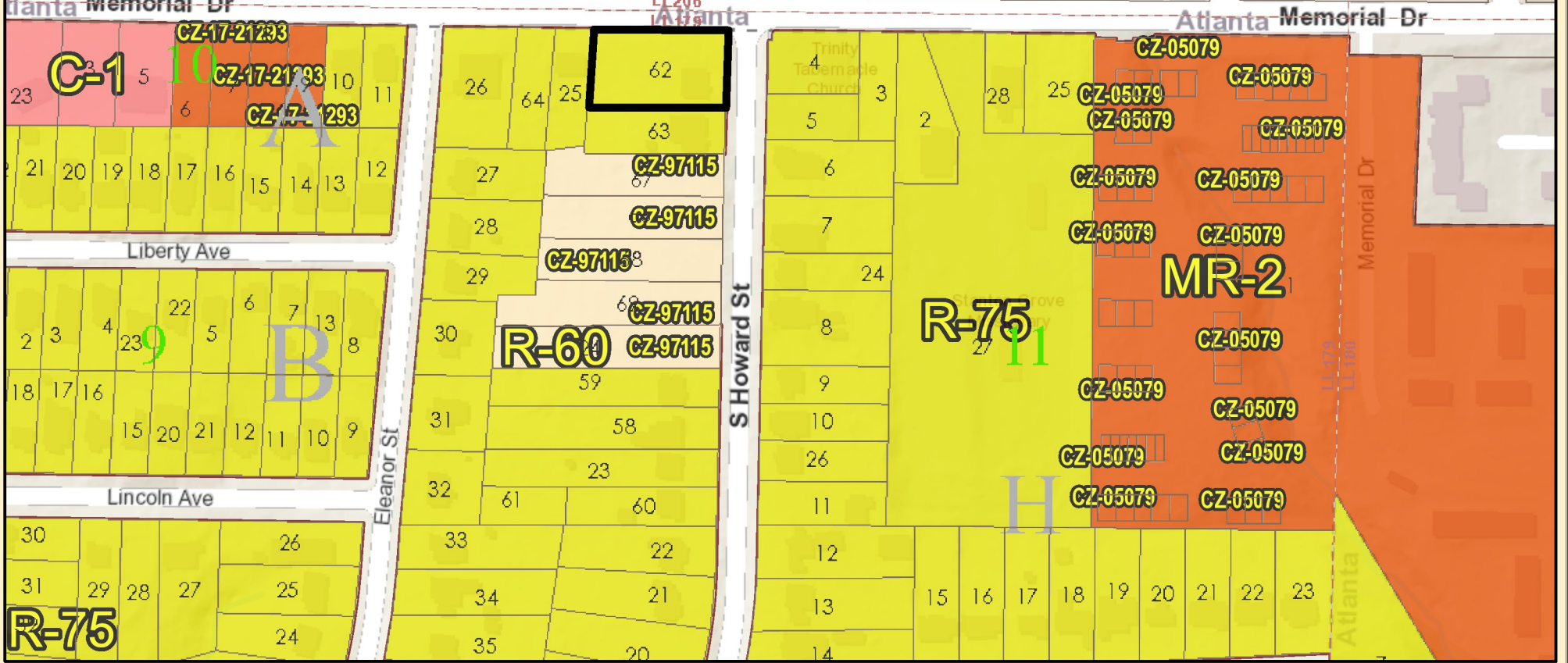
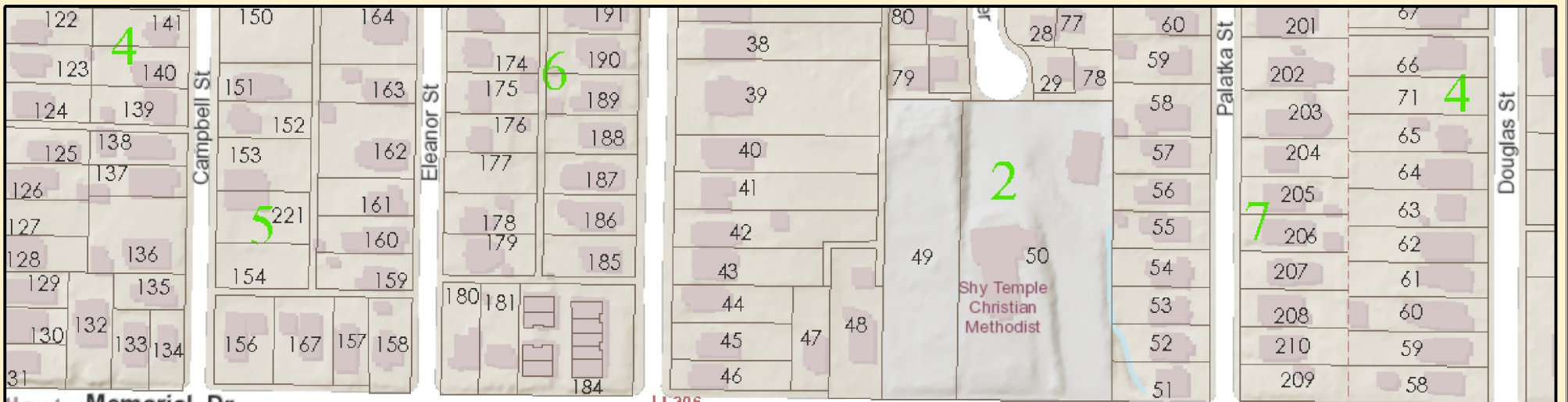
PARCEL I.D. # 15 179 06 082
 COUNTY: DEKALB DISTRICT: 15TH
 LAND LOT: 179 SECTION:

ADAM & LEE LAND PLATING

5640 GA. HWY. 20 S.
 LOGANVILLE, GA. 30052 (770)554-8995

www.adamandlee.com FAX:(770)554-8134

DATE OF PLAT PREPARATION	10/31/17	BY: DWJ
DATE OF FIELD PLAT	10/25/17	BY: AMB
DEED:		
PLAT: 24589, PG. 523		
SCALE: 1"=30'		
SHEET # 2 OF 3		
17279		



Z-18-21945

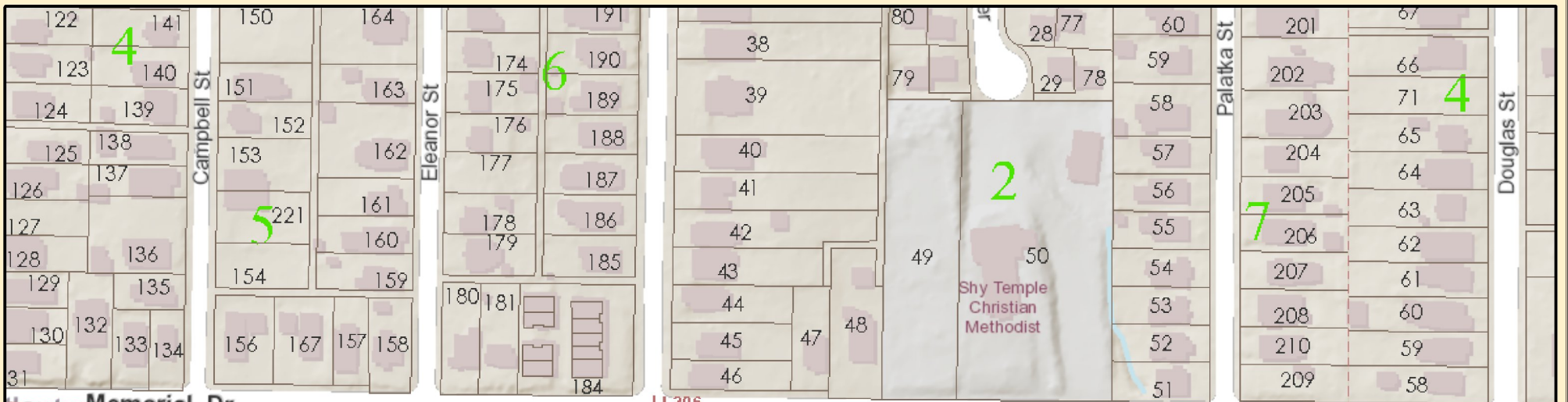


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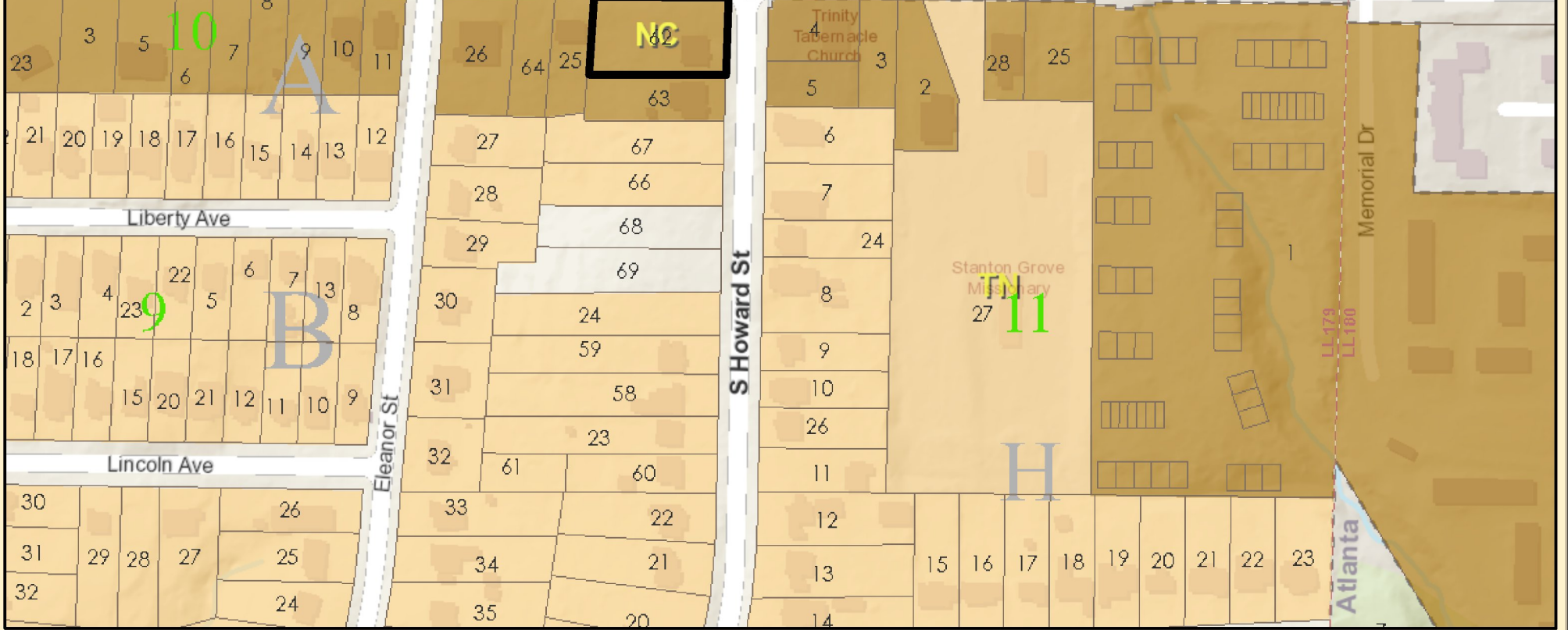


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Atlanta Memorial Dr



Z-18-21945



Date Printed: 11/13/2017



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